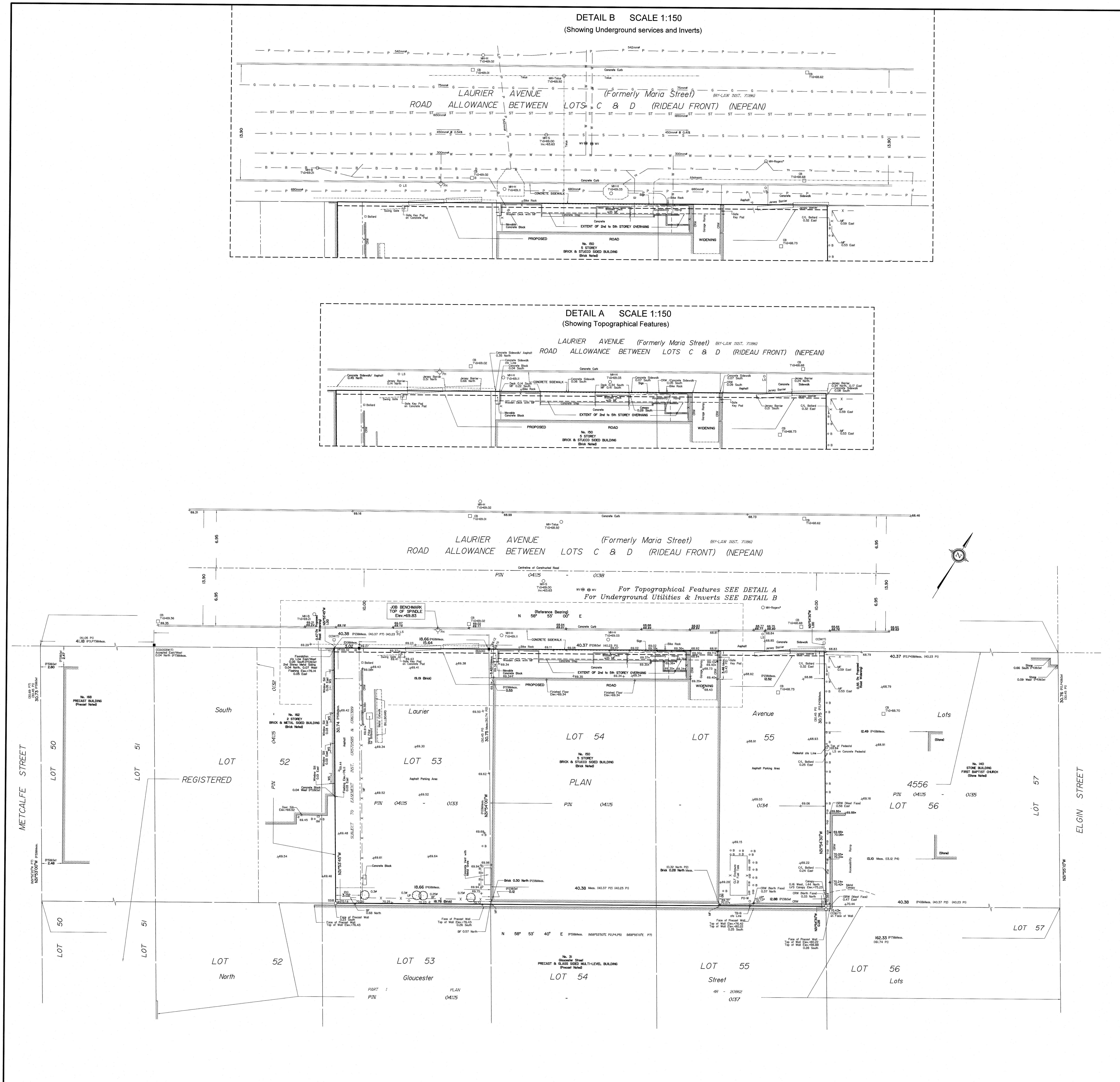

SURVEYOR'S *REAL PROPERTY REPORT*

PART 1 Plan of

LOTS 54, 55 and PART OF LOT 53
South Laurier Avenue
REGISTERED PLAN 4556
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.
REVISION NOTE: Underground services and Inverts added March 6, 2020

Scale 1 : 150

6 4.5 3.0 1.5 0 3 6 Metres

Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

I CERTIFY THAT :

1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 12th day of February, 2020.

February 13, 2020
Date

Andrew J. Broxham
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: FEBRUARY 13, 2020

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to Jadco Group ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

Notes & Legend

	Denotes	
—□—	"	Survey Monument Planted
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
CC	"	Cut Cross
CP	"	Concrete Pin
(WIT)	"	Witness
Meas.	"	Measured
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
(PI)	"	Registered Plan 4556
(P2)	"	(AOG) Plan June 7, 1988
(P3)	"	(AOG) Plan September 26, 1989
(P4)	"	(857) Plan September 20, 1989
(P5)	"	(857) Plan December 14, 1984
(P6)	"	(647) Plan December 20, 1968
(P7)	"	(857) Plan August 11, 2016
(DI)	"	Inst. CR572585
FH	"	Fire Hydrant
MH-B	"	Maintenance Hole (Bell Telephone)
MH-S	"	Maintenance Hole (Sanitary)
MH-H	"	Maintenance Hole (Hydro)
MH	"	Maintenance Hole (Unidentified)
CB	"	Catch Basin
GM	"	Gas Meter
B	"	Bollard
BF	"	Board Fence
MF	"	Metal Fence
SRW	"	Stone Retaining Wall
CRW	"	Concrete Retaining Wall
ISRW	"	Interlock Stone Retaining Wall
LS	"	Light Standard
PO-W	"	Wood Pole
TB-B	"	Bell Terminal Box
+ 65.00	"	Location of Elevations
+ 65.00*	"	Top of Wall Elevations
+ 65.00	"	Top of Concrete Curb Elevation
C/L	"	Centreline
▬	"	Property Line
T/G	"	Top of Grate
◯	"	Deciduous Tree
WS	"	Window Sill
U/S	"	Underside
UP	"	Utility Pole
WV	"	Water Valve
— ST —	"	Underground Storm Sewer
— S —	"	Underground Sanitary Sewer
— W —	"	Underground Water
— P —	"	Underground Power
— G —	"	Underground Gas
— B —	"	Underground Bell
— TV —	"	Underground Rogers
Inv.	"	Invert

ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, derived from vertical control monument No. 2011-0073 having an elevation of 71.65 metres.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
4. Maintenance Hole marked by *, Underground services and Inverts are taken from City of Ottawa Engineering Plans D-12-35, D-13-25 & Plan No. J-34, Sheet 3 of 10.

Topographic data was collected under Winter Conditions. Snow cover and ice preclude determining location and elevation of some topographical data that is otherwise visible.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2114277

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

SITE AREA=1815 square metres

Bearings are grid and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°35'30" counter-clockwise was applied to bearings on plans P2, P3, P4, P5.

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Job No. 17720-19 Jadco PtL1 53 PL 4556 T F