

MINUTE :223  
FILE :S 58-3

**REPORT ANNEXED TO**  
**CERTIFICATE OF LOCATION**

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

**1. MANDATE AND LAND SURVEYING**

On April 14th, 2003, upon the request and for the account of Mr. John Bland, I made a survey to locate the parcel of land and premises known as being lot 2 926 443, of the official cadastre of Quebec, registry division of Montreal, municipality of Ville de Montreal (Secteur Sainte-Anne-de-Bellevue).

**2. DEED AND CADASTRE**

The research at the registry office of Montreal has been made on May 8th, 2003.

Mrs. Fay Thomson-Bland would be the owner of the immovable, described below, by acquisition in virtue of a deed of sale registered at the registry office of Montreal on February 12th, 1946 under number 641828.

The said immovable is known on the official cadastre of Quebec as being lot, following the registration of an official plan of replacement at the registry office of Montreal on May 6th, 2003. The said lot replaced part of lot 1 556 787. The lot 1 556 787 had been created by a registration of an official plan of cadastral renovation at the registry office of Montreal on March 14th, 2002 and corrected on February 21st, 2003. The said lot replaced part of lot 298 of the cadastre of Paroisse de Sainte-Anne. The lot 298 had been created by a registration of a plan at the registry office of Montreal on November 2nd, 1877.

**3. DESCRIPTION**

Lot :2 926 443  
Cadastre :Quebec  
Registry division :Montreal

BOUNDARIES		LINE	LENGTH <u>METERS (IS)</u>
Towards the N-W	:1 559 634, Chemin Lakeshore	Straight	31,13
Towards the N-W	:1 559 655, Chemin Lakeshore	Straight	12,50
Towards the N-E	:1 556 788	Straight	46,33
Towards the S-E	:Lac Saint-Louis	Sinuous Chord	14,64
Towards the S-E -	:Lac Saint-Louis	Sinuous Chord	25,92
Towards the S-E	:Lac Saint-Louis	Sinuous Chord	16,10
Towards the S-O	:2 926 442	Straight	72,79

Area: 2 628,9 square meters

4. **CONCORDANCE**

There is concordance between measurement, titles and 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 house, with exterior walls in stone and wood, bearing civic number 21094, Chemin Lakeshore and a wooden garage.

7. **MUNICIPAL BY-LAWS**

The said house is not complying with the actual municipal by-laws of zoning of Ville de Montreal (Secteur Sainte-Anne-de-Bellevue) according to its front margin (minimum required 7,50 meters), however, it has acquired rights complying at the moment of the construction. The said house is complying according to its other margins.

The garage is not complying with the actual municipal by-laws of zoning of the said municipality according to its localization (not permit in the front yard) and to its N-E lateral margin (minimum required 1,20 meter), however, it has acquired right complying at the moment of the construction.

8. **OPENINGS AND VIEWS**

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

9. **COMMON WALL**

There is no common wall affecting the said buildings.

10. **ENCROACHMENT**

A part of the stairs, situated on the N-W limit of the said property, encroach a maximum of 0,44 meter on the lot 1 559 634, Chemin Lakeshore..

Also, the stone wall situated along the N-W limit of the said property is not located on the property line.

11. **APPARENT REAL SERVITUDE**

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

12. **REGISTERED REAL SERVITUDE**

There is a right o way, in favor and against lots 1 556 785, 2 926 442 and 2 926 443, registered at the registry office of Montreal under number 5156180.

13. **LAW 90**

The said lot is not located in an area protected by law 90 for the Protection of Agricultural Territory of Quebec (L.R.Q., C.P.-41.1).

14. **FLOODING ZONES**

The present emplacement is partly located in the strip of protection of Lac Saint-Louis. Referring to the flooding zones, there are no maps showing the said flooding zones made by the municipality, provincial and federal governments. A special level survey must be done to determine the said flooding zones on the site.

15. **HOMOLOGATION, EXPROPRIATION AND RESERVE**

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

16. **LAWS FOR CULTURAL PROPERTY ACT**

The said lot is not subject to by-laws of cultural property act.

17. **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 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 May 8th, 2003, bearing the number S 58-3, prepared by the undersigned Quebec Land Surveyor is annexed to this certificate of location, under minute no. 223.

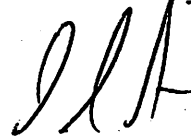
IN TESTIMONY THEREOF, I have signed this certificate of location in Vaudreuil-Dorion on the eighth day of May of the YEAR TWO THOUSAND THREE (2003).

ARSENEAULT, BOURBONNAIS & ASS.




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DAVID SIMONEAU  
Quebec Land Surveyor




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DAVID SIMONEAU a.g.

True copy,

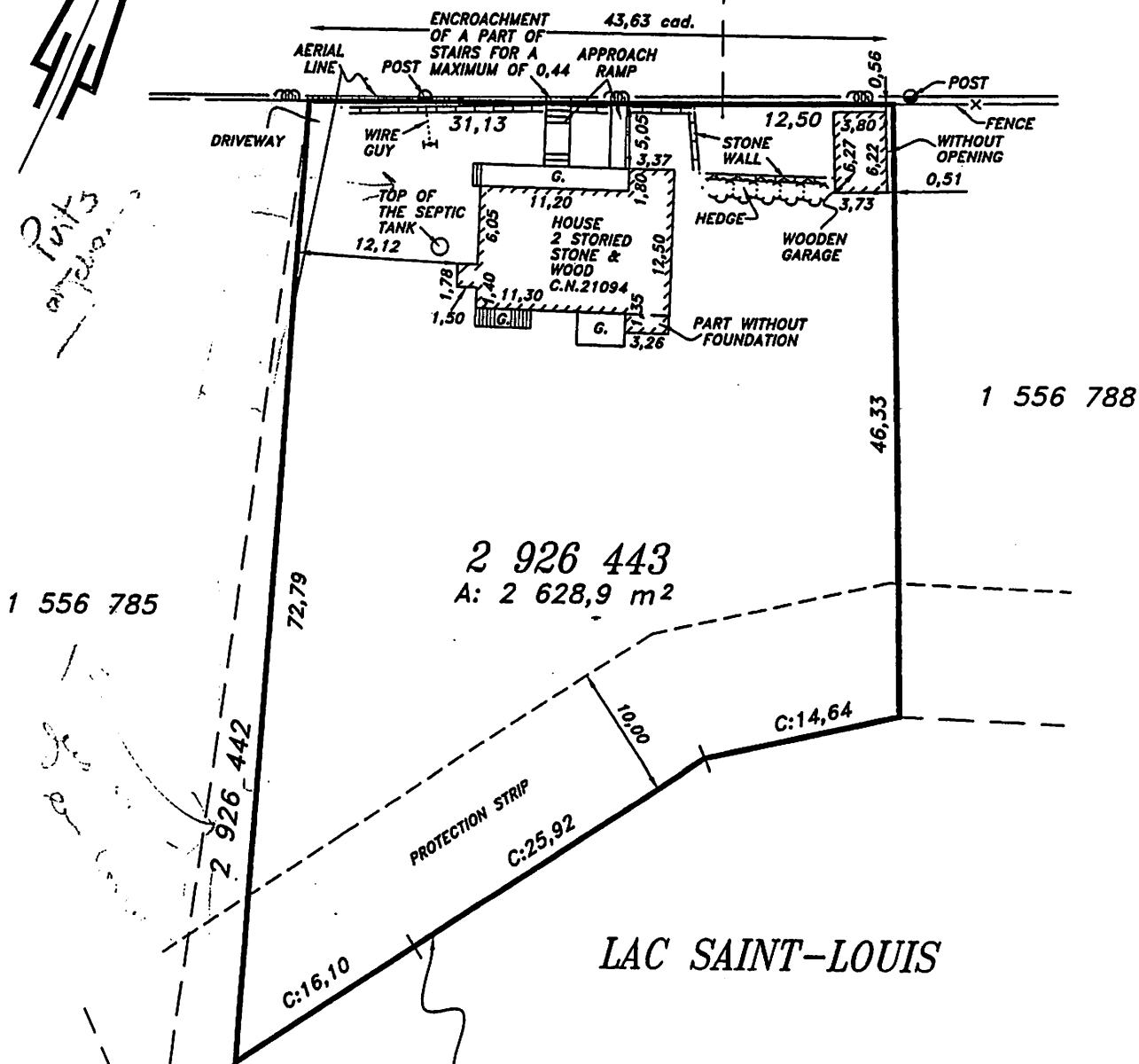
On: 21 MAI 2003

DS/pl

# CHEMIN LAKESHORE

1 559 634

1 559 655



THE MEAN HIGH WATER LEVEL IS SUBJECT TO THE JURISDICTION OF "MINISTÈRE DE L'ENVIRONNEMENT" AND IDEALLY COME TO A SURVEY AND AGREEMENT WITH THE AUTHORITY OF THE SAID MINISTRY.

cad. : cadastre

N.B.: Les distances entre les bâtiments et les limites de propriété sont mesurées à partir du revêtement extérieur.

Ce plan ainsi que le rapport l'accompagnant font parties intégrantes du présent certificat de localisation. Préparés pour des fins de vente et d'obtention de prêt hypothécaire à intervenir sous peu, ils ne devront pas être utilisés pour d'autres buts sans l'autorisation écrite du sousigné.

NOTE: Les mesures indiquées sur ce document sont en mètres (SI), on utilise le facteur 3.28 pour convertir en pieds (MA).

**Arseneault, Bourbonnais & Ass.**  
arpenteurs-géomètres

100 Boul. Harwood  
Suite 107  
Vaudreuil-Dorion, Qué.  
J7V 1X9  
Tél.: 455-8151



Préparé par:

Le 08/05/2003

DAVID SIMONEAU a.g.

Copie conforme:

Le 21 MAI 2003

DAVID SIMONEAU a.g.

PLAN ANNEXÉ AU  
CERTIFICAT DE LOCALISATION

LOT(S): 2 926 443

CADASTRE: QUÉBEC

CIRC. FONCIÈRE: MONTRÉAL

VILLE DE MONTRÉAL  
MUNICIPALITÉ: (SECTEUR: SAINTE-ANNE-DE-BELLEVUE)

LEVÉ LE: 14/04/2003 ÉCHELLE: 1:500

MINUTE: 223 DOSSIER: S 58-3