



David B. Searles Surveying Ltd.

ONTARIO LAND SURVEYORS
Land Information Services

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July 4, 2019

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De Zen Realty Company Limited
4890 Tomken Road, Units 1-4
Mississauga, Ontario
L4W 1J8

Attention: Sandro De Zen

*Re: PLAN OF SURVEY
Property referred to as 64-66 Thomas Street and 65 Tannery Street
Part of Lot 4, Concession 5, West of Hurontario Street, Toronto Twp
City of Mississauga, Regional Municipality of Peel*

Further to your request, please find enclosed five (5) prints of our Plan of Survey over the above mentioned parcel noting the following:

REGISTERED OWNERS:

- Dezen Realty Company Limited (PIN 13123-0059 (LT))
- 678604 Ontario Inc. (PIN 13123-0126 (LT))

DESCRIPTION:

- Property is referred to as Part of Lot 4, Concession 5 West of Hurontario Street, designated as all of PIN 13123-0059(LT) and PIN 13123-0126(LT), and municipally known as 66 Thomas Street and 65 Tannery Street in the City of Mississauga, Regional Municipality of Peel.

EASEMENTS:

- Property is subject to an easement in favour of The Regional Municipality of Peel over Part 1 on Plan 43R-16616 for the purpose of installing, operating and maintaining watermain and related appurtenances as in instrument number RO947021.
- Property is subject to an easement in favour of The municipal Corporation of the village of Streetsville (Now the City of Mississauga) for the purpose of installing, operating and maintaining sanitary sewer and drains as described in instrument ST6612

FEATURES:

- Note the location of Mullet Creek running north-south through the subject property as indicated on the Survey.
- Note the location of the north east and south easterly corners of the split block building on top of the easement as described in instrument ST6612 on the subject property as indicated on the Survey.
- Note the location of the overhead wires crossing the north east corner of the subject property connect to 65 Tannery Street as indicated on the Survey.
- Note the location of the overhead wire coming into the subject property from Joymar Drive and the location of the wood pole hydro in the easement as set out in ST6612 on the subject property as indicated on the Survey.
- Note the location of the overhead wires crossing the southerly limit of the subject property as indicated on the Survey.
- Note the location of the concrete retaining wall inside the easement as described in ST6612 on the subject property as indicated on the Survey.
- Note the location of the concrete head wall at the north east corner of the subject property as indicated on the Survey.

REMARKS:

- Please note that the notice to bring forward ST6612 as in LT2030968 was registered on December 23, 1999 after the 40 year notice period had expired. ST6612 does not provide a connection to Thomas street instrument 3848 created the connection from the end of ST6612 to Thomas street but it was not brought forward when the PIN 1312-059(LT) was created.
- Property is subject to Pearson airport zoning restrictions as in instrument number LT2057426.
- 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.
- We recommend that you store prints of this plan and a copy of this report in a safe place as we cannot supply prints at a later date without updating the Survey or Report.
- This Report should be read in conjunction with Plan of Survey dated July 4, 2019.

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

Yours truly,
DAVID B. SEARLES SURVEYING LTD.



Alister Sankey, O.L.S.

Encl.
AS/hn