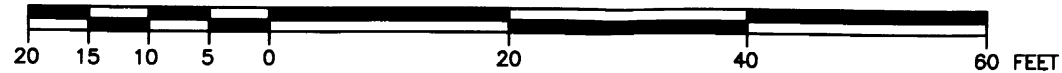


SURVEYOR'S REAL PROPERTY REPORT
 PART 1 - PLAN OF SURVEY OF
PART OF LOTS 20 AND 21,
REGISTERED PLAN 560E
 CITY OF TORONTO

SCALE 1 inch = 16 feet



SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
 ONTARIO LAND SURVEYORS
 2001

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PART 2 - REPORT SUMMARY

DESCRIPTION OF LAND
 PART OF LOTS 20 AND 21, REGISTERED PLAN 560E, KNOWN AS
 MUNICIPAL No. 25 HUDSON DRIVE, CITY OF TORONTO
REGISTERED EASEMENTS AND/OR RIGHTS OF WAY
 TOGETHER WITH A RIGHT-OF-WAY AS SET OUT IN INST. No. CT 3232.
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 EASTERLY LIMIT OF HUDSON AVENUE, AS SHOWN ON REGISTERED PLAN 560E HAVING A BEARING OF N15°41'00"W.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	"	SURVEY MONUMENT PLANTED
CC	"	OUT CROSS
IB	"	IRON BAR
CLF	"	CHAIN LINK FENCE
N,S,E,W	"	NORTH, SOUTH, EAST, WEST
RP	"	REGISTERED PLAN 560E
SVN	"	SPEIGHT, VAN NOSTRAND LIMITED, OLS RECORDS DATED SEPT. 30th., 1926, JUNE 17, 1925, MAY 28, 1926.
G	"	W.S. GIBSON & SONS LTD. OLS NOTES DATED FEB 12th., 1954.
SE	"	STONE EDGER

NOTE


THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.
 THIS REPORT WAS PREPARED FOR CASSELS BROCK & BLACKWELL AND ALL OTHER PARTIES TO THE TRANSACTION.

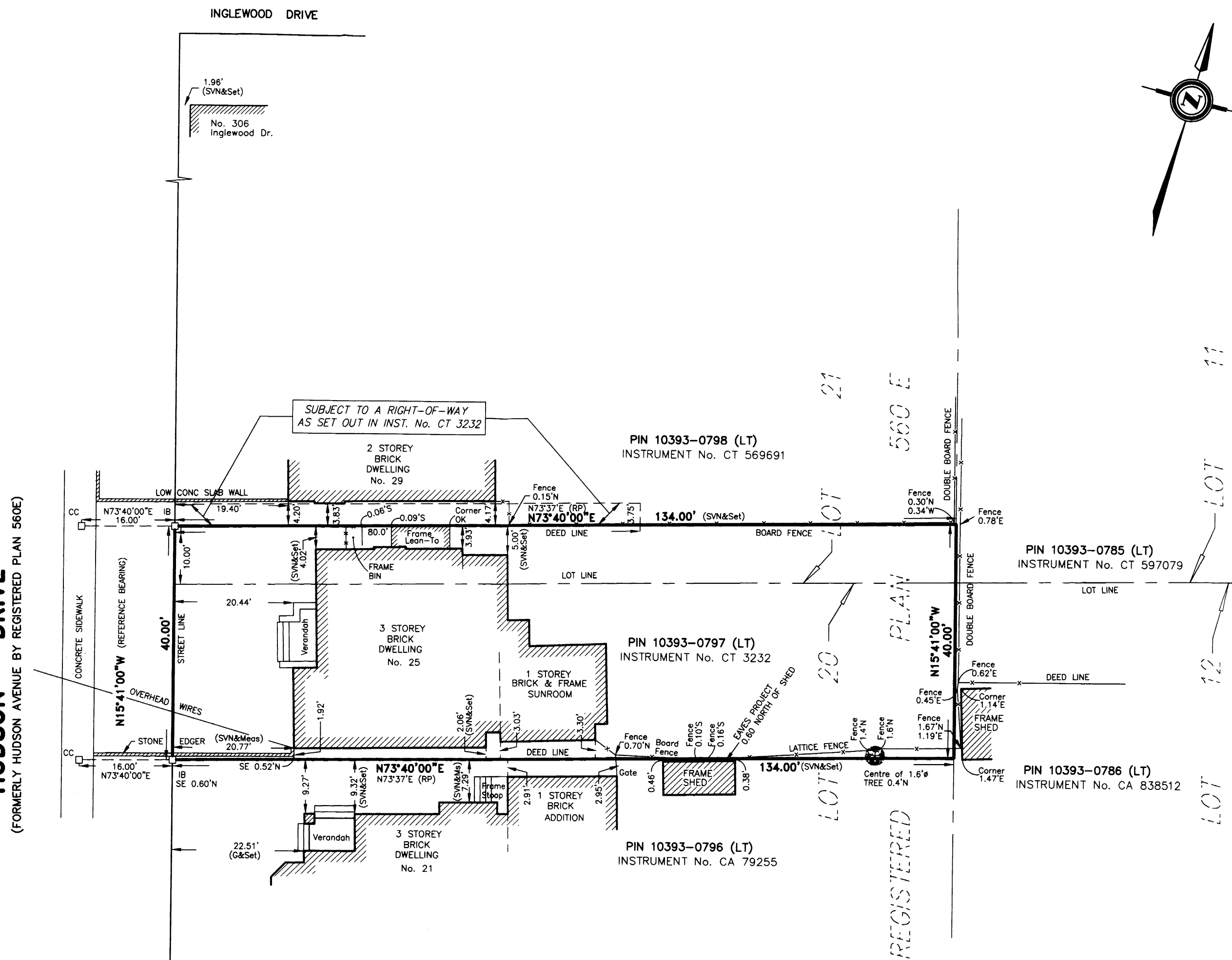
SURVEYOR'S CERTIFICATE

I CERTIFY THAT :
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 25th. DAY OF APRIL, 2001.

DATE : APRIL 27th., 2001.

Kevin S. Thom
 KEVIN S. THOM
 ONTARIO LAND SURVEYOR

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED ONTARIO LAND SURVEYORS 73 LAIRD DRIVE TORONTO, ONTARIO M4G 3T4 TEL. (416) 422-0634 FAX (416) 422-0635 E-MAIL survey.svng@sympatico.ca		ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM 1352096  THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1828, Section 29(3).	
DRAWN :	J.D.	FILE NAME :	A0110165.DWG
CHECKED :	E.G.	PLOT SCALE :	IMP. 1=16
JOB No. :	011-0165	PLOTTED :	APRIL 27, 2001.
REF. No. :	53-560 E	UPDATED :	



PIN 10393-0804
HUDSON DRIVE
 (FORMERLY HUDSON AVENUE BY REGISTERED PLAN 560E)

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