

SURVEYOR'S REAL PROPERTY REPORT

Prepared by: Don Nolan, N.L.S.

Certified to: Richard Pardy

Address: 12 Waterford Avenue, St. John's, NF

Parcel Description: South of Waterford Avenue

Structures and other improvements: Family Dwelling with concrete foundation

Reference Survey: Current

Apparent Encroachments and or Comments: There are no apparent encroachments.

Surveyor's Certification: This report and accompanying plan, Job No. N97090, of Don Nolan, form an integral part of the returns and are not separable.

This report has been prepared for the sole use and benefit of Richard Pardy.

The location of the structures and improvements are as shown on the accompanying plan.

This document is not valid unless it bears the original signature and stamp of the Newfoundland Land Surveyor identified hereafter.

I, Don Nolan, Newfoundland Land Surveyor, hereby certify that this surveyor's real property report was conducted under my supervision and is in accordance with the Newfoundland Land Surveyors Act RSN and the bylaws made thereafter.

**SIGNED AND SEALED AT ST. JOHN'S,
NEWFOUNDLAND THIS 18th DAY OF
AUGUST, 1997**

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SCHEDULE "A"

- PAGE 1

Richard Pardy
12 Waterford Avenue, St. John's, NF

ALL THAT piece or parcel of land situate and being South of Waterford Avenue, in the City of St. John's, in the Province of Newfoundland, bounded and abutted as follows: that is to say beginning at a point, said point having T.M. Grid Co-ordinates (C.M. 53°) [NAD 83] of N 5 266 286.505 and E 324 592.804;

THENCE RUNNING South 12° 39' 48" West a distance of 44.188 metres by land of Lynn E. Spracklin [R 1427 F 1860] to a point;

THENCE turning and running North 76° 45' 54" West a distance of 25.863 metres by land of Patricia Byrne [V 394 F 13-17, 178 Waterford Bridge Road] and by land now or formerly of Calvin C. Pratt to a point;

THENCE turning and running South 32° 18' 54" West a distance of 20.122 metres by land now or formerly of Calvin C. Pratt to a point;

THENCE turning and running North 14° 19' 06" East a distance of 19.020 metres by land now or formerly of Calvin C. Pratt to a point;

THENCE turning and running North 12° 20' 20" East a distance of 42.321 metres by land of Project Management and Design Ltd. to a point;

THENCE turning and running around a curve to the left with an arc distance of 6.696 metres, a radius of 8.855 metres and a chord bearing of North 86° 57' 35" East a distance of 6.537 metres by the Southern Limits of Waterford Avenue to a point;

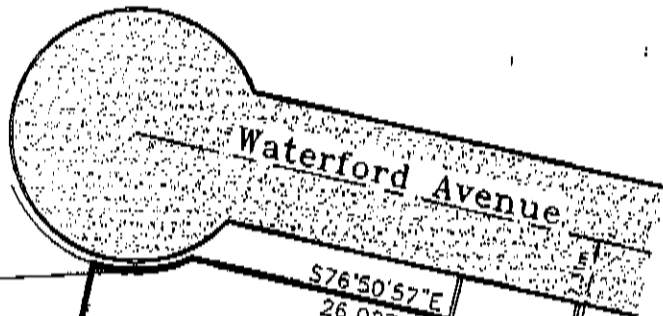
THENCE turning and running South 76° 50' 57" East a distance of 26.027 metres by the Southern Limits of Waterford Avenue to the **PLACE OF BEGINNING** and containing in all an area of 0.1473 hectares as more particularly described and delineated on plan N97090, 18 Aug 97 hereto annexed.

ALL bearings are referred to Grid North.

SCHEDULE "A" - PAGE 2



GRID

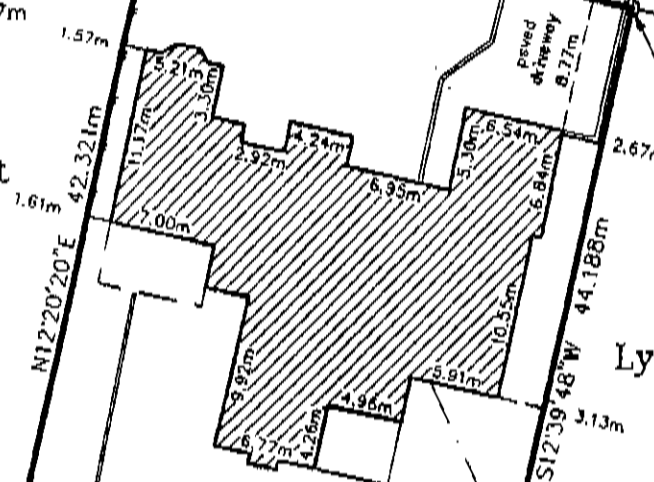


B N86°57'35"E
R 8.855m
A 6.696m
C 6.537m

576°50'57"E
26.027m

N 5 266 286.505
E 324 592.804

Project Management
and Design Ltd.



Lynn E. Spracklin
R 1427 F 1860

Area
0.1473 ha

now or formerly
Calvin C. Pratt

Patricia Byrne
V 394 F 13-17
178 Waterford Bridge Road

Shortall
Survey

Arthur Hamlyn
& Lorraine Miller
R 99 F 863
180 Waterford Bridge Road

NOTES:-

THIS PLAN CERTIFIES THE INFORMATION SHOWN AS OF AUGUST 18, 1997,
AND ONLY AS OF THIS DATE.

ALL DISTANCES ARE METRIC.

THIS IS PAGE 3 OF 3 FOR THE REAL PROPERTY REPORT

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THERE TO.

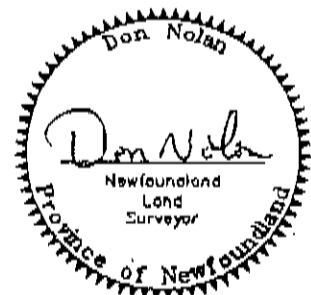
LEGEND:-

- CONTROL MONUMENT _____
- PLACED IRON BAR _____
- FOUND IRON BAR _____
- POLE OR LIGHT STANDARD _____
- PROPERTY DEALT WITH _____
- FENCE LINES _____
- POWER-TELEPHONE LINES _____
- EASEMENTS _____

MONUMENTS USED FOR CONTROL
(CM 53°)(NAD 83)

- 026060 N 5 266 457.316
- 026061 E 324 764.072
- 026061 N 5 266 665.938
- E 324 930.544

COMBINED SCALE FACTOR = 0.9999



Real Property Report
Richard Pardy

12 Waterford Avenue St. John's NF
drawn by: D.W.V. date: 18 Aug 97
survey by: D.N. ch'kd by: D.N.
scale: 1:500 inh no: N97000

Don Nolan NLS

PHONE (709) 368-2085

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