



Real Property Report

Planning & Development

WHAT IS A REAL PROPERTY REPORT?

A Real Property Report is a legal document that clearly illustrates the location of significant visible improvements relative to property boundaries. It can be relied upon by the buyer, the seller, the lender and the municipality as an accurate representation of the improvements on your property.

HOW DOES A REAL PROPERTY REPORT PROTECT YOU?

Purchasing a property may be the largest financial investment you ever make. With a Real Property Report, owners are aware of any boundary problems. They know whether their new home is too close to the property line, or part of their garage is on their neighbor's land, or vice versa. "Good boundaries make good neighbors!" Since legal complications may occur if a sold property fails to meet requirements, a Real Property Report protects the seller.

HOW DOES MUNICIPAL COMPLIANCE PROTECT YOU?

A Real Property Report is necessary to determine compliance with municipal bylaws. A municipality reviews and endorses the Real Property Report and indicates if the improvements meet the requirements of the local bylaws.

HOW CAN I GET A REAL PROPERTY REPORT UPDATED?

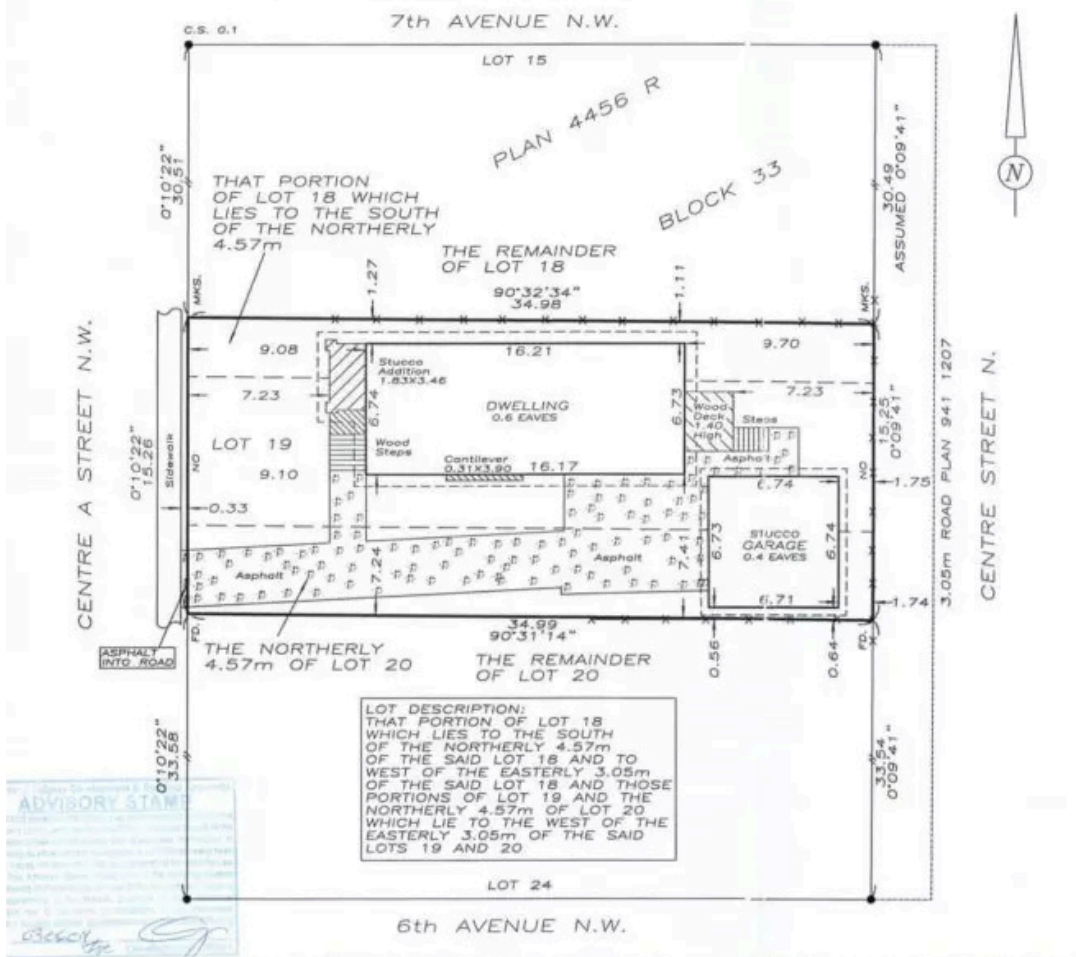
In many cases, it is more economical to update an existing Real Property Report. Contact the Alberta Land Surveyor who did the original Real Property Report. The Alberta Land Surveyor's Association does not have records of who did any individual Real Property Reports.

COMPLIANCE CERTIFICATES

Where the Municipality is requested to provide comments on a Real Property Report with respect to legally established or non-conforming development, the Development Authority may state whether a development is conforming, non-conforming, or legally non-conforming based on:

- A Real Property that has been prepared not more than (1) year prior to the date of the application. Two (2) original copies of the RPR to be provided;
- If RPR is older than one (1) year but less than 5 years, an affidavit is required stating that nothing has changed in that time; and
- A current Certificate of Title may be required by the Development Authority.

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



LEGAL DESCRIPTION :
 LOT SEE LOT DESCRIPTION
 BLOCK 33 (the "Property")
 PLAN 4456 R
 CLIENT : TANG (the "Client")
 CIVIC ADDRESS :
 712 CENTRE A STREET N.W.
 CALGARY, ALBERTA

Date of Title Search : MAY 26, 2003 ; Title No. 011 286 984
 Date of Survey : MAY 27 TO 28, 2003

CERTIFICATION :
 I hereby certify that this report and related survey, was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. 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 D, Section 7.6 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and right-of-way affecting the extent of the title to the property;
2. the improvements are entirely within the boundaries of the property; EXCEPT ASPHALT INTO ROAD AS SHOWN
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property;
4. no visible encroachments exist on registered easements, or right-of-way affecting the extent of the property.
5. PROPERTY IS SUBJECT TO:
3116 DU- RESTRICTIVE COVENANT

LEGEND :
 All dimensions are in metres and decimetre thereof.
 Statutory Iron Post found shown thus : ●
 Iron Bar found shown thus : ◆
 c.s. denotes counter sunk.
 Unless otherwise specified, the dimensions shown relate to distances from property boundaries to extent of the foundation walls only at the time of the survey.
 Fences are within 0.20 metres of property line unless otherwise noted.
 Eaves are dimensioned to the fascia line and shown thus : ---
 Subject property is outlined thus : ———

PURPOSE :
 This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents, for the purpose of (a) land conveyance, support of a subdivision application, a mortgage application, a submission to the municipality for a compliance certificate, etc.) Copying is permitted only for the benefit of these parties. Where applicable, registered easements, utility rights-of-way and other legal interests affecting the extent of the property have been shown on this report. Unless shown otherwise, property corner markers have not been placed during the survey for this report. This report should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property 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.

Dated at Calgary, Alberta
 this 27 day of JUNE, 2003.

William Pang, A.L.S.
 William Pang, A.L.S.
 (Copyright reserved)

This Report is not valid unless original signature (blue ink), and W. Pang Surveys Inc. Permit stamp (red ink).

SCALE = 1:200

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Your Real Property Report will show:

- Diagram from inside the Real Property Report brochure.
- Legal Description of property and municipal address
- Dimensions and directions of all property boundaries
- Designation of adjacent properties. roads, lanes, etc.
- Location and description of all relevant improvements situated on the property together with dimensions and distances from the property boundaries .
- Other significant improvements
- Right-of-way or easements as noted on the title to the property at the date of survey
- Location and dimension of any visible encroachments onto or off of the property
- A duly signed certification and opinion by an Alberta Land Surveyor (H)
- Copyright
- Permit Stamp (where applicable)
- A municipality may request additional information

For more information:

Website: www.linden.ca
 Email clerk2@linden.ca

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