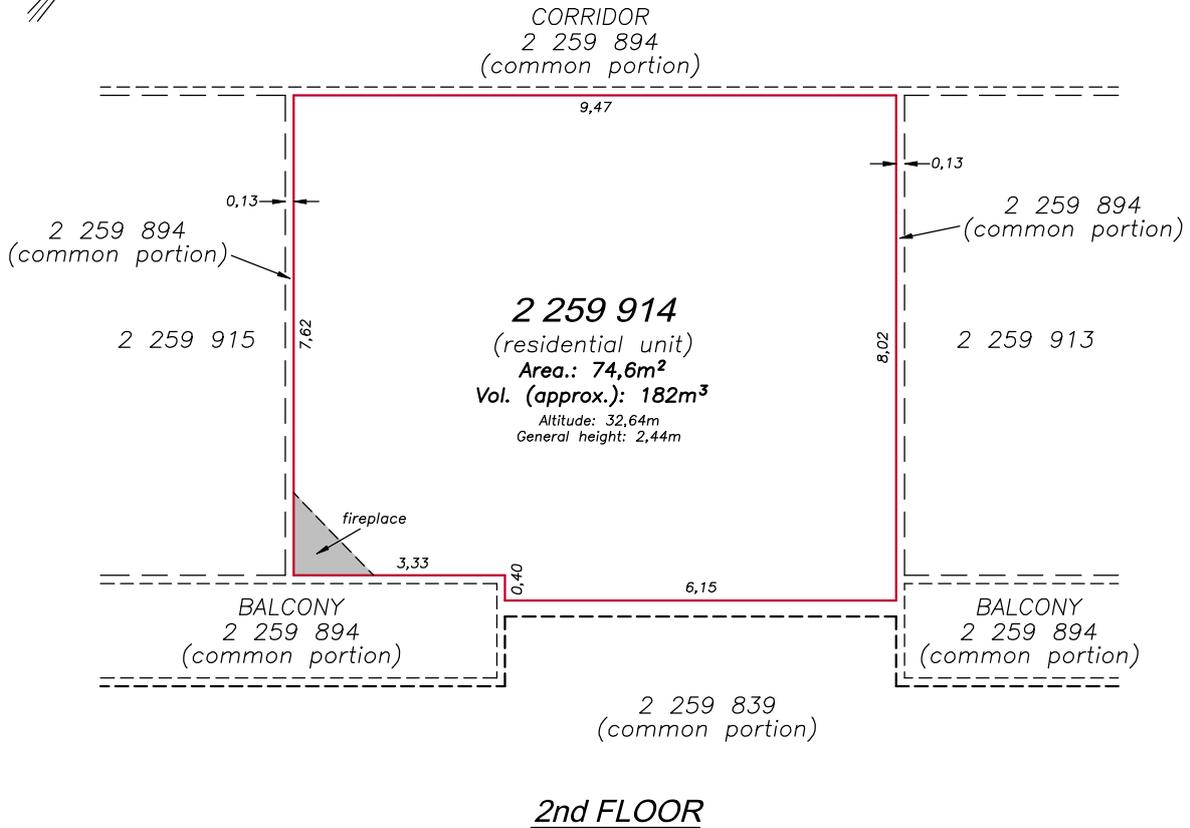
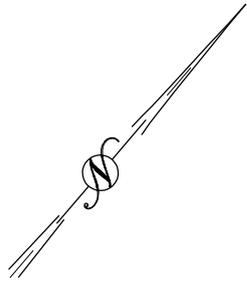
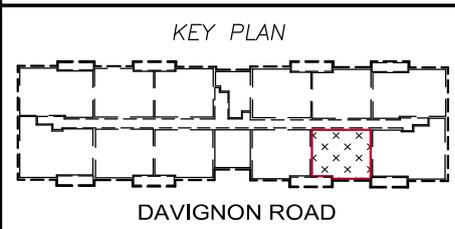


575, Davignon road, apt.: 212
City of Dollard-des-Ormeaux



Inaccessible area, wall (fireplace) preventing access to the actual cadastral perimeter of the unit.



LEGEND

	Lot limit
	Neighbouring lot limit
	Exterior perimeter of the building

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 are in meter (IS) and have been verified from the visible side at the plasterboard, the floors, the ceilings and the immediate occupation and the adjoining structures.
- The site survey was done on August 29th, 2025.

HOULE
ARPENTEURS • GÉOMÈTRES
QUEBEC LAND SURVEYORS

4, avenue King
Suite 300
Pointe-Claire, Qc
H9R 4G7
Fax. (514) 634-0908
Tél. (514) 634-2530

Signed in Pointe-Claire,

digitally signed

KONAN PLACIDE YAO Q.L.S.

CERTIFICATE OF LOCATION (private portion)		Échelle Scale	1:100 (SI)
Cadastre	OF QUEBEC		
Lot(s)	2 259 914 (private portion)		
Municipalité Municipality	CITY OF DOLLARD-DES-ORMEAUX		
Arrondissement Borough	N/A		
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	KPY

Copie conforme/True copy,

KONAN PLACIDE YAO Q.L.S.

Date **October 28th, 2025**

Minute **744**

Mandat
Mandate **20250426**

Dossier
File **54893**

1/1

54893

CERTIFICATE OF LOCATION
(divided co-ownership)

575, Davignon Road, apartment: 212
City of Dollard-des-Ormeaux
Lot: 2 259 914 (private portion)
Cadastre of Quebec

Consultant
Konan Placide Yao, Q.L.S.

Minute: 744
Date: October 28th, 2025



HOULE
ARPENTEURS - GÉOMÈTRES
QUEBEC LAND SURVEYORS

KONAN PLACIDE YAO
ARPENTEUR-GÉOMÈTRE
QUEBEC LAND SURVEYOR

4, King Avenue, #300
Pointe-Claire (Qc) H9R 4G7

Téléphone : (514) 634-2530

Canada
Province of Quebec
Registry Division of Montreal

CERTIFICATE OF LOCATION
Report

I, the undersigned, Konan Placide Yao, 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 August 29th, 2025, at the request of Diana Campbell, real estate broker, I took on the site, the measurements on the property situated at **575, Davignon Road, apartment 212, City of Dollard-des-Ormeaux**, required to check the occupation and the boundaries of the 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. DESIGNATION OF THE PROPERTY

The present property is composed of one private portion situated in a residential building 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 2 259 914 (residential unit, 2nd floor)

Private portion bounded on all sides by lot 2 259 894 (common portion)

Area:	74,6 m ²
Volume (approx.):	182 m ³
Altitude:	32,64 m
General height:	2,44 m

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

3. TITLE DEEDS

The researches at the Land Registration Office were conducted on October 27th, 2025. As a result of these researches, I became aware of the latest deed of ownership relating to the property in question, namely:

- A deed of sale in favour of **Craig Cornoni** received by Me Christiaan Fehringer, notary and registered at the Montreal Land Registration Office on March 6th, 2015, under number **21 386 201**.

4. DECLARATION OF CO-OWNERSHIP

The lot 2 259 914 is subject to the dispositions of the declaration of co-ownership registered under number **2 548 700** and amended by deeds registered at the registry office of Montreal under numbers **3 035 738**, **3 376 002** and **3 639 489**.

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

The present property has been identified at cadastre as follows:

Lot 2 259 914 (private portion) of cadastre of Quebec in virtue of a replacement in force at the registry office since the deposit of the "rénovation cadastrale" of a part of cadastre of the Parish of Sainte-Geneviève, on February 25th, 2003. It replaces lot 364-4-208 of the Parish of Sainte-Geneviève.

Lot 364-4-208 (private portion) of the Parish of Sainte-Geneviève in force at the registry office on September 6th, 1974. It subdivides part of lot 364-4 of cadastre of the Parish of Sainte-Geneviève.

Part of lot 364-4 of cadastre of the Parish of Sainte-Geneviève in force at the registry office on September 6th, 1974. It subdivides part of lot 364 of cadastre of the Parish of Sainte-Geneviève.

Part of lot 364 of the Parish of Sainte-Geneviève in virtue of an addition in force at the registry office on August 6th, 1974.

6. CONCORDANCE BETWEEN OCCUPATION, MEASUREMENTS, TITLES, AND THE CADASTRE

After analyzing the comparable elements from the sector's occupation, property titles, and the cadastre, I noticed that there is concordance between the limits, the dimensions, the area and the volume of the immovable property, as established by the land survey analysis, those shown on the cadastral plan, and those described in the property title. Furthermore, there is concordance between the above-mentioned elements and the general occupation of the premises. However, an exception is noted for the dwelling unit, where we have observed the presence of a wall (fireplace) preventing access to the actual cadastral perimeter of this private portion, as shown on the attached plan.

The private portion, known as lot 2 259 914, is a residential unit that corresponds to the municipal address **575, Davignon Road, apartment 212, City of Dollard-des-Ormeaux**.

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 AND OVERHANG

There is no apparent encroachment against or from the private portions being the object of the present certificate.

9. IMMOVABLE INDEX ANALYSIS

9.1. Registered servitude

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

1 054 597, 2 487 963 and 2 547 129: Servitudes of public utilities in favour of Hydro-Quebec, affecting the common portion of the co-ownership.

1 892 173, 1997 596, 2 047 736, 2 234 013: Servitudes of public utilities in favour of Bell Canada and Hydro-Quebec, affecting the common portion of the co-ownership.

1 905 836, 1 914 660 and 2 042 000: Servitudes of public utilities in favour of City of Dollard-des-Ormeaux, affecting the common portion of the co-ownership.

2 043 490: Servitude of public utilities in favour of City of Montreal, borough of Pierrefonds/Roxboro, affecting the common portion of the co-ownership.

2 543 136: Servitude of right of way, affecting the common portion of the co-ownership.

2 547 131: Servitude of right of usage for the principal recreational space, affecting the common portion of the co-ownership.

2 548 700: Declaration of co-ownership regarding the dispositions concerning 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 OTHER 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 private portion being the object of the present certificate.

11. ACTUAL CONDITION OF IMMOVABLE ACCORDING TO CERTAIN LAWS OR REGULATIONS WHICH MAY AFFECT IT

11.1. Regime for the flood zones of lakes and watercourses (Temporary regulation)

The present property is not situated, in all or in part, within a flood zone as established by the regulation respecting the temporary implementation of the amendments made by chapter 7 of the statutes of 2021 in connection with the management of flood risks enacted by decree no 1596-2021 dated December 15th 2021 and based on the regulation respecting activities in wetlands, bodies of water and sensitive areas (chapter Q-2, r. 0.1).

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 Pointe-Claire, this 28th day of October 2025, under number 744 of my minutes and filed under number 54893 of the files of HOULE Quebec Land surveyors' office.

Digitally signed

Konan Placide Yao
Quebec Land Surveyor

True copy of the original

Issued on



Konan Placide Yao
Quebec Land Surveyor