

APPENDIX 4

Survey and Real Property Report

SURVEYOR'S REAL PROPERTY REPORT

Prepared by: William Doyle, N.L.S.

Certified to: **Long Harbour Holdings Inc.**

Address: 34 New Cove Road
St. John's, NL

Parcel description: North side of New Cove Road

Structures and other improvements: Two storey building on concrete foundation
Shed, Hydrants, Catchbasins, Manholes,
power box

Reference Survey: William Doyle & Associates Ltd.
William Doyle, N.L.S.
Job No. 10-224
Date: April 29th, 2010

Apparent Encroachments and/or comments: The fence on the Southeast side is not on the boundary.
A portion of the fence on the Northwest side is not on the boundary.
A portion of the shed extends over the Northwest boundary.
There are poles and overhead wires as indicated on the attached plan.

Surveyor's Certification: This report and accompanying plan,
Job No. **10-224** of William Doyle & Associates Ltd. form an integral part of the returns and are not separable.

This report has been prepared for the sole use and benefit of the parties above named
Long Harbour Holdings Inc.

Surveyor's Certification:

The location of the structures and improvements are as shown on the accompanying plan.
This document is not valid unless it bears the original signature and stamp of the Newfoundland Land Surveyor's identified hereafter.

I, William Doyle, Newfoundland Land Surveyor, hereby certify that this Surveyor's Real Property Report was conducted under my supervision and is in accordance with the Newfoundland Land Surveyor's Act RSN and the bylaws made thereunder.



SIGNED AND SEALED AT
ST. JOHN'S, NEWFOUNDLAND
This 19th day of October, 2010

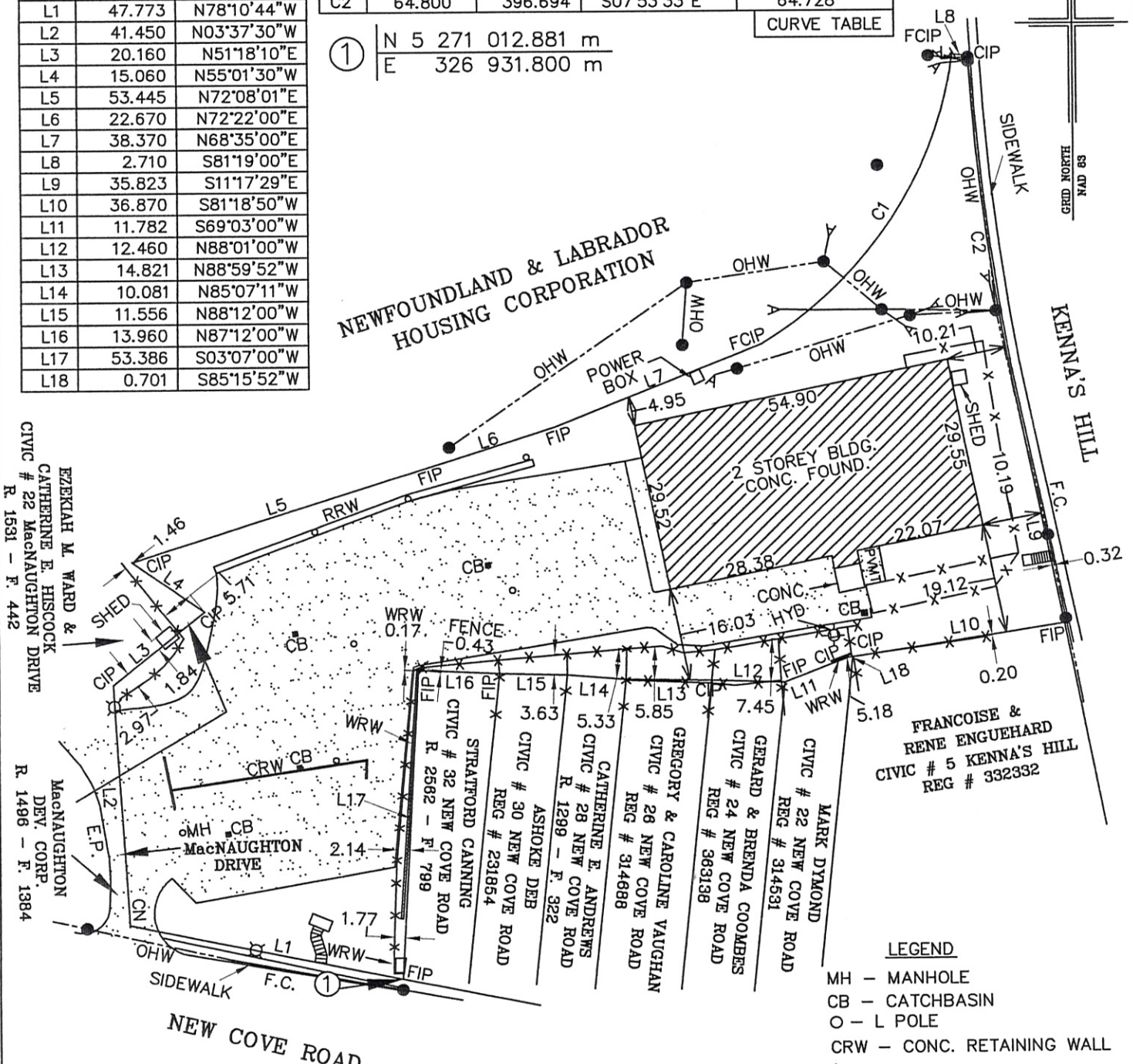
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| NO. | DISTANCE | BEARING |
|-----|----------|-------------|
| L1 | 47.773 | N78°10'44"W |
| L2 | 41.450 | N03°37'30"W |
| L3 | 20.160 | N51°18'10"E |
| L4 | 15.060 | N55°01'30"W |
| L5 | 53.445 | N72°08'01"E |
| L6 | 22.670 | N72°22'00"E |
| L7 | 38.370 | N68°35'00"E |
| L8 | 2.710 | S81°19'00"E |
| L9 | 35.823 | S11°17'29"E |
| L10 | 36.870 | S81°18'50"W |
| L11 | 11.782 | S69°03'00"W |
| L12 | 12.460 | N88°01'00"W |
| L13 | 14.821 | N88°59'52"W |
| L14 | 10.081 | N85°07'11"W |
| L15 | 11.556 | N88°12'00"W |
| L16 | 13.960 | N87°12'00"W |
| L17 | 53.386 | S03°07'00"W |
| L18 | 0.701 | S85°15'52"W |

| No. | ARC | RADIUS | CHORD BEARING | CHORD DISTANCE |
|-----|--------|---------|---------------|----------------|
| C1 | 62.521 | 68.930 | N33°12'00"E | 60.400 |
| C2 | 64.800 | 396.694 | S07°53'33"E | 64.728 |

CURVE TABLE

① $\begin{matrix} N & 5 & 271 & 012.881 & m \\ E & 326 & 931.800 & m \end{matrix}$



- LEGEND**
- MH - MANHOLE
 - CB - CATCHBASIN
 - O - L POLE
 - CRW - CONC. RETAINING WALL
 - ⊕ - HYDRANT
 - E.P. - EDGE OF PAVEMENT
 - F.C. - FACE OF CURB
 - - POLE
 - C/N - CONCRETE NAIL
 - WRW - WOOD RETAINING WALL
 - FCIP - FOUND CAPPED IRON PIN
 - CIP - CAPPED IRON PIN
 - FIP - FOUND IRON PIN
 - OHW - OVER HEAD WIRE
 - A - GUY
 - ××× - FENCE

NOTES

THIS PLAN CERTIFIES THE INFORMATION SHOWN AS OF OCTOBER 19, 2010 AND ONLY AS OF THAT DATE.
 ALL DISTANCES SHOWN ARE METRIC.
 THIS IS PAGE 3 OF 3 OF THE REAL PROPERTY REPORT
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SURVEYOR'S REAL PROPERTY REPORT

CIVIC # 34
 NEW COVE ROAD
 St. JOHN'S, NL

WILLIAM DOYLE & ASSOCIATES LTD.
 Newfoundland Land Surveyors



| | | | |
|--------|------------------|-----------|-----------|
| SCALE: | 1:1000 | JOB NO. | 10-224 |
| DATE: | OCTOBER 19, 2010 | DRAWN BY: | G.B./R.S. |