
APPRAISAL REPORT

8, avenue Lakeside
Pointe-Claire (Québec)

O/File 693268E





PARIS, LADOUCEUR & ASSOCIÉS INC.

ÉVALUATEURS AGRÉÉS

August 27, 2026

Mrs. Cindy Fisher
Coordinator – Urban Planning Advisory Committee – Urban Planning
City of Pointe-Claire
451, boulevard Saint-Jean
Pointe-Claire (Québec) H9R 3J3

Subject	Demolition assessment report concerning the replacement cost as new and depreciated, as well as an estimate of the potential renovation costs
Property located at	8, avenue Lakeside, Pointe-Claire (Québec)
O/File	693268E

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 is a detached two-storey above-grade dwelling. There is also an integrated garage on the first floor, on the front elevation. A small area used as a service/crawl space is also accessible from the ground floor. The building is constructed on a slab-on-grade foundation and was built in 1982, according to the information recorded on the municipal assessment roll (2026–2027–2028) of the City of Montréal. The property is of economical quality. The total above-grade building area, including the garage, is 2,610 square feet. Note that the house is currently vacant. Some components are at the end of their useful life and will need to be replaced, in addition to the deficiencies observed. The house is situated on a rectangular-shaped lot of 11,251 square feet.

For information purposes, the property was sold on February 25, 2020, according to JLR Land Solutions, for \$600,000 (registration number 25,231,643).

Following our inspection of the property, considering its general condition and with reference to the conclusions of our expert in her diagnostic inspection report (ref. file 2183-2026-06-10), we have reached the following conclusions:

Replacement cost of the building	\$509,000	(± \$195.02 per square foot)
Depreciated replacement cost (42% depreciation)	\$295,000	
Estimated renovation cost	\$46,000	

FINANCEMENT HYPOTHÉCAIRE | VALEUR MARCHANDE | ASSURANCE | EXPROPRIATION | LITIGE | ACQUISITION/DISPOSITION | GAIN EN CAPITAL | RÈGLEMENT DE SUCCESSION

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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 **June 2, 2026**, a detailed breakdown of the replacement cost as new 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/AL/nf

Att. Expertise



Signature numérique
de Alexandre
Ladouceur
Date : 2026.08.27
15:36:35 -04'00'

Alexandre Ladouceur, É.A.
Chartered appraiser

Photographs of the subject



Front view of the building



Left side elevation

PHOTOGRAPHS OF THE SUBJECT (contd.)**Right side elevation****Rear view of the building**

PHOTOGRAPHS OF THE SUBJECT (contd.)

Rear view of the building



Neighbourhood

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1 Descriptive Data

1.1 DESCRIPTION OF THE PROPERTY

ADDRESS	8, avenue Lakeside, Pointe-Claire (Québec)
CADASTRAL DESIGNATION	Lot 4 252 866 — Québec Land Registry
TYPE OF PROPERTY	The subject property is a detached two-storey above-grade dwelling. There is also an integrated garage on the first floor, on the front elevation. A small area used as a service/crawl space is also accessible from the ground floor. The building is constructed on a slab-on-grade foundation. The ground floor includes an entrance, a garage, a laundry area, a family room, a bathroom and a bedroom. The second floor includes a living room, a dining room, a kitchen, a bathroom, as well as three bedrooms, including the primary bedroom with an ensuite bathroom.
YEAR OF CONSTRUCTION	1982 (according to the assessment role of the City of Montreal)
ECONOMICAL LIFESPAN	65 years
ACTUAL AGE	44 years
APPARENT AGE	40 years
REMAINING ECONOMIC LIFE	25 years
GENERAL CONDITION	Based on our complete inspection of the building, as well as the diagnostic inspection report (ref. file 2183-2026-06-10) prepared by Mrs. Louise Coutu, architect, we are of the opinion that the physical condition of the property is average for its age. Please note that the house is currently vacant and that its interior components are of economical quality. Some components are at the end of their useful life and will need to be replaced, in addition to the deficiencies observed. We are of the opinion that renovation work is required in order to extend the economic life of the property and make it competitive on the market.

1.1 DESCRIPTION OF THE PROPERTY (contd.)

BUILDING AREA	Ground floor (including garage)	1 282 square feet
	Second floor	1 328 square feet
LAND AREA	11,251 square feet, rectangular in shape	
ZONING	RA22	
	Class A — Single-family residential dwelling	
	Zone subject to Site Planning and Architectural Integration Program By-laws	
PUBLIC SERVICES	The location benefits from certain services offered by the City of Pointe-Claire (aqueduct, sanitary sewer, storm sewer, paving, curbs, sidewalks and lighting).	

1.2 TECHNICAL DESCRIPTION OF THE BUILDING

EXCAVATION	Trench wall type
FOUNDATIONS	Poured concrete
SLAB ON GROUND	Concrete slab
FRAME	Load-bearing wood walls
STRUCTURAL FLOORS	Wood structure — ground floor and second floor
EXTERIOR WALLS	Brick siding Aluminum siding
DOORS AND WINDOWS	Vinyl sliding windows Aluminum exterior entrance door Aluminum patio door Aluminum shutter
ROOF COMPOSITION	Sloped roof Wood structure Asphalt shingle roofing Aluminum soffits and fascias Gutters
ELECTRICAL	Incandescent, halogen and fluorescent lighting 200-amp electrical service with breaker panel
HEATING / AIR CONDITIONING	Electric forced-air system Humidifier, non-functional

1.2 TECHNICAL DESCRIPTION OF THE BUILDING (contd.)

PLUMBING	Copper, ABS
	Toilets (3)
	Built-in acrylic bathtub-showers (2)
	Melamine/softwood bathroom vanities (3)
	Rectangular shower (1)
	Stainless steel double kitchen sink (1)
	40-gallon hot water tank (1)
	Washer-dryer outlet (1)
	Floor drain (1)
WALLS AND PARTITIONS	Painted gypsum board
	Ceramic tile finish
FLOOR FINISHES	Concrete
	Wood strips
	Ceramic tiles
	Floating laminate
	Carpet-covered staircase with wood railings on wood structure
	Wood staircase with wood railings on wood structure
CEILING FINISHES	Painted gypsum board
	Stucco
KITCHEN FINISHES	Melamine/softwood cabinets
	Melamine/softwood countertops
	Range hood
	Dishwasher
	Refrigerator
MISCELLANEOUS	Wood-burning fireplace with brick mantel
LANDSCAPING	Asphalt driveway
	Lawn
	Mature trees
	Shrubs
	Concrete front balcony and stairs
	Rear wood balcony

1.3 MUNICIPAL ASSESSMENT AND PROPERTY HISTORY

1.3.1 MUNICIPAL ASSESSMENT

TRIENNIAL ROLL	2026-2027-2028
REGISTRATION NUMBER	8133-19-4318-3-000-0000
MARKET REFERENCE DATE	July 1, 2024
LAND VALUE	\$543,500
BUILDING VALUE	\$466,400
TOTAL PROPERTY VALUE	\$1,009,900

1.3.2 PROPERTY HISTORY

REGISTRATION NUMBER	25 231 643
SELLER	Estate of Helga Szecsi
BUYER	John Carl Morin; Teresa Picarazzi
SALE DATE	February 25, 2020
SALE PRICE	\$600,000

1.4 GENERAL CONDITIONS OF THE BUILDING

Following our site visit, and with reference to the diagnostic inspection report (ref. file 2183-2026-06-10) prepared by Mrs. Louise Coutu, architect, here is a summary of the building deficiencies that were noted. Please refer to the above-mentioned inspection report for the complete set of these deficiencies.

- **Foundation and slab on ground:** We noted the presence of dried water stains on the concrete slab under the basement staircase. The situation should be monitored over time.

We noted that the slab in the cold room appeared to be saturated with water. Install a cover on the sump pit and follow the recommendations regarding the camera inspection of the French drain to ensure that it is functional.

- **Floor joists and load-bearing walls:** The floors appeared relatively level, without the use of any specific tools.

During the inspection of the service/crawl space, we noted that a wall frame was affected by water. A camera inspection of the French drain should be carried out from the sump pit.

- **Roof structure:** We noted signs of water infiltration on the rear slope of the roof. The situation should be monitored over time as a precaution.

- **Exterior cladding:** We noted that the aluminum siding was installed too close to the brick cladding located below the aluminum siding. The situation should be corrected.

The brick masonry is in generally good condition. However, a crack at the upper right corner of the garden-level patio door should be repaired.

We noted that some masonry cladding was too close to the ground. It is recommended that the masonry cladding be cleared by at least 6 inches from the ground. Ensure that positive slopes are always maintained to allow proper surface water drainage away from the building.

- **Flashings and sealants:** We noted that there were no watertight flashings with drip edges under the windows in the exterior walls covered with aluminum siding. Plan to install flashings at the same time as the windows are replaced. Attention should be paid to the condition of the framing under the windows when they are replaced. Replace any damaged sections.

The sealant joints are deteriorated in some areas and certain touch-ups are required. Redo the sealant joints where required.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

- **Doors and windows:** The front door appears to have been replaced over time, while the adjacent frame has not. This installation presents a high risk of water infiltration. Plan to replace the door and the adjacent frame.

The sliding windows have largely exceeded their useful life. Plan for their replacement in the short term.

We noted that the patio doors were old. Plan for the replacement of the patio doors in the short term.

We noted that the weatherstripping under the garage door was severely damaged. Replace the weatherstripping to ensure air and water tightness.

- **Terraces and balconies:** We noted that sections of the guardrail of the front staircase were rotten. Plan for replacement work on the damaged sections.

We noted that the brick and concrete guardrails around the front stoop were blocking surface water drainage. Provide additional drainage openings to avoid water retention, which damages the masonry and may cause ice patches to form, potentially leading to accidental falls.

We noted that the masonry of the rear pillar at the bottom of the front staircase was damaged. Repoint the masonry to ensure the integrity of the guardrail and prevent further damage caused by water and snowmelt.

We noted that some boards of the rear wood terrace decking were rotten. Replace the rotten boards promptly to ensure safety on the terrace. In addition, the entire terrace needs to be repainted. Prepare the surface before sanding and repainting.

We noted a few structural weaknesses in the rear terrace. The negative slope promotes surface water runoff toward the rear wall. In addition, there is no watertight flashing. The joint between the rear wall and the terrace decking is sealed, which is insufficient. Bolts are used to fasten the terrace rim joist to the rear wall. These bolts are insufficient. Plan for work on the rear terrace.

- **Soffits, fascias and undersides:** We have no particular comments to make following the inspection.

- **Landscaping:** We noted that a pile of firewood was leaning against the left side wall. Clear the exterior walls to prevent vermin from contaminating the building.

We noted that the asphalt driveway was cracked. Repair the cracks and waterproof the surface.

We observed that the ground slopes around the building cause site drainage to direct water toward the house, especially at the rear and along the right side wall. Assess the possibility of modifying the ground slopes and consult a landscaping specialist if required.

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

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

- **Roofing:** We have no particular comments to make following the inspection. The shingles are fairly recent.
- **Gutters:** The current gutters have downspouts that discharge water directly at the base of the walls. Install extensions that discharge water up to six feet away from the house.
We noted that the rear gutter was leaking at a joint. The gutter had already been repaired. Cut out the non-watertight section, replace it and ensure proper watertightness.
- **Flashings and parapets:** We noted that the flashing of the electrical mast on the front slope was located entirely under the roof shingles. Ask the roofer to verify the situation and make the appropriate correction to ensure long-term watertightness.
- **Plumbing:** The faucet fixtures for the garden-level bathtub and the primary bathroom shower should be inspected. They were difficult to operate.
We noted that the kitchen sink faucet was loose. Properly secure the faucet to avoid any stress on the plumbing lines, which could cause leaks.
We noted that the garden-level toilet is unstable, although functional. Secure the toilet firmly to the floor, ensuring that the seal under the toilet is watertight.
We did not observe any water hammer arrestors on the water lines under the plumbing fixtures. Water hammer arrestors are required to prevent pipe knocking, which could cause leaks along the water distribution lines. Have water hammer arrestors installed on each water line under the plumbing fixtures.
We did not observe any backwater valves on the plumbing fixtures on the garden level. We suggest installing backwater valves on all garden-level plumbing fixtures to prevent damaging sewer backups.
We noted that there was no cover on the sump pit installed in the cold room. Install an appropriate plastic cover to ensure the watertightness of the sump pit.
We noted that the garage catch basin was empty. Clean the basin and refill it with clean water.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

- **Electrical:** We noted a deficiency in the fastening of the residence's electrical mast. Consult a qualified electrician to add fastening brackets to the electrical mast.

We noticed exposed electrical wiring. Conceal the exposed wires or cover them with protective conduit.

We noticed that there was no electrical outlet in the primary bathroom. Have an outlet with an integrated GFCI installed.

To avoid the risk of electric shock, we recommend replacing the standard exterior outlets with GFCI-type outlets.

We noticed, in both the garden-level bathroom and the upstairs bathroom, that there was only a razor outlet near the sink. Install an electrical outlet with ground-fault circuit interrupter protection.

We noticed that at least one electrical outlet was not working. Have the outlet inspected by a qualified electrician to ensure that the installation is safe.

- **Heating:** We have no particular comments to make following the inspection. Have the system inspected and balanced annually to ensure adequate performance.

We noted the presence of a rotary humidifier on the air distribution system. These units are known to fail frequently. They also tend to promote corrosion and mold development inside the distribution ducts. Note that the client informed us during the visit that the humidifier was no longer functional.

- **Chimney:** We noticed that an antenna was attached to the chimney. We recommend removing the antenna and relocating it to an exterior wall or to an independent base from the ground.

- **Flooring:** We noticed that the ceramic tiles in the entrance vestibule were extensively cracked. Plan to replace the floor covering in the entrance vestibule and replace the cracked tiles in the bathrooms.

We noticed that the wood flooring in the garden-level bedroom was warped on the left side. It is likely that the signs of water infiltration observed under the basement staircase are the cause. Follow the recommendations made in the "Structure" section. Replace the damaged section of the wood flooring.

We noticed that the wood flooring in the dining room was warped due to water infiltration along the patio door. Follow the recommendations made regarding the patio door in the "Exterior" section of this report.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

- **Walls and ceilings:** It is likely that condensation in the exterior walls caused mold growth, although this could not be determined during the inspection. If required, perform an air quality test and follow the expert's recommendations.

Please note that the joint compound in older gypsum board or gyplap may contain asbestos. It is possible that gypsum board may contain asbestos. If you intend to carry out interior alteration work in the building, perform an asbestos test as a precaution.

We noticed that some interior surfaces were covered with decorative stucco. This type of finish may contain asbestos. Carry out sampling and have it analyzed by an expert to determine whether it contains asbestos.

- **Staircase:** We noted that there is no handrail or guardrail in the staircase leading to the cold room. Install a handrail in the staircase.
- **Cabinets:** The kitchen cabinets are probably original. They are nevertheless in good condition. Their replacement is only a matter of personal preference.
- **Interior doors:** We noticed that there was no door closer on the door between the garage and the house, and that there was also no weatherstripping around the door frame. The same applies to the door between the garage and the furnace room. Install a door closer so that the door closes by itself, while ensuring the door is sealed by installing weatherstripping.
We noticed that the front-centre bedroom door was rubbing against the floor. Adjust the door and monitor the situation.
- **Garage:** The garage constitutes a potential source of air contamination by carbon monoxide, which is harmful to occupants' health. Install a carbon monoxide detector.

In order to improve air quality and eliminate as much airborne dust as possible, a central vacuum system must discharge its air outdoors. Ensure that the air is discharged directly outside through a sealed duct.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

- **Insulation and ventilation:** The attic insulation is low compared with current standards and energy costs. For better energy efficiency, an additional layer of insulation may be added.

In order to maximize attic ventilation, manufacturers of raised ventilators recommend sealing all other air exhaust openings. We therefore recommend sealing the side vents located in the gables in order to force air to enter through the soffits. If icicles form on the roof overhangs, all roof overhangs should be verified to ensure that baffles are present throughout.

Some bathrooms do not have an exhaust fan. Plan to install fans with exterior outlets to control humidity in the bathrooms.

We noticed that the main bathroom fan was not functional. Plan for its replacement in order to control humidity in the bathroom.

During the attic inspection, we noticed that an exhaust duct from a bathroom fan was not insulated. Insulate the duct to prevent damaging condensation from forming.

The older range hood was not functional at the time of inspection. Plan for its repair or replacement.

The exterior dryer vent damper was not fastened to the wall. Properly fasten the damper before sealing around it.

The subject building is of economical quality. Some components are at the end of their useful life and will need to be replaced in the short term. In addition, some building deficiencies were observed and will need to be corrected.

2 Analysis

2.1 BUILDING REPLACEMENT COST AND DEPRECIATION

2.1.1 NEW REPLACEMENT COST

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 **\$509,000** based on the *Marshall & Swift Valuation Services* cost manual, published by CoreLogic. This value corresponds to **about \$195.02** 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 depreciation, both curable and incurable, at **42%**, considering the overall condition of the building. This results in a depreciated building value of **\$295,000**. Please note that this depreciation takes into account that the building is of economical quality, that some components are at the end of their useful life, and that deficiencies were observed.

2.1.2 DEPRECIATION MEASUREMENT (contd.)

Table 1 — Replacement Cost and Depreciation

Building Components	Replacement Cost	Physical Depreciation (%)	Depreciated Replacement Cost
Footing/Excavation/Foundation Wall	\$40 726	41%	\$24 029
Frame	\$6 971	41%	\$4 113
Floor Structure	\$33 716	41%	\$19 893
Floor Cover	\$31 432	41%	\$18 545
Ceilings	\$15 370	45%	\$8 497
Wall Finish	\$4 635	41%	\$2 734
Interior Construction	\$120 179	41%	\$70 905
Plumbing	\$34 754	41%	\$20 505
Electricity	\$27 186	41%	\$16 040
Heating/Cooling/Ventilation	\$16 342	41%	\$9 641
Exterior Wall Composition	\$110 594	41%	\$65 251
Roof	\$23 168	34%	\$15 185
Miscellaneous	\$17 983	41%	\$10 610
Annexes (balcony, terraces, ramps)	\$26 195	66%	\$8 912
Total	\$509 249	42%	\$294 859
Rounded Total	\$509 000	42%	\$295 000

2.2 ESTIMATED RENOVATION COST

At your request, we have estimated the potential renovation costs for the building based on our site visit, as well as with reference to the diagnostic inspection report for the building (ref. file 2183-2026-06-10) prepared by Mrs. Louise Coutu, architect. Please note, however, that the estimated amount for this work is approximate and will need to be validated with specialized contractors. Certain observed hypothetical deficiencies would require more specific expert assessments and are not included in the renovation costs, such as decontamination, cleaning, asbestos testing, etc.

Table 2 — Approximate Renovation Cost of the Building

Description of Work	Approximate Renovation Cost
Replacement of all doors and windows	\$15 000
Upgrade of the front guardrail and stairs and the rear terrace	\$10 000
General plumbing work/correction of deficiencies (lump sum)	\$1 500
General electrical work/correction of deficiencies (lump sum)	\$1 500
Installation of new ceramic flooring in the main entrance and replacement of bathroom tiles	\$2 000
General insulation and ventilation work/correction of deficiencies (lump sum)	\$3 000
Miscellaneous (repair of a crack in the brickwork, installation of flashing and counter-flashing, sealant joints, repair of the asphalt driveway, installation of gutter outlets, upgrade of the interior staircase)	\$2 000
SUBTOTAL	\$35 000
Contingencies (±15%)	\$5 250
Subtotal	\$40 250
Taxes	\$6 027
TOTAL	\$46 277
Rounded to	\$46 000

We therefore estimate the approximate renovation costs at **\$46,000** (taxes and contingency fees included). Please note that this amount does not include:

- The possible removal of mold and asbestos (hypothetical work).

3 Conclusion

3.1 CORRELATION

To conclude, the replacement cost of the building was estimated at **\$509,000** based on the Marshall & Swift Valuation Services cost manual, published by CoreLogic.

Based on the site visit, as well as with reference to the diagnostic inspection report (ref. file 2183-2026-06-10) prepared by Mrs. Louise Coutu, architect, we estimate the overall physical depreciation of the building at **42%**, considering its general condition. This indicates a depreciated building value of **\$295,000**. Please note that this depreciation considers that the building is of economical quality, that some components are at the end of their useful life, and that deficiencies were observed.

Additionally, at your request, we have estimated the potential renovation costs at **\$46,000**, subject to validation by specialized contractors. These costs do not include certain hypothetical work, as noted on the previous page.

3.2 CERTIFICATION

We certify that:

- Alexandra Latour, certified appraiser, has personally visited the property being appraised on June 2, 2026.
- We have not based our 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 *Ordre des évaluateurs agréés du Québec*

We, the undersigned, Alexandra Latour, certified appraiser, and Luc Héroux, chartered appraiser, certify that, as of August 27, 2026, 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 evaluator



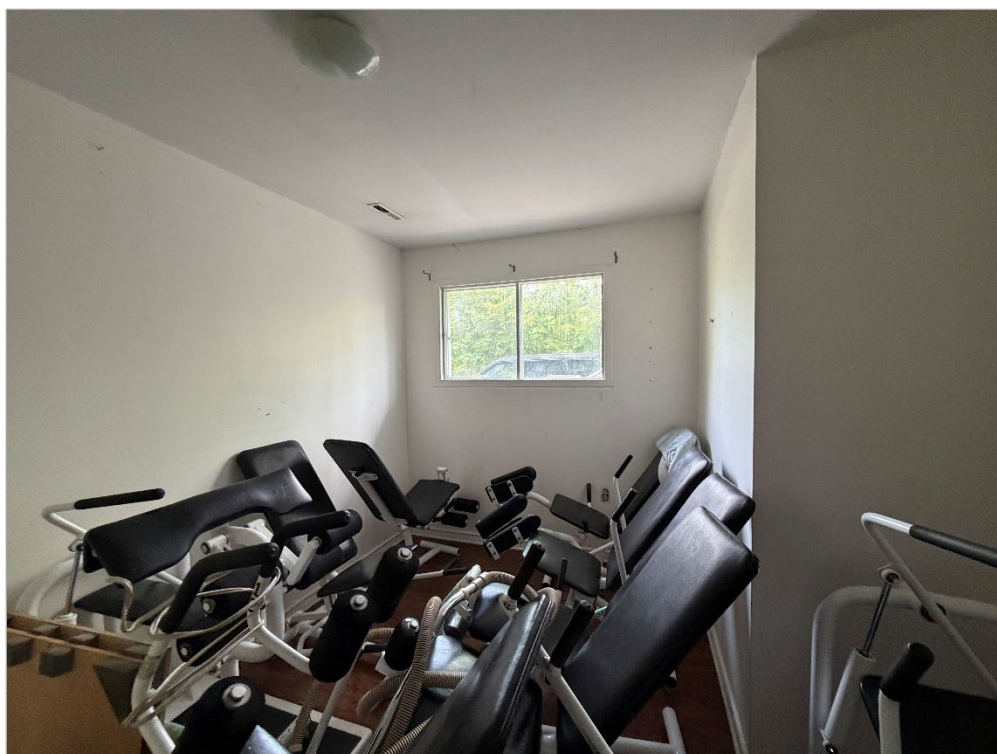
Signature numérique
de Alexandre
Ladouceur
Date : 2026.08.27
15:36:50 -04'00'

Alexandre Ladouceur, É.A.
Certified appraiser

Photographs of the Subject



Family room (ground floor)



Bedroom (ground floor)

PHOTOGRAPHS OF THE SUBJECT (contd.)



Bathroom (ground floor)



Family room (ground floor)

PHOTOGRAPHS OF THE SUBJECT (contd.)

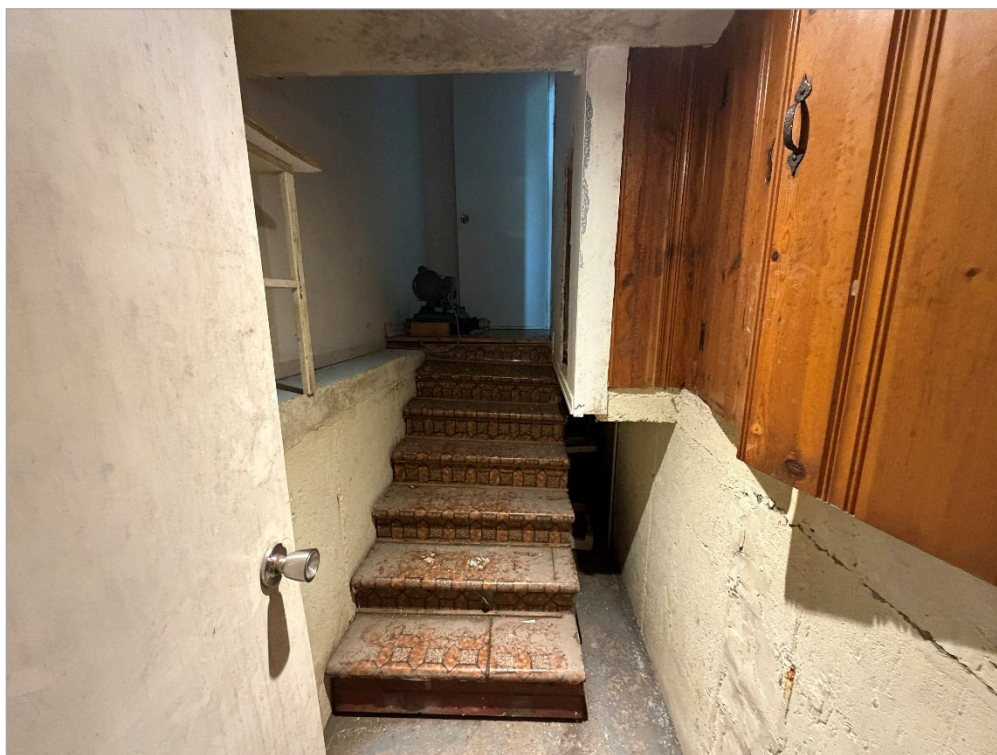


Laundry and mechanical room (ground FLOOR)



Storage under front balcony

PHOTOGRAPHS OF THE SUBJECT (contd.)



Storage area (service crawl space)



Living room (second floor)

PHOTOGRAPHS OF THE SUBJECT (contd.)



Dining room (second floor)



Kitchen (second floor)

PHOTOGRAPHS OF THE SUBJECT (contd.)



Hallway (second floor)



Bathroom (second floor)

PHOTOGRAPHS OF THE SUBJECT (contd.)



Bedroom (second floor)

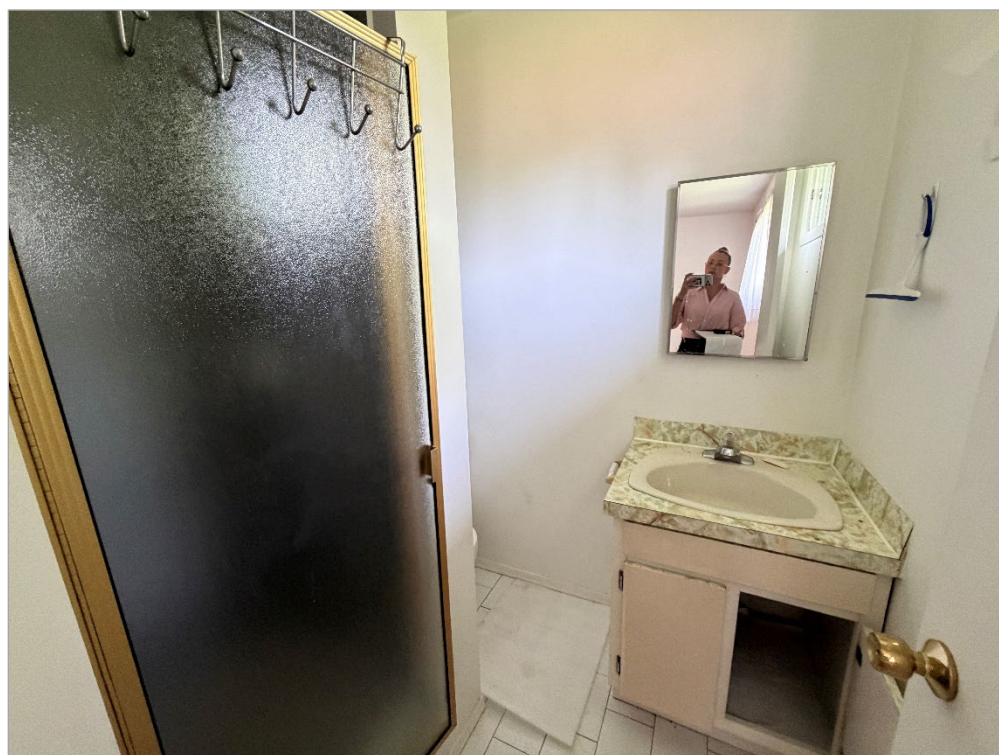


Bedroom (second floor)

PHOTOGRAPHS OF THE SUBJECT (contd.)

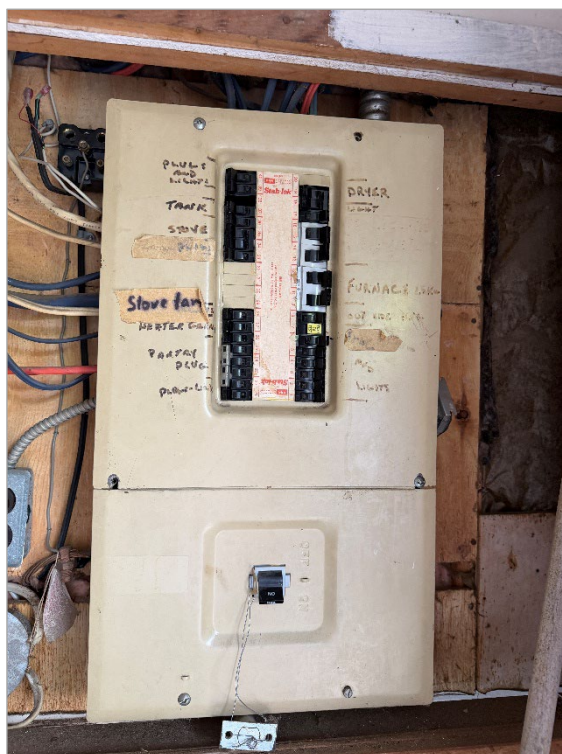


Bedroom (second floor)

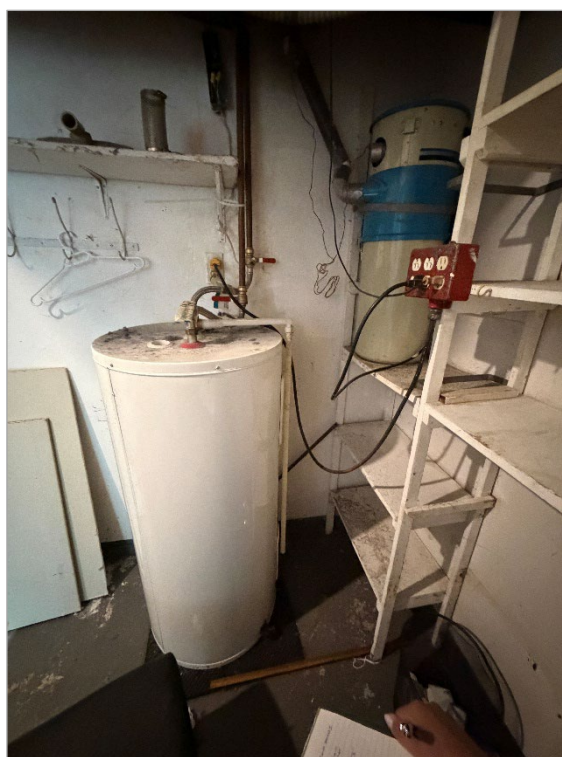


Ensuite bathroom adjoining the primary bedroom (second floor)

PHOTOGRAPHS OF THE SUBJECT (contd.)



Electrical panel



Hot water tank

Certificate of Location

Avenue Lakeside
4 253 114

22,86

0,38

5,22

13,45

Gar.

Galerie

n.c. 8

Br. + AL

2 étages

13,43

8,86

4 252 868

4 252 865

4 252 866
S = 1 045,2 m²

27,47

22,86

4 252 892
Parc

0,70

5,12

Vin

1 ét

1,17

N.B. Ce plan ainsi que le rapport l'accompagnant, font partie intégrantes du présent certificat de localisation. Préparé pour une fin de vente ou d'acquisition de propriété hypothécaire, il ne devrait pas être utilisé ou invoqué pour d'autres buts sans l'autorisation écrite du sousigné. Ce document ne doit pas servir à déterminer les lignes de propriété.
Les mesures indiquées sur ce plan sont en mètres (S.I.).
Toutes les distances des structures aux limites de propriété ont été prises au revêtement.

Travaux - terrain effectués, le 19-06-2019

Échelle : 1 : 250

PLAN accompagnant le CERTIFICAT DE LOCALISATION

Lot(s) : 4 252 866

CADASTRE DU QUÉBEC

Circ. Fonc. : Montréal

Municipalité : Ville de Pointe-Claire

Fait à Montréal, le 21 juin 2019

par LUC LEBLANC
arpenteur - géomètre

Copie conforme à l'original

Minute : 113 003

Dossier : 19-1105

LUC LEBLANC
arpenteur-géomètre

1395 Est, rue Fleury, bureau 200
Montréal, Qué. H2C 1R7
(514) 383-6666

Professional Qualifications

PROFESSIONAL QUALIFICATIONS OF ALEXANDRE LADOUCEUR

Academic Studies

2020-2022	Université du Québec en Outaouais <i>Certificat en administration</i> (completed)
2018-2020	Université du Québec en Outaouais <i>Certificat en gestion et évaluation immobilières</i> (completed)
1997-2002	Externat Sacré-Cœur Rosemère <i>Diplôme d'études secondaires</i> (completed in 2002)

Professional Experience

2026 to present	Chartered appraiser (C. App.) and president for Paris, Ladouceur & Associés Inc. (expropriation, mortgage, insurance)
2023 to 2026	Chartered appraiser (C. App.) and vice-president for Paris, Ladouceur & Associés Inc. (expropriation, mortgage, insurance)
2020-2023	Certified appraiser (DAR) for Paris, Ladouceur & Associés Inc. (expropriation, mortgage, insurance)
2002-2019	Appraisal technician for Paris, Ladouceur & Associés Inc. (appraisal, research and analyses for financing purposes, inheritance, litigation, sales, insurance, investment, market research, subdivisions)

Professional Association

- Member of the Ordre des évaluateurs agréés du Québec
 - Appraisals for municipal consultation purposes
 - Appraisals for mortgage financing purposes
 - Appraisals for insurance purposes
 - Appraisals for capital gains purposes
 - Appraisals for litigation purposes (divorce, Bankruptcy Act, etc.)

Professional Development

- Basic concepts and application of the income approach
- Basic concepts and application of the comparison approach
- Basic concepts and application of the cost approach
- Professional obligations, ethics and professionalism

PROFESSIONAL QUALIFICATIONS OF ALEXANDRE LADOUCEUR (contd.)**Specific Experience**

- Appraisals and negotiations for acquisition, disposition, private agreement and expropriation purposes
- Appraisals and negotiations for municipal consultation purposes
- Appraisals for mortgage financing purposes
- Appraisals for insurance purposes
- Appraisals for capital gains purposes
- Appraisals for litigation purposes (divorce, Bankruptcy Act, etc.)
- Consultant for various construction and development projects (subdivision)