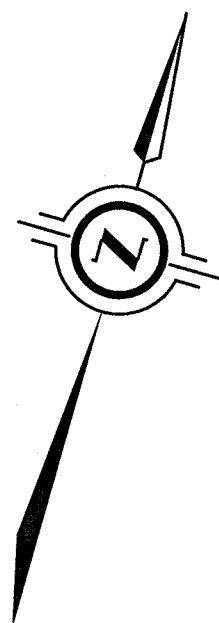


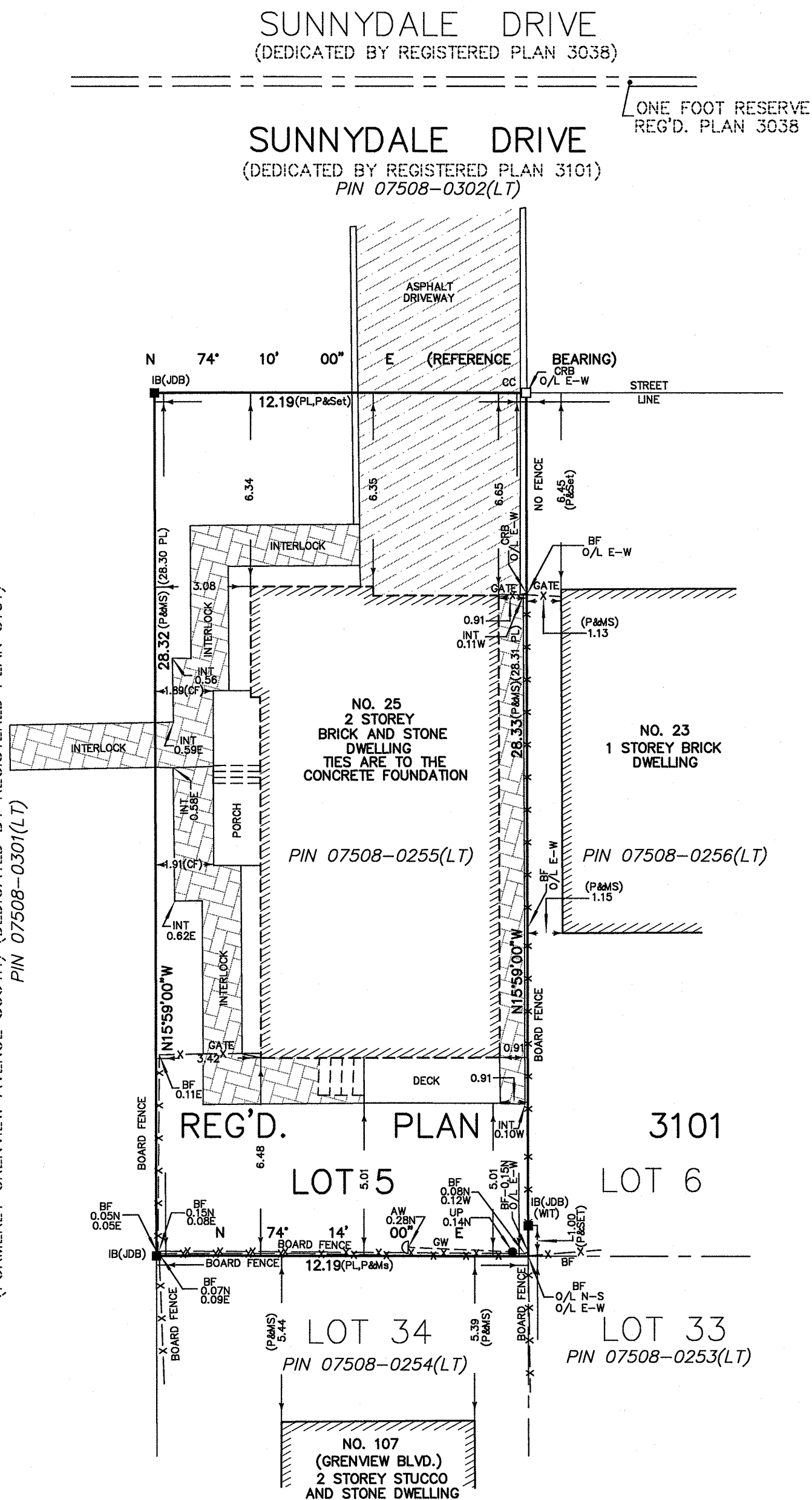
METRIC: DISTANCES SHOWN HEREON ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE:
GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LTD. is not liable for use of this REPORT by any party or parties for FUTURE TRANSACTIONS or for any unrelated purposes.

This REPORT reflects conditions at time of survey. UPDATING may be required to issue ADDITIONAL COPIES subsequent to DATE of the SURVEYOR'S CERTIFICATE.



GRENVIEW BOULEVARD SOUTH
(FORMERLY GRENVIEW AVENUE SOUTH) (DEDICATED BY REGISTERED PLAN 3101)
PIN 07508-0301(LT)



SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF
LOT 5
REGISTERED PLAN 3101
CITY OF TORONTO
(FORMERLY CITY OF ETOBICOKE)

SCALE = 1:150m

PART 2 - REPORT SUMMARY

MUNICIPALLY KNOWN AS NO. 25 SUNNYDALE DRIVE
LOT 5, REGISTERED PLAN 3101
CITY OF TORONTO
(FORMERLY CITY OF ETOBICOKE)

EASEMENTS OR RIGHT OF WAY
NONE

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS

No investigation with respect to Municipal Zoning requirement has been made in connection with this Report.

ADDITIONAL REMARKS

Monuments shown as "WIT" are WITNESS MONUMENTS and are NOT at the property corner.

- THE FENCES ARE AS SHOWN ON THE SURVEY PLAN.

- NOTE THE LINE OF OVERHEAD CABLES, ANCHOR WIRE AND UTILITY POLE LOCATED AT THE REAR OF THE SUBJECT LANDS. THERE IS NO MENTION OF AN EASEMENT IN THE SUBJECT DEED.

THIS REPORT HAS BEEN PREPARED FOR "FAIROX HOMES INC." AND GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LTD. ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

NOTE:

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH LIMIT OF SUNNYDALE DRIVE AS SHOWN ON REGISTERED PLAN 3101 HEAVING A BEARING OF N74°10'00"E.

■	DENOTES	SURVEY MONUMENT FOUND
□	SIB	SURVEY MONUMENT PLANTED
IB		STANDARD IRON BAR
O/L		IRON BAR
WIT		ON LINE
OU		WITNESS
Ms		ORIGIN UNKNOWN
PL		MEASURED
P		REGISTERED PLAN 3101
JDB		SURVEYOR'S REAL PROPERTY REPORT BY GUIDO PAPA SURVEYING, A DIVISION OF J.D. BARNES LTD. DATED ON SEPTEMBER 25, 2018 (REF. 18-18-168-00)
AW		J.D. BARNES LTD. O.L.S.
UP		ANCHOR WIRE
-OH-		UTILITY POLE
BF		OVERHEAD WIRE
N,S,E,W		BOARD FENCE
		NORTH, SOUTH, EAST, WEST

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE
6TH DAY OF DECEMBER 2019

DATE: DECEMBER 16, 2019

VALERIO G. PAPA
ONTARIO LAND SURVEYOR

UPDATED ON MAY 11, 2021 TO SHOW NEW FEATURES ON THE SUBJECT LANDS.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2109686



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

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GUIDO PAPA SURVEYING SURVEYING
A Division of J.D. Barnes Limited MAPPING
GIS

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DRAWN BY: A.A.	CHECKED BY: V.G.P.	REFERENCE NO.: 18-18-168-02
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