

1 MONUMENTS HAVE BEEN PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR INTERSECTION MONUMENTS IN CLOSE PROXIMITY OF THE CORNER.

2 ALTA/ACSM LAND TITLE SURVEY OF South Metrolife Business Park OTTAWA, ONTARIO

3 FLOOD INFORMATION: THIS AREA IS NEAR FLOOD PLAIN OR IN AN AREA SUBJECT TO REGULATION PURSUANT TO THE CONSERVATION AUTHORITY ACT (ONTARIO) DESIGNATING IT AS AN AREA SUSCEPTIBLE TO FLOODING OR WHERE FILLING IN OF LAND IS PROHIBITED OR WHERE DIVERTING OR ALTERING A STREAM OR WATERCOURSE IS PROHIBITED.

4 LAND AREA: PARCEL 1 - 0.809248 HECTARES (78,674 SQUARE METERS)

6 ZONING INFORMATION: SEE RELEVANT ZONING BY-LAW.

7 BUILDING INFORMATION: NO BUILDINGS.

8 SUBSTANTIAL FEATURES: NO SUBSTANTIAL FEATURES.

9 PARKING STRUCTURES: TOTAL = 0.

11 UNDERGROUND SERVICES: SEE PLAN FOR UTILITY LOCATIONS ONLY. NO UNDERGROUND LOCATED WERE INFORMED.

13 ADJOINING OWNERS: SEE PLAN.

14 ACCESS TO THE NEAREST INTERSECTING STREET: DRIVE, COMPLETELY BUILT AND OPEN TO PUBLIC TRAFFIC.

16 EARTH MOVING NOTE: THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ACTIVITIES WITHIN RECENT HISTORY.

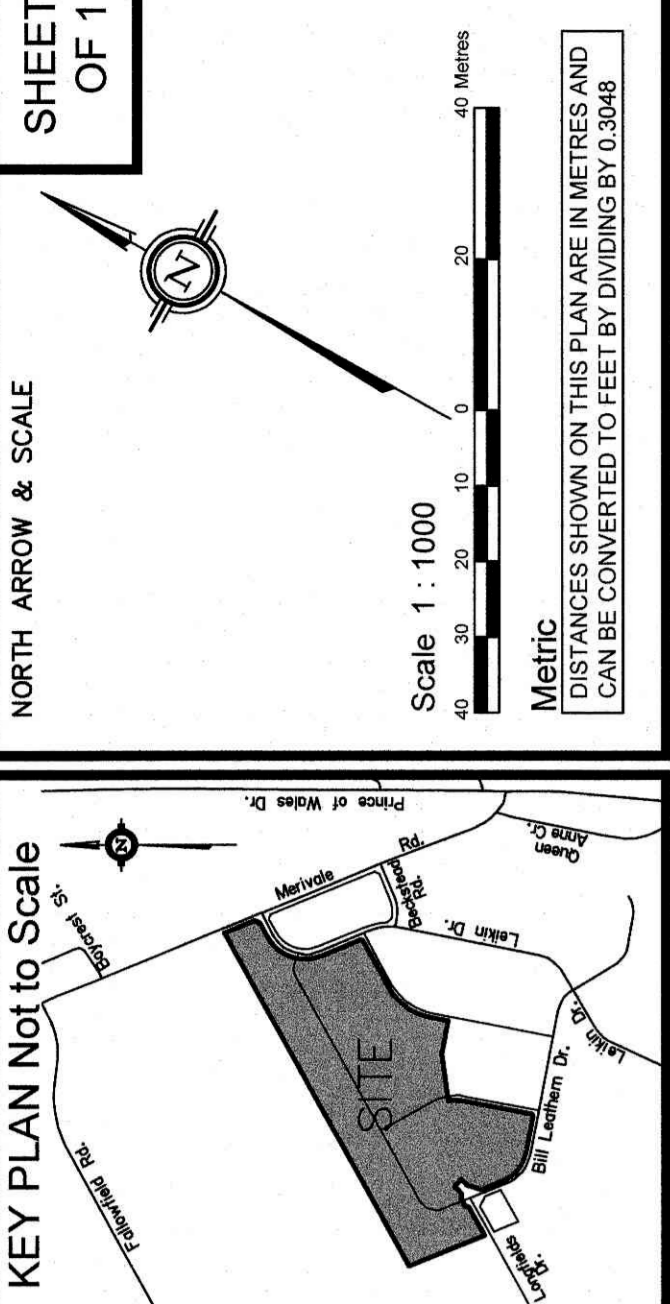
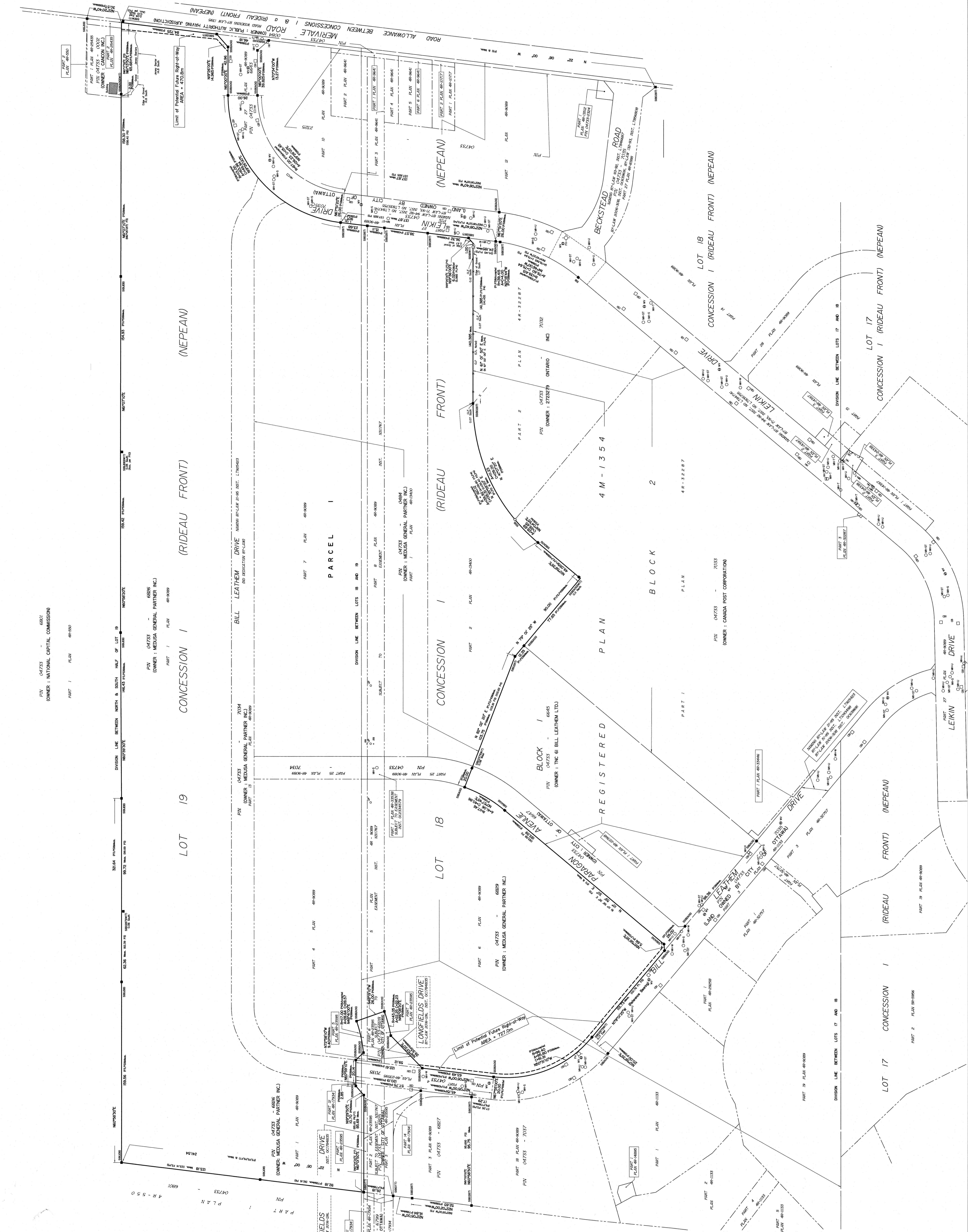
17 PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES: THERE IS NO OBSERVABLE EVIDENCE OF CHANGES TO EXISTING RIGHTS-OF-WAY OF PUBLIC STREETS.

18 EASEMENTS: LANDS IN LAYERS OF THE CITY OF OTTAWA (AS IN INSTRUMENTS A311397 & O2334978) AS ILLUSTRATED ON THIS PLAN.

19 PROFESSIONAL LIABILITY INSURANCE POLICY: PROVIDED IN SEPARATE DOCUMENT.

BEARING NOTE: BEARINGS ARE GIVEN FROM THE WESTERN LIMIT OF BILL LEATHEN DRIVE (EASTING OF THE CITY OF OTTAWA (S. 76°20' WEST LONGITUDE / 75-03 (ORIGINAL)).

LEGEND AND ABBREVIATIONS: SURVEY MONUMENT PLANTED, EXISTING BUILDING FOUNDATION, FIRE HYDRANT, ETC.



PLAN OF SURVEY OF PIN 04733-6828(LT), PIN 04733-6829(LT), PIN 04733-7034(LT) and PART OF LOTS 18 AND 19 CONCESSION 1 (RIDEAU FRONT) Geographic Township of Nepean Surveyed by Amis, O'Sullivan, Vollebæk Ltd. Survey amended to illustrate potential future Right-of-Ways on September 27, 2024.

**SURVEYOR'S NOTES**

Note 1: The subject property has access to public utilities from the public streets adjacent to the subject property.

Note 2: The subject property abuts, without gates or trips, and has vehicular and pedestrian ingress to and egress from Leikin Drive, Paragon Drive, Beckstead Road and Longfields Drive, which are completed, dedicated and proposed public ways of any kind.

Note 3: Except as shown and noted on this Survey, based on a careful physical inspection of the subject property, no zoning or other restrictions, easements, rights, covenants, conditions or obligations of any kind, whether or not recorded, exist on the subject property or on any of the lots, parcels, concessions or easements shown on this Survey, other than as noted on the plan.

Note 4: The subject property does not appear to have any adjoining property for utilities, drainage, structure or ingress or egress.

Note 5: The legal description on and depiction of the subject property contained in the survey description and depicted on the map is based on the data and information contained in the Order No. \_\_\_\_\_ (No report provided).

Note 6: The record description of the subject property forms mathematically closed figures.

Note 7: There is no observed evidence of the site being used as a solid waste dump, or as a sanitary landfill.

Note 8: The survey reflects the location of wellheads on the subject property based on the wetland delineation provided by the client. (No report provided).

**SURVEYOR'S CERTIFICATE** ALTA/ACSM Land Title Survey  
Surveyor's Certification  
To Melissa Limited Partnership & Melissa Conwell Limited Partnership  
To Melissa Limited Partnership & Melissa Conwell Limited Partnership  
300  
1401, Quebec J9H 4M7  
This is to certify that the map or plan and the bearings on which it is based were made in accordance with the Minimum Standard of Practice for Land Title Surveys and the Surveying Act and regulations made thereunder, and that the Surveyor is a member of the Association of Professional Surveyors of Ontario (A.P.S.O.) and is duly licensed and qualified under the Act.  
Surveyed on \_\_\_\_\_  
The map or plan was completed on August 6th, 2024.  
By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Date of Survey: August 6th, 2024.  
A.C.S. Reference: 24/1424

**Surveyor's Certificate**  
1. CERTIFY THAT:  
a. The map or plan and the bearings on which it is based were made in accordance with the Surveying Act and the regulations made thereunder.  
b. The survey was completed on the 6th day of August, 2024.  
Date: \_\_\_\_\_  
August 5, 2024

**ASSOCIATION OF PROFESSIONAL SURVEYORS OF ONTARIO**  
A.P.S.O. REG. NO. 2024-04733-6828(LT) / 2024-04733-6829(LT) / 2024-04733-7034(LT)  
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