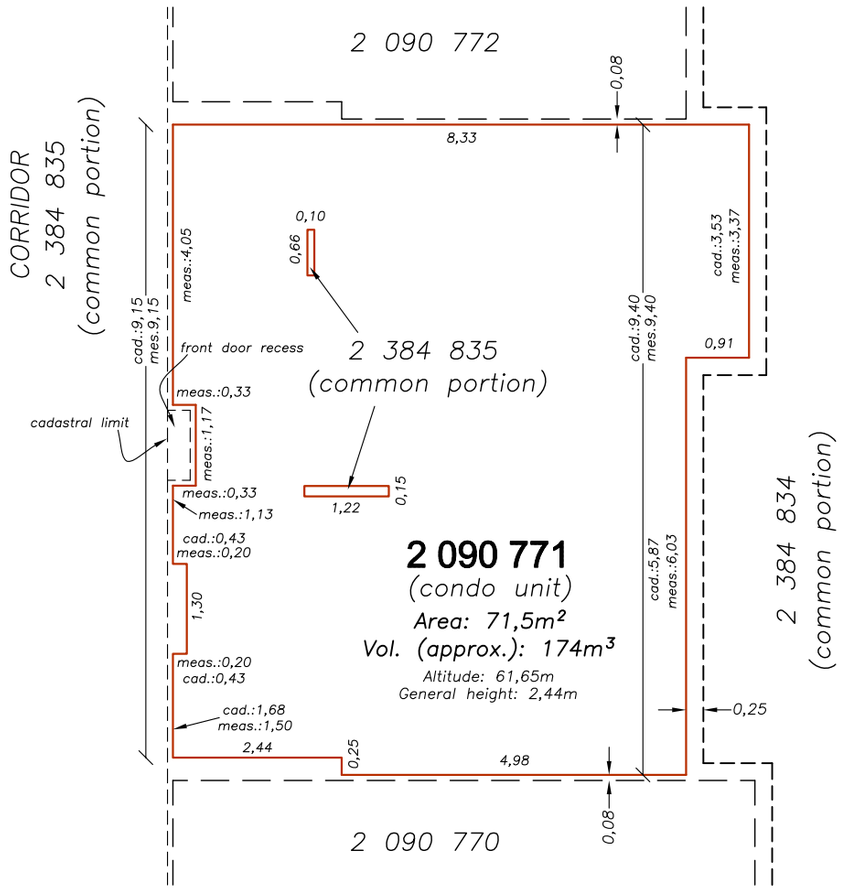
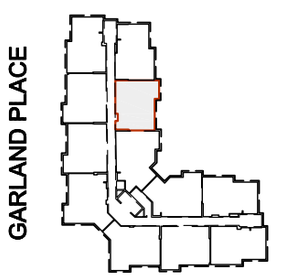
5300, Garland place, apt.:411
Montreal, (CDN/NDG)



4th FLOOR

KEY PLAN



LEGEND

- Lot limit
- Neighbouring lot limit
- Exterior perimeter of the buiding

Note(s):

- This plan and the accompanying report form an integral part of the certificate of location which was prepared for the purpose of an immovable transaction and / or for the obtaining of a mortgage loan.
- All other uses or utilizations by a third party must be authorized in writing by the undersigned.
- It may not be used or referred to for any other purpose than that for which it was intended.
- The measures indicated in this document in are in meter (IS) and have been verified from the visible side at the plasterboard.
- The site survey was done on February 10th, 2022.

HOULE
Arpenteurs-Géomètres / Quebec Land Surveyors

655, 32e Avenue
Bureau 206
Lachine, Qc
H8T 3G6
Fax. (514) 634-0908
Tél. (514) 634-2530

Signed in Montreal,

digital signing

FRANÇOIS HOULE Q.L.S.

Copie conforme/True copy . . . . . .

FRANÇOIS HOULE Q.L.S.

CERTIFICATE OF LOCATION (private portion)								Échelle Scale	1:100 (IS)		
Cadastre	QUÉBEC										
Lot(s)	2 090 771 (private portion)										
Municipalité Municipality	CITY OF MONTREAL										
Arrondissement Borough	CÔTE-DES-NEIGES / NOTRE-DAME-DE-GRÂCE										
Circon. Foncière Reg.division	MONTREAL	Chef d'équipe Crew chief	SL	Calculé par Computed by	SL	Dessiné par Drawn by	SL	Vérifié par Verify by	FH		

Date	February 10th, 2022	1/1	
Minute	22034		
Mandat Mandate	20210860	Dossier File	53312

53312

CERTIFICATE OF LOCATION
(divided co-ownership)

5300, Garland Place, apartment: # 411
City of Montreal, borough of
Côte-des Neiges/Notre-Dame-de-Grâce
Lot(s): 2 090 771 (private portion)
Cadastre of Quebec

Consultant
François Houle, Q.L.S.

Minute: 22034
Date: February 10th 2022

FRANÇOIS HOULE
ARPENTEUR-GÉOMÈTRE
QUEBEC LAND SURVEYOR

655, 32e Avenue, suite 206
Lachine (Qc) H8T 3G6
Fax : (514) 634-0908
Téléphone : (514) 634-2530

Canada
Province of Quebec
Registry Division of Montreal

CERTIFICATE OF LOCATION
Report

I, the undersigned, François Houle, Quebec land surveyor, duly authorised to practice land surveying in the province of Quebec, certify by the present that:

1. MANDATE AND SITE-SURVEY OPERATIONS

On February 10th 2022, at the request of Darlene Mackay real estate broker, I took on the site, the measurements on the property situated on **5300, Garland Place, apartment # 411, City of Montreal, borough of Côte-des Neiges-Notre-Dame-de-Grâce** , required to check the occupation and the boundaries of private portion of a co-ownership of an immovable. I prepared this document in which I give my opinion on the present situation of the property hereinafter mentioned, in the meaning of the regulation respecting standards and practice relating to the preparation of a certificate of location (RLRQ, c. A-23, r.10).

2. UPDATED PROPERTY DESCRIPTION

The present property is composed of a private portion situated in a residential building type being part of a divided co-ownership and is known within the limits of the official cadastre of Quebec, registry division of Montreal, as being:

Lot **2 090 771 (condo unit; 4th floor)**

Private portion bounded on all sides by lot 2 384 835 (common portion)

Area:	**71,5 m²**
Volume (approx.):	**174 m³**
Altitude:	**61,65 m**
General height:	**2,44 m**

The altitude mentioned in this report and in the accompanying plan come from the cadastral plan.

3. TITLE DEEDS

The researches at the registry office were made on February 9th 2022.

Zanubia Daud and Zulaikha Iqbal Daud are the owners of the above mentioned property by acquiring lot 2 090 771 of cadastre of Quebec, and the share of the common portions accruing to the private portion, according to a declaration of transmission received by Mtre Gerald Cooper, notary, and registered on April 9th 2018, under number ***23 747 531.***

4. DECLARATION OF CO-OWNERSHIP

Lot 2 090 771 is subject to the dispositions of the declaration of co-ownership registered under number ***3 162 174,*** corrected under number ***3 986 386*** and modified under number ***26 556 850***.

5. CADASTRAL HISTORY FROM THE BEGINNING OF THE CO-OWNERSHIP

The present property has been identified at cadastre as follows:

Part of lot 4890 of cadastre of the Municipality of the Parish of Montreal in virtue of a replacement in force at the registry office since April 8th 1981.

Lot 4890-407 (private portion) of cadastre of the Municipality of the Parish of Montreal in virtue of a subdivision in force at the registry office since April 8th 1981.

Lot 2 090 771 (private portion) of cadastre of Quebec in virtue of a replacement in force at the registry office since the deposit of the cadastral renovation of a part of cadastre of the Municipality of the Parish of Montreal, on March 8th 2002.

6. AGREEMENT WITH THE DEED, CADASTRE AND OCCUPATION (PRIVATE PORTION)

Following the analysis between the comparable elements of the occupation of the sector, of the title deeds and of the cadastre, I observed:

That this private portion corresponds to the designation of the present property being lot 2 090 771 of cadastre of Quebec mentioned in the title deed registered under number ***23 747 531***.

Considering this private portion, the description of the title deed refers specifically to lot 2 090 771 of cadastre of Quebec, in which no dimensions, no limits and no boundaries relating to the present property limits are mentioned. Consequently, no concordance or discordance with the said elements are possible regarding boundaries and measures.

That the linear dimensions established by the survey analysis do not concur with the linear dimensions shown on the Quebec cadastral plan for lot 2 090 771 and on the former cadastral reference for lot 4890-407 of cadastre of the Municipality of the Parish of Montreal. Actually, the dimensions measured at the visible side of the plasterboard along the south-east side and north-west side of this private portion differ from those shown on the cadastral plan; as shown on the annexed plan. However, the limits, the area and the volume of the aforesaid private portion concord with those shown on the Quebec cadastral plan for lot 2 090 771 and on the former cadastral reference for lot 4890-407 of cadastre of the Municipality of the Parish of Montreal.

The private portion, known as lot 2 090 771, corresponds to civic number **5300 Garland Place**, **apartment # 411, City of Montreal, borough of Côte-des-Neiges-Notre-Dame-de-Grâce.**

7. WALL AND LIMITS

The walls of the main structure, being the common portion, are not common walls (mitoyens) in the meaning of article 1003 of the Civil code of Quebec.

The partitions or the walls, not included in the main structure, and which separate a private portion of a common portion or of another private portion, are presumed common walls (mitoyens) and subject to the application of article 1045 of the Civil code of Quebec.

8. ENCROACHMENT

Save and except the encroachments that could come out from the non-compliance of linear dimensions, mentioned in paragraph 3. of section 6.0 "AGREEMENT WITH THE DEED, CADASTRE AND OCCUPATION (PRIVATE PORTION)", there is no apparent encroachment against or from the present property.

9. IMMOVABLE INDEX ANALYSIS

9.1. Registered servitude

There is no servitude published as such on the land register save and except:

***1 724 678*:** Servitude of non-access to boulevard Décarie.

***2 929 320*:** Permission by the City of Montreal for the connection of an automatic sprinkler system.

***3 162 174*:** Declaration of co-ownership regarding the dispositions concerning servitude of rights of view and also the conditions concerning the common possession, administration and management of the building, the whole as more fully described in the actual deed.

9.2. Expropriation

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

9.3. Cultural heritage

There is no notice registered on the land register stipulating that the present property has been classified or is situated within a protection area for a property classified under the Cultural Heritage Act (chapter P-9.002).

However a complete notarial title search may reveal additional rights affecting the present property

10. CHARGES, APPARENT SERVITUDES AND OTHERS OBSERVATIONS

10.1. Views

In my opinion all views in the meaning of articles 993 and 994 of the Civil Code of Quebec are situated beyond the distances prescribed by said articles.

10.2. Apparent charge

No apparent charge has been observed regarding the present property.

11. ACTUAL CONDITION OF IMMOVABLE ACCORDING TO CERTAIN LAW OR REGULATION WHICH MAY AFFECT IT

11.1. Flood risk area

The present property is not situated, in all or in part, within a flood risk area mapped in virtue of the agreement between the Government of Canada and the Government of Quebec relative to the protection of "flood area and the lasting development of water resources", signed in 1976 and his subsequent amendments.

11.2. Agricultural land

The present property is not situated within an area that has been secured under an act respecting the preservation of agricultural land and agricultural activities (RLRQ, c. P-41.1).

11.3. Aeronautics Act

The present property is not located, in all or in part, within an airport site established by a regulation adopted under the authority of the Aeronautics Act (R.S. 1985, c. A-2) and registered at the registry office.

12. NOTES

All dimensions in this report and plan are in metric measure.

This report and the accompanying plan form an integral part of the certificate of location which was prepared for the purpose of an immovable transaction and/or for the obtaining of a mortgage loan. It may not be used or referred to for any other purpose than that for which it was intended. This certificate of location was prepared for the sole benefit of the mandator and assigns. All other uses or utilisation must be authorised in writing by the undersigned surveyor.

Signed in Montreal, this 10th day of February 2022, under number 22034 of my minutes and filed under number 53312 of the files of HOULE Quebec Land surveyors' office.

digital signature
François Houle
Quebec Land Surveyor

François Houle
Quebec Land Surveyor
True copy