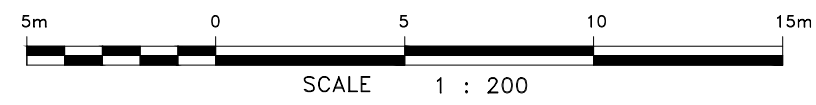


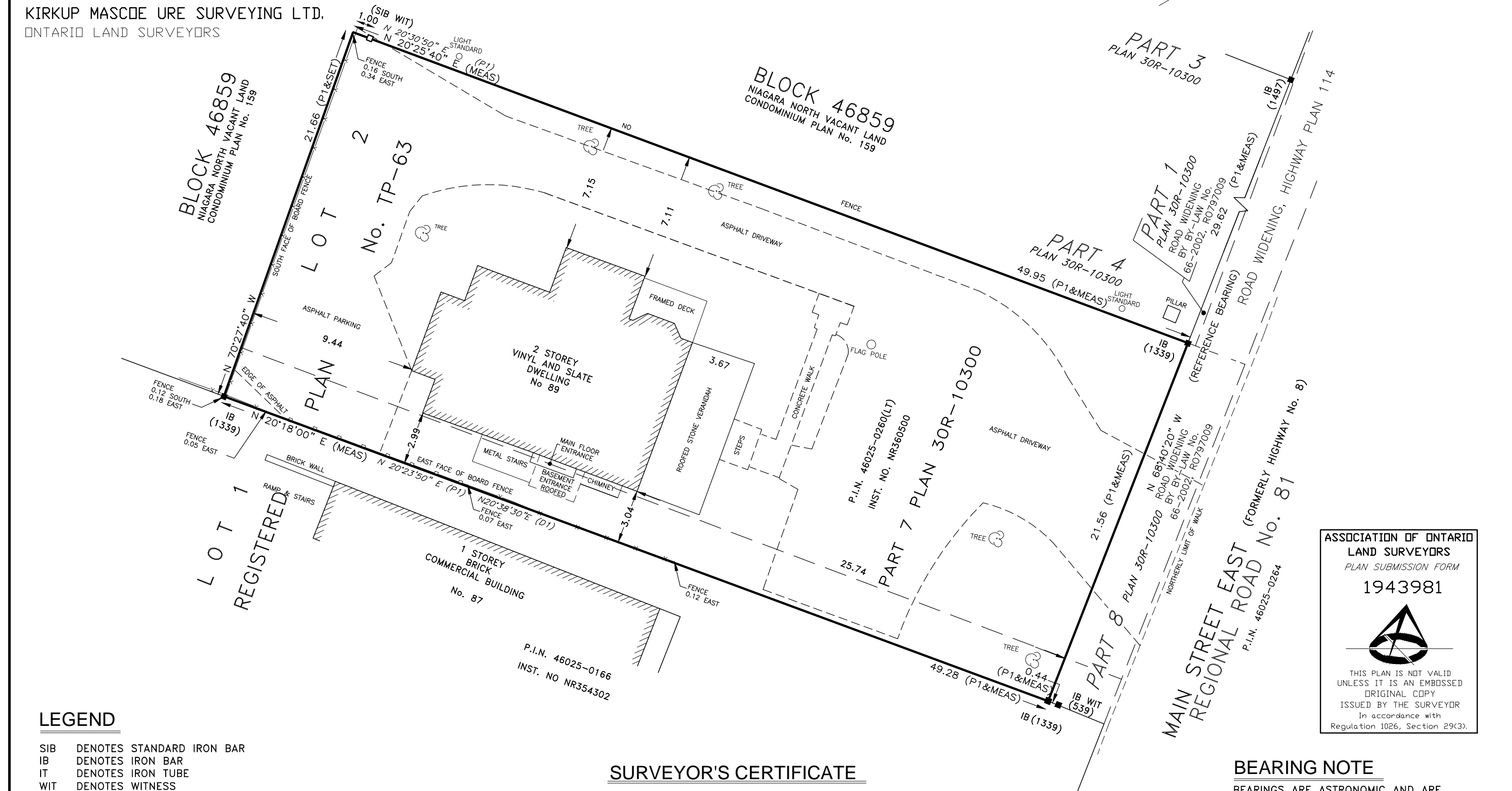
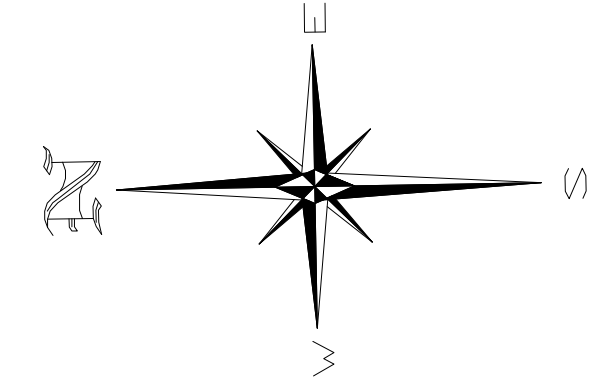
SURVEYOR'S REAL PROPERTY REPORT

PART 1

PLAN OF SURVEY OF PART OF LOT 1 AND LOT 2
 REGISTERED PLAN No. TP - 63
 TOWN OF GRIMSBY
 REGIONAL MUNICIPALITY OF NIAGARA



KIRKUP MASCOE URE SURVEYING LTD.
 ONTARIO LAND SURVEYORS



LEGEND

- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- IT DENOTES IRON TUBE
- WIT DENOTES WITNESS
- ⊕ DENOTES SURVEY MONUMENT SET
- ⊙ DENOTES SURVEY MONUMENT FOUND
- O.U. DENOTES ORIGIN UNKNOWN
- ASH-NOU DENOTES ASHENHURST NOUWENS LIMITED, 2001 SURVEY, FILE20618
- 1497 DENOTES J. P. NOUWENS O.L.S.
- 539 DENOTES D. G. URE O.L.S.
- 1339 DENOTES W. A. MASCOE O.L.S.
- P1 DENOTES REGISTERED PLAN 30R-10300
- DI DENOTES RO587100

NOTE

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METRIC NOTE

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION

THIS PLAN IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 30TH DAY OF JUNE, 2015.

REVISION # 1 JULY 14, 2015
 DATE

JUNE 30, 2015 *William A. Mascoe*
 DATE WILLIAM A. MASCOE
 ONTARIO LAND SURVEYOR

PART 2 - REPORT

DESCRIPTION OF LAND BEING PART OF LOTS 1 & 2 R.P. TP-63, MUNICIPAL No. 89 MAIN STREET EAST, TOWN OF GRIMSBY

REGISTERED EASEMENTS AND/OR RIGHTS OF WAY NONE

ENCROACHMENTS AS SHOWN IN PART 1

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS NOT CERTIFIED BY THIS REPORT.

ADDITIONAL REMARKS NONE

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF PARTS 3, 4 AND 7 AS SHOWN ON REFERENCE PLAN 30R-10300, HAVING A BEARING OF N68°40'20"W.

THIS REPORT WAS PREPARED FOR RG4 INVESTMENTS INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR THE FUTURE USE BY OTHER PARTIES

KIRKUP • MASCOE • URE
 SURVEYING LTD.
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 E-MAIL info@niagarasurveyors.com

SCALE 1 : 200 FILE : 15-8377

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 1943981

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