



SURVEY REPORT

February 15th, 2022

File No. 21-206

Attention: NIVAS DEVELOPMENTS LTD.

Re: Plan of Survey and Plan of Topography of Part of Lot 101 Concession 1, Northeast of the Toronto and Sydenham road (Geographic Township of Artemesia) Municipality of Grey Highlands, County of Grey

Dear Sir/Madam,

We have recently completed a Partial Boundary and Topographic Survey of the above referenced property as requested and in accordance with the scope of services.

The purpose of this report is to confirm compliance with the requirements contained in the scope of work and to highlight and report upon any survey related issues discovered during our survey work and research.

1.0 Registry Office Research

A search was conducted by retrieving pertinent documents from the Land Registry office. These documents included those pertaining to the title information, as well as information regarding any easements or restrictive covenants affecting the subject property. Copies of the subject and adjoining Property Identification Numbers (PINs) were abstracted as well as transfer and easements documents potentially affecting the surveyed portion of the subject property.

2.0 Easements

Part of Lot 101 concession 1, Northeast of the Toronto and Sydenham Road (Part 1, Plan 16R10434) designated as part 2, expropriation plan GY215621 is subject to an easement in gross, and also, parts 1 and 3, expropriation plan GY215621 are subject to an easement until 2025/09/15 as set out in plan GY215621.

3.0 Boundary Analysis

The boundary retracement was executed by locating and assessing found monumentation and documentary evidence pertinent to the surveyed portion of the subject property as well as the surrounding area and compared against various plans.

4.0 Boundary Monumentation

Kindly see found monuments as shown on the accompanying plan.

5.0 Items of Note

- Note the location of remains of snake rail fence along the southerly, and easterly limits of the subject property.
- Also note the location of chain link fence along the limits of the Pin 37249-0411(LT).

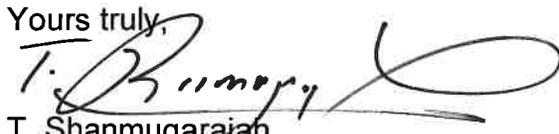
6.0 Deliverables

We have provided four copies of the final plan for your use duly signed and embossed with the seal of the Association of Ontario Land Surveyors.

There were no other issues pertinent to the extent of the subject property at the time of this survey.

This survey was completed on the 9th day of February 2022.

Yours truly,



T. Shanmugarajan
Ontario Land Surveyor
Tham Surveying Limited