

Alberta Land Surveyor's Real Property Report

Date of Survey: May 16, 2024

To: Cameron J. Kemp Law Office
#78 - 1 Street SW, Medicine Hat

Re: Block 1, Plan 801 0978
#12017B Range Road 60, Cypress County
(Lori May Lalonde Fraser, Susan Lynn Dorohoy and Sandra Gayle LaLonde)

TITLE INFORMATION:

TITLE NUMBER: 231 157 275	DATE OF TITLE SEARCH: MAY 9/2024
PROPERTY IS SUBJECT TO:	
IRRIGATION ORDER/NOTICE	1485KX
UTILITY RIGHT OF WAY PLAN 3934 JK	2680JN
EASEMENT	771 048 033

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 supervision, direction and control and in accordance with standards and rules for the practice of surveying prescribed by the Alberta Land Surveyors' Association. Accordingly, within those standards and as of the date of this Report, I am of the opinion that:

1. 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, and registered easements and rights-of-way affecting the extent of the title to the Property.
2. The improvements are entirely within the boundaries of the Property.
3. No visible encroachments exist on the Property from any improvements situated on any adjoining property.
4. No visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property **with the exception** of the encroachment noted on Page 2.

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 of land conveyance, support of a subdivision application, a mortgage application, or a submittal to the municipality for a compliance certificate, etc.

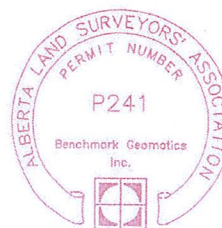
Copying is permitted only for the benefit of these parties and only if the plan remains attached. Where applicable, registered easements and utility rights-of-way affecting the extent of the Property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed 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.

This document is not valid unless it bears an original signature of an Alberta Land Surveyor (in blue) and a Benchmark Geomatics Inc. (P241) permit stamp (in red).

Dated at Medicine Hat, Alberta
on May 23, 2024.


Alberta Land Surveyor
Adam J.F. Thompson, A.L.S.
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Benchmark Geomatics Inc.
Unit 102, Westside Common
#2201 Box Springs Boulevard NW
Medicine Hat, AB T1C 0C8
Phone (403)527-3970 Fax (403)527-3908

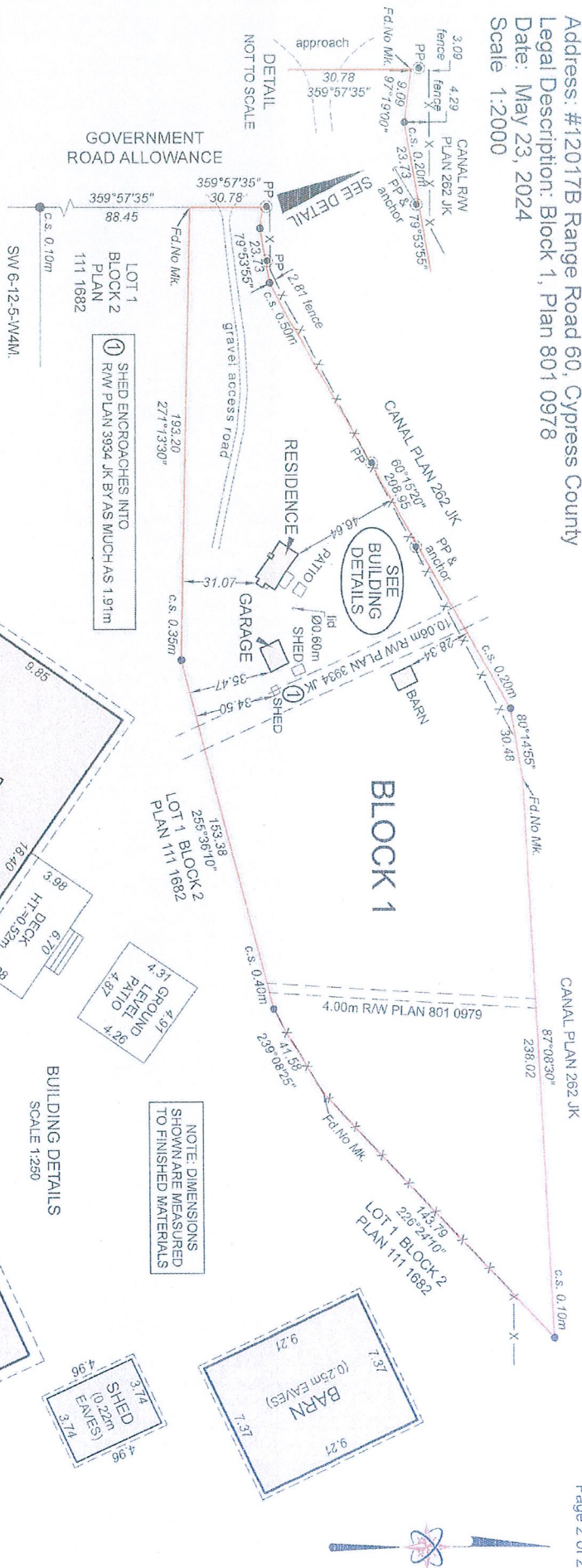
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FILE NO. 24050169

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Address: #12017B Range Road 60, Cypress County
Legal Description: Block 1, Plan 801 0978
Date: May 23, 2024
Scale 1:2000

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