

Land Titles Act

CERTIFICATE OF SURVEYOR
(Application under subsection 46(2) of the Act)

RE: PINs 04107-00276 (LT) and 040107-0013 (LT)
Notice of Application registered as No OC2071946

IN THE MATTER of an application by **971 Gladstone Avenue Inc.** to be registered as the owner with an absolute title of the lands described in the application. I, Brian J. Webster, an Ontario Land Surveyor, completed the survey for the plan of the subject land, a print of which plan is attached to the notice of application registered as Instrument OC2071946, on the 9th day of November, 2018, and certify as follows:

1. The survey for the plan is current as of the date of the registration of the Notice of Application and shows only the subject lands.
2. At the time of making the survey, I examined the lands and I have illustrated with appropriate ties the existence of all apparent interests in the subject lands including, but not limited to,
 - (a) all topographic information,
 - (i) that forms, controls or marks the position of the boundaries of the subject lands, or
 - (ii) which indicates an encroachment from the subject lands onto the adjoining lands, or from the adjoining lands to the subject lands; including but not limited to,
 - (A) where apparent, all registered (and unregistered) utility lines, (overhead and buried) and any other interest affecting the lands of the applicant,
 - (B) all buildings, eaves and other structures, gardens, lawns, ditches, driveways, sidewalks, paths and other improvements located in the vicinity of the boundaries of the subject lands, and
 - (C) all fences in the vicinity of the boundaries of the subject lands, identified as to type and showing the age, if known;
 - (b) all found monumentation, conflicting or otherwise; and
 - (c) all bodies of water, streams, rivers and water courses, and that the boundaries of those bodies of water, streams, rivers and water courses that form or control the extent of, or an interest in, the subject lands have been re-established consistent with the grant from the Crown.
3. As a result of my examination, I found no evidence that would indicate that any person other than the applicant(s) has any right in any part of the lands.
4. **971 Gladstone Avenue Inc.** was in actual occupation of the lands.
5. All monumentation was in place, and their position marked, on the date of the registration of the Notice of Application.

Dated at Ottawa this 7th day of March, 2019.



Brian J. Webster, O.L.S.