
APPRAISAL REPORT

38-38A, avenue Saint-Joachim
Pointe-Claire (Québec)

O/File 683883E





PARIS, LADOUCEUR & ASSOCIÉS INC.

ÉVALUATEURS AGRÉÉS

November 14, 2025

Ms. Cindy Fisher

Coordinator – Urban Planning Advisory Committee – Urban Planning

City of Pointe-Claire

451, Boulevard Saint-Jean

Pointe-Claire (Quebec) H9R 3J3

Subject	Demolition Assessment Report on the replacement cost as new and depreciated, as well as an estimate of the potential renovation costs of the building
Address	38-38A, avenue Saint-Joachim, Pointe-Claire (Quebec)
O/File	683883E

Dear Madam,

In accordance with the mandate, you entrusted us with, in reference to By-law PC-2818 concerning the demolition of buildings, we have estimated the replacement cost as new and depreciated for the building mentioned above. In addition, we have estimated the potential renovation costs of this building. Please note that these estimates will need to be validated with specialized contractors.

The subject property refers to a detached two-storey duplex with a service basement on concrete block and poured-concrete foundations, built in 1933 according to the information recorded in the City of Montréal's municipal assessment roll (2023-2024-2025). Its area is 899 square feet on the ground floor and 631 square feet on the second floor, for a total of 1,530 square feet of gross building area. The building is tenant-occupied, and its interior components are of economic quality, generally outdated and obsolete. In addition, several components are at the end of their useful life and will require replacement, along with the deficiencies observed. The building stands on a regularly shaped lot of 5,638 square feet.

For informational purposes, the property was sold on August 9, 2021, for \$642,000, under registration number 26570211 in the Quebec Land Register.

Following our visit to the building, considering its general condition and according to the conclusions of Ms. Louise Coutu, architect, in her diagnostic inspection report (file ref. 2149-2025-07-28), we came to the following conclusions:

Replacement Cost	\$347 000	(± \$226,80 p/square foot)
Depreciated replacement cost (64% depreciation)	\$125 000	(± \$81,70 p/square foot)
Estimated renovation cost	\$245 000	

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In the following pages, you will find a brief physical description of the building under study, photographs taken at the time of our visit on **July 28, 2025**, a detailed breakdown of the replacement cost, and the estimated physical depreciation. You will also find an estimate of the renovation costs for this building. Please note that at the time this report was prepared, no bids from specialized contractors were available. Therefore, the estimated amount for the building's renovation should be interpreted with caution and supported by expert opinions from specialized contractors.

We hope that everything is in order and to your complete satisfaction, and we send you our best regards.

PARIS, LADOUCEUR & ASSOCIÉS INC.



Alexandra Latour, DAR
Certified Evaluator

AL/LH/nf

Att. Expertise



Signature numérique
de Luc Héroux
Date : 2025.11.18
12:02:08 -05'00'

Luc Héroux, C. App.
Certified appraiser

Photographs of the Subject Property



Front view of the building



Left elevation of the building

Photographs taken on July 28, 2025, by Alexandra Latour, DAR

PHOTOGRAPHS OF THE SUBJECT PROPERTY (contd.)



Rear elevation of the building



Right elevation of the building

PHOTOGRAPHS OF THE SUBJECT PROPERTY (contd.)**Neighbourhood****Neighbourhood**

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1 Descriptive Data

1.1 DESCRIPTION OF THE PROPERTY

ADDRESS	38-38A, avenue Saint-Joachim Pointe-Claire (Québec)
CADASTRAL DESIGNATION	Lot 2 527 928 – Cadastre of Québec
TYPE OF PROPERTY	Detached two-storey duplex with a service basement. The foundations consist of concrete blocks and poured concrete. The building is of economic quality. The first floor contains a 4½-room unit with an entrance on the main elevation, a secondary entrance on the left elevation, a living room, a dining room, a kitchen, a bathroom, a laundry area, and two bedrooms. The second floor contains a 4½-room unit with a ground-floor entrance and staircase leading to the upper level, a living room, a kitchen with dinette space and dryer outlet, a bathroom, two bedrooms, and a corridor with washer connection. The basement is used for storage and has an average height of six feet. It contains the forced-air system serving the ground-floor unit, as well as the hot-water tank and the electrical panel for the ground floor.
YEAR OF CONSTRUCTION	1933 (according to the assessment role of the City of Montreal)
ECONOMICAL LIFESPAN	65 years
ACTUAL AGE	92 years
APPARENT AGE	50 years
REMAINING ECONOMIC LIFE	15 years

1.1 DESCRIPTION OF THE PROPERTY (contd.)

GENERAL CONDITION

Based on our full inspection of the building and on the diagnostic inspection report (ref. file 2149-2025-07-28) prepared by Ms. Louise Coutu, architect, we estimate that the physical condition of the premises is below average for its age. The house is tenant-occupied, and its interior components are of economic quality, generally outdated and obsolete. In addition, several components are at the end of their useful life and will require replacement, along with the deficiencies observed. In our opinion, renovation work is required to extend the property's economic life and ensure that it remains competitive in the market.

BUILDING AREA

Ground Floor	899 square feet
Second Floor	<u>631 square feet</u>
Above-grade total	1 530 square feet

LAND AREA

The house is built on a regularly shaped lot of 5,638 square feet.

ZONING

Up 6 (residential up to four units/commercial)

PUBLIC SERVICES

The site benefits from certain services provided by the City of Pointe-Claire (water supply, sanitary sewer, storm sewer, paving, curbs, and street lighting).

1.2 TECHNICAL DESCRIPTION OF THE BUILDING

EXCAVATION	Mass excavation of the type of service cellar.
FOUNDATIONS	Poured concrete Concrete blocks (cyclopean)
SLAB ON GROUND	Poured concrete
FRAME	Wooden load-bearing walls
STRUCTURAL FLOORS	Wood structure
EXTERIOR WALLS	Aluminum cladding
DOORS AND WINDOWS	PVC single-hung windows Aluminum sliding windows Wood windows (original/old) Aluminum exterior glazed doors
ROOF COMPOSITION	Roof covered with asphalt shingles on wood structure with insulation Flat roof covered with elastomeric membrane on wood structure with insulation Roof covered with standing seam metal on wood structure with insulation Aluminum soffits and fascias
ELECTRICAL	100-ampere breaker panel 200-ampere breaker panel Incandescent, halogen, and fluorescent lighting
HEATING/COOLING	Electric forced-air heating system Central heat pump Electric baseboards

1.2 TECHNICAL DESCRIPTION OF THE BUILDING (contd.)

PLUMBING	Copper, ABS, cast iron
	Toilet cabinets (2)
	Bathtub/shower units (2)
	Softwood bathroom vanity
	Melamine bathroom vanity
	Single stainless steel kitchen sinks (2)
	40-gallon electric hot water tanks (2)
WALLS AND PARTITIONS	Painted drywall
	Wood paneling (exterior entrance leading to the second floor)
FLOORS FINISHES	Vinyl tiles
	Ceramic tiles
	Wood planks
	Interior staircase with vinyl tiles and wooden handrails (upper floor)
	Interior staircase in plywood (basement)
CEILING FINISHES	Painted gypsum board
	Wood paneling
	Exposed structure
KITCHEN FINISHES	Softwood kitchen cabinets
	Laminate kitchen countertops
	Glass mosaic kitchen backsplash
MISCELLANEOUS	Interior trim in wood and MDF
	Interior doors in wood
	Folding doors in MDF

1.2 TECHNICAL DESCRIPTION OF THE BUILDING (contd.)

LANDSCAPING

Asphalt driveway

Wooden entrance walkway (structure and railings in wood)

Covered wooden balcony on the second floor (structure and railings in wood)

Wooden entrance walkway on the left elevation

Canopy

Lawn

Mature trees

Shrubs

1.3 MUNICIPAL ASSESSMENT AND SUMMARY OF OWNERSHIP

1.3.1 MUNICIPAL ASSESSMENT

TRIENNIAL ROLL	2023-2024-2025
REGISTRATION NUMBER	7932-22-2322-7-000-0000
MARKET REFERENCE DATE	July 1, 2021
LAND VALUE	\$234 900
BUILDING VALUE	<u>\$237 000</u>
TOTAL PROPERTY VALUE	\$471 900

1.3.2 SUMMARY OF OWNERSHIP

REGISTRATION NUMBER	26 570 211
SELLER	Dolores Montminy
BUYER	Base Spaces inc.
SALE DATE	August 9, 2021
SALE PRICE	\$642 000

1.4 GENERAL CONDITIONS OF THE BUILDING

Following our site visit, and with reference to the diagnostic inspection report (file ref. 2149-2025-07-28) prepared by Ms. Louise Coutu, architect, here is a summary of the building weaknesses that were noted. Please refer to the inspection report for the complete set of these weaknesses.

FOUNDATION

We observed that the stucco is very uneven, as well as the foundation on the left side wall. Cracks are also present.

The foundation walls are made of cyclopean concrete topped with concrete blocks. The building appears to have been lifted to add the concrete blocks.

Several sections of the foundation walls are experiencing water infiltration. Follow the recommendations regarding foundation wall waterproofing and the installation of a French drain.

In addition, we noted displacement of some concrete blocks, which requires structural assessment. Consult a structural and foundation engineer to determine the measures needed to stabilize the foundation walls.

Due to the age of the building, there may be no French drain around the foundation footings, or the existing drain may be terracotta. Installing a French drain could be relevant. The excavation required for the drain installation should also be used to re-waterproof the foundation walls.

The rear foundation wall, in the crawl space, has been opened to access the space under the ground floor of the rear extension. The remaining wall sections require work to consolidate the cyclopean concrete on either side of the opening.

We observed that some foundation walls extend beyond the exterior wall cladding, and that the cladding was sealed onto the foundation walls. When replacing the aluminum siding on the exterior walls, install a flashing to protect the foundation and allow proper ventilation of the lower part of the exterior aluminum siding.

The concrete slab also experiences water infiltration, like some foundation walls. Follow the recommendations regarding foundation wall waterproofing and the installation of a French drain.

We observed that the building's foundation walls are not insulated. Insulate the foundation walls after ensuring their load-bearing capacity and structural soundness.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

FLOOR JOISTS AND

LOAD-BEARING WALLS

We observed that the ground floor structure is weak and that several floors are uneven. Have the structure inspected by an engineer.

We noted that the main beam is leaning to one side. Stabilize the beam by installing cross braces.

Some wooden posts are in contact with damp soil, causing wood rot. Replace the lower portions of the posts and separate them from the slab with a waterproof barrier.

ROOF STRUCTURE

We observed sagging on both the front and rear slopes. Have the roof framing inspected by a structural engineer and reinforced as needed by a qualified carpenter.

EXTERIOR CLADDING

We noted that the aluminum siding on the exterior walls was not installed according to best practices. Plan for a complete replacement of the exterior wall cladding.

In some areas, the wall cladding is too close to the ground. Adjust the ground level where necessary.

FLASHINGS AND SEALANTS

We observed that most openings covered by siding do not have flashing. The same applies above decorative moldings installed over the windows. Plan to remove the wall cladding above the openings to install flashing and prevent damage from water infiltration.

DOORS AND WINDOWS

We noted issues with the weatherproofing of the single-hung windows. Currently, some windows are difficult to close once opened. Correct the issue before winter if possible.

The operable windows are not protected by guardrails or opening limiters. Install protection for these window openings.

We observed a window-mounted air conditioning unit. This type of installation is never completely watertight. Exercise caution and, where possible, install wall-mounted units, which are easier to seal properly.

Several crawl space windows on the left side wall are too close to the ground, even when not in direct contact. The ground level should either be adjusted while maintaining positive slopes, or window wells should be installed with proper drainage toward the foundation drain.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

TERRACES, BALCONIES AND PORCHES

The front porch is weak. Plan for its reconstruction in the medium term at the latest.

The upper-floor front balcony is severely sagging, as is the side entrance landing. Plan for immediate reconstruction to ensure safety on the balcony and landing.

We observed that the guardrails on the front porch and upper-floor balcony do not meet the required height. Check municipal regulations and modify the guardrails accordingly to ensure user safety.

The exterior stairs do not have handrails. Install handrails on all exterior stairs.

EAVES, FASCIAS, SOFFITS

The soffits of the left-side canopy are open. Close the soffits.

We observed water infiltration stains on the wooden soffits under the upper-floor front balcony. During the reconstruction of the upper-floor balcony, check the waterproofing of the metal roof and repair any deficiencies.

The underside of the front porch roof is covered with wooden planks and is therefore unventilated. It is important that the underlying structure is properly ventilated to prevent moisture retention, condensation, and mold growth.

LANDSCAPING

We observed cracks in the asphalt driveway. Use liquid asphalt to fill the cracks and extend the lifespan of the asphalt surface.

We noted the presence of climbing plants on the building. Remove the climbing plants.

ROOF

The coverings on the small rear extensions are very old. Plan for short-term replacement to ensure waterproofing and prevent damaging water infiltration.

GUTTERS

We observed that most roof overhangs do not have gutters. Install gutters at the base of each roof slope, including the smaller ones. At the base of each gutter, install a downspout, and at the base of each downspout, install a gutter outlet.

We noted the presence of a PVC gutter at the rear. We recommend replacing the current gutter with a galvanized steel or painted aluminum gutter. Budget for the cost of replacing the existing gutter.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

FLASHING AND PARAPETS

We observed that the roof overhangs do not have flashing under the shingles or above the fascias installed on the roof edges. During the next roof replacement, install flashing to ensure waterproofing.

We noted the absence of flashing between the small side entrance canopy and the aluminum wall cladding. Install properly executed flashing to prevent damage to the exterior wall and the canopy structure.

PLUMBING

We observed that the drainage in the upstairs unit toilet is slow. Unblock the drainpipe.

The upstairs bathroom sink is cracked. Replace the sink promptly.

We noted that part of the steel sewer collector is heavily rusted. Plan to replace the aged section to prevent damaging leaks and ensure sanitary conditions.

During the crawl space inspection, we observed a square opening in the concrete slab. Redirect condensate water to a drain line.

There is no trap installed on the ground-floor washing machine drain. Install a trap.

No water hammer arrestors were observed on the water lines under the plumbing fixtures. Arrestors are required to prevent water hammer that could cause leaks along the water distribution lines. Install water hammer arrestors on each water line under the plumbing fixtures.

No floor drain was in the crawl space. Install a drain or clear the existing one if present. Install a check valve to protect the crawl space from sewer backflow through the floor drain.

We noted that the upstairs unit water heater is supplied with cold water from the bottom. Bottom-fed water heaters must be equipped with an external vacuum relief valve to prevent siphoning of the tank. Have a vacuum relief valve installed on the water inlet line of the water heater.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

ELECTRICITY

The base of the electrical mast is not drained at its lower section. We recommend having a master electrician inspect the installation and drill the base of the conduit.

Our inspection of the exterior electrical supply revealed that the conductor support is poorly attached to the building wall. Have an electrician properly secure the conductor support.

We noted a deficiency in the attachment of the residence's electrical mast. Consult a qualified electrician to add at least one additional securing clamp.

We observed that the top of the electrical mast is near an upstairs window. Install a protective shield near the mast to safeguard the opening.

We noted that the upstairs electrical distribution panel is partially blocked by a cabinet. Clear the front of the panel.

During the inspection of the ground-floor electrical panel, we observed that not all circuits were labeled. Label all circuits.

We observed that there are no electrical outlets in the bathrooms. Install an outlet with integrated GFCI in each bathroom to protect tenants from electric shock.

To prevent the risk of electric shock, we recommend replacing the standard outdoor outlet with a ground-fault protected outlet.

We noted that the microwave is connected to a kitchen countertop outlet in the upstairs unit using an extension cord. Wire the microwave correctly.

We observed a limited number of outlets in the ground-floor kitchen. Review the outlet layout and install additional outlets as needed.

We tested a representative number of outlets in the units. Some tests revealed that the hot and neutral contacts were likely reversed during installation. Correctly wire the electrical supply for all outlets.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

HEATING AND AIR CONDITIONING	No specific comments.
FLOORS	Vinyl tiles in the upstairs kitchen are damaged. Plan for floor covering replacement. Ceramic tiles in the upstairs bathroom are cracked. Additionally, the grout joints are deteriorated and no longer provide waterproofing. Plan for floor covering replacement in the bathroom. The finish on the hardwood flooring in the upstairs unit is worn. Sand the surface before refinishing to preserve the wood.
WALLS AND CEILINGS	We observed that prefabricated panels were installed on the walls around the bathtub in the upstairs bathroom. These panels are glued, and the joints are not always watertight. Replace the panels with ceramic tiles or another waterproof surface if necessary. The upstairs staircase does not have a lower landing. Highlight this anomaly to prevent accidents.
CABINETS	The electric stove in the upstairs unit is adjacent to a wall, increasing the risk of fire. A minimum horizontal clearance is required. We recommend installing a protective shield with an air gap of 7/8 inch. The upstairs kitchen cabinets are very old. Plan for replacement.
INTERIOR DOORS	No specific comments.
INSULATION AND VENTILATION	We recommend installing an exhaust fan in the upstairs bathroom. The range hood in the upstairs kitchen vents air indoors. We recommend installing a hood with an external vent.

The subject building is of economic quality, and several interior components are at the end of their useful life and will require replacement in the short term. Additionally, multiple deficiencies were observed that will need to be corrected. We are therefore of the opinion that major renovation work is necessary to extend the building's economic life and make it competitive on the market.

2 Analysis

2.1 BUILDING REPLACEMENT COST AND DEPRECIATION

2.1.1 REPLACEMENT COST ESTIMATE

The replacement cost as new must be distinguished from the cost of reproduction and represents the cost of replacing a building (and improvement) with one of equal value (based on current construction standards and equivalent and commonly available materials).

The replacement cost of the building was estimated at **\$347,000** based on the *Marshall & Swift Valuation Services* cost manual, published by CoreLogic. This value corresponds to **about \$226.80** per square foot of living space.

2.1.2 DEPRECIATION MEASUREMENT

The application of the cost method includes the measurement of the various forms of depreciation and obsolescence that cause a loss in value of the building, in relation to its value in new condition. The various forms of depreciation are as follow:

- Physical depreciation (curable or incurable)
- Functional depreciation (curable or incurable)
- Economic depreciation

Physical curable depreciation

Curable physical depreciation generally results from deferred maintenance, i.e., the need for a buyer to carry out in the very short term the repairs or replacements required for the building to return to its normal state of maintenance and become competitive again.

Physical incurable depreciation

Incurable physical depreciation is the general deterioration of building materials caused by the aging of the building. Generally, it is the deterioration of building components that cannot be repaired at a cost less than or equal to the increase in value caused by this repair. Incurable physical depreciation is measured using the age/life method for each of the building's components, using the Marshall & Swift table.

For the purposes of this report, we have estimated physical impairment (curable and incurable) at **64 %**, representing a weighted percentage of the various physical components. This indicates a depreciated building value of **\$125,000**. Note that this depreciation takes into consideration that the building is of low quality, that some of the components are at the end of their useful life and that several deficiencies have been identified.

2.1.2 DEPRECIATION MEASUREMENT (contd.)

Table 1 - Replacement Cost and Depreciation

Building Components	Replacement Cost	Physical Depreciation (%)	Depreciated Replacement Cost
Excavation/Footing/Foundation Walls	\$37 939	49%	\$19 166
Frame	\$4 064	49%	\$2 073
Floor Structure	\$27 396	49%	\$13 972
Floor Finish	\$21 133	79%	\$4 458
Ceiling	\$9 952	49%	\$5 076
Walls Finish	\$0	64%	\$0
Interior Construction	\$75 555	49%	\$38 533
Plumbing	\$22 016	49%	\$11 228
Electricity	\$19 611	49%	\$10 002
Heating/Cooling/Ventilation	\$13 018	49%	\$6 639
Exterior Walls Composition	\$75 698	94%	\$4 344
Roof	\$19 746	60%	\$7 817
Miscellaneous	\$2 969	64%	\$1 514
Annexes (balcony, terrace, ramp)	\$18 227	76%	\$0
Total	\$347 324	64%	\$124 821
Rounded Total	\$347 000	64%	\$125 000

2.2 ESTIMATED RENOVATION COST

At your request, we have estimated the potential renovation costs of the building, based on our visit and with reference to the building's diagnostic inspection report (file no. 2149-2025-07-28) prepared by Mrs. Louise Coutu, architect. Note, however, that the estimated amount for this work is approximate and will have to be validated with specialized contractors.

In addition, some hypothetical deficiencies observed should be the subject of more specific expert appraisals and are not included in the renovation costs (possible presence of mold, possible presence of asbestos in vinyl tiles, etc.).

Table 2 — Approximate Renovation Cost of the Building

Renovation Work	Approximate Renovation Cost (to be validated)
Waterproofing and insulation of foundation walls and installation of a French drain	\$30 000
Exterior wall cladding replacement	\$70 000
Replacement/upgrading of some single-hung windows	\$3 000
Roof replacement of rear extensions	\$8 000
Installation of gutters, downspouts, and outlets	\$3 000
Replacement of all balconies and stairs	\$18 000
Second floor kitchen renovation	\$20 000
Plumbing work	\$8 000
Electrical work	\$5 000
Hardwood floor restoration and replacement of some flooring	\$10 000
Miscellaneous (repair of stucco and cracks, replacement of the lower portions of basement wooden posts, installation of window wells, installation of flashing, installation of an exhaust fan in the upstairs bathroom, removal of climbing plants from the building, filling cracks in the asphalt driveway)	\$10 000
SUBTOTAL	\$185 000
Contingencies (±15%)	\$27 750
Subtotal	\$212 750
Taxes	\$31 859
TOTAL	\$244 609
Rounded total	\$245 000

We therefore estimate the approximate cost of renovations at \$245,000 (including taxes and contingency fees). Note that this amount does not include the potential removal of mold and asbestos (hypothetical work).

3 Conclusion

3.1 CORRELATION

To conclude, the replacement cost of the building was estimated at **\$347,000** based on the Marshall & Swift Valuation Services cost manual, published by CoreLogic.

Based on the site visit, the building's general condition, and with reference to the inspection report (file no. 2149-2025-07-28) prepared by Mrs. Louise Coutu, architect, we estimate the overall physical depreciation of the building at **64 %**. This provides us with a depreciated building value of **\$125,000**. Note that this depreciation considers that the building is of low quality, that some components are at the end of their useful life and that deficiencies have been identified.

Additionally, at your request, we estimated the potential renovation cost at **\$245,000**, subject to validation by specialized contractors. This cost does not include some hypothetical work, as mentioned on the previous page.

3.2 CERTIFICATION

We certify that:

- Alexandra Latour, certified appraiser, has personally visited the property being appraised on July 28, 2025.
- We have not based my remuneration on a pre-established conclusion of value.
- We have researched, to the best of our ability, the information contained in this report.
- We have no present or future interest in the properties covered by this appraisal report and no personal relationship with respect to the parties involved.
- We have not deliberately omitted or overlooked any material facts in connection with this appraisal.
- We have conducted this appraisal in accordance with the rules of the Appraisal Institute of Canada's *Code of Professional Ethics*.

We, the undersigned, Alexandra Latour, certified appraiser, and Alexandre Ladouceur, chartered appraiser, certify that to the best of our knowledge, the information contained in this report, including the analyses, opinions, and conclusions resulting therefrom, is accurate, subject to the assumptions and reservations set forth herein.

PARIS, LADOUCEUR & ASSOCIÉS INC.



Alexandra Latour, DAR
Certified Appraiser



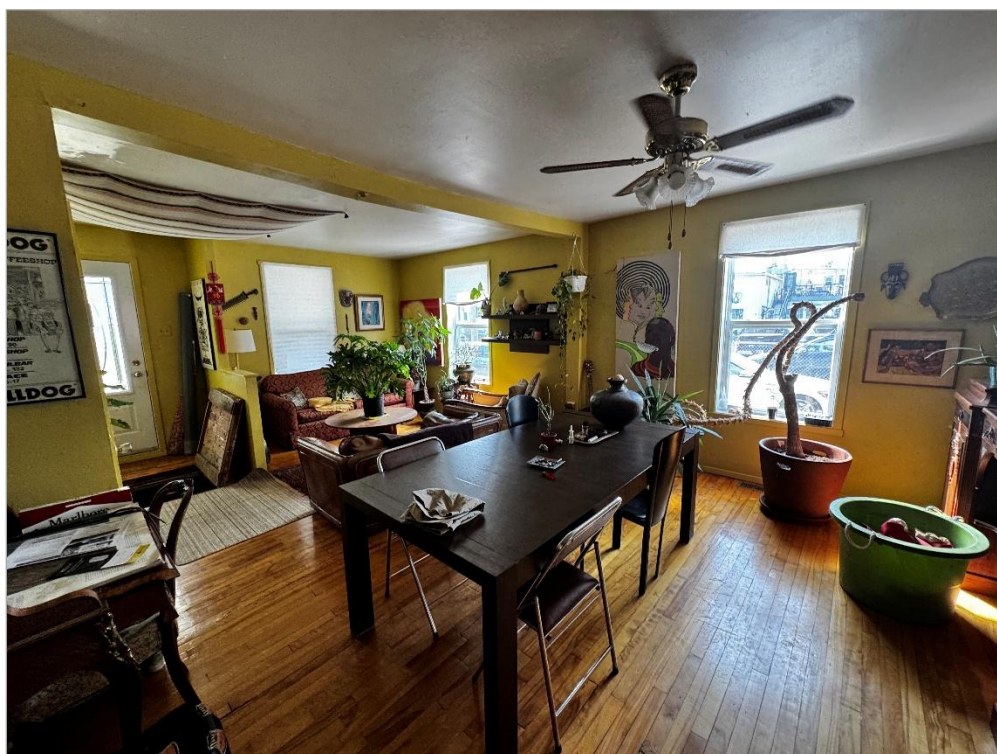
Signature
numérique de Luc
Héroux
Date : 2025.11.18
12:02:33 -05'00'

Luc Héroux, É.A.
Chartered Appraiser

Photographs of the Subject



Living room on the ground floor (unit 38, Saint-Joachim)

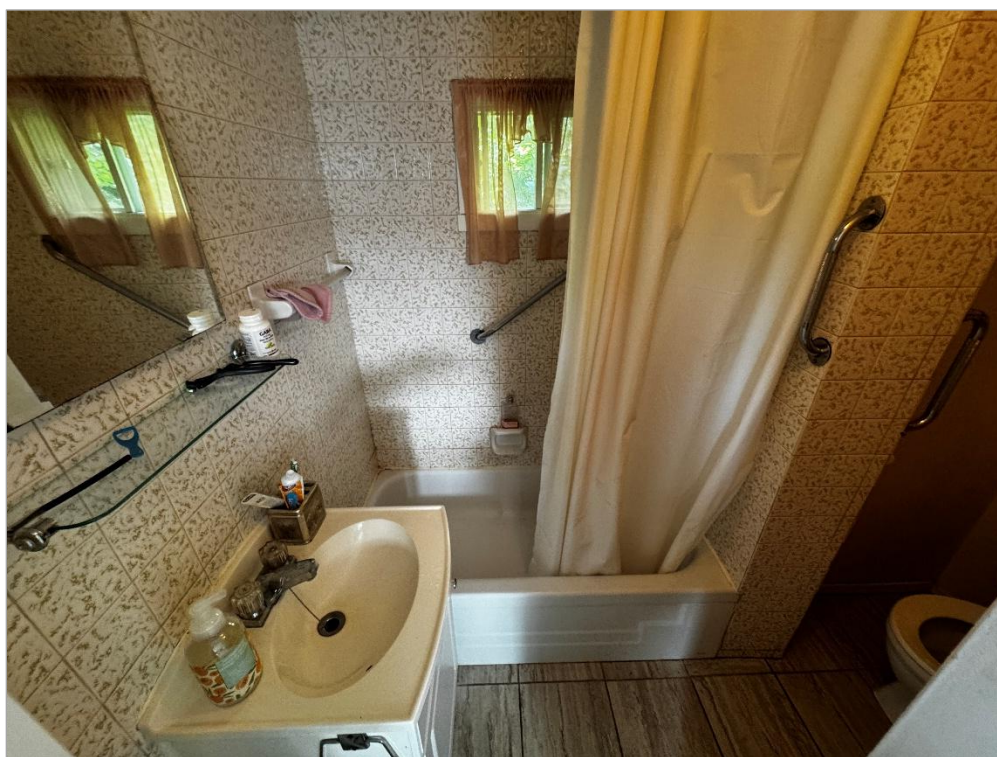


Dining room on the ground floor (unit 38, Saint-Joachim)

PHOTOGRAPHS OF THE SUBJECT (contd.)



Kitchen on the ground floor (unit 38, Saint-Joachim)

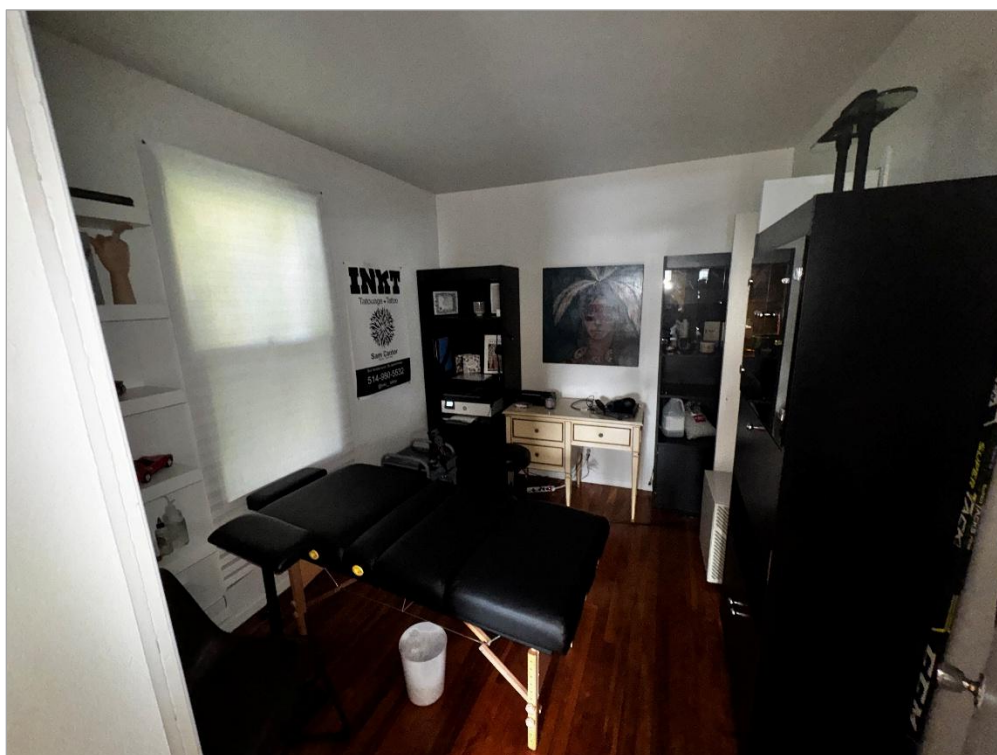


Bathroom on the ground floor (unit 38, Saint-Joachim)

PHOTOGRAPHS OF THE SUBJECT (contd.)



Laundry area on the ground floor (unit 38, Saint-Joachim)

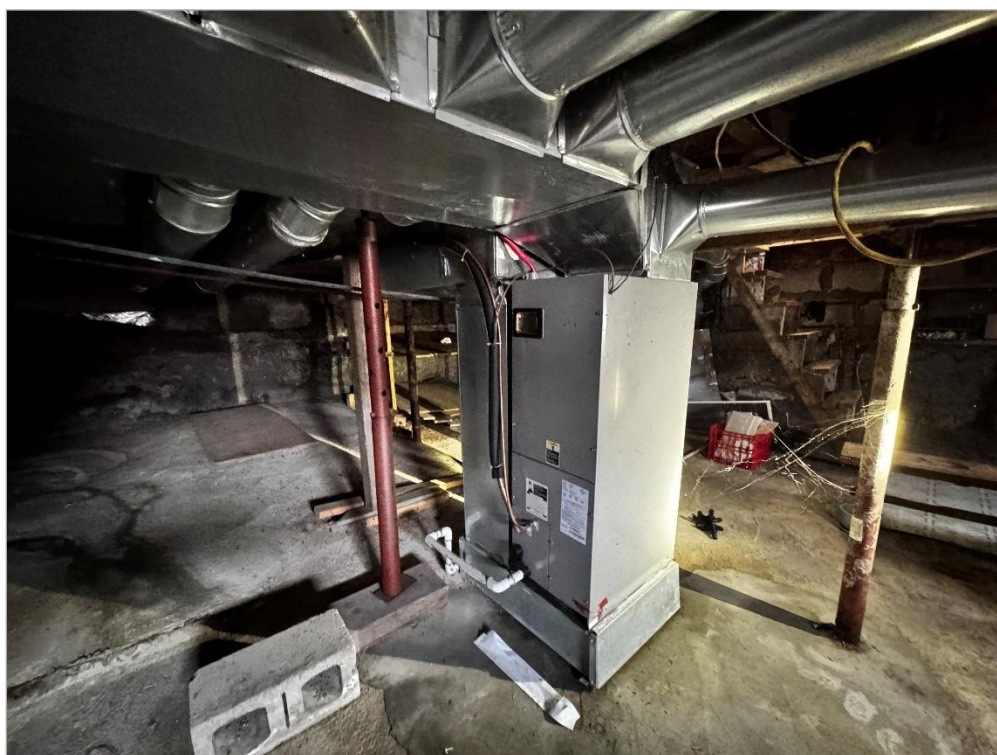


Bedroom on the ground floor (unit 38, Saint-Joachim)

PHOTOGRAPHS OF THE SUBJECT (contd.)



Bedroom on the ground floor (unit 38, Saint-Joachim)



Service basement (accessible through the unit 38, Saint-Joachim)

PHOTOGRAPHS OF THE SUBJECT (contd.)



Service basement (accessible through the unit 38, Saint-Joachim)

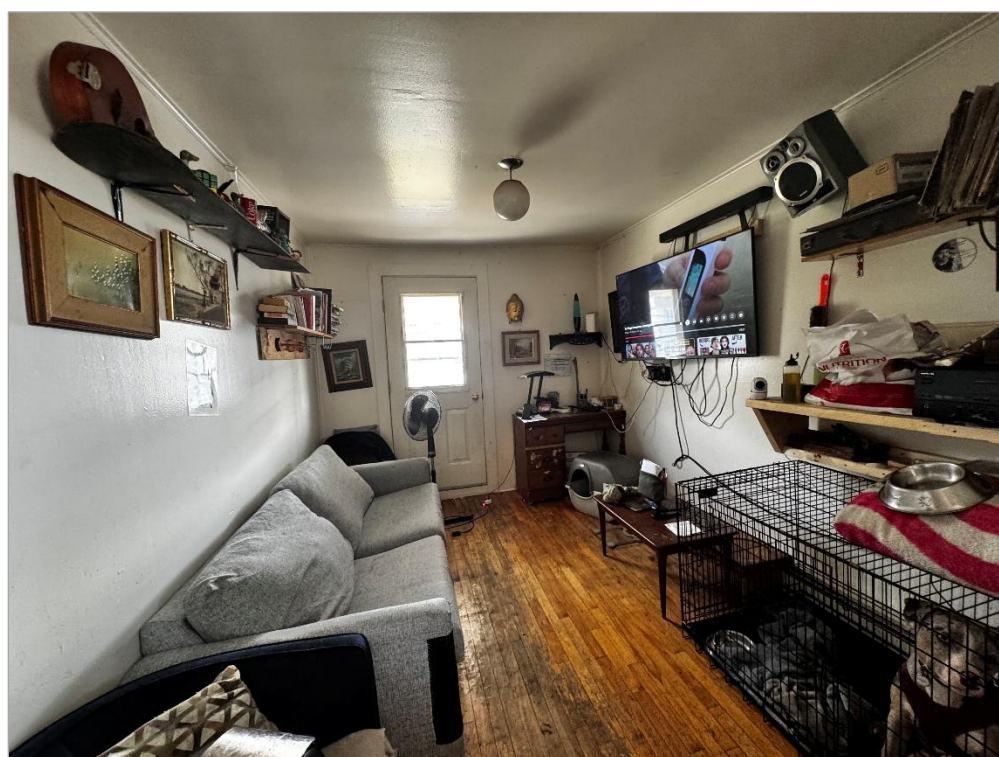


Service basement (accessible through the unit 38, Saint-Joachim)

PHOTOGRAPHS OF THE SUBJECT (contd.)



Kitchen/dinette area on the second floor (unit 38A, Saint-Joachim)

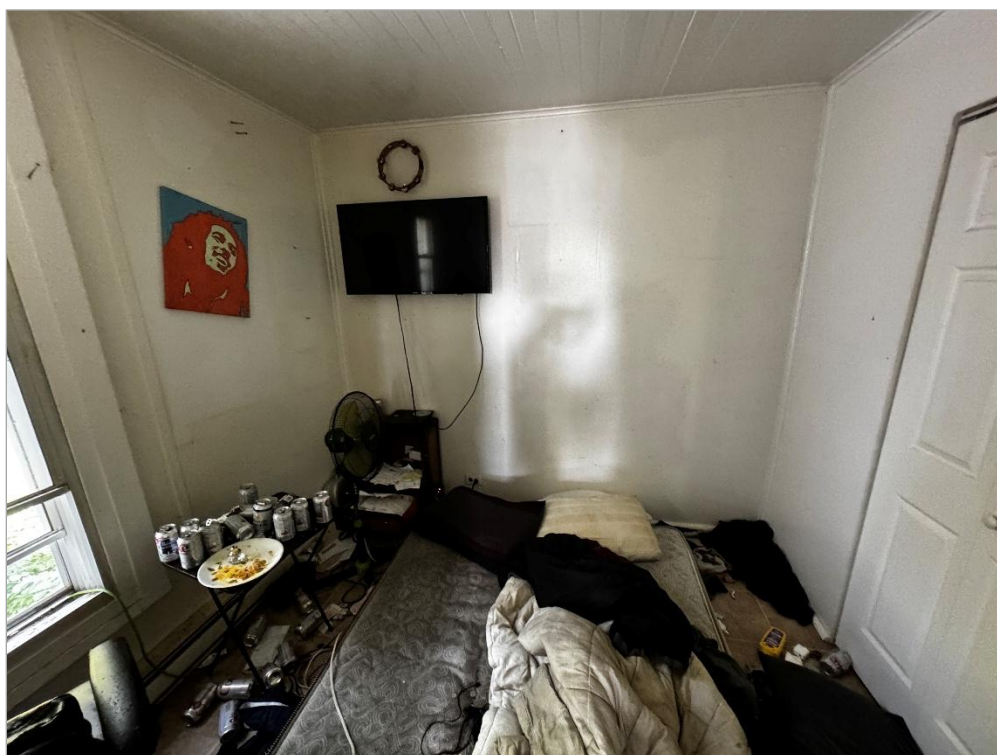


Living room on the second floor (unit 38A, Saint-Joachim)

PHOTOGRAPHS OF THE SUBJECT (contd.)



Bathroom on the second floor (unit 38A, Saint-Joachim)



Bedroom on the second floor (unit 38A, Saint-Joachim)

Certificate of Location

AVENUE SAINT-JOACHIM
2 530 515

LÉGENDE

- LIMITE DU BIEN-FONDS
- LIMITE DES LOTS
- SERVITUDE
- CLOTURE
- HAIE
- REVÊTEMENT
- FONDATION
- CÂBLES AÉRIENS
- POTEAU DE DISTRIBUTION
- HAUBAN
- [A] AIR CLIMATISÉ ET/OU CHAUFFAGE

(m) MESURE PRISE SUR LE SITE
(r) DIMENSION SELON LE CADASTRE RENOVÉ
(t) DIMENSION SELON LE TITRE

Levé des lieux effectué le 26 avril 2021

BENOIT PÉLOQUIN **arpenteur-géomètre inc.**
Quebec Land Surveyor

575, avenue Marshall,
bureau 101
Dorval, Qc,
H9P 1E1
Tel. 514-695-9889
www.bparpenteurgeometre.com

Dossier
File **26618-10593-007** Minute **24772**
Signé à Dorval le 6 MAI 2021

BENOIT PÉLOQUIN a.-g. / q.l.s.
Copie conforme/True copy

Plan
CERTIFICAT DE LOCALISATION

Cadastre	CADASTRE DU QUÉBEC	
Lot(s)	2 527 928	
Municipalité	VILLE DE POINTE-CLAIRE	
Circon. Foncière Reg. division	MONTREAL	Échelle Scale 1:200 SI

Note(s)
Ce plan ainsi que le rapport qui l'accompagne font parties intégrantes du présent certificat de localisation. Il a été préparé uniquement pour les fins de la transaction immobilière ainsi que le financement s'y rattachant et qui implique le mandant mentionné au rapport. Il ne devra en aucun temps être utilisé ou invoqué pour d'autres buts, sans l'autorisation écrite du soussigné.

Les dimensions séparant la maison des limites de propriété ont été prises au revêtement extérieur.
Les dimensions de la maison ont été prises au revêtement.

BENOIT PÉLOQUIN
ARPENTEUR-GÉOMÈTRE

2021.05.07

PROFESSIONAL QUALIFICATIONS – LUC HÉROUX

Academic Studies

UNIVERSITY	Université du Québec in Montréal (UQAM) BAA in Business Administration - 1997
UNIVERSITY	Université du Québec in Montréal (UQAM) BAA in Economy - 1993
COLLEGE	Édouard-Montpetit, Longueuil Diploma obtained in 1990

Advanced Classes and Seminars

- Professional obligation, ethics and professionalism
- Application of the Income Approach, financial mathematics, mortgage calculation
- Application of the Direct Comparison Method
- Application of the Cost Approach and construction techniques
- Appraisal of commercial centres
- Working file for sales analysis in the preparation of the property assessment roll
- Geomatic to appraiser service

Professional Experience

2001 TO PRESENT	Chartered appraiser for Paris, Ladouceur & Associés Inc. (financing mortgages, financial reposessions, municipal appraisal contestations, insurances and investigations)
1998 TO 2001	Chartered appraiser for Paris, Ladouceur & Associés Inc. (financing mortgages, financial reposessions, municipal appraisal contestations and for expropriation purposes, insurances and investigations)
1997	Chartered appraiser for Yvon Caron & Associates (financing mortgages, financial reposessions and insurances)
1995 TO 1997	Appraisal technician for Gagnon, Goudreau, Leduc Inc.
1995	Inspector calculator for Le Groupe Leroux
1992 TO 1994	Clerk to real estate for Canada Mortgage and Housing Corporation in Longueuil (collection of rents, repossession marketing, works supervision and administration of assets) Trainee at the market analysis for the Canada Mortgage and Housing Corporation in Longueuil (analysis and writing market data, disclosure to market participants)

Professional Association

Chartered member of the Ordre des Évaluateurs Agréés du Québec