

298 Fort Street  
Winnipeg, Manitoba  
R3C 1E5

180-A, 5th Street  
Morden, Manitoba  
R6M 1C9

Surveyor's Building Location Certificate

December 17, 2014

The Comfort Way  
262 Marion Street  
Winnipeg, Manitoba  
R2H 0T7

Attention: Bill

Dear Sir:

**Re:** #2143/#2145/#2147 Portage Avenue, Winnipeg, MB

**Registered Owner:** Lodge Properties Ltd.

**Certificate of Title:** 2669475/1 (Search Date: December 8, 2014)

**Legal Description:** Firstly: SP Lot 3, Plan 35332 WLTO  
in RL 20 and 21 Parish of St. James

Secondly: Lot 1, Block 4, Plan 1693 WLTO  
in RL 20 and 21 Parish of St. James

**Certificate of Title:** 2669476/1 (Search Date: December 8, 2014)

**Legal Description:** Firstly: SP Lots 4 and 5, Plan 35332 WLTO  
in RL 20 and 21 Parish of St. James

Secondly: Lot 5, Block 4, Plan 1693 WLTO  
in RL 20 and 21 Parish of St. James

**Encumbrances:** Instrument No. 4368681/1 is registered against both the above Certificates of Title. Encumbrances noted herein are provided for information purposes only and have not been investigated as to their intent or extent.

As requested, this is to certify that we have made the necessary measurements to determine the position of a two storey brick and metal clad commercial building, numbered 2143/2145/2147 on the north side of Portage Avenue, in the City of Winnipeg, and find that the same, above ground level, is contained entirely within limits of the above described land, excepting Firstly: the southerly canopy encroaches a maximum of 4.5 feet onto Portage Avenue; and Secondly: the northerly metal landing and stairs encroach a maximum of 1.65 feet and 0.65 feet, respectively, onto the Public Lane.

Please note the position of a sign, as appurtenant to the subject property, which encroaches a maximum of 0.6 feet onto Portage Avenue.

There are no encroachments above ground level onto the above described land by buildings from adjoining properties, excepting the two storey metal clad building, as appurtenant to the adjoining property to the west, encroaches a maximum of 1.1 feet onto the subject property.

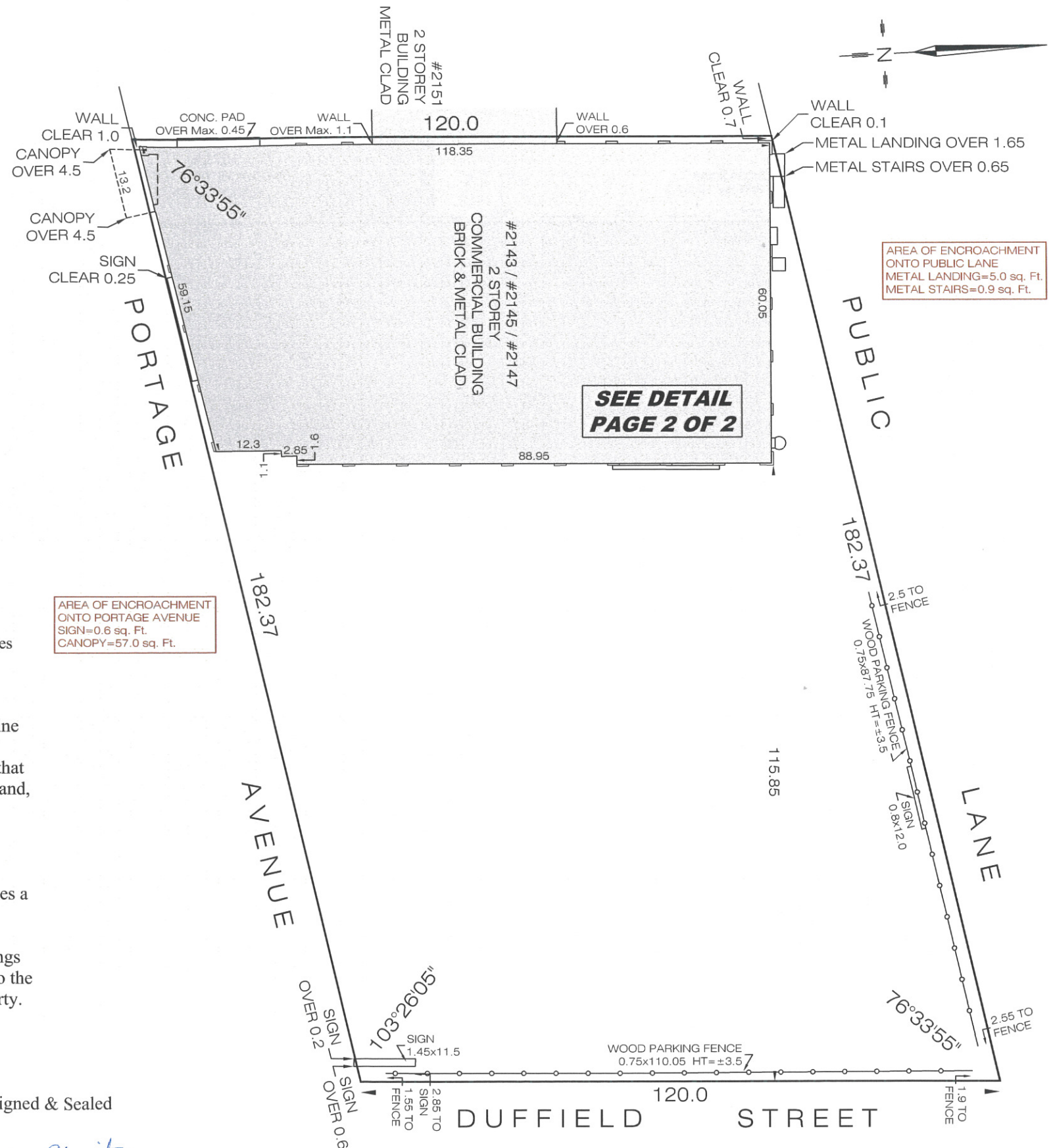
**PLEASE NOTE THAT NO SURVEY MONUMENTS WERE REQUESTED TO BE INSTALLED AT PROPERTY CORNERS.**

This survey was made on the 10th day of December, 2014.

Signed & Sealed

*Tricia Christie*

Tricia Christie, M.L.S.



AREA OF ENCROACHMENT ONTO PUBLIC LANE  
METAL LANDING=5.0 sq. Ft.  
METAL STAIRS=0.9 sq. Ft.

AREA OF ENCROACHMENT ONTO PORTAGE AVENUE  
SIGN=0.6 sq. Ft.  
CANOPY=57.0 sq. Ft.

SEE DETAIL  
PAGE 2 OF 2

Phone: 204-284-5999  
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Darrell Grahame, P. Eng.  
Kyle Shymko, P. Eng.

Our File: 2014/1328  
Acad dwg: 14-1328 blc.dwg  
Field Book: 1190/34-39 BD  
Drafter: Stu

SKETCH - all distances are in feet and decimals of a foot.

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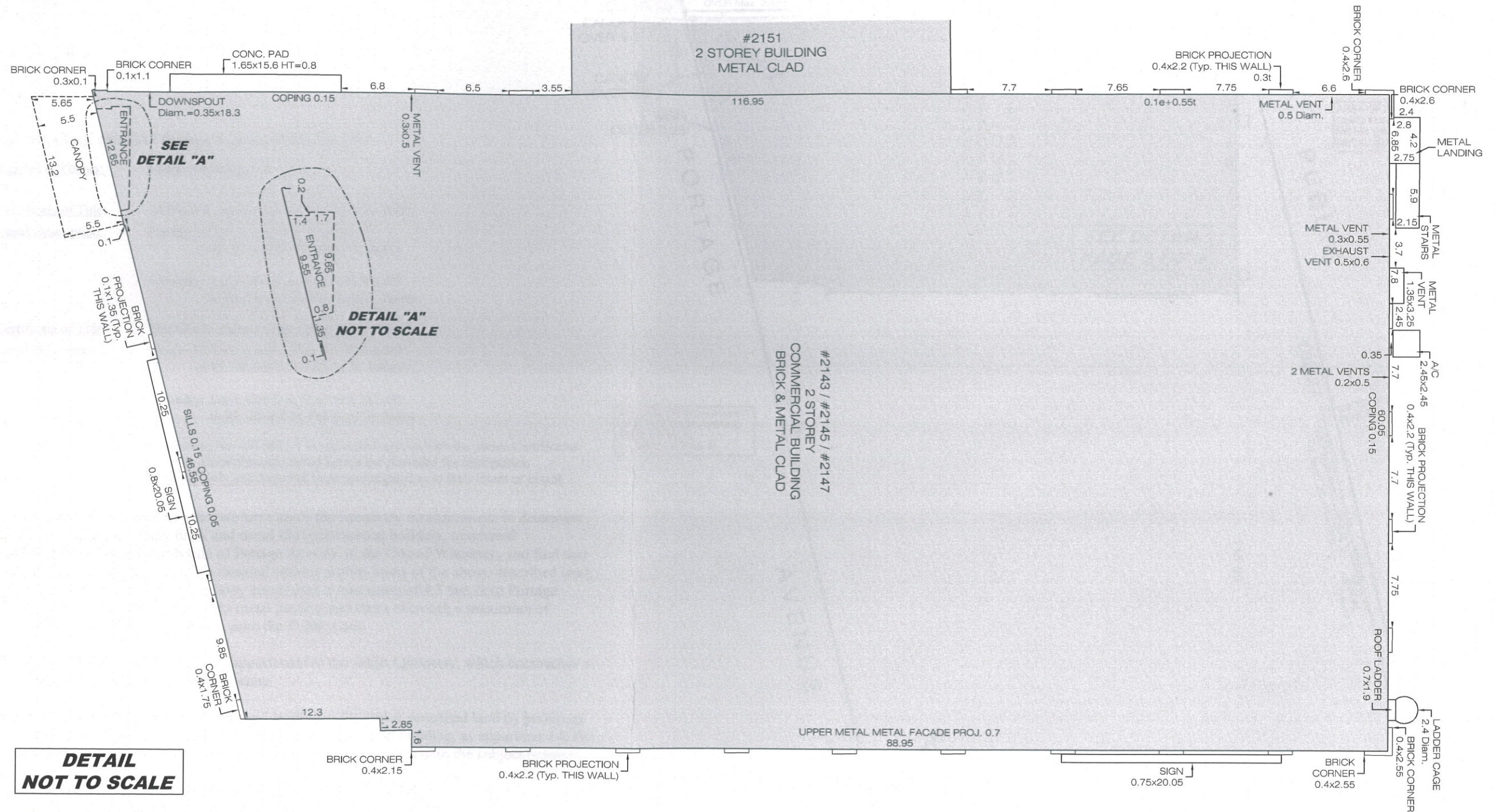
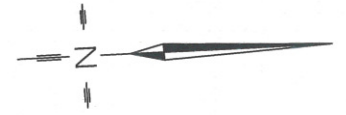
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**SKETCH - Surveyor's Building Location Certificate**  
#2143 / #2145 / #2147 Portage Avenue, Winnipeg



**DETAIL  
NOT TO SCALE**

SKETCH - all distances are in feet and decimals of a foot.

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Signed & Sealed

*Tricia Christie*

Tricia Christie, M.L.S.  
Dated this 17th day of December, 2014