



Canada
Province of Quebec
Registry Division of Montreal

CERTIFICATE OF LOCATION
Report

I, the undersigned, François Houle, Quebec land surveyor, duly authorised to practice land surveying in the province of Quebec, certify by the present that:

1. MANDATE

At the request of Donna Rafael, real estate broker I prepared this document in which I give my opinion and state on the present situation of the property hereinafter mentioned, within the meaning of the regulation respecting standards of practice relative to the certificate of location (RLRQ, c. A-23, r.10). In accordance with the said regulation, I verified the elements mentioned in paragraphs 1° to 23° of the first paragraph of article 9 of the said regulation, to wit:

2. SITE-SURVEY OPERATIONS

On April 30th, 2025, I took on the site the measurements required to verify the occupation and the boundaries of the property.

3. UPDATED PROPERTY DESCRIPTION

The property is known within the limits of the official cadastre of Quebec, registry division of Montreal, as being:

Lot **1 522 552**, of rectangular form,

BOUNDED		LINE	MEASURE (meters)
North	1 522 553	straight	48,77
East	1 522 727 (park)	straight	22,86
South	1 522 551	straight	48,77
West	1 522 530 (Graham Boulevard)	straight	22,86

This emplacement contains an area of **1 114,8 square meters**.

4. TITLE DEEDS

The searches at the Land Registration Office were conducted on May 22nd, 2025. As a result of these searches, I became aware of the latest deed of ownership relating to the property in question, namely:

- A deed of sale in favour of **Jo-Ann Massie**, received before Me Linda Frazer, notary, and registered at the Montreal Land Registration Office on August 9th, 2004, under number **11 596 782**.

- 5. CADASTRAL HISTORY**
- The present property has been identified at cadastre as follows:
- Lot 1 522 552 of cadastre of Quebec in force at the registry office since August 20th, 2002. It replaces lot 4-73 of cadastre of the Parish of Lachine following the deposit of the "renovation cadastrale" of this sector.
- Lot 4-73 of cadastre of the Parish of Lachine in virtue of a subdivision in force at the registry office since April 5th, 1951. This lot subdivides part of lot 4 of cadastre of the Parish of Lachine.
- Part of lot 4, in virtue of the original plan of the official cadastre of the Parish of Lachine, in force since November 2nd, 1877.
- 6. CONCORDANCE BETWEEN OCCUPATION, MEASUREMENTS, TITLES, AND THE CADASTRE**
- After analyzing the comparable elements from the sector's occupation and the cadastral plan, I noticed that there is concordance between the limits, dimensions, and area of the immovable property, as established by the land survey analysis, those shown on the current cadastral plan and those from the previous cadastral plan.
- Concerning the marks of occupation, I observe the following facts:
- The fence along the Northernly limit is cut across the property limit.
- Two fences are erected along the Easterly limit, the first fence is entirely located inside the property whereas the second is located on the property limit.
- Three fences are erected along the Southerly limit, the first fence is not exactly located on the property limit, the second is located on the property limit whereas the third is located outside the property.
- All as shown on the plan, which is an integral part of this certificate of location.
- 7. DESCRIPTION OF THE BUILDING, OUTBUILDINGS, AND STRUCTURES**
- The house, with its attached structures, bears the municipal address **625, Graham Boulevard, City of Dorval**. The dimensions and location of this two-storied structure whose exterior siding is made of vinyl are shown on the attached plan.
- Also, there is a one-storied vinyl garage, an above ground pool and a thermoregulating system situated within property limits.
- 8. WALL AND LIMITS**
- There is no common wall (mitoyen) in the meaning of article 1003 of the Civil Code of Quebec.
- The building is entirely erected within the re-established perimeter according to the present analysis.

The position and the configuration of the property limits, as shown on the plan accompanying this report, represent my opinion on said limits and do not grant characteristics of immutability nor of finality in the legal senses, for only boundary-marking operations can give the limits these qualities.

9. ENCROACHMENT, OVERHANG

At the front, the overhead wires attached to the building erected on the present property overhangs the neighbouring property known as lot 1 522 553.

As mentioned in paragraph 6, the fence along the Northerly limit is cut across the property limit. As a result, the property owner is exercising an apparent encroachment, by occupation, onto lot 1 522 533 and the property owner of the said neighbouring lot is encroaching, by occupation, onto the present property.

In my professional opinion, the present property does not exercise or suffer from any other apparent encroachment.

10. IMMOVABLE INDEX ANALYSIS

10.1. Registered servitude

There is no servitude published as such on the land register save and except:

23 462 546: Regulation of the airport zoning « *Montreal-Pierre Elliott Trudeau International Airport Zoning Regulations* » (DORS/2017-201). This regulation also repeals the previous Montreal Airport, Dorval, Zoning Regulations and its amendments inscribed under numbers **1 128 231** and **1 270 629**.

10.2. “Bornage”

No boundary-marking operations have been deposited at the registry office establishing some or all the limits of the present property.

10.3. Expropriation

There is no notice of expropriation or reserve for public purpose registered as such on the land register which affects the present property.

10.4. Cultural heritage

There is no notice registered on the land register stipulating that the present property has been classified or is situated within a protection area for a property classified under the Cultural Heritage Act (chapter P-9.002).

However, a complete notarial title search may reveal additional rights affecting the present property

11. CHARGES, APPARENT SERVITUDES AND OTHER OBSERVATIONS

11.1. Views

In my opinion all views in the meaning of articles 993 and 994 of the Civil Code of Quebec are situated beyond the distances prescribed by said articles.

11.2. Apparent charge
Save and except the encroachments mentioned in article 9, no other apparent charge has been observed regarding the present property.

12. ACTUAL CONDITION OF IMMOVABLE ACCORDING TO CERTAIN LAWS OR REGULATIONS WHICH MAY AFFECT IT

12.1. Municipal regulation (zoning by-law)

12.1.1. Zone

This present property is situated within the zone H03-03 shown on the municipal zoning plan.

12.1.2. Conformity of the position

In my opinion, the position of the building, in relation to the property limits, complies with the minimum setback requirements of the current municipal zoning by-law in force since October 9th, 2015.

The position of the structures (galleries) attached to the building, in relation to the property limits, meets the minimal setback requirements of the current zoning by-law.

Along the Southerly lateral limit, the position of the garage, in relation to the property limits, meets the minimal setback requirements of the current zoning by-law, save and except the distance of 1,04 meter from the lateral limit which is lesser than the minimal distance of 1,50 meter required by the current zoning by-law.

The position of the above ground pool, in relation to the property limits, meets the minimal setback requirements of the current zoning by-law.
The actual zoning by-law does not regulate the position of the thermoregulating system regarding its minimum setbacks in relation to the property limit.

12.1.3. Protection area (patrimonial)

No disposition to the effect that the present property is situated, in all or in part, inside a protection area or a historical borough is mentioned in the municipal zoning by-law.

12.1.4. Riverbank

The present property is not situated, in all or in part, within a riverbank as established by the municipal zoning by-law in virtue of the regulation respecting the temporary implementation of the amendments made by chapter 7 of the statutes of 2021 in connection with the management of flood risks enacted by decree no 1596-2021 dated December 15th 2021 and based on the regulation respecting activities in wetlands, bodies of water and sensitive areas (chapter Q-2, r. 0.1).

12.1.5. Zones and Strips

The present property is not situated, in all or in part, within a protection zone, a protection strip of land or a risk zone as established by the municipal zoning by-law.

12.1.6. Flood zone

The present property is not situated, in all or in part, within a flood zone as established by the municipal zoning by-law.

12.2. Regime for the flood zones of lakes and watercourses (Temporary regulation)

The present property is not situated, in all or in part, within a flood zone as established by the regulation respecting the temporary implementation of the amendments made by chapter 7 of the statutes of 2021 in connection with the management of flood risks enacted by decree no 1596-2021 dated December 15th 2021 and based on the regulation respecting activities in wetlands, bodies of water and sensitive areas (chapter Q-2, r. 0.1).

12.3. Agricultural land

The present property is not situated within an area that has been secured under an act respecting the preservation of agricultural land and agricultural activities (RLRQ, c. P-41.1).

12.4. Aeronautics Act

The present property is entirely located in the airport zoning area of the Montreal-Pierre Elliott Trudeau International Airport established by a regulation registered at the registry office under number **23 462 546**.

12.5. Housing complex

The present property does not present any apparent elements of a housing complex in accordance with the meaning of article 45 of the law regarding the Quebec Housing Legislation (RLRQ c T-15.01).

13. NOTES

All dimensions in this report and plan are in metric measure.

This report and the accompanying plan form an integral part of the certificate of location which was prepared for the purpose of an immovable transaction and/or for the obtaining of a mortgage loan. It may not be used or referred to for any other purpose than that for which it was intended. This certificate of location was prepared for the sole benefit of the mandator and assigns. All other uses or utilisation must be authorised in writing by the undersigned surveyor.

Signed in Pointe-Claire, this May 22nd, 2025, under number 24474 of my minutes and filed under number 54733 of the files of HOULE Quebec Land surveyors' office.

Digitally signed

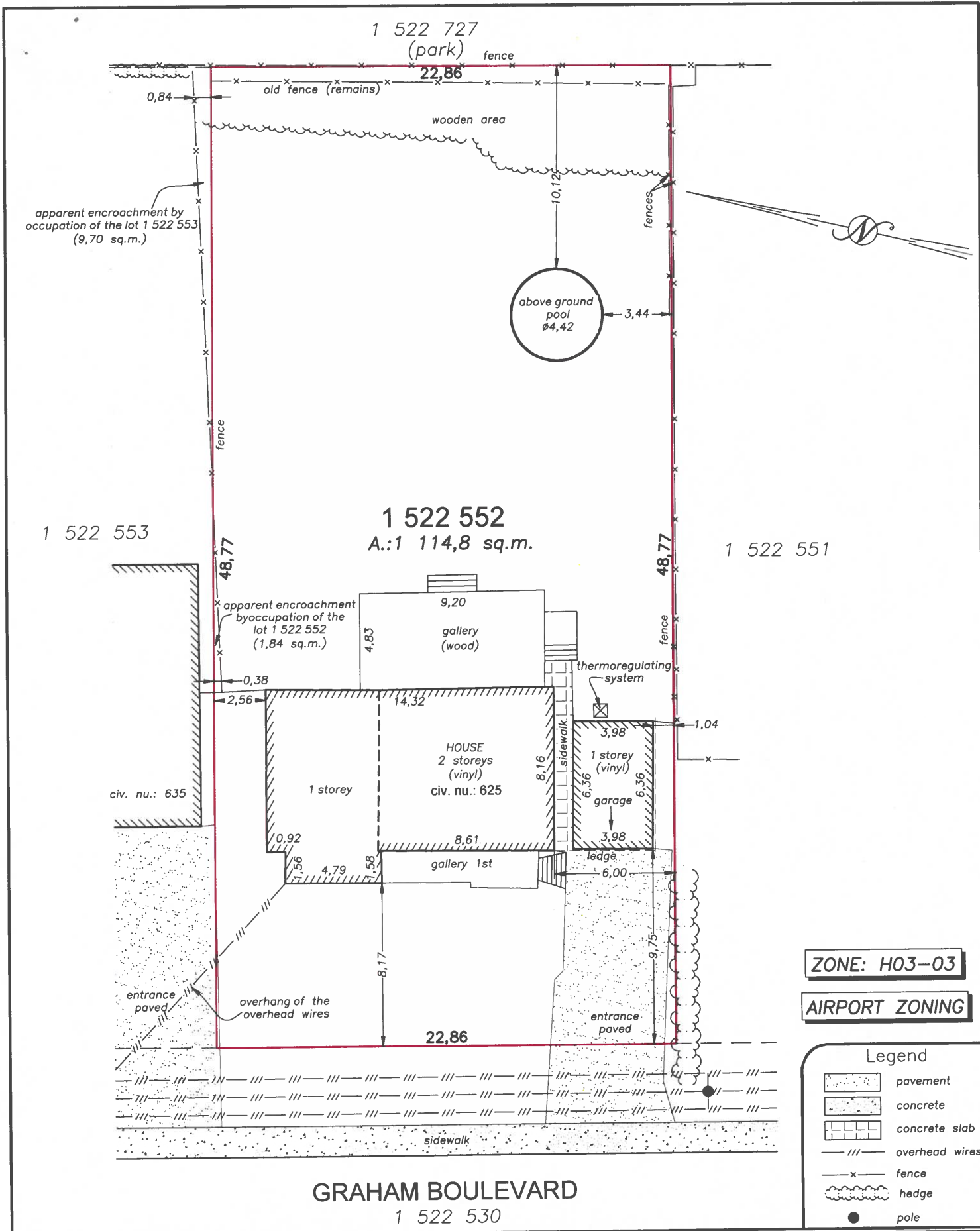
François Houle
Quebec Land Surveyor

True copy of the original

Issued on 22 May 2025



François Houle
Quebec Land Surveyor



Note(s):

- This plan and the accompanying report form an integral part of the certificate of location which was prepared for the purpose of an immovable transaction and / or for the obtaining of a mortgage loan.
- All other uses or utilizations by a third party must be authorized in writing by the undersigned.
- It may not be used or referred to for any other purpose than that for which it was intended.
- The setbacks from the main building were taken at the exterior siding.
- The site survey was done on April 30th, 2025 .



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Signed in Pointe-Claire,

digital signing

FRANÇOIS HOULE Q.L.S.

Copie conforme/True copy

22 MAI 2025

FRANÇOIS HOULE Q.L.S.

Date May 22nd, 2025

Minute 24474

Mandat 20250161

Dossier File 54733

CERTIFICATE OF LOCATION

Echelle
Scale

1:250 (IS)

Cadastre

QUEBEC

Lot(s)

1 522 552

Municipalité
Municipality

CITY OF DORVAL

Circon. Foncière
Reg.division

MONTREAL

Chef d'équipe
Crew chief

VL

Calculé par
Computed by

AO

Dessiné par
Drawn by

HK

Vérifié par
Verify by

FH

1/1

54733

CERTIFICATE OF LOCATION

625, Graham Boulevard
City of Dorval
Lot: 1 522 552
Cadastre of Quebec

Consultant
François Houle, Q.L.S.

Minute: 24474
Date: May 22nd, 2025



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