

Le groupe XYZ

CIVITAS



Certificate of Location

at

**5155 to 5159, Maisonneuve West Boulevard
City of Montreal**

MONTREAL DIVISION

Telephone : (514) 845-8547

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PROVINCE OF Q U E B E C
REGISTRATION DIVISION OF MONTREAL
CITY OF MONTREAL

CERTIFICATE OF LOCATION
REPORT

I, the undersigned, **Jean-Philippe GRONDIN**, Quebec land-surveyor, duly authorized to practice as such in the province of Quebec, certify that under the duty of the preparation of this certificate, I have verified the items mentioned in paragraphs 1 to 23 of the first paragraph of article 9 of the Regulations respecting standards of practice for Certificate of Locations (L.R.Q., c. A-23, a. 49).

1. MANDATE:

On **January 31st, 2012**, at the requisition of **Associés Maplewood Partners**, I proceeded to the survey of a property being erected at **5155 to 5159, Maisonneuve West Boulevard**, district of Côte-des-Neiges / Notre-Dame-de-Grâce, of the City of **Montreal**, (Québec) (**H4A 1Z3**)

2. TITLE DEEDS OF THE IMMOVEABLE PROPERTY

Research on this building were made on march 5th, 2012 at the online Quebec Land Registry of Montreal and have noted, among other things the last act of transfer which is a sale on behalf of A. John HARROLD.

This act was received june 2nd , 1992, before Me Guy CHATELAIN notary, and registered at the land registry of this lot on june 6th, 1992, under number 4 510 763.

3. DESCRIPTION

This property is composed of:

Lot : 4 139 907

Cadastre of Quebec

Registration Division : Montreal

Line	Bounded by	Measuring
Northeast	4 139 908	Cad and measured : 26,33 meters
Southeast	Maisonneuve West Boulevard (4 145 226)	Cad and measured : 10,12 meters
Southwest	4 139 906	Cad and measured : 25,21 meters Title deed : 25,17 meters
Northwest	4 139 866	Cad and measured : 10,06 meters

Area: Cad and measured : 259,2 square meters.

4. CADASTRAL HISTORY

Lot 4 139 907 came into effect at the Montreal district Land Registry office on February 24th, 2012 and has replaced lot 189-115-1 upon the official cadastre of Municipality of the Parish of Montreal after the deposit of the cadastral reform plan of this sector.

Lot 189-115-1 came into effect at the Land Registry office on November 28th, 1925 and has subdivided part of lot 189-115 upon the official cadastre of Municipality of the Parish of Montreal.

Lot 189-115 came into effect at the Land Registry office on July 28th, 1905 and has subdivided part of lot 189 upon the official cadastre of Municipality of the Parish of Montreal.

Original lot 189 were created by the deposit of the original cadastre of the Municipality of the Parish of Montreal, in accordance with the dispositions of chapter 37 of the S.R. of Lower Canada of 1861 and chapter 40 of the 1864 laws and deposited June 11th, 1872. That came into effect on July 15th, 1873 by proclamation on June 18th, 1873.

5. CONFORMITY BETWEEN OCCUPATION, CADASTRE AND TITLE DEED(S)

In relation with cadastral history and the measurement taken, there is generally

However, as more explicitly detailed at section 3 of the present report, there is a slight difference between the measurement mentioned for the southwest limit in the cadastre and in the title deed.

In relation with the adjacent private properties, the different marks of occupation are shown on the plan and are situated approximately along the property limits.

Moreover, the position to the limits of this property (except those established by an official boundary determination) shown on the attached plan is based on my professional opinion following analysis with respect to land title, the cadastre and occupancy. This professional opinion is not binding on third parties nor neighboring owners.

6. BUILDINGS AND STRUCTURES

A commercial building of two storeys with basement and brick cladding is erected on this lot and is bearing civic number **5155 to 5159, Maisonneuve West Boulevard**, district of Côte-des-Neiges / Notre-Dame-de-Grâce, of the City of Montreal, (Québec) (H4A 1Z3)

I have also located on this site:

- A heat pump

Their dimensions and location are shown on the attached plan.

7. SUFFERED OR EXERTED ENCROACHMENT(S) AND OVERHANG(S).

There is appearance of encroachment caused by the heat pump on the Northeast lot (4 139 908). However, this situation is regulated through registered act number 3 727 378.

8. REGISTERED SERVITUDES

Under the registered act, number **3 727 378**, the aforesaid property is affected by a reciprocal servitude of view with the Northeast lot (4 139 908). Furthermore, it is also granted by a right of encroachment for the heat pump which overhangs on lot 4 139 908.

Under the registered act, number **3 940 295**, the aforesaid property is affected by a servitude of view in favour of the lot under study and against the Northwest lot (4 139 866).

9. APPARENT SERVITUDE(S), CHARGE(S) AND OTHER CONSTATATIONS

- a. This construction has no opening, view or roof drains, contrary to articles 983 and 993 to 996 of the Civil Code of Quebec.
- b. No party wall affects this construction.

10. DETERMINATION OF BOUNDARIES

No determination of the boundaries was registered as such at the land registry of this building.

11. ACTUAL CONDITION OF THE BUILDING IN RELATION WITH THE MUNICIPAL ZONING LAW.

11.1 Zone

This site is located in a commercial and residential zone identified under the codification **0794 (C.2C H)** of the zoning law number **01-276**, currently applicable.

11.2 Conformity of position

According to the measures taken, this construction complies with the actual zoning law, concerning the position of the building on site.

11.3 Protective Strip of Land (municipal zoning)

Nothing to the effect that the building under consideration is located in whole or in part within a protected area or historic district appears in the zoning law.

12. SPECIAL ZONING

12.1 Preservation of agricultural land and agricultural activities

This property is not located inside an agricultural zone established under the terms of a governmental decree and approved in accordance with the act of

12.2 Cultural property act

I have identified no land registration concerning classified cultural property or a protection area of a monument affecting the aforesaid location (Cultural Property Act, L.R.Q., c. B-4)

12.3 Act respecting the Régie du logement

This building described above does not present apparent elements of a housing complex within the meaning of article 45 of the Law respecting the Régie du logement (L.R.Q C.R-8.1).

12.4 Notice of expropriation

No notice of expropriation and any notice of reserve for public purposes were registered in the index of the immovable of the aforesaid property (Expropriation Act, L.R.Q., c. E-24).

12.5 Airport Site

This property is not located, in whole nor in part within an airport site, established by a regulation made under the Aeronautics Act (L.R.C., c. A-2) and registered at the land registry.

12.6 Flood Zone and protective strip

This property is not located, in whole nor in part within a flood zone mapped out under the Canada-Quebec agreement on mapping and flood plain protection and to sustainable water resources development, signed in 1976, as amended.

This land is not located in whole nor in part within a protective strip of land, flood zone or risk area established by the municipal zoning law.

14. MEASURES AND PLAN

All measurements given in this certificate of location are in metric measure (IS).
A plan is attached.

15. USES OF THE DOCUMENTS

This report and the accompanying plan are an integral part of the Certificate of Location and it should not be used or relied upon for other purpose without the written permission of the undersigned. Any reproduction is prohibited by the terms of the law of Copyright.

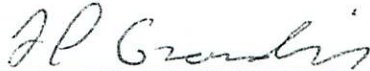
16. CERTIFICATION

I certify that this report and the accompanying plan are in conformity with the information obtained by measuring and the observation of the sites together with those provided by the documents that I could collect.

I, certify that under the duty of the preparation of this certificate, I have personally verified the items mentioned in paragraphs 9° and 13° to 17° of the first paragraph of article 9 of the Regulations respecting standards of practice for Certificate of Locations (L.R.Q., c. A-23, a. 49).

IN FAITH OF WHICH, I have signed this Certificate of Location in Montreal, this **thirteenth** day of March two thousand and twelve (2012/03/13) under minute number one hundred eighteen (**118**) of my records.

File number : MTL10201657



Jean-Philippe GRONDIN, QLS

Quebec Land Surveyor

TRUE COPY OF THE ORIGINAL

Issued in Montreal on.....14 mars 2012......



Quebec Land Surveyor