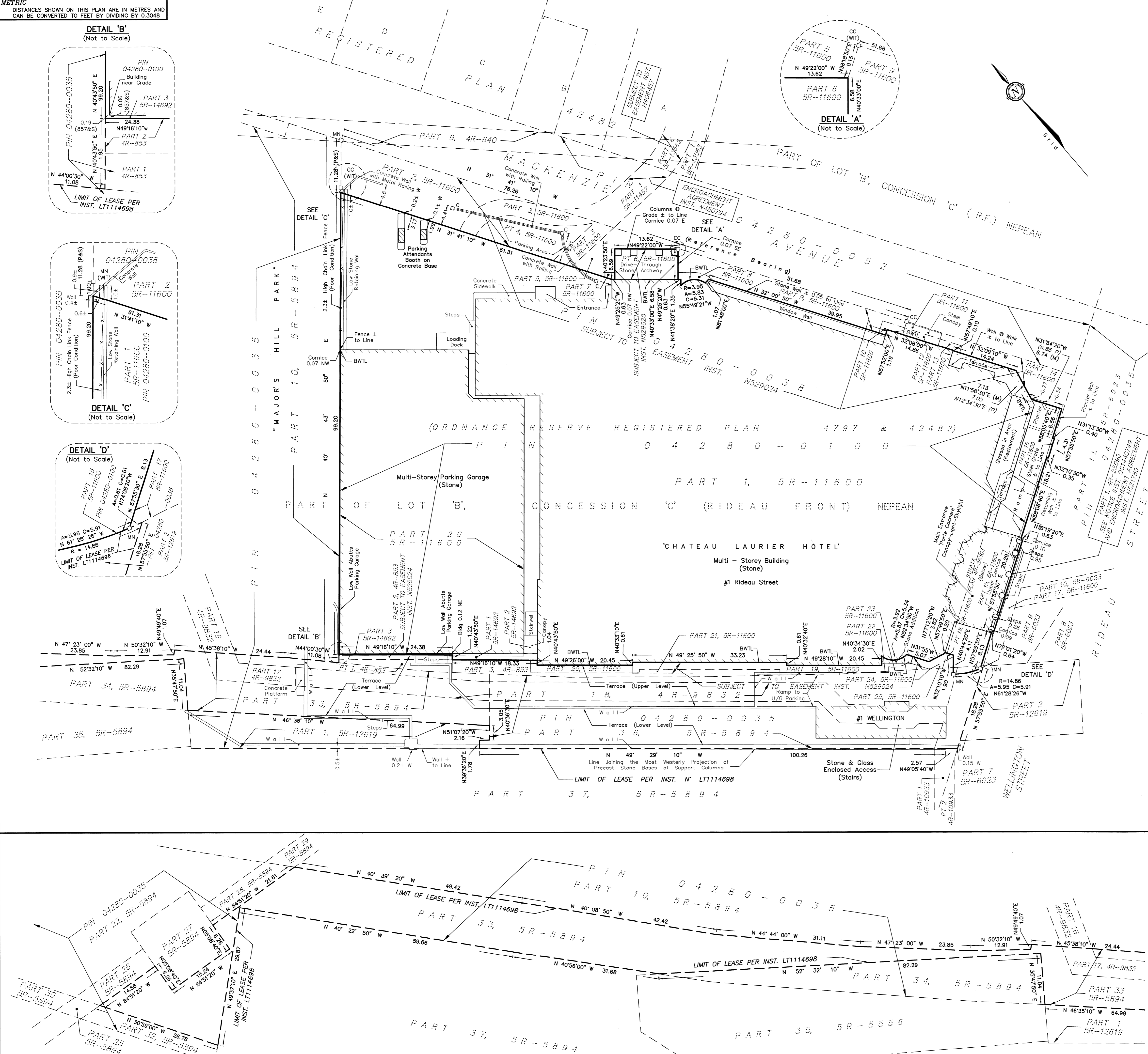
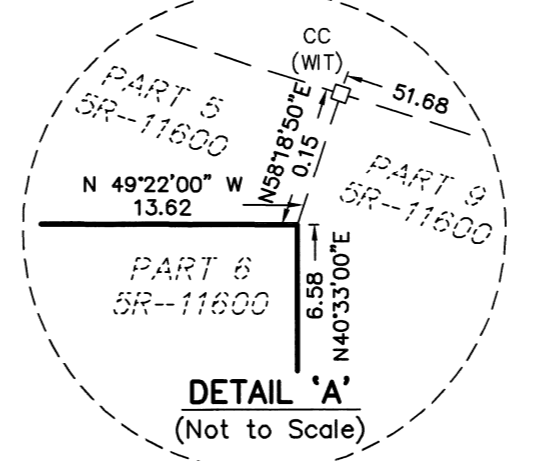
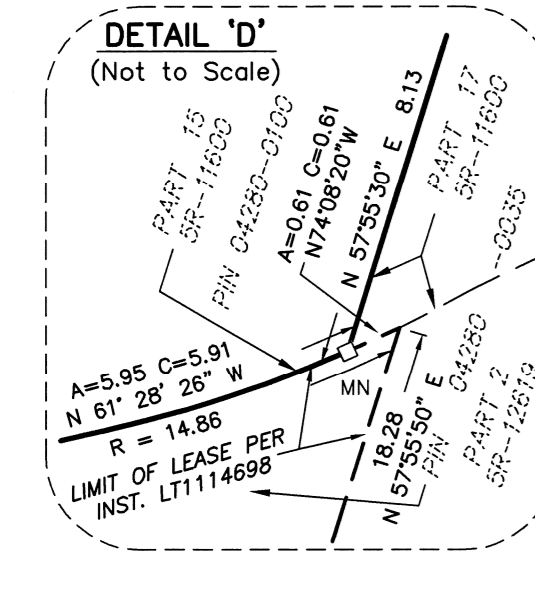
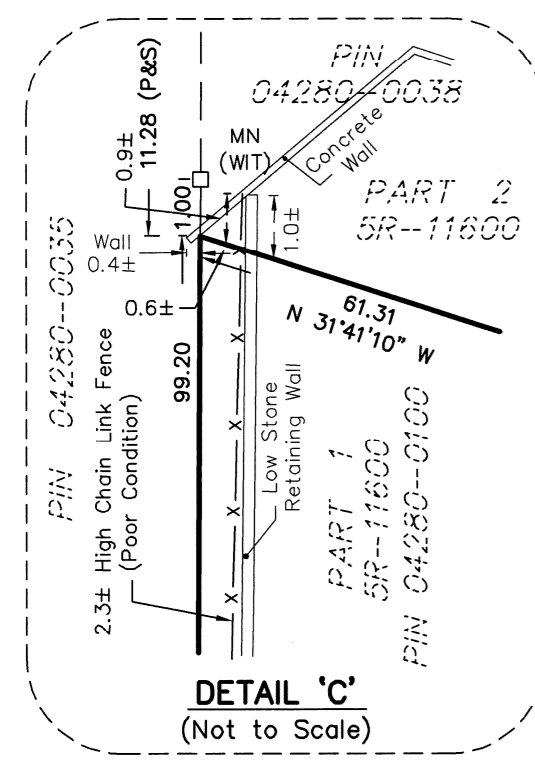
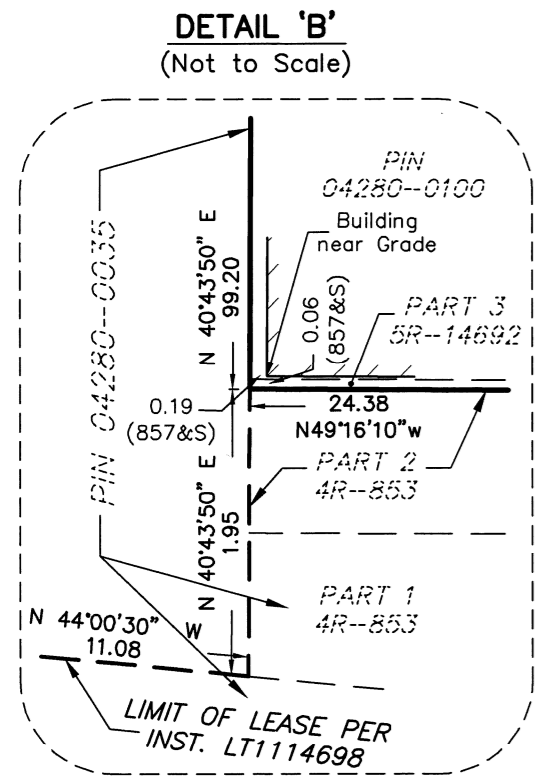


METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF
PART OF LOT 'B'
CONCESSION 'C', (Rideau Front)
SHOWN AS ORDNANCE RESERVE ON
REGISTERED PLAN 4797 & 42482
GEOGRAPHIC TOWNSHIP OF NEPEAN
Now CITY OF OTTAWA

SCALE 1 : 400
0 10 20 40 metres
FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

NOTES
1. BEARINGS ARE GRID DERIVED FROM THE WESTERLY LIMIT OF MACKENZIE AVENUE AS SHOWN ON PLAN SR-11600, HAVING A BEARING OF N 31° 41' 10" W AND ARE REFERRED TO THE CENTRAL MERIDIAN 76°30' W LONGITUDE, MTM ZONE 9.
2. REVISION OCTOBER 22, 2013 - ADDED NEW WALLS AND UPPER CORNICE.

LEGEND

- - SURVEY MONUMENT SET
- CC - CUT CROSS
- MN - MAGNETIC NAIL AND WASHER SET IN ASPHALT
- (P) - PLAN SR-11600
- (S) - SET
- (M) - MEASURED
- (NCC) - NATIONAL CAPITAL COMMISSION
- (B57) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S.
- (SU) - SOURCE UNKNOWN
- (WT) - WITNESS
- BLDG - BUILDING
- BWTL - BUILDING WALL ± TO LINE AT OR NEAR GRADE
- PT - PART
- U/G - UNDERGROUND
- PN - PROPERTY IDENTIFIER NUMBER
- C - COLUMN

SURVEYOR'S REAL PROPERTY REPORT - PART 2
REPORT SUMMARY

DESCRIPTION OF LAND
PART OF LOT 'B', CONCESSION 'C' RIDEAU FRONT, GEOGRAPHIC TOWNSHIP OF NEPEAN, NOW CITY OF OTTAWA, DESIGNATED AS PARTS 1, 6, 15 & 26, PLAN SR-11600 EXCEPT PART 2, PLAN 4R-853, AS IN ALL OF PIN 04280-0100.

REGISTERED EASEMENTS
SUBJECT TO EASEMENT INST. N° N529025 OVER PART 6, SR-11600 IN FAVOUR OF NCC. TOGETHER WITH AN EASEMENT AS IN INST. N° N406457 OVER PART OF LOT 'A' WEST SUSSEX DRIVE, REGISTERED PLAN N° 42482 & PART OF LOT 'B', CONCESSION 'C' RIDEAU FRONT (NEPEAN) LAND EAST OF MACKENZIE DRIVE.
TOGETHER WITH AN EASEMENT AS IN INST. N° N529024 OVER PARTS 2, 3, 4 & 5, PARTS 7 TO 14 (BOTH INCLUSIVE), PARTS 16, 19, 21, 23 & 25, PLAN SR-11600 AND PART 2, PLAN 4R-853.
TOGETHER WITH AN EASEMENT AS IN INST. N° N529685 OVER PARTS 17, 18, 20, 22 & 24, PLAN SR-11600.
TOGETHER WITH AN ENCROACHMENT AGREEMENT INST. N° N480794 OVER PART 1, PLAN SR-11457.
TOGETHER WITH AN ENCROACHMENT AGREEMENT INST. N° N521780 OVER PART OF LOT 'B', CONCESSION 'C' RIDEAU FRONT (NEPEAN) KNOWN AS RIDEAU STREET.

REMARKS
PROJECTIONS FOR BAY WINDOWS, TURRETS & CORNICES ON UPPER LEVELS (WHICH PROJECT UP TO 1.3 M BEYOND WALLS) ARE NOT ILLUSTRATED FOR THE PURPOSE OF THIS SURVEY; PROJECTIONS BEYOND MAIN BUILDING WALLS FOR MECHANICAL/ELECTRICAL EQUIPMENT ARE NOT SHOWN FOR THE PURPOSE OF THIS SURVEY. SEE INST. N° N529024 REGARDING ENCROACHMENTS & EASEMENTS. BAY WINDOWS TURRETS & MECHANICAL PROJECTIONS INTO PART 20, SR-11600 RAMP TO UNDERGROUND PARKING & OUTDOOR TERRACE, ADJACENT TO WEST WALL OF HOTEL, ARE FOR ACCESS TO AND USE OF CHATEAU LAURIER HOTEL. NOTE LOCATION OF STONE ADDITION NEAR SOUTHWEST CORNER OF BUILDING. THIS PLAN DOES NOT REPORT ON ANY SUBTERRANEAN STRUCTURES.

ZONING
COMPLIANCE WITH ZONING, LAND USE, ENVIRONMENTAL AND BUILDING REGULATIONS NOT CERTIFIED BY THIS REPORT.

THIS REPORT WAS PREPARED FOR CAPITAL HOTEL LIMITED PARTNERSHIP C/O LARGO INVESTMENTS LTD. AMIN LALJI, PRESIDENT. THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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 OCTOBER 25, 2013.
2013/10/30
DATE
JOHN H. GUTRI
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1886132

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 10206, SECTION 29 (3).

Fairhall Moffatt & Woodland
ONTARIO LAND SURVEYORS
Surveying and Land Information Services
235 TORBEN MATTHEWS CRESCENT, KANATA, ONTARIO K2M 2B3
TEL: (613) 591-2580 FAX: (613) 591-1495
www.fmw.on.ca

JOB No. S 4 2 9 0 0
FILE No.
REFERENCE No. 54 (g) - C (RF) NP
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