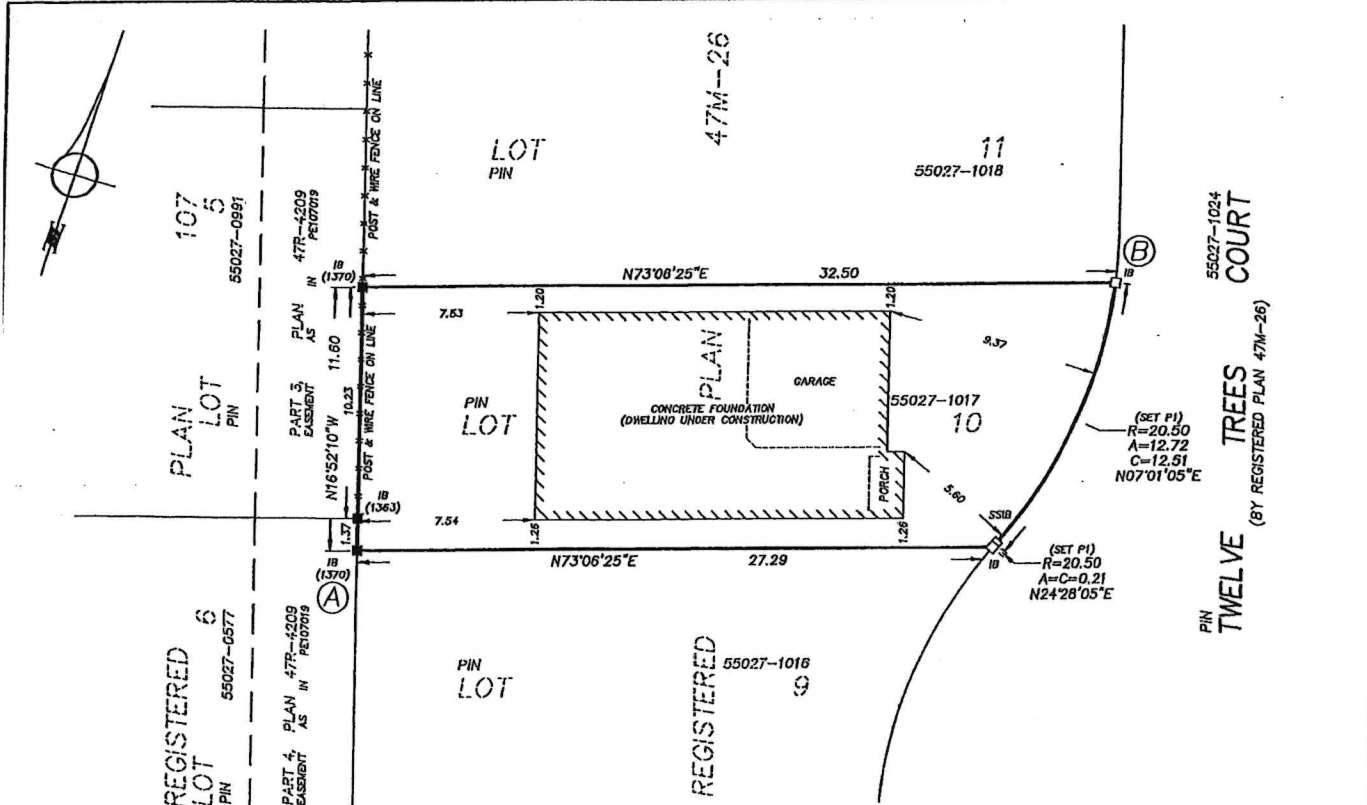


EXHIBIT A



LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SSIB DENOTES SHORT STANDARD IRON BAR
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- P1 DENOTES PLAN 47M-26
- 1363 DENOTES B. ROGER PICKARD SURVEYING LTD., O.L.S.
- 1370 DENOTES KRCMAR SURVEYORS LTD., O.L.S.

BUILDING TIES SHOWN HEREON ARE TO THE FOUNDATION UNLESS OTHERWISE NOTED.

ALL BEARINGS AND DISTANCES AGREE WITH CITED PLANS UNLESS OTHERWISE NOTED.

CAUTION

THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.

BEARING NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 18, (75° WEST LONGITUDE) NAD83(CSR5)(2010).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATION WAS APPLIED: P1 - 4°09'15" CLOCKWISE.

DISTANCE NOTES - METRIC

DISTANCES AND COORDINATES ARE IN METRES AND CAN CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000034.

COPYRIGHT © IBW SURVEYORS LTD. 2023
SURVEYOR'S REAL PROPERTY REPORT
 PART 1: PLAN OF SURVEY OF
LOT 10
 REGISTERED PLAN 47M-26
 VILLAGE OF WELLINGTON
 THE MUNICIPALITY OF THE
 COUNTY OF PRINCE EDWARD



PART 2: REPORT

DESCRIPTION:
 PIN 55027-1017, LOT 10, REGISTERED PLAN 47M-26
MUNICIPAL ZONING:
 THIS SURVEY DOES NOT CERTIFY ZONING COMPLIANCE.
REGISTERED EASEMENTS:
 NONE
ADDITIONAL COMMENTS:
 1) NOTE THE POST & WIRE FENCE LOCATION ALONG THE WEST BOUNDARY.
CURRENT OWNER:
 ROYAL TREES GENERAL PARTNER INC
 ROYAL TREES LIMITED PARTNERSHIP

PREPARED FOR: **ROYAL TREES GENERAL PARTNER INC.**
ROYAL TREES LIMITED PARTNERSHIP

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON AUGUST 16, 2023.

SEPTEMBER 8, 2023

DATE,

Sophie Côté
 SOPHIE CÔTÉ, O.L.S.

THIS PLAN OF SURVEY RELATES TO A01N PLAN SUBMISSION FORM NUMBER V-60365.

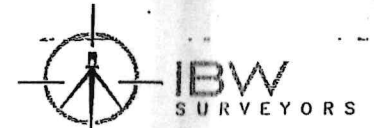
INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 18 (75° WEST LONGITUDE) NAD83(CSR5)(2010).

URBAN ACCURACY PER SEC. 14(2), O.R.E. 210/10.

POINT ID	NORTHING	EASTING
A	4868914.63	310523.74
B	4868935.00	310551.47

CAUTION: COORDINATES CANNOT, BY THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN



IBWSURVEYORS.COM | 1.800.667.0696

PARTY CHECKED BY: DP | DRAWN BY: DED | CHECKED BY: BO | PLOT DATE: AUG. 28, 2023
 FILE NAME: A-040275-SRPR_L10_V2 [copies available at ProtectYourBoundaries.ca]