

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



11-4608 62nd Street
 Red Deer, Alberta T4N 6T3
 Office (403) 356-0111 Fax (403) 356-0114
 www.compassgeomatics.ca

To: Broken Spoke Corp.
 Re: Lot 3, Block 18, Plan 264HW
 Excepting thereout: The westerly ninety (90) feet throughout of said lot.
 4848 54th Avenue
 Town of Eckville, Alberta
 Date of Survey: September 5th, 2024
 Date of Title Search: September 10th, 2024
 Title information is based on title no. 142 305 384
 Property is subject to: No registrations affecting the extent of title

LEGEND

Statutory Iron Post Found	●
Iron Bar Found	◆
Calculated Point	×
Reference Point	⊕
Countersunk	c.s.
Fence Corner Post	FCP
Found	Fd.
Mark	Mk.
Marker Post	Mp.
Statutory Iron Post	I.
Foundation	Fdn.
Radial	(R)
Fence Line shown thus:	—x—
Power Line shown thus:	—o—
Power Pole	⊗
Anchor	—

NOTES

Distances are in metres and decimals thereof and are all check measured at the time of survey.
 Dimensions shown relate to perpendicular distances from property boundaries to exterior walls unless shown otherwise.
 Eave dimensions are to the line of the fascia.
 All fences shown are within 0.20 metres of property line unless noted otherwise.

Alberta Land Surveyor's Certification:

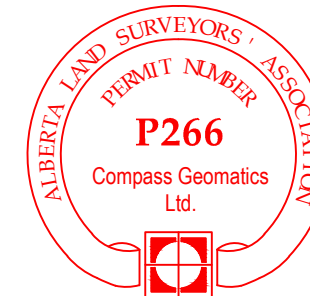
I hereby certify that this Report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association's Manual of Standard Practice and supplements thereto. Accordingly, within those standards and as of the date of this Report, I am of the opinion that:

- the plan illustrates the boundaries of the property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and rights-of-way affecting the extent of the title to the property;
- the improvements are entirely within the boundaries of the property, except Sea-Can
- no visible encroachments exist on the property from any improvements situated on an adjoining property,
- no visible encroachments exist on registered easements or rights-of-way affecting the extent of the property,

Purpose of Report:

This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners, and any of their agents for the purpose(s) of a land conveyance. Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights-of-way affecting the extent of the Property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this Report. The attached plan should not be used to establish boundaries (e.g., for fencing) because of the risk of misinterpretation or measurement error by the user.

The information shown on this Report reflects the status of this Property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements because subsequent development changes on the property will not be reflected on the Report.

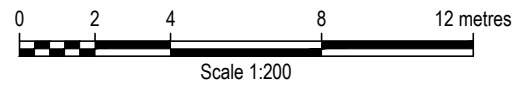
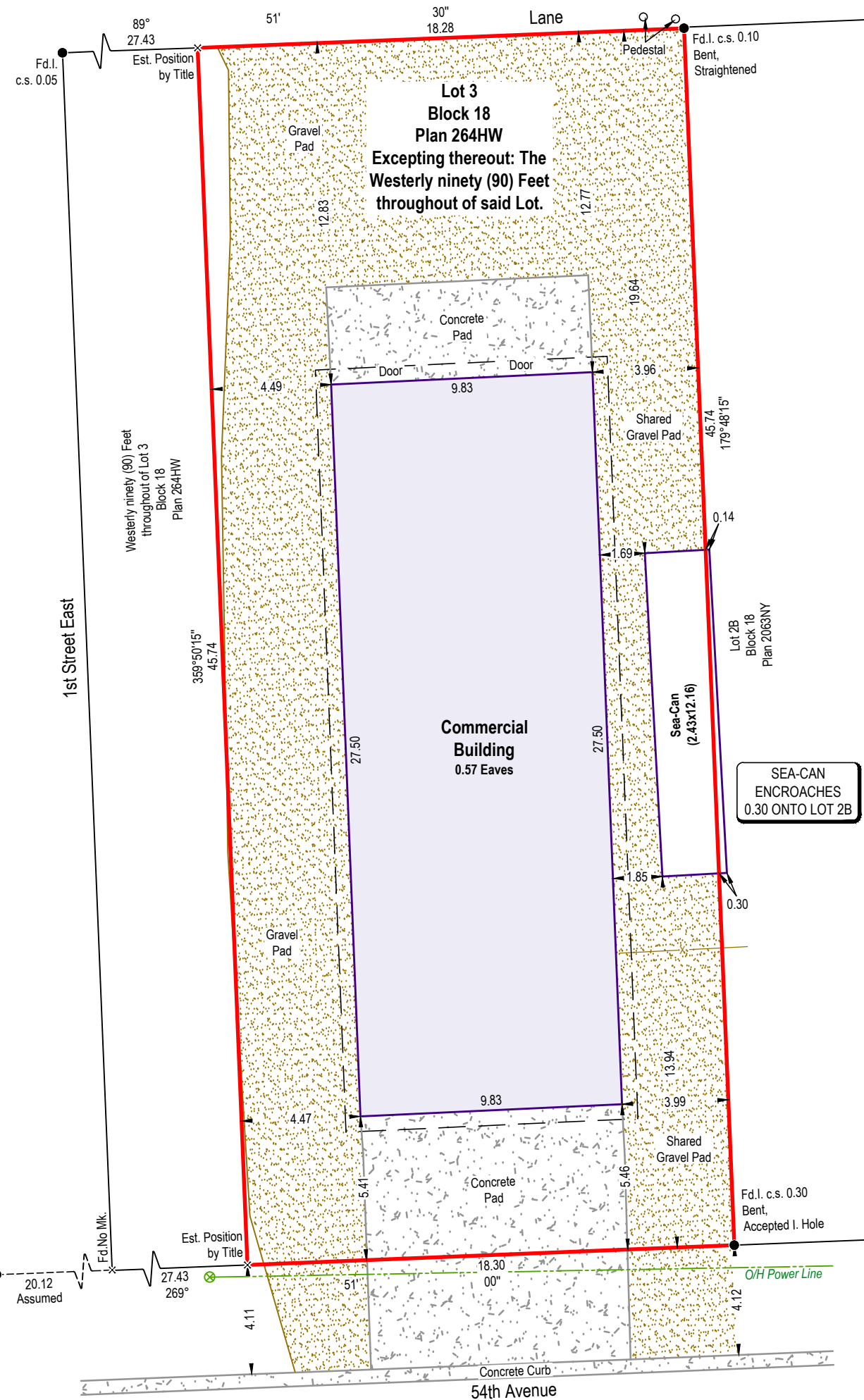


Dated at Red Deer, Alberta

September 12th, 2024.

Jordan K. Westera, A.L.S.
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This document is not valid unless it bears an original signature or digital signature of an Alberta Land Surveyor and a P266 permit stamp.



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 THIS PLAN REPRESENTS THE BEST INFORMATION AVAILABLE AT THE TIME OF SURVEY. COMPASS GEOMATICS LTD. AND ITS EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND PIPES, CONDUITS, OR FACILITIES, WHETHER SHOWN ON OR OMITTED FROM THIS PLAN. AN ADDITIONAL SEARCH FOR SPECIFIC BURIED FACILITIES USING ALL RESOURCES MUST BE PERFORMED JUST PRIOR TO CONSTRUCTION.