

CERTIFICATE OF LOCATION

I, the undersigned, **ROBERT KATZ**, Quebec Land Surveyor, of **Le Groupe Conseil T.T. Katz**, duly authorized to practice as such in the Province of Québec, do hereby certify:

SITE SURVEY

On February 22th, 2022, a site survey was carried out to locate a property situated at 10 Roxborough Avenue, City of Westmount.

DESCRIPTION OF PROPERTY

The present property is composed of lot ONE MILLION FIVE HUNDRED EIGHTY THREE THOUSAND FOUR (1 583 004) of the cadastre of Quebec, Registration Division of Montréal and its current description reads as follows:

LOT 1 583 004

Of regular figure, bounded towards the North-East by lot 1 583 195 (Roxborough Avenue) and measuring in this limit 25,40 meters; towards the South-East by lot 2 626 425 and measuring in this limit 33,53 meters; towards the South-West by lots 1 582 875 and 1 582 876 and measuring in this limit 25,40 meters; towards the North-West by lot 1 583 003 and measuring in this limit 33,53 meters; containing an area of 851,5 square meters.

TITLE-DEED

The searches at the Registry Office of Montréal in respect of this property were executed on April 1st, 2022 and the deed of conveyance consulted for the purpose of this Certificate of Location was a vente from The Royal Trust Company to Stella Flader published on June 10th, 1976 under number 2212316. The present Certificate of Location is prepared in relation to this title.

CADASTRAL HISTORY

The subject lot 1 583 004 was deposited at the Registry Office on March 25th, 2003 by cadastral renovation of lots 237-399 and 239-B-188 of the cadastre of the Municipality of The Parish of Montreal.

The said lot 237-399 was deposited at the Registry Office on June 25th, 1954 by redivision of part of lots 237-175 and 237-176.

The said lot 239-B-188 was deposited at the Registry Office on June 25th, 1954 by redivision of part of lots 239-B-115 and 239-B-116.

The said lots 237-175 and 237-176 were deposited on August 4th, 1910 by subdivision of part of lot 237.

The said lots 239-B-115 and 239-B-116 were deposited on August 4th, 1910 by subdivision of part of lot 239-B.

The said lots 237 and 239-B were deposited on July 15th, 1873.



T.T. KATZ

ARPENTEURS-GÉOMÈTRES
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LAND SURVEYORS
CONSULTING ENGINEERS

AGREEMENT WITH THE DEED / CADASTRE(S) AND OCCUPATION

There is agreement between the survey, the title consulted, the Cadastre and the occupation with respect to the dimensions and area of said lot 1 583 004.

The fences, retaining and stone walls on the site are generally as shown on the plan hereto attached and are not necessarily representative of the property limits.

BUILDING

There exists on this property a split level building with exterior facing of brick of which its shape, position and dimensions are as shown on the attached plan.

COMMON WALL

There are no common (mitoyen) walls affecting the present property.

ENCROACHMENT

The present property occupies a part of the neighbouring property, being lot 2 626 425, according to the current fence and retaining wall (0,24m).

The present property occupies (0,13m) a part of the neighbouring property, being lot 1 583 003 and the said neighbouring property occupies (0,40m) a part of the present property, according to the current fence.

There is a stone wall that occupies (0,14m) a part of present property.

The whole is as shown on the attached plan.

There are no other apparent encroachments affecting the said property.

The property limits indicated in the present Certificate of Location are only the opinion of the undersigned land surveyor, and may show marks of occupation that are not co-incident with them. The occupation may lead to acquisitive prescription for the side that is exercising the occupation.

VIEWS

There are no apparent views according to the current articles of the Civil Code of Quebec.

APPARENT SERVITUDE

There are no apparent servitudes affecting the said property other than those that may exist with regard to the usual public utilities. It is to be noted that there are overhead electrical wires (with poles) near the rear limit, as shown on the attached plan.

REGISTERED SERVITUDE

There are no servitudes inscribed as such in the Land Register against the present emplacement. Any servitude not appearing in the Land Register and recorded only in earlier Titles or Deeds are not reflected in this report.

RESERVE / EXPROPRIATION

There are no Notices of Public Reserves nor any Notices of Expropriation inscribed as such in the Land Register against the present property.

AGRICULTURAL LAND PROTECTION (RLRQ, P-41.1)

The present property is not situated within an area that has been protected under the Act Respecting the Preservation of Agricultural Land and Agricultural Activities.

CULTURAL HERITAGE (RLRQ, c.P-9.002)

The present property is not classified under the Cultural Heritage Act nor is it situated within the protected area of any property so classified nor is it mentioned in the Municipal Zoning By-Law nor is it in a Historical District.

AIRPORT ZONE (L.R.C., c.A-2)

The present property is not located within an airport site, established by a regulation made under the Aeronautics Act and appearing on the Land Register.

HOUSING COMPLEX (RLRQ, c. T-15.01)

During our site visit, the present building did not present any apparent physical characteristics of a Housing Complex and does not appear to be subject to article 45 of the "Loi sur le Tribunal administratif du logement".

FLOOD ZONE

The present property is not located within a protective zone, a flood zone or a risk zone established either by the Canada-Québec convention on mapping and floodplain protection or by Municipal Zoning By-Laws

RIPARIAN PROTECTION

The present property is not located within a riparian protective zone established either by the « Politique de protection des rives, du littoral et des plaines inondables » and/or by Municipal Zoning By-Laws. Moreover, it is not located within a protective zone, protective band, flood zone or risk zone as established by Municipal Zoning By-Laws.

MUNICIPAL REGULATIONS

The present property is located within residential municipal zone R1-01-01.

In my opinion, the present building conforms to the requirements of the Municipal Zoning By-Laws in regard to its position with respect to the property lines.

BORNAGE

No minutes of a boundary marking operation have been inscribed in the land register against the present property. The property limits indicated in the present Certificate of Location are an opinion, only a Bornage as per Article 978 of the civil code can establish the property limits.

MEASURES AND PLAN

All dimensions herein given are in Metric Measure and the whole is as shown on the accompanying plan.

MANDATE / USE

The present Certificate of Location is a document consisting of a report and a plan whereby the Land Surveyor gives his opinion on the current situation and state of a property in relation to the title deeds, the cadastre and the occupation.

This document has been prepared for the purpose of a sale or mortgage and cannot be used or invoked for any other purposes or by other persons without the written authorization of the undersigned and should not be used to determine property limits.

CERTIFICATION

I attest having verified, in accordance with the prescribed regulation respecting standards of practice for Certificates of Location, each of the elements mentioned in items 1 to 23 of the first section of article 9.

I attest that the present report and corresponding plan have been prepared in conformity with the inspection of the site, measurements taken and all information that could be gathered for this purpose.

All unauthorized reproduction of the present report and the attached plan is prohibited in virtue of Copyright Act R.S.C., C-30, S-1.

In faith of which, I have signed in Montreal, this first day of June, two thousand twenty two (**June 1st, 2022**).

Minute: 14593

Dossier: 51025-3999-37



ROBERT KATZ

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