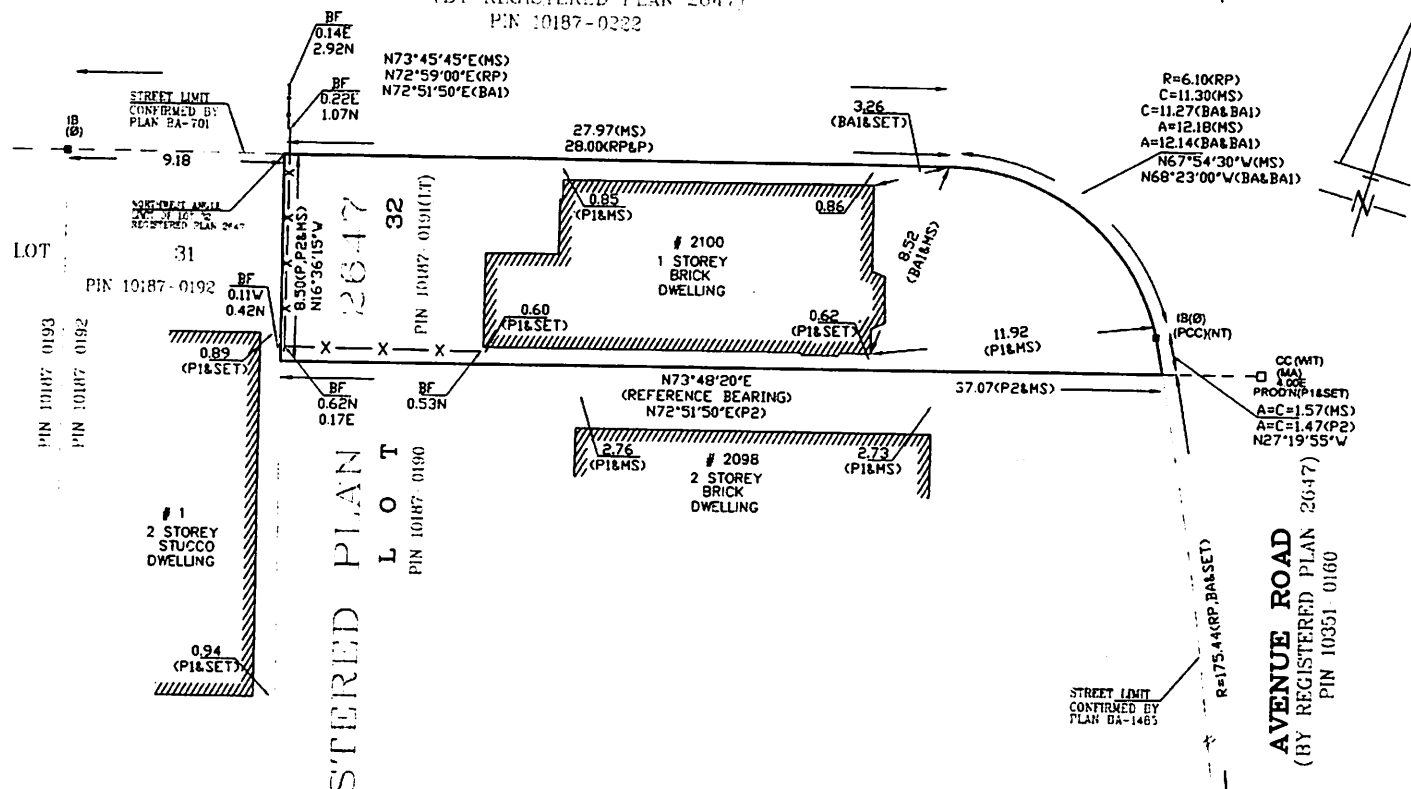


CARMICHAEL AVENUE
(BY REGISTERED PLAN 2647)
PIN 10187-0222



SURVEYOR'S REAL PROPERTY REPORT OF
PART 1:
PLAN OF PART OF LOT 32
REGISTERED PLAN 2647
CITY OF TORONTO
(FORMERLY THE CITY OF NORTH YORK)

5 0 5 10 metres
SCALE = 1 : 200
MITSCHE & AZIZ INC., O.L.S.
METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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PART 2:
REPORT
* THIS REPORT WAS PREPARED FOR SELIGMAN & ASSOCIATE, AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.
BOUNDARIES
* PART OF LOT 32, REGISTERED PLAN 2647
TITLE SEARCH INDICATES
* NO EASEMENTS OR RIGHT OF WAYS REGISTERED ON TITLE.
ZONING
* NO INVESTIGATION WITH RESPECT TO MUNICIPAL ZONING BY LAW HAS BEEN MADE FOR THE SUBJECT PROPERTY (PROPERTIES).
ENCROACHMENTS
* PLEASE NOTE THE POSITION OF THE FENCES IN RELATION TO THE SOUTHERLY & WESTERLY BOUNDARIES; THEY ARE LOCATED OVER THE SUBJECT BOUNDARIES TO THE EXTENT SHOWN ON THE PLAN.
BEARING NOTE
* BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE LIMIT BETWEEN PINS 10187-0190 & 10187-0191, REGISTERED PLAN 2647, HAVING A BEARING OF N73°48'20"E AS SHOWN ON SURVEY BY MITSCHE & AZIZ, INC., O.L.S., DATED FEBRUARY 22, 2012.

- LEGEND:**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES MITSCHE & AZIZ INC. O.L.S.
 - DENOTES SURVEY MONUMENT SET
 - MS - MEASURED
 - SB - STANDARD IRON BAR
 - CC - CUT CROSS
 - IB - IRON BAR
 - WIT - WITNESS
 - N.E.S.W - NORTH, EAST, SOUTH, WEST
 - PRODN - ON PRODUCTION
 - BF - BOARD FENCE
 - PCC - POINT OF COMPOUND CURVATURE
 - OU - OPEN UNKNOWN
 - PC - POINT OF CURVATURE
 - RP - REGISTERED PLAN 2647
 - NT - NON TANGENTIAL
 - BA - PLAN BA-1485
 - MA - MITSCHE & AZIZ INC., O.L.S.
 - BAI - PLAN BA-1485
 - D - INST. # NY 558661
 - P - SURVEY BY GAVIN MURPHY & ESTER LTD. O.L.S. DATED JUL 20, 1945
 - P1 - SURVEY BY MITSCHE & AZIZ INC. O.L.S. DATED FEB 22, 2012
 - P2 - SURVEY BY VALDEX RABENO LTD. O.L.S. DATED, SEPT 12, 1979

SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 27th DAY OF JAN, 2016
DATE: FEBRUARY 1, 2016
A. ABDELSHAWD
ONTARIO LAND SURVEYOR

MITSCHE & AZIZ INC. ONTARIO LAND SURVEYORS 120 NEWKIRK ROAD - #3, RICHMOND HILL, ONT. L4C-9S7 Tel. (905) 237-8224 Fax: (416) 477-5465 Website: M-Azizsurveyors.ca E-Mail: aziz@m-azsurveyors.ca	
PROJECT NUMBER	PROJECT
015-398	2100 AVENUE ROAD (SR-PR)
DRAWN BY	CHECKED BY
A.T	A.A.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1969039

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR.
In accordance with
Regulation 1028, Section 29(3).