



David B. Searles Surveying Ltd.

ONTARIO LAND SURVEYORS
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February 28, 2025

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De Zen Realty Company Limited
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**Attention: Mark Palmieri, Senior Manager
Development & Construction**

*Re: PLAN OF SURVEY
Property referred to as 7140 Hurontario Street
Part of Lots 11 and 12, Concession 1, West of Hurontario Street (Geographic Township of
Toronto, County of Peel)
City of Mississauga, Regional Municipality of Peel*

Further to your request, please find enclosed our Plan of Survey over the above-mentioned parcel noting the following:

REGISTERED OWNER:

PIN 14080-2039(LT):

- 1105239 Ontario Inc.

PIN 14080-2046(LT):

- 678604 Ontario Inc.

DESCRIPTION:

- Property is referred to as Part of Lots 11 and 12, Concession 1, West of Hurontario Street (Geographic Township of Toronto, County of Peel), described as Part 2 on Plan 43R-34093 and Parts 4 & 6 on Plan 43R-31437, save and except Registered Plan 43M-1874, designated as all of PIN 14080-2039(LT) & 14080-2046(LT), and municipally known as 7140 Hurontario Street in the City of Mississauga, Regional Municipality of Peel.

EASEMENTS:

PIN 14080-2039(LT):

- Property is together with a right-of-way over Part 5 on Plan 43R-9576 (Part 3 on Plan 43R-34093) as in instrument number RO655854.

PIN 14080-2046(LT):

- Property is subject to an easement in favour of the Regional Municipality of Peel over Part 6 on Plan 43R-31437 for the purpose of constructing and maintaining all and any utilities as in instrument number RO626587.

FEATURES:

- Note the location of the chain link fence (CLF) along the southerly limit of the property as indicated on the Survey.
- Note the location of the edge of gravel (EG) along the easterly limit of the property as indicated on the Survey.
- Note the location of the edge of creek (ECK) along the southerly and westerly limits of the property as indicated on the Survey.
- Note that Block 8 (0.30m Reserve) on Registered Plan 43M-1874 (adjacent to Vicksburgh Drive) has not been dedicated as public highway as required for legal access to the subject property.

REMARKS:

- Please note that some of the monuments defining the property limit(s) of the subject lands were unable to be set due to the extents of the Illumi Exhibit as indicated on the Survey. We have illustrated coordinates in lieu of setting monuments at these locations.
- Property is subject to Pearson airport zoning restrictions as in instrument number LT2057426 and Toronto-Malton airport zoning regulations as in instrument number VS248789.
- The report and survey do not confirm compliance with municipal zoning requirements.
- Underground utilities were not located and are not shown. As such we cannot confirm the existence of underground utilities.
- This Report should be read in conjunction with Plan of Survey dated February 28, 2025.

Please do not hesitate to contact me if you have any further questions regarding this Report.

Yours truly,
DAVID B. SEARLES SURVEYING LTD.



Anthony Vaz, O.L.S.

Encl.
AV/hn