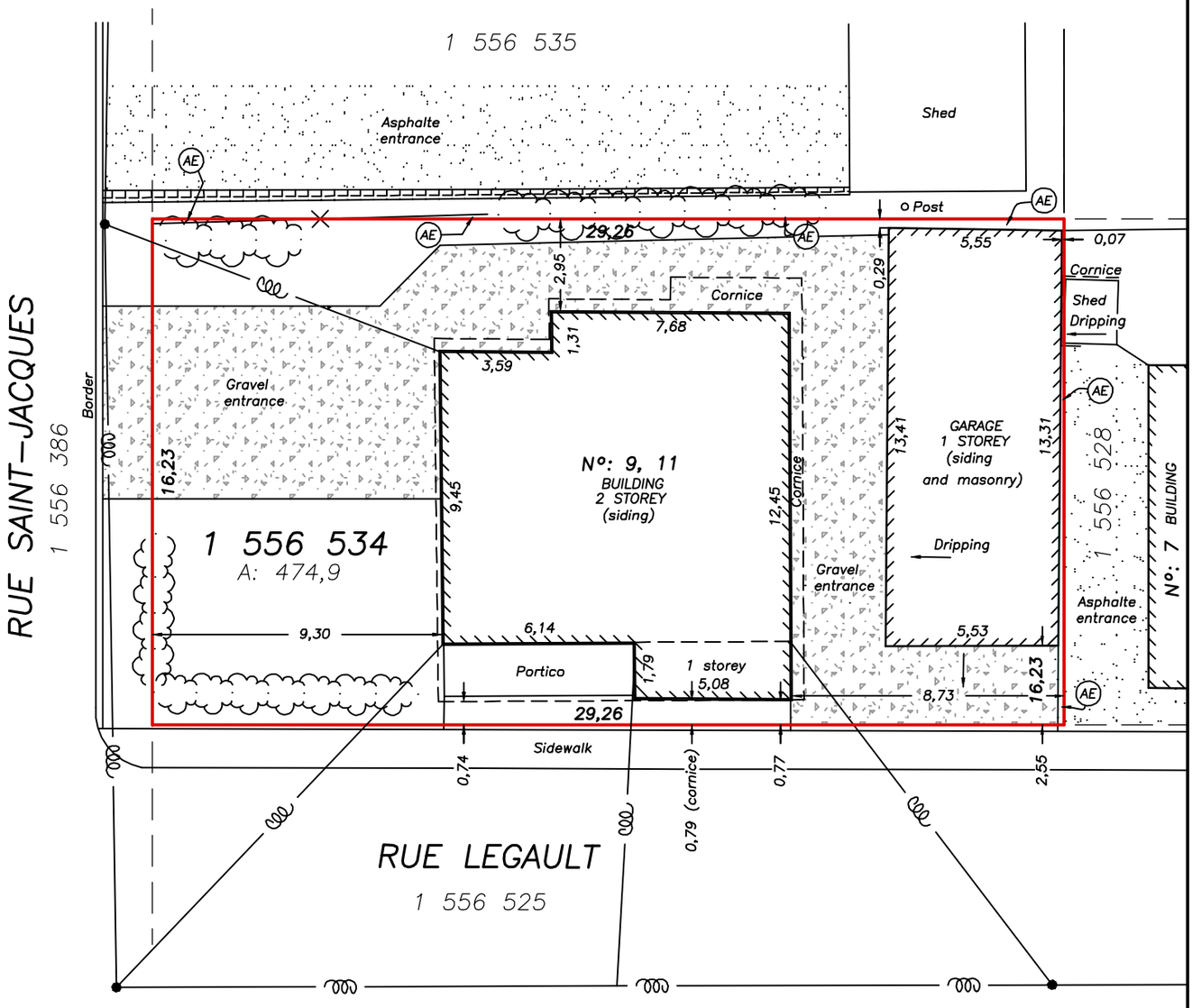


LEGEND

- PROPERTY LIMIT
- LOT LIMIT
- FENCE
- HEDGE
- HOUSE
- OVERHEAD WIRES
- ELECTRICAL POST
- A — HEAT PUMP OR AIR CONDITIONING SYSTEM
- AE — APPEARANCE OF ENCROACHMENT

Municipal zone : H2-03
Airport zoning : YES ☐ NO ■
Field work, June 17, 2026

BENOIT PÉLOQUIN *Arpenteur-géomètre inc.*
Quebec Land Surveyor

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Dorval, Qc,
H9P 1E1

Tel. 514-695-9889
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Dossier File 260290 Minute 1573

Signed in Dorval *JUNE 30, 2026*

DIGITALLY SIGNED

PAUL DESCHAMPS a.-g. / q.l.s.

Plan

LOCATION CERTIFICATE

Cadastre	CADASTRE DU QUÉBEC		
Lot(s)	1 556 534		
Municipalité Municipality	VILLE DE SAINTE-ANNE-DE-BELLEVUE		
Circon. Foncière Reg. division	MONTRÉAL	Échelle Scale	1:200 IS

Note(s):

The dimensions between the main building and the property limits were taken at the siding.

The dimensions between the accessory building(s) and the property limits were taken at the foundation.

This plan and the accompanying report form an integral part of the location certificate which was prepared for the purpose of an immovable transaction by the mandator mentioned in the report and for the financing required for such immovable transaction. It must not, at any time, be used or invoked for any other purposes without the written authorisation of the undersigned.

Canada
Province of Québec
Registry Division of Montréal

LOCATION CERTIFICATE
Report

1. MANDATE

At the request of Justin Lachapelle, I prepared this document in which I give my opinion on the present situation of the property hereinafter mentioned, in relation to the property deed, the cadastre and the laws and by-laws affecting it, the whole in the meaning of the *Regulation respecting standards of practice for location certificates* (CQLR c.A-23, r.10).

2. UPDATED PROPERTY DESCRIPTION, AGREEMENT WITH THE DEED, CADASTRE AND OCCUPATION

2.1. Updated property description

The immovable property is known within the limits of the cadastre du Québec, registry division of Montréal, as being:

Lot 1 556 534

Bounded towards the WEST by lot 1 556 525 (rue Legault), measuring 29,26 metres in this limit.

Bounded towards the NORTH by lot 1 556 386 (rue Saint-Jacques), measuring 16,23 metres in this limit.

Bounded towards the EAST by lot 1 556 535, measuring 29,26 metres in this limit.

Bounded towards the SOUTH by lot 1 556 528, measuring 16,23 metres in this limit.

Containing an area of 474,9 square metres.

2.2. Agreement between the limits, the dimensions and area(s) measured on the site, written on the title and on the cadastral plans

The limits, the dimensions and area(s) measured on the site are in agreement with the limits, the dimensions and area(s) referred on the deed, mentioned on the renovated cadastral plan and on the former cadastral plan.

2.3. Agreement between the limits measured on the site and the occupation

The occupation marks are approximately in conformity with the property limits measured on the site, save and except the elements mentioned in paragraph 7.2.1 and the WEST hedge situated within the limits of the present property.

3. SITE-SURVEY OPERATIONS

On June 17, 2026, I took on the site the measurements required to verify the occupation and the boundaries of the property.

4. PROPERTY DEED

The searches at the land register were executed on June 11, 2026.

Justin Lachapelle is the owner of the property according to a deed of sale which was registered on September 17, 2009, under number 16 553 377 and a transfer registered on June 8, 2022, under number 27 308 079.

5. CADASTRAL HISTORIC

The present property has been registered at the land register as follows:

Part of lot 195 cadastre of the parish of Sainte-Anne, on November 2, 1877.

Lot 195-45 cadastre of the parish of Sainte-Anne, on April 10, 1878.

Lot 1 556 534 cadastre du Québec, on March 14, 2002.

6. REGISTERED SERVITUDES

There is no servitude registered as such on the land register that concerns the present property.

However, a complete title search done by a notary may reveal additional rights affecting the present property.

7. CHARGES APPARENTES : VUES, PASSAGE, EMPIÉTEMENT ET AUTRES CONSTATATIONS

7.1. Views

In my opinion there is no direct view in favour or against the present property in the meaning of articles 993 and 994 of the *Civil Code of Quebec*.

7.2. Appearance of encroachments

7.2.1. Appearance of encroachments concerning the property limits

The EAST fence is situated within, on and outside the limits of the present property, in such a manner that part of the neighbour's front yard is occupying a part of the present lot and part of the present property's back yard is occupying a part of the neighbour's lot.

One of the EAST hedges, the shortest one, is situated within the limits of the present property.

The other EAST hedge, the longest one, is situated outside the limits of the present property, in such a manner that part of the present property's back yard is occupying a part of the neighbour's lot.

Part of the shed supplying the neighbour's lot 1 556 528 and its cornice are situated upon the present property.

Part of the asphalt entrance supplying the neighbour's lot 1 556 528 is situated upon the present property.

7.2.2. Other appearance of encroachments

There is no other apparent encroachment affecting the present property.

7.3. Other observations

The roof of the neighbour's shed is not constructed in such a manner that the rain and snow fall on lot 1 556 528 in the meaning of article 983 of the Civil Code of Québec.

Subject to the foregoing, there is no other apparent charge that would likely be subject to a servitude and that may affect the immovable property.

8. <u>DESCRIPTION OF THE BUILDING</u>

This building bearing civic numbers 9 and 11 rue Legault, ville de Sainte-Anne-de-Bellevue, is a one and two storey structure of siding exterior, with measurements as shown on the attached plan. Its ancillary building is a one storey garage of siding and masonry exterior.

9. <u>COMMON WALL</u>

There is no common wall in the meaning of article 1003 of the *Civil Code of Québec*.

10. <u>ACTUAL CONDITION OF IMMOVABLE ACCORDING TO CERTAIN LAW OR REGULATION WHICH MAY AFFECT IT</u>

10.1. Municipal regulation

10.1.1. Compliance of the position of structures, buildings and dependencies

The present property is situated in the H2-03 zone. In my opinion, the position of the structures, building and its dependencies in relation to the boundaries of the immovable property, meet the requirements of the present municipal zoning by-law, save and except the following elements:

- The distance between the building and the WEST limit of the present property (0,77 metres) is less than the minimum setback required by the present zoning by-law (2,00 metres).

- The distance between the building and the EAST limit of the present property (2,95 metres) is less than the minimum setback required by the present zoning by-law (5,00 metres).

- The distance between the garage and the EAST limit of the present property (0,29 metres) is less than the minimum setback required by the present zoning by-law (1,00 metre).

- The distance between the garage and the SOUTH limit of the present property (0,07 metres) is less than the minimum setback required by the present zoning by-law (1,00 metre).

However, according to article 298 of the present zoning by-law number 874:

« Un bâtiment dérogatoire est protégé par droits acquis si, au moment où les travaux de construction ont débuté, elle était conforme aux

dispositions du règlement de zonage en vigueur et a fait l'objet d'une demande de permis ou de certificat en bonne et due forme »

The fact that the location of the building and the location of the garage are protected by article 298 remains to be established.

- The distance between the portico and the WEST limit of the present property (0,74 metres) is less than the minimum setback required by the present zoning by-law (1,00 metre).

When preparing a location certificate only the position of structures from the property limits is verified. All other by-law restrictions concerning the position of structures or dependencies from each other, their area, their maximal or minimal dimensions, their height, their clearance or occupation ratio are not the object of the present report.

10.1.2. Heritage property, protected area or heritage

The property is not a heritage property described in the current zoning by-law.

The present property is not situated within a protected area or heritage site mentioned by the municipal zoning by-law.

10.1.3. High current flood zone

The present property is not situated in whole or in part within the high current flood zone under the *Règlement sur les activités dans les milieux humides, hydriques et sensibles* (RLRQ, c. Q-2, r. 0.1).

10.1.4. Low current flood zone

The present property is not situated in whole or in part within the low current flood zone in the meaning of the *Règlement sur les activités dans les milieux humides, hydriques et sensibles* (RLRQ, c. Q-2, r. 0.1).

10.1.4.1. Flooded territory

The present property is not situated in whole or in part within the flooded territory as defined in the "*Règlement sur les activités dans les milieux humides, hydriques et sensibles*" (RLRQ, c. Q-2, r. 0.1).

10.1.5. Riverbank

The present property is not affected by the riverbank regulation in the meaning of the "*Règlement sur les activités dans les milieux humides, hydriques et sensibles*" (RLRQ, c. Q-2, r. 0.1).

10.1.6. Risk Zone

The present property is not situated in whole or in part within a risk zone mentioned by the municipal zoning by-law.

10.1.7. Protected zone

The present property is not situated in whole or in part within a protected zone mentioned by the municipal zoning by-law.

10.2. Cultural heritage

There is no notice registered on the land register stipulating that the immovable property is heritage property or located in whole or in part within a protected area or heritage site under the *Cultural Heritage Act* (CQLR, c.P-9.002).

10.3. Expropriation

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

10.4. Agricultural land

The immovable property is not located within an agricultural zone under the *Act respecting the preservation of agricultural land and agricultural activities* (CQLR, c.P-41.1).

10.5. Housing Complex

There is no apparent element of a housing complex in the meaning of article 45 of the *Act respecting the Administrative Housing Tribunal* (CQLR, c. T-15.01).

10.6. Airport Zoning Regulation

The present property is not located in whole or in part within an airport site established by a regulation made under the *Aeronautics Act* (R.S.C. 1985, c. A-2).

11. <u>BOUNDARY PROCEDURE</u>

There is no boundary procedure registered as such on the land register which affect the present property.

12. <u>NOTES</u>

I verified the elements mentioned at subparagraphs 1 to 23 of the first paragraph of section 9 of the Regulation respecting standards of practice for location certificates.

I personally took knowledge of the observations in regard to the elements referred to in subparagraphs 9 and 13 to 17 of the first paragraph of section 9 of the Regulation on standards of practice for the location certificates and have validated them.

All dimensions in this report and plan are metric measures.

This report and the accompanying plan form an integral part of the location certificate which was prepared for the purpose of an immovable transaction by the mandator hereinabove mentioned and for the financing required for such immovable transaction. It must not, at any time, be used or invoked for any other purposes without the written authorisation of the undersigned.

Signed in Dorval, this June 30, 2026, under number 1573 of my minutes and filed under number 260290 of my files.

DIGITALLY SIGNED
Paul Deschamps
Quebec Land Surveyor

2026-07-10



True copy