

SURVEY REPORT

NOTE: THIS REPORT MUST BE READ WITH REFERENCE TO THE SURVEY PLAN ATTACHED HERETO

DATE	June 16, 2026
PROJECT NO.	GLS-2786
CLIENT	26 Park Street East Inc.
MUNICIPAL ADDRESS	12 & 26 Park Street East, Mississauga
LEGAL DESCRIPTION	Part of Brock Street (Closed by By-Law No. 738), Plan PC-1 Port Credit and Part of Lot 1, North of Park St E & East side of Stavebank Road and Lots 10 & 11, North of Park Street E & East of the Credit River Plan PC-2 Port Credit
PINS	1. 13461 – 0137 (LT) – (No. 12 Park Street E) 2. 13461 – 0138 (LT) – (No. 26 Park Street E)
TOTAL AREA	13461 – 0137 (LT) – 4,188.9 square metres 13461 – 0138 (LT) – 4,461.9 square metres Total area = 8,650.8 square metres

With respect to the survey plan presented herewith, you will notice the following items:

EXTENT OF TITLE:

- The subject properties are legally described in the Property Description of the respective Parcel Registers as follows:
 1. 13461 – 0137 (LT) – (No. 12 Park Street E) -- PT LT 11, (PARK TO QUEEN ST ECR) PL PC2 PORT CREDIT, PT BROOK ST ECR, PL PC1 PORT CREDIT BTN PARK ST EAST & QUEEN ST, (TRANSFERRED BY PC13240), AS IN RO542690; PT LT 1 (NORTH OF PARK ST & EAST OF STAVEBANK ROAD ECR), PL PC2 PORT CREDIT, (FORMERLY RDS & PARK LOT STREET) AS IN RO542690
 2. 13461 – 0138 (LT) – (No. 26 Park Street E) -- LT 10 & PT LT 11, PL PC2 ECR PARK TO QUEEN ST , AS IN RO922526 ; MISSISSAUGA
- The measurements of the boundaries of the property as re-established are in general agreement with the dimensions as expressed in the underlying Reference Plans and previous surveys. Differences between the surveyed dimensions and dimensions expressed in previous surveys are shown by comparison on the survey.
- These lands are now governed by the Land Titles Act due the conversion under the P.O.L.A.R.I.S. program on February 24, 1998.

BOUNDARY ENCROACHMENTS OR ISSUES TO BE NOTED:

- The property is occupied in accordance with the boundaries thereof as re-established and all subject structures are located within the said boundaries as shown on the plan, no structures are located over any of the said boundary lines.
- Note the position of the fences in relation to the property lines as illustrated on the survey plan. Distances from fences to property lines are taken from the center of the fence posts. The rear fence is measured to be up to 1.82 metres north-west of the rear property line at the north corner.

REGISTERED EASEMENTS / RIGHT-OF-WAYS

- We have found no easements or Right-of-Ways registered on title for either property.

MONUMENTATION:

- Survey monuments have been placed or found marking or witnessing all property corners along the perimeter of the survey extents as shown on the survey plan.

ADDITIONAL REMARKS:

- No investigation with respect to Municipal zoning requirements has been made.

A handwritten signature in black ink, appearing to read 'Maaz Malek', is written over a horizontal line.

Maaz Malek, O.L.S, O.L.I.P