

CANADA LANDS SURVEYOR'S REAL PROPERTY REPORT

LEGAL DESCRIPTION

LOT 8, BLOCK 4, PLAN 1926HH

MUNICIPAL ADDRESS

125 RAINBOW AVENUE, BANFF

PREPARED FOR

STAVROS KARLOS

NOTES

1. The survey was completed on June 24, 2025.
2. A title search was performed on June 19, 2025.
3. Unless otherwise specified, distances are taken to foundation walls and are in metres.
4. Lot area 913.6 m²
5. Footprint 93.6 m² 10.2 % (Dwelling)
50.2 m² 5.5 % (Garage)
3.6 m² 0.4 % (Moveable shed)
6. Fences are within 0.2m of property line unless otherwise shown.
7. Eave measurements are to fascia.
8. Deck and stair measurements are to extents of walking surface.
9. Registered interests (excluding encumbrances):
931 137 349 URW (Blanket)

I am of the opinion that:

1. the plan illustrates the boundaries of the property, the permanent visible improvements situated thereon (the "improvements"), registered easements, rights-of-way, and other registered instruments affecting the extent of the title to the property.
2. the improvements intended to be on the property are entirely within the boundaries of the property, except retaining wall as shown;
3. no visible encroachments exist on the property from any improvements situated on an adjoining property, ~~except as shown~~
4. no visible encroachments exist on registered easements, rights-of-way, or other registered instruments affecting the extent of property, except fence line within Rainbow Avenue as shown.

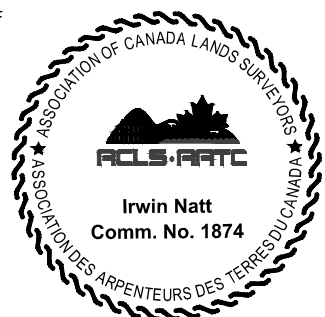
We have performed this survey and prepared this report and the related plan for the benefit of only: the land owner, subsequent owners and any of their agents for the purpose of a real estate transaction. Copying is permitted only for the benefit of those parties. Where applicable, registered easements, utility rights-of-way, and other registered instruments affecting the extent of the property have been shown on the plan. Unless otherwise shown, property corner markers have not been placed during the survey for this report. Lot boundaries have been determined prior to the survey completion date shown above. Therefore the present condition of survey evidence might be significantly different than that shown.

RE: SECTION 38, CANADA LANDS SURVEYORS REGULATIONS

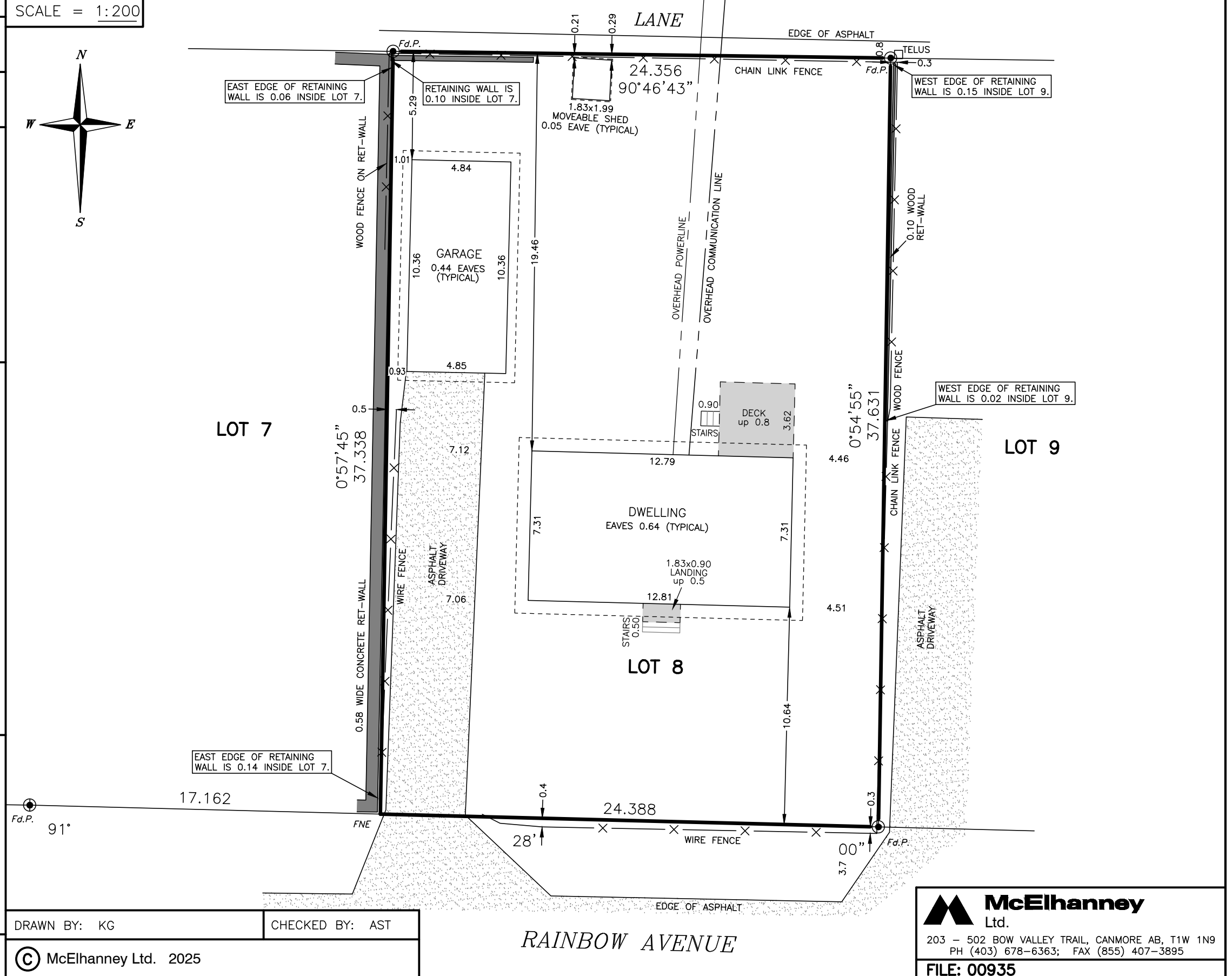
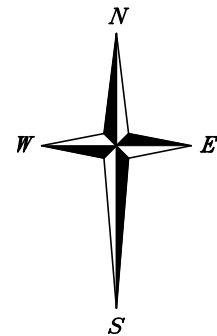
Certified correct this 9 day of July, 2025.

Irwin Natt

Irwin Natt
Canada Lands Surveyor



SCALE = 1:200



DRAWN BY: KG

CHECKED BY: AST

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RAINBOW AVENUE

McElhanney
Ltd.

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FILE: 00935

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