

**Certificate of location**

lot(s) : **4 649 055**

Official cadastre : **CADASTRE OF QUÉBEC**

Registration division : **TERREBONNE**

Municipality : **CITY OF MONT-TREMBLANT**

Signed in **MONT-TREMBLANT** on **NOVEMBER 19th, 2019**

by : *[Signature]* **DOMINIQUE PECTEAU** Q.L.S., C.L.S.

True copie to the original

by : Q.L.S.

**Groupe Barbe & Robidoux**  
**SAT** Arpentage · Urbanisme · Cartographie

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MONT-LAURIER 640 rue de la Madone 819.623.5555  
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FILE 19-538 RECORD 6 638 PLAN 72 420-A

DAO : RENO1887MT-TREMBLANT(SUD\_Lac\_Duhame).dwg/.mdb

**CANADA  
PROVINCE OF QUEBEC  
REGISTRY DIVISION OF TERREBONNE**

**CERTIFICATE OF LOCATION**

**LAND SURVEYOR REPORT**

At the request of Dennis Mount, I, Dominique Fecteau, Quebec Land Surveyor and Canada Lands Surveyor, duly authorized and practicing at 991, rue de Saint-Jovite, suite 201 in the city of Mont-Tremblant, certify to have proceeded under my immediate supervision with the researches, surveying and necessary analyses to write the present report:

**1) PREMISES EXAMINATION**

On November 7<sup>th</sup>, 2019, with the assistance of my team of duly sworn technicians to this effect, I proceeded to do the survey of the occupations on the immovable hereafter described, located at the civic number 310, chemin du Lac-Forget in the city of Mont-Tremblant.

We carried out all the necessary surveys in order to verify the occupation and the limits of the immovable and to situate it in relative position.

**2) UPDATED DESCRIPTION (designation of the immovable)**

The immovable being the object of the present certificate of location is described as follows:

2.1) The lot FOUR MILLION SIX HUNDRED FORTY-NINE THOUSAND AND FIFTY-FIVE (**4 649 055**), of the Cadastre of Quebec, Registry Division office of Terrebonne.

Of irregular figure, bounded towards the North-West, by the lac Forget, measuring thirty-six meters and nineteen hundredths (36,19) along a sinuous line, towards the North-East, by the lot 4 649 058, measuring along this limit fifty-nine meters and eighty-two hundredths (59,82), towards the South-East, by the lot 4 650 528 being the Chemin du Lac-Forget, measuring along this limit thirty meters and forty-eight hundredths (30,48) and towards the South-West, by the lot 4 649 039, measuring along this limit fifty-seven meters and forty-nine hundredths (57,49).



Containing a total surface area of one thousand six hundred and forty-two square meters and nine tenths.

(AREA: 1 642,9 m<sup>2</sup>)

The whole in concordance with plan number 72 420-A prepared by the undersigned.

### **3) TITLE AND CADASTRAL REGISTRY RESEARCHES**

The researches for the immovable titles and land registry were carried out at the Registry Division office of Terrebonne, on October 31<sup>st</sup>, 2019.

### **4) PROPERTY RIGHTS**

#### **4.1) Title Deed (in reference to the last published deed)**

Dennis Mount would be the owner of the currently studied immovable to have acquired it from Suzanne Bourquin under the terms of the deed of sale published at the Registry Office of the Land Registration Division of Terrebonne, on August 15<sup>th</sup>, 2001 under the number 1 267 014.

#### **4.2) Cadastral History**

The lot 4 649 055 of the Cadastre of Quebec results from the cadastral reform of the Province of Quebec and replaces a part of the lot 416 of the official cadastre of the Township of De Salaberry and was published at the Registry Office of the Land Registration Division of Terrebonne, on September 28<sup>th</sup>, 2012.

The said lot 416 of the official cadastre of the Township of De Salaberry is an original lot which was published at the Registry Office of the Land Registration Division of Terrebonne, on May 19<sup>th</sup>, 1902.

#### **4.3) Conformity between the occupancy, the titles and the actual renovated cadastre**

There is conformity between the position, the dimensions and the boundaries of the said immovable in comparison with those indicated on the immovable titles and with the renovated cadastre, except for the dimensions of the North-West, South-East and South-West limits and the surface area which differ from the ones noted in the title deed. Therefore, the occupation exercised up to the limit of the lot 4 649 039 exceeds the South-West limit, as described in the title deed.

Our survey indicates that the South-West limit measured concurs with the occupation as per the certificate of location prepared by Guy Barbe, Quebec Land Surveyor, on December 7<sup>th</sup>, 1992 bearing the minute number 9158, and with the cadastral renovation, as displayed on the plan hereto attached.

In order to eliminate any ambiguity in the future as to the position of the South-West limit, I recommend that the whole be recognized by a judgment in recognition of ownership on the part of the lot exceeding the measures in the title deed.

These disparities do not cause any prejudices to the adjoining properties.

#### **4.4) Encroachment**

As indicated in the previous article, the occupation of the said immovable was calculated according to the cadastral renovation and as per our land survey done on November 7<sup>th</sup>, 2019, which corresponds well with the cadastral renovation plan.

We have not stated any other encroachment affecting the said immovable.

#### **4.5) Concordance between the original and the reformed cadastre**

The said lot is located in an area where the cadastre has been renovated but was not specifically identified in the land registry before the cadastral reform.

#### **4.6) Boundary Settlement**

The limits of the said immovable have not been the object of any boundary settlement published at the Registry Office for the Registration Division of Terrebonne.

### **5) STATE OF CONSTRUCTION**

#### **5.1) Buildings, structures and dependencies**

A one (1) storey house of exterior stucco finish with patios and porch thereto attached is completely erected within the limits of the immovable being the object of the present.

There is also a one (1) storey shed of exterior sheet metal finish, a sidewalk and a wall completely erected within the limits of the immovable being the object of the present.

The position and the dimensions of the said buildings and structures appear on the attached plan.

#### **5.2) Building Positions**

The building mentioned above is completely located within the limits of the immovable being the object of the present and its position is in conformity with the zoning by-law implementation standards currently applied by the city of Mont-Tremblant, By-Law number (2008)-102 and its amendments in regards to the margins compared to the limits of the said immovable.

The setbacks of the buildings were calculated from the exterior cladding.

#### **5.3) Stage of construction**

At the time of our visit on the premises, the construction of the said building was completed.

#### **5.4) Real Estate Complex**

The said immovable does not present any apparent characteristics of a real estate complex in virtue of section 45 of the Act respecting the "*Régie du logement*". (L.R.Q., c.R-8.1).

### **6) CONSTRAINTS TO THE EXERCISE OF THE PROPERTY RIGHTS**

#### **Of private nature**

#### **6.1) Views**

No openings are located at an inferior distance to the one required and stated in Article 993 of the *Civil Code of Quebec* in comparison with the immovable limits.

#### **6.2) Common wall**

There are no party walls inside the said immovable.

### **6.3) Published Servitudes**

The said immovable benefits from a right of way on a strip of land forty (40) feet wide, as more fully described in the deed published at the Registry Office of the Land Registration Division of Terrebonne under the number 275 148.

We have not found any other servitude published as such at the land registry district of said lots and contained in the title deed mentioned in paragraph 4.1 in favour or against the immovable property thereof.

### **6.4) Apparent Servitudes**

The electrical service line for the said immovable passes on the lot 4 649 058, for which there is no servitude published at the office of the Land Registry for said lots to this effect.

There is one (1) guy erected within the limits of the immovable being the object of the present, for which there is no servitude published at the office of the Land Registry for said lots to this effect.

We have not stated any other servitude affecting the immovable being the object of the present.

### **6.5) Servitude to be established**

A part of the lot FOUR MILLION SIX HUNDRED FORTY-NINE THOUSAND AND FIFTY-FIVE (**4 649 055**), of the Cadastre of Quebec, Registry Division office of Terrebonne.

Of irregular figure, the said parcel is bounded and described as follows:

Starting at the South angle of the said lot 4 649 055, corresponding to the South angle of the said parcel, being the starting point; from there, bounded towards the South-West, by the lot 4 649 039, measuring along this limit fifty-seven meters and forty-nine hundredths (57,49), towards the North-West, by the lac Forget, measuring five meters and fifty-nine hundredths (5,59) along a sinuous line, towards the North-East, by another part of the lot 4 649 055, measuring along this limit fifty-seven meters and five hundredths (57,05) towards the South-East, by the lot 4 650 528 being the Chemin du Lac-Forget, measuring along this limit five meters and eighty hundredths (5,80), up to the starting point.



Containing a total surface area of two hundred and eighty-six square meters and three tenths

(AREA : 286,3 m<sup>2</sup>)

**Public nature**

**6.6) Expropriation or reserve notice**

The Registry Office of the Land Registration Division of Terrebonne for this immovable does not contain any expropriation or reserve notice for public use.

**6.7) Cultural property and protection areas**

According to the immovable index, the immovable above named would not be classified as cultural heritage and is not located in the protection area of a historical site nor a historical district classified under the *Cultural Heritage Act* (C.Q.R., c.P-9.002) and the municipal regulation of zoning.

**6.8) Agricultural zoning**

This immovable is located in the territory affected by the 6<sup>th</sup> decree of the *Act respecting the preservation of agricultural land and agricultural activities* but is located outside the actual limits of the agricultural territory protected zone.

**6.9) Zoning regulations**

The said immovable is located in the municipal by-law zone V-1035, which allows a residential/commercial use.

**6.10) Flood risk zone, wetland and riverbank and waterside protection strip**

The said immovable is affected by a riverbank and waterside protection strip established by the municipal zoning By-law under the *Lakeshores, riverbanks, littoral zones and flood plains Policy* ("Politique de protection des rives, du littoral et des plaines inondables" - chapter Q-2, r.35). However, it is not in a flood zone mapped out under the Canada-Quebec agreement on mapping and floodplain protection and to sustainable water resources development.

**6.11) Protection zone**

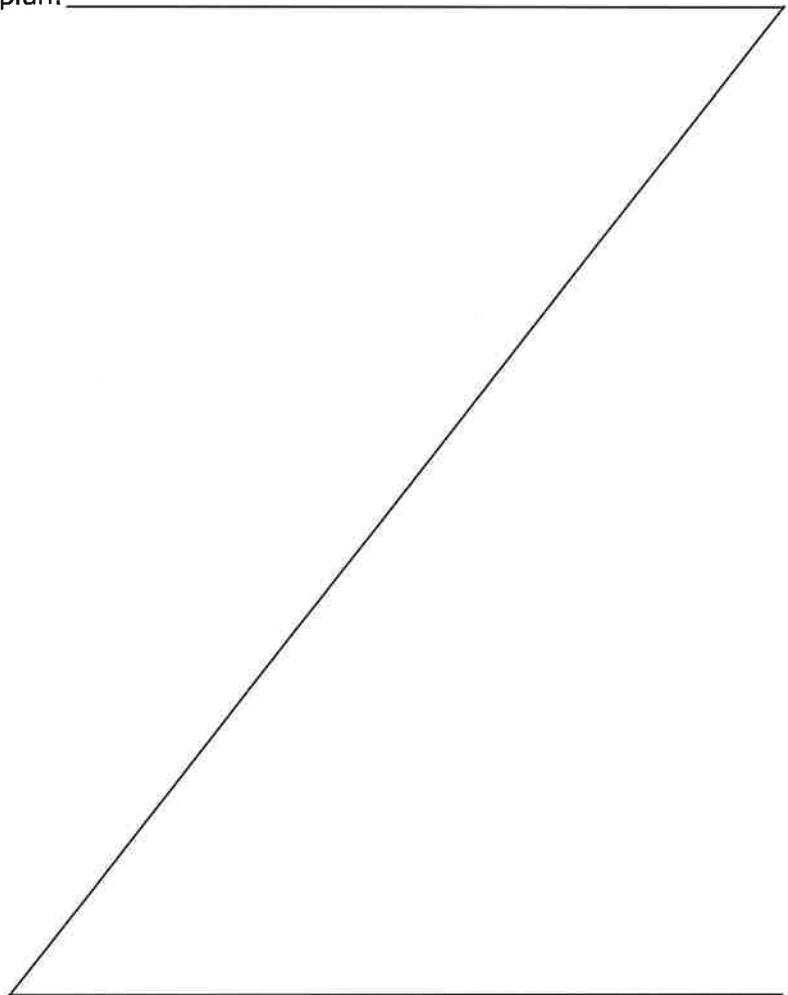
The said immovable is not located, in whole or in part, within a protection zone, a riverbank and waterside protection strip of land (other than that described in paragraph 6.9) of a flood zone or a risk zone established by the municipal zoning by-law.

**6.12) Airport zone**

The said immovable isn't located in an airport area, established by a regulation made under the authority of the *Aeronautics Act* and filed at the Registry Division office.

**7) REMARKS**

Considering that at the time of our visit on the premises the ground was covered with snow, certain occupations on the ground could not be considered and do not appear on the plan.





**8) PLAN NUMBER 72 420-A**

The attached plan number 72 420-A illustrates the immovable above mentioned, its contents and the main elements that occupy it. The said plan is an integral part of the present certificate of location.

All the measures given in this certificate of location and on this said plan are in meters (IS).

The undersigned Quebec Land Surveyor testifies to have personally verified all the elements hereinabove mentioned in accordance with paragraphs 1 to 23 of the first paragraph of Article 9 of the *Regulation on standards of practice for the certificate of location* (c. A-23, r.10).

The said certificate of location and the attached plan were required for sale purposes and/or financing of the said immovable; all other purposes will have to be the object of a written authorization by the undersigned.

PREPARED AND SIGNED in Mont-Tremblant, on this nineteenth day of the month of November in the year Two thousand nineteen, under the number SIX THOUSAND SIX HUNDRED AND THIRTY-EIGHT (6 638) of the undersigned's records.



\_\_\_\_\_  
Dominique Fecteau  
Quebec Land Surveyor  
Canada Lands Surveyor

True copy of original issued: \_\_\_\_\_



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Quebec Land Surveyor

File N°: 19-538  
Plan N°: 72 420-A



Dossier : 19-538

Minute : 6 638

Plan : 72 420-A

Lot no : 4 649 055

Cadastre : Cadastre of Quebec

Circonscription foncière de : Terrebonne

Préparé à la demande de : Mr. Dennis Mount



Préparé par : Dominique Fecteau, Q.L.S., C.L.S.