

CERTIFICATE OF LOCATION

As requested by Joseph Shaffer, I, the undersigned Québec land surveyor, Jean-Philippe Giguère having my office at 4244 De Salaberry Street, Montréal, Québec, H4J 1H3, duly qualified and authorized to exercise my profession in the province of Québec, do hereby certify that :

1. PROPERTY IDENTIFICATION

The building bearing civic number 4586 Décarie Boulevard, in the city of Montréal, borough of Côte-des-Neiges / Notre-Dame-de-Grâce, is entirely located, within the limits of lot 2 087 317 of the Cadastre of Québec, Registration division of Montréal, province of Québec.

The necessary research has been done at the Montréal Registration Office on May 5, 2020. This research revealed that 4586 Decarie Boulevard Limited Partnership is the owner of this property, by virtue of a deed published under number 24 444 235.

The necessary field measurements were taken on April 27, 2020.

2. LAND DESCRIPTION

2.1 Property designation

Lot 2 087 317 is bound and described as follow :

toward its north-east line, by lot 2 347 791, Décarie Boulevard, measuring along this limit fifteen metres and twenty-four hundredths (15,24);
toward its south-east line, by lot 2 087 316, measuring along this limit forty-three metres and fifty-six hundredths (43,56);
toward its south-west line, by lot 2 347 806, Lane, measuring along this limit fifteen metres and twenty-four hundredths (15,24);
toward its north-west line, by lot 2 087 318, measuring along this limit forty-three metres and forty-three hundredths (43,43).

AREA : 662,9 square metres

2.2 Boundary marking

Limits of the property have not been previously established by means of a boundary determination.

3. CADASTRAL HISTORY

Lot 2 087 317 of the Cadastre of Québec was officially established at the Montréal Registration Office on March 8, 2002, renovating the limits, measurements and the content of a part of lot 52-8, forming the property, of the official cadastre of the Municipality of the Parish of Montréal, lot established on October 30, 1874 by the subdivision of a part of lot 52, lot established on July 15, 1873.

4. CONFORMABILITY

The dimensions and location of lot 2 087 317 concur with property titles, cadastral dimensions and field measurements taken on site, except for the low-walls and the fence which do not follow rigorously the limits of the property, as shown on the attached copy of the plan.

5. BUILDING DESCRIPTION

The building erected thereon is a four-storey construction covered with brick and stone with an attached enlargement under construction in the backyard of the property. The dimensions and location of the said building are as shown on the attached copy of the plan.

6. SERVITUDES, CHARGES AND OTHERS CONSIDERATIONS

6.1 Openings and views

a) On the north-west wall of the building located on the property in question, lot 2 087 317, there are five windows having views on the property to the north-west, lot 2 087 318.

b) Concerning the properties mentioned in the above paragraph "a", a servitude of right of view is published under number 247 235, on and in favour of the two concerned properties.

c) All other openings and projections are in conformity with the articles 993 to 996 of the Québec Civil Code.

6.2 Common wall

A part of the north-west walls and foundation and a part of the south-east walls of the building located on the property in question, lot 2 087 317 are common walls, in conformity with article 1003 of the Québec Civil Code.

A part of the north-west wall of the building located on the property to the south-east, lot 2 087 316, is a common wall, in conformity with article 1003 of the Québec Civil Code.

6.3 Services and public utilities

a) There is a pole and aerial cables for public utilities along the south-west limit of the property in question, lot 2 087 317, as shown on the attached copy of the plan.

b) There is no other apparent servitude for public utilities affecting this property.

6.4 Other charges or servitudes

a) This property is subject to a restricted servitude of non-access to the Trans-Canada Highway, the whole as published under number 1 724 678.

b) There is no other apparent servitude affecting this property.

7. ENCROACHMENT

There is no apparent encroachment affecting this property.

8. MUNICIPAL REGULATIONS

8.1 Municipal zoning regulation

This property is not located within a protected area, a protected strip, a flooding area or a riskful zone established by municipal zoning regulation.

8.2 Zone Identification

This property is located within zone 0405 and also within a significant area subject to standards of the borough of Côte-des-Neiges / Notre-Dame-de-Grâce. According to the information obtained from the grid of uses and standards, the permitted uses are residential and commercial.

8.3 Municipal lot division regulation

a) The property conforms to the municipal by-law regarding its dimensions and area.

b) The building erected on the property conforms to actual municipal regulation regarding its position within the boundaries of the property, except for the lateral margins which are inferior to the minimum of two metres and five tenths (2,5), as required by the municipal by-laws.

However, municipal information revealed that this building has been built in 1930 and thus, according to my opinion, acquired rights might apply to this situation.

9. LEGISLATION THAT MIGHT AFFECT THE PROPERTY

9.1 Expropriation Act (CQLR, c. E-24) and advice for public reserve

There is no expropriation advice nor any advice for public reserve appearing on the real estate index at the Montréal Registration Office against the property.

9.2 Cultural Heritage Act (RLRQ, c. P-9.002)

This property is not affected by any registered reserve for public utilities nor affected by anything regarding the classification of historical monument or archeological site, no mention of such specification appearing on the real estate index at the Montréal Registration Office or on the municipal zoning regulation.

9.3 Aeronautical Act (R.S.C., c. A-2)

The real estate index at the Montréal Registration Office reveals that this property is not located within an airport area establish by regulation adopted in accordance with the aeronautical Law.

9.4 An Act respecting the Régie du logement (CQLR, c. R-8.1)

This property does not seem to be part of an "*housing complex*" as described in article 45 of the *Act respecting the Régie du logement*.

9.5 An Act respecting the preservation of agricultural land and agricultural activities (CQLR, c. P-41.1)

This property is not located within an agricultural area defined by the municipality regulation and thus, is not affected by the provincial by-law regarding agricultural zone.

9.6 Canada-Québec convention

This property is not located within an flooding area defined in accordance with the *Canada-Quebec Convention*, concerning the mapping of protected flooding area and long term development of water resources.

9.7 Policy on protection of banks, coast and flooding plain (CQLR, c. Q-2, r. 35)

This property is not located within a lakeside protection strip determined by municipal zoning regulation and established in accordance with the *Policy on protection of banks, coast and flooding plain*.

10. MEASUREMENT SYSTEM

All dimensions are in metres (IS).

11. USE OF DOCUMENT

The present certificate of location includes a report accompanying a plan, in which the undersigned land surveyor conveys his opinion regarding the current situation and condition of the property hereby described, as to the property titles, the official cadastre and the current occupation, as well as the laws and by-laws taking application. This document is prepared in order to allow a transaction and/or a mortgage for the requerant, as well as for the purchaser(s) of the said transaction for which the said document is produced, and can not be used or invoked to any other end without the written consent of its author.

The distances from the structures to the property limits were calculated and illustrated to express an opinion regarding the application of laws and by-laws applicable against the property. They should not be interpreted as definitely establishing the property limits.

The undersigned land surveyor, hereby certifies to have verified all the elements mentioned in subsection 1° to 23° of the first paragraph of section 9 of the Regulation respecting standards of practice for certificates of location.

The whole is as shown on the attached copy of plan, which is an integral part of this document, Minute 1988, File 1905-28, dated May 6, 2020 and prepared by the undersigned Quebec land surveyor.

Digitally signed in Montréal
on May 6, 2020

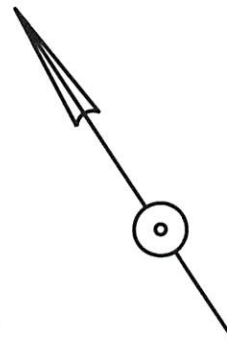
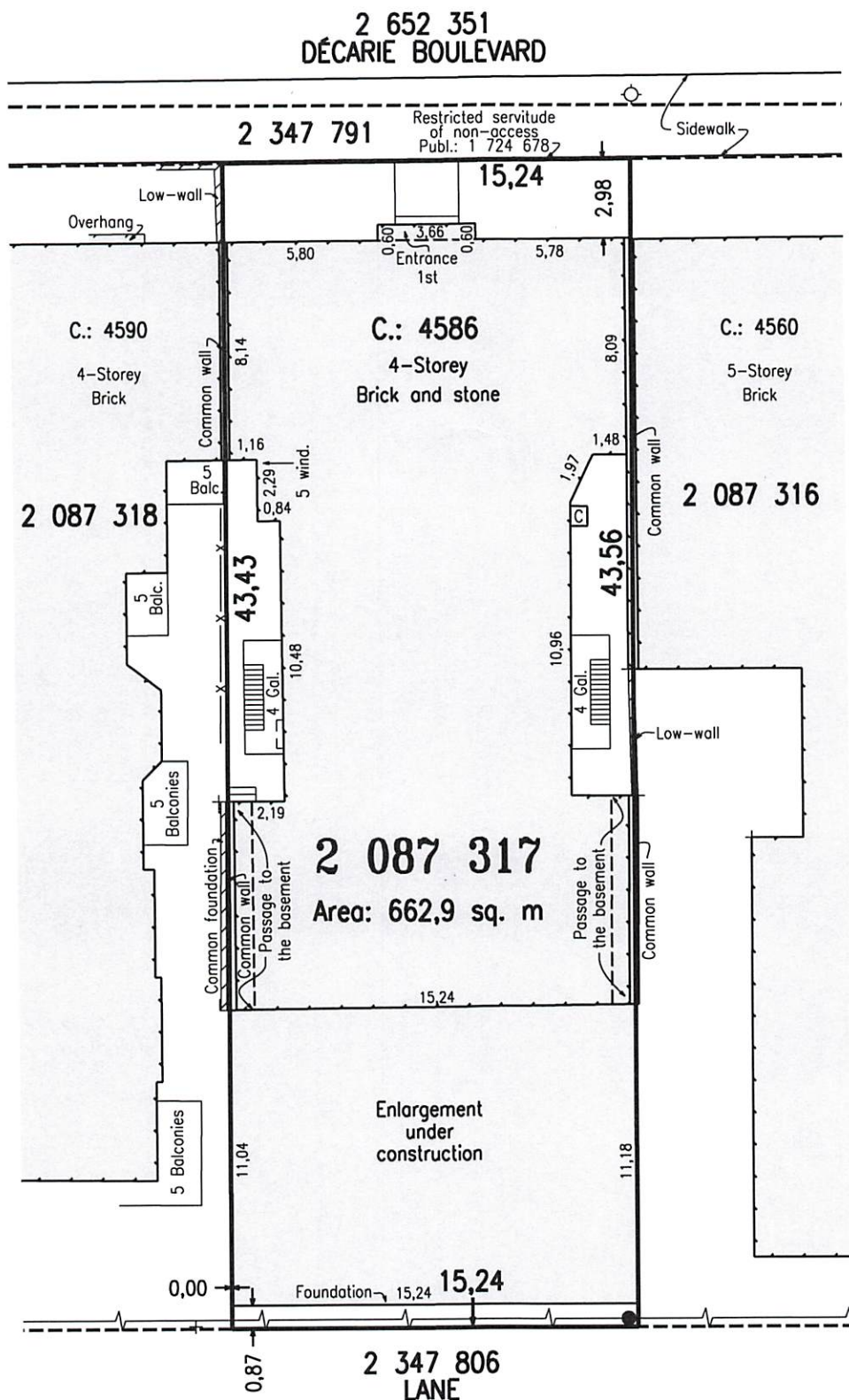




















JEAN-PHILIPPE GIGUÈRE
(matricule 2676)
land surveyor

True copy of the original



Quebec land surveyor



LEGEND		TREE		BUILDING
		HYDRANT		WOODED AREA
		GUY		AERIAL CABLES
		LAMP POST		FENCE
		POLE		DITCH
		CATCH BASIN		HEDGE
		MANHOLE		SLOPE
		SURVEY MARKER		LIMIT OF LOT
		WATER VALVE		LIMIT PROPERTY

NOTES:

THE BUILDING MEASUREMENTS AND ITS LOCATION AS TO THE PROPERTY LIMITS ARE SHOWN AS MEASURED FROM THE OUTSIDE FINISHED WALL SURFACES.

THE REPORT ACCOMPANYING THIS PLAN IS AN INTEGRAL PART OF THIS DOCUMENT. IT SHOULD NOT BE USED OR REFERRED TO FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED.

CERTIFICATE OF LOCATION

LOT(S)	2 087 317
CADASTRE	OF QUÉBEC
REG. DIV.	MONTREAL
MUNICIPALITY	CITY OF MONTREAL
BOROUGH	CÔTE-DES-NEIGES / NOTRE-DAME-DE-GRÂCE
SCALE	1=250 INTERNATIONAL SYSTEM
RESEARCH	MAY 5, 2020
FIELD WORK	APRIL 27, 2020
DRAWING	0809-26

TRUE COPY ON

06 MAY 2020

SIGNED IN MONTREAL ON MAY 6, 2020

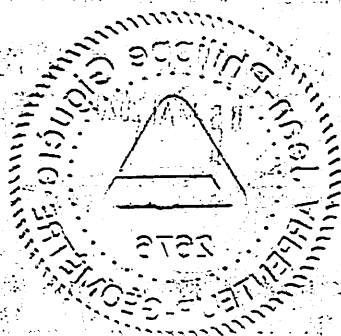
Jean-Philippe Giguère, Q.I.S.

MINUTE : 1988

FILE : 1905-28



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