

**CANADA**  
**PROVINCE OF QUÉBEC**

**CADASTRE:** of Québec  
**REGISTRATION DIVISION:** of Montréal  
**MUNICIPALITY:** City of Beaconsfield

**LOT(S):** 1 970 697

**FILE : 32 632**  
**MINUTE: 26 558**

## **CERTIFICATE OF LOCATION**

### **1 - MANDATE**

I, the undersigned, Bernard Léveillé, Quebec Land Surveyor, prepared this certificate of location at the request of Catherine Broady, real estate broker, on behalf of Nancy Boyle and William Wright.

### **2 - DEFINITION**

The certificate of location is a document consisting of a report and a plan, in which the land surveyor gives his opinion on the present situation and state of a property in relation to titles, cadastre, and the laws and by-laws affecting it. It may only be used for the purposes for which it is intended.

### **3 - PURPOSE**

The present certificate of location was prepared for sale and/or mortgage purposes.

### **4 - FIELD SURVEY**

The field survey was done on November the 21<sup>st</sup>, 2021.

### **5 - SEARCHES AT THE REGISTRY OFFICE**

The searches for the titles and the official plans were done on November the 8<sup>th</sup>, 2021.

### **6 - TITLES OF OWNERSHIP**

According to the last title of ownership, registered under number 11 388 746, Nancy Boyle and William Wright seem to be the actual owners of the property described in the present certificate of location.

## **7 - CADASTRAL HISTORY**

- The lot 1 970 697 was registered on July the 24<sup>th</sup>, 2001, in replacement of the lot 17-184, of the cadastre of the Parish of Pointe-Claire.
- The lot 17-184 was registered on August the 9<sup>th</sup>, 1971, in replacement of the lot 17-139.
- The subdivision of a part of the lot 17 creating the lot 17-139, was registered on October the 11<sup>th</sup>, 1967.
- Original lot 17 was registered on November the 2<sup>nd</sup>, 1877.

## **8 - PROPERTY DESCRIPTION**

The property described in this certificate of location is composed of one parcel being the lot number one million nine hundred seventy thousand six hundred ninety-seven (1 970 697) bounded to the north by the lot 1 971 787 (Berkshire Avenue), to the east by the lot 1 970 698, to the south by the lots 1 970 666 and 1 970 506, to the west by the lot 1 970 696; measuring twenty-one meters and thirty-four hundredths (21,34) to the north and to the south, thirty meters and forty-eight hundredths (30,48) to the east and to the west; containing a superficial area of six hundred fifty square meters and three tenths (650,3 sq. m.).

## **9 – AGREEMENT BETWEEN THE DEED, THE CADASTRE AND OCCUPANCY**

- The cadastre, the deed and the occupancy are in agreement with each other and coincide with the property's limits, except for the position of the fence which is not located on the property lines.
- Concerning the position of the fence, it is very important to consider the implications of such a situation, relatively to the acquisitive prescription.
- The dimensions, configuration and relative position of the lot now known as lot number 1 970 697 are identical to the ones of the lot number 17-184, it replaced.

## **10 – ENCROACHMENT**

- Considering the position of the fence to the east and to the west, the occupancy exercised by the properties located on the lots 1 970 698 and 1 970 696 seems to encroach on the property described in the present certificate of location.
- Considering the position of the fence to the south, the occupancy exercised by the property described in the present certificate of location seems to encroach on the lot 1 970 666.
- There is no other apparent encroachment affecting the said property.

## **11 - BUILDING**

The building erected on the property described in this certificate of location and bearing civic number 318, Berkshire Avenue, is a two-storey house of brick, stone and aluminium, on concrete foundations, with a garage.

**12 – ILLEGAL VIEW**

The openings of the buildings erected on this property and on the adjoining properties comply with the dispositions of the articles 993 to 996 of the Quebec Civil Code.

**13 – PARTY WALL**

There is no party wall affecting the property described in the present certificate of location.

**14 - APPARENT REAL SERVITUDE**

- There are transmission lines along the south limit of the property described in the present certificate of location.
- There is no other apparent servitude, which may affect the property described in the present certificate of location.

**15 - REGISTERED REAL SERVITUDE**

- The property described in the present certificate of location is affected by the servitude in favour of Bell Canada and Hydro-Québec, registered under number 2 025 031.
- There is no other servitude registered as such in the land registers concerning the property described in the present certificate of location.

**16 - OFFICIAL BOUNDARY REPORT**

There is no official boundary report registered as such in the land registers concerning the property described in the present certificate of location.

**17 - NOTICES OF EXPROPRIATION AND NOTICES OF RESERVE**

There are no expropriation order or reserve for public purposes, registered as such in the land registers concerning the property described in the present certificate of location.

**18 - CITY BY-LAWS**

- The property described in the present certificate of location is located in a sector classified as H 340 by the actual zoning by-laws.
- The house located on the property described in the present certificate of location and the spa, comply with the actual city's zoning by-laws, specifically with respect to the authorised setbacks and the building type.

**19 – FLOOD ZONE AND FLOOD PLAIN PROTECTION**

- The property described in the present certificate of location is not located within a flood zone mapped out under the Canada-Québec agreement on mapping and flood plain protection and to sustainable water resources development, signed in 1976, as amended, and in virtue of the Interim Control Regulation number RCI-2019-78. It is not located within the Special Intervention Zone (SIZ) established by Decree number 817-2019 of the Government of Québec.

- The property described in the present certificate of location is not located within a protective strip of land established by the municipal zoning by-law under the Politique de protection des rives, du littoral et des plaines inondables, made by Decree number 1980-87, dated December the 22<sup>nd</sup>, 1987, as modified by Decree number 1010-91, dated July the 17<sup>th</sup>, 1991 and replaced by the Decree number 103-96, dated January the 24<sup>th</sup>, 1996, it is not located within flood zone or within a zone of potentially unstable ground, established by the municipal zoning by-laws.

#### **20 - CULTURAL PROPERTY (L.R.Q., c.P-9.002)**

There is no notice concerning a classified cultural property or a classified protected area registered as such in the land registers concerning the property described in the present certificate of location.

#### **21 - HOUSING ADMINISTRATION (L.R.Q. C.R-8.1)**

The above-described property does not constitute “whole real estate” within the meaning of the articles 45 to 56 of the Law on Housing Administration.

#### **22 - AGRICULTURAL ZONING**

The property described in the present certificate of location is not included in an agricultural area in relation with the law for the protection of the agricultural territory and its activities.

#### **23 - AIRPORT ZONING**

The property described in the present certificate of location is not affected by some airport zoning by-laws.

#### **24 - DIMENSION**

All the dimensions mentioned in this certificate of location are expressed in the International System (IS). You must use the following equivalencies to convert them: 1 ft. = 0,3048 m. or 1 m. = 3.28084 ft.

#### **25 - CERTIFICATION**

I certify that the present certificate of location is in accordance with the information obtained by my measurements and my observations of the site and also from the documents that I have obtained.

The present certificate of location is composed of the above report and of the accompanying plan and was issued specifically for the purposes mentioned above; it may not be used for any other purpose without the written authorisation of the author. (L.R.Q., c.A-23, r.7, art. 3.02).

All as shown on the plan attached hereto prepared in Saint-Eustache, on the 22<sup>nd</sup> day of December 2021, and bearing number 26 558 of my minutes.

File number: 32 632

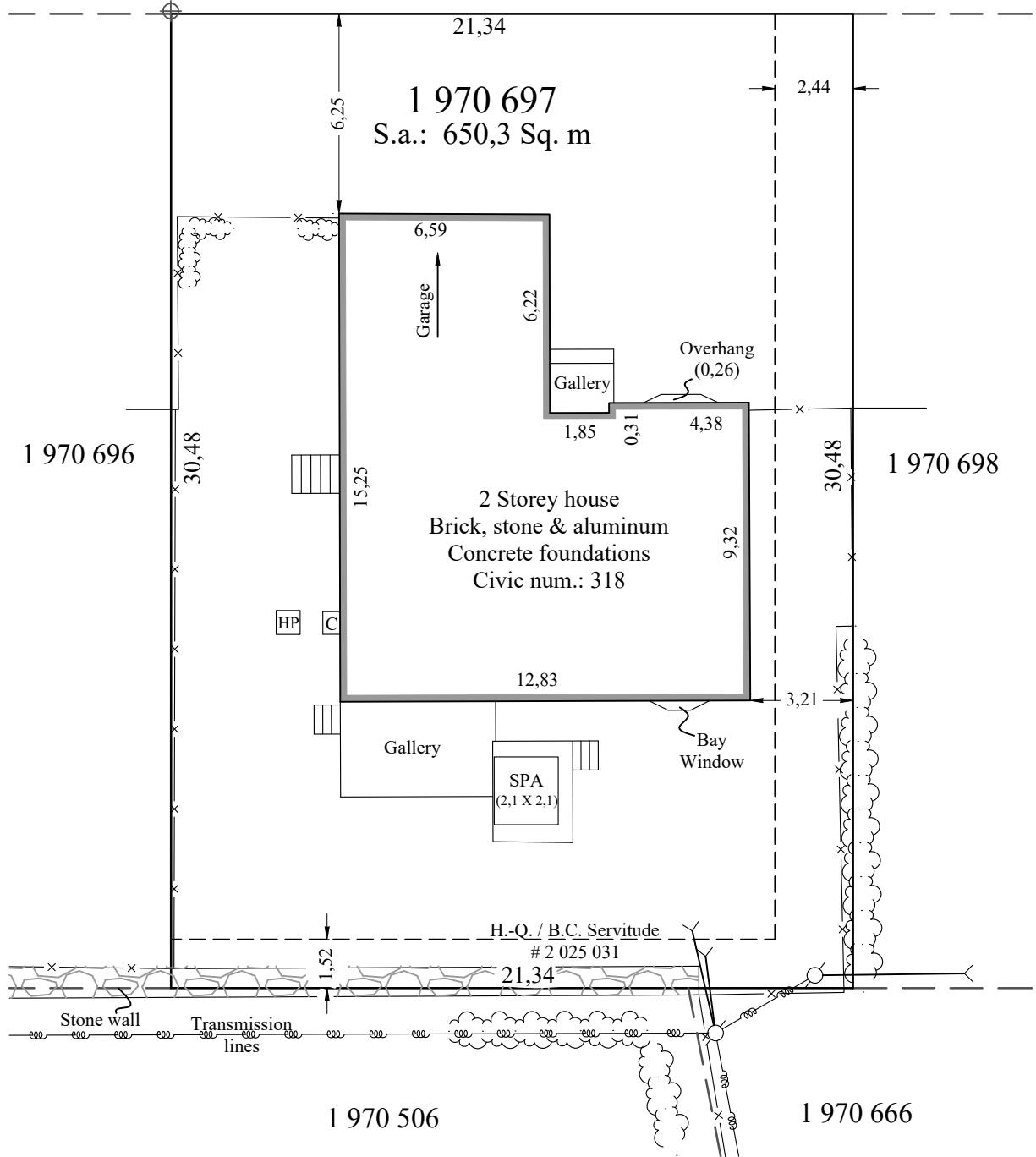
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BERNARD LÉVEILLÉ,  
Quebec Land Surveyor

TRUE COPY OF THE ORIGINAL ..... / ..... /.....

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Quebec Land Surveyor

BERKSHIRE AVENUE

1 971 787



LEGEND

- HP = Heat pump
- C = Chimney
- ⊕ = Found iron rod
- ☼ = Lamppost
- ⌵ = Strut

N.B.: Unless otherwise mentioned, all the measurements of the main building were taken on the foundations, those of the outbuildings were taken on the exterior walls, and the swimming pools were measured to the surface of the water.  
 N.B.: The present certificate of location is composed of the above plan and of the accompanying report, and was issued specifically for sale and/or mortgage purposes. This certificate of location may not be used for any other purpose without the written authorisation of the author.

**LÉVEILLÉ & GASCON, arpenteurs-géomètres Inc.**

Tél. : REPENTIGNY : (450) 582-5920  
 ST-EUSTACHE : (450) 472-4444  
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**CERTIFICATE OF LOCATION**

CADASTRE OF QUÉBEC

REGISTRATION DIVISION : MONTRÉAL

MUNICIPALITY : CITY OF BEACONSFIELD

LOT (S) : 1 970 697

SAINT-EUSTACHE, DECEMBER THE 22<sup>nd</sup>, 2021

BY : .....  
 BERNARD LÉVEILLÉ  
 QUEBEC LAND SURVEYOR

TRUE COPY OF THE ORIGINAL,  
 ...../...../.....

BY : ..... Q.L.S.

DATE OF SURVEY : 2021 / 11 / 21

SCALE : 1 : 200 (IS)

MINUTE : 26 558

FILE : 32 632