



**ARSENEAULT
BOURBONNAIS INC.**
ARPENTEURS • GÉOMÈTRES

CERTIFICAT DE LOCALISATION

Adresse de la propriété :

109, rue Monsadel

Lot : 2 459 853

Cadastre : Québec

Circ. Foncière : Montréal

Municipalité : Ville de Kirkland

Dossier N° : S 3917-1

Minute N° : 6734

MINUTE :6734
FILE :S 3917-1

REPORT ANNEXED TO
CERTIFICATE OF LOCATION

I, the undersigned, DAVID SIMONEAU, Quebec Land Surveyor, from Arseneault Bourbonnais Inc., duly qualified and practicing at Vaudreuil-Dorion, certified that in my opinion:

1. MANDATE AND LAND SURVEYING

On February 28th, 2014, upon the request of Mrs. Carol La Ronde and for the account of Mrs. Helen Kerr, I made a survey to locate the parcel of land and premises known as being lot 2 459 853, of the official cadastre of Québec, registry division of Montréal, municipality of Ville de Kirkland.

2. TITLE DEED AND CADASTRE

The research at the registry office of Montréal has been made on February 26th, 2014.

Mrs. Helen Kerr would be the owner of the immovable, described below, by acquisition in virtue of a deed of sale registered at the registry office of Montréal on April 26th, 1994 under number 4694161.

The said immovable is known on the official cadastre of Québec as being lot 2 459 853, following the registration of an official plan of cadastral renovation at the registry office of Montréal on October 14th, 2003. The said lot replaced lot 170-305 of the cadastre of Paroisse de Pointe-Claire, who had been created by the registration of a subdivision at the registry office of Montreal on July 23rd, 1991. The said lot subdivided part of lot 170, who had been created by the registration of a plan at the registry office of Montreal on November 2nd, 1877.

3. DESCRIPTION

Lot :2 459 853
Cadastre :Québec
Registry division :Montréal

BOUNDARIES		LINE	LENGTH METRES (IS)
Towards the S-E	:2 459 855, rue Monsadel	Straight	7,43
Towards the S-W	:2 459 850	Straight	31,73
Towards the N-W	:2 459 852	Straight	7,37
Towards the N-E	:2 459 854	Straight	29,55

Area: 224,2 square metres



4. CONCORDANCE

There is concordance between measurement, titles, the old and the new cadastre. See annexed plan to have relation between the occupation and the reconstituted limits.

5. BOUNDARY ACTION

There is no boundary action registered or to be registered to the knowledge of the undersigned on the said property.

6. NATURE & LOCATION

There is presently erected within the limits of the said property a 2-storied contiguous house, with exterior walls in brick and aluminium, bearing civic number 109, rue Monsadel.

7. MUNICIPAL BY-LAWS

The said emplacement is located in the zone 107R (residential) of the actual municipal by-laws of zoning, municipality of Ville de Kirkland.

The said house is not complying with the actual municipal by-laws of zoning of Ville de Kirkland according to its front margin (minimum requires 7,60 metres) and rear margin (minimum required 13,70 metres), however, in virtue of a minor derogation number 11-11-91, the said margins are regularized.

8. OPENINGS AND VIEWS

The openings comply with the Civil Code of Quebec, articles 993 to 996.

9. COMMON WALL

The N-E wall is common with the S-W wall of the house (C.N. 111) erected on lot 2 459 854, and the S-W wall is common with the N-E wall of the house (C.N. 107) erected on lot 2 459 850.

10. ENCROACHMENT

A part of the driveway, erected on lot 2 459 854, encroach a maximum of 0,14 metre on the property presently described.

Also, the fences situated along the S-W, N-W and N-E limits are not erected on the property lines, they could create an apparent encroachment allowed or exercised.

11. APPARENT REAL SERVITUDE

There is an aerial line situated along a part of the N-W limit of the said property.

12. **REGISTERED REAL SERVITUDE**

There is a mutual servitude of view, in favour and against lots 2 459 850, 2 459 853 and 2 459 854, registered at the registry office of Montreal under number 4384302.

13. **AGRICULTURAL ZONING**

The said lot is not located in an area of agricultural zoning in virtue of the law of the protection of agricultural territory and activities of Quebec (R.S.Q., C.P.-41.1).

14. **FLOODING ZONES AND PROTECTIVE STRIP OF LAND**

The present emplacement is not located in a protective zone, a flooding zone, a protective strip of land and a risk zone established by the municipal zoning by-laws.

The present emplacement is not located in a flooding zone mapped out under the convention between Federal and Provincial governments concerning the protection of the flooded areas.

15. **HOMOLOGATION, EXPROPRIATION AND RESERVE**

There is presently no homologation, expropriation and reserve for the public utility affecting the said emplacement.

16. **CULTURAL HERITAGE ACT**

The said lot is not subject to by-laws of cultural property act registered at the registry office or described at the municipal by-laws of zoning.

17. **AIRPORT SITE**

The present emplacement is not located within an airport site, established by a regulation made under Aeronautics Act. (R.S.C., c.A-2) and filed in the registry office.

18. **HOUSING COMPLEX**

The present emplacement doesn't show any apparent characteristics of a housing complex with in the meaning of section 45 of the Act respecting the Regie du Logement (R.S.Q.C.R8.1).

19. **MEASURE SYSTEM**

The measures shown on this document are in meters (IS), use factor 3.28 to convert in feet (EM).

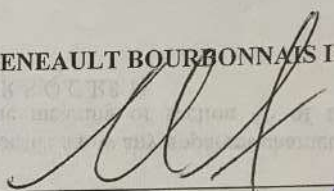


The said report has been done for sale or mortgage coming soon. It can not be used or referred for any other purpose without the written authorization of the undersigned Quebec Land Surveyor. The attached plan is part of the certificate of location.

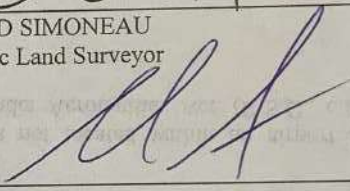
A plan dated on March 6th, 2014, bearing the number S 3917-1, prepared by the undersigned Quebec Land Surveyor is annexed to this certificate of location, under minute no. 6734.

IN TESTIMONY THEREOF, I have signed this certificate of location in Vaudreuil-Dorion on the sixth day of March of the YEAR TWO THOUSAND FOURTEEN (2014).

ARSENEAULT BOURBONNAIS INC.



DAVID SIMONEAU
Quebec Land Surveyor



DAVID SIMONEAU a.g.

True copy,
On: 26 MARS 2014

DS/pl

