

SURVEYOR'S REAL PROPERTY REPORT - PART 2 - SURVEY REPORT

DATE	July 7 th , 2025
PROJECT NO.	GLS-2492
CLIENT	EM Guelph Developments Limited Partnership
MUNICIPAL ADDRESS	210, 214, 222 College Avenue, Guelph
LEGAL DESCRIPTION	Part of Lot 5, Concession 2, Division G, City of Guelph, County of Wellington
PIN	71237-0107 (LT), 71237-0108(LT), & 71237-0109(LT)

NOTE: THIS REPORT MUST BE READ WITH REFERENCE TO THE SURVEY PLAN ATTACHED HERETO

With respect to the survey plan presented herewith, you will notice the following items:

EXTENT OF TITLE:

- The measurements of the boundaries of the property as re-established are in general agreement with Plan 61R-9969, and Instruments ROS157850, RO666478 & ROS524942.

ENCROACHMENTS TO BE NOTED:

- Note the position of the fences in relation to the property lines, as illustrated on the survey plan. Distances from fences to property lines are taken from the center of the fence posts unless otherwise noted.
- Note the location of the eavestrough of 210 College Avenue as being approximately 0.3 – 0.4m over the west property limit
- Note the location of the stone walkway of 210 College Avenue as being approximately 0.4m over the west property limit

REGISTERED EASEMENTS /RIGHT-OF-WAYS:

- We have found no easements or rights-of-way registered on title.


MONUMENTATION:

- Survey monuments are marking and witnessing all corners of the subject properties, as shown on the plan.

ADDITIONAL REMARKS:

- No investigation with respect to Municipal zoning requirements has been made.

Signed this 7th day of June, 2025



Amar Loai, B.Eng., OLS, OLIP
Ontario Land Surveyor