APPRAISAL REPORT

108 Pointe-Claire Avenue
Pointe-Claire (Québec)

O/File 683327E

PARIS, LADOUCEUR & ASSOCIÉS INC.
ÉVALUATEURS IMMOBILIERS PROFESSIONNELS

February 2, 2026

Ms. Cindy Fisher
Coordinator – Urban Planning Advisory Committee – Urban Planning
City of Pointe-Claire
451 Saint-Jean Boulevard
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	108 Pointe-Claire Avenue, Pointe-Claire (Québec)
File No.	683327E

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 is a detached two-storey house with a garage and basement, built on poured concrete foundations in 1933, according to the information listed in the municipal assessment roll (2023-2024-2025) of the City of Montréal. The building is of low to economic quality. The habitable area of the building, excluding the garage and annexes, is 2,714 square feet. The house sits on two contiguous rectangular lots with a total area of 8,215 square feet. Based on our site visit and inspection, we are of the opinion that several components of the building have reached the end of their useful life and will require replacement, and that certain observed deficiencies will also need to be corrected.

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. 2146-2025-07-02), we came to the following conclusions:

Replacement cost	**$531,000**	**(± $169,38 p/square foot)**
Depreciated replacement cost (59% depreciation)	**$216,000**	**(± $68,90 p/square foot)**
Estimated renovation cost	**$170,000**	

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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 2nd, 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.

Signature numérique de Alexandre Ladouceur
Date : 2026.02.02 15:40:51 -05'00'

Alexandra Latour, DAR
Certified Evaluator

Alexandre Ladouceur, E.A.
Certified appraiser

AL/AL/nf

Att. Expertise

Photographs of the subject property

Front view of the building

Rear elevation

Photographs taken on July 2nd, 2025, by Alexandra Latour, DAR.

PHOTOGRAPHS OF THE SUBJECT (contd.)

Neighborhood

Neighborhood

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1 Descriptive Data

1.1 DESCRIPTION OF THE PROPERTY

ADDRESS	108 Pointe-Claire Avenue Pointe-Claire (Québec)
CADASTRALS DESIGNATIONS	Lots 6 676 069 and 6 676 070 – Quebec Land Registry
TYPE OF PROPERTY	Detached two-storey residence with garage and basement, of low to modest quality, built on a poured concrete foundation. The ground floor includes a three-season enclosed veranda, a living room, a kitchen, a dining room, two bedrooms, a bathroom with laundry area, and a garage. The upper floor consists of four bedrooms, a bathroom with laundry area, and a kitchen. The basement, with a ceiling height of approximately 6.2 feet, is mainly used for storage. It includes some partitioned areas, notably a non-functional bathroom. The basement is accessible from both the ground floor and an exterior entrance located at the rear elevation.
YEAR OF CONSTRUCTION	1933 (according to the assessment role of the City of Montreal)
ECONOMICAL LIFESPAN	70 years
ACTUAL AGE	92 years
APPARENT AGE	55 years
REMAINING ECONOMIC LIFE	15 years
GENERAL CONDITION	Based on our complete site visit and the building diagnostic inspection report (ref. file 2146-2025-07-02) prepared by Ms. Louise Coutu, architect, we estimate that the physical condition of the building is low to modest. Several components are at the end of their useful life, and various deficiencies were observed that will need to be corrected.

1.1 DESCRIPTION OF THE PROPERTY (contd.)

BUILDING AREA	Ground floor (habitable)	1 251 square feet
	Second floor (habitable)	1 463 square feet
	Above-Ground Living Area (habitable)	2 714 square feet
	Basement	1 251 square feet
	Garage	211 square feet
	Covered Entrances and Veranda	210 square feet
LAND AREA	The house is located on two contiguous rectangular lots with a total area of 8,215 square feet	
ZONING	Ra 3 (Residential – single-family dwelling). Note that the property is subject to an Architectural Implementation and Integration Plan (PIIA).	
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	Mass
FOUNDATIONS	Poured concrete
SLAB ON GROUND	Concrete on gravel bed
FRAME	Wood load-bearing walls
STRUCTURAL FLOORS	Wood structure
EXTERIOR WALLS	Aluminum siding Stone veneer
CHIMNEY	Brick
DOORS AND WINDOWS	Glazed solid wood main entrance door Glazed aluminum exterior doors Wood casement windows Vinyl sliding windows Wood fixed windows Aluminum double-hung windows Wood garage door Glazed aluminum pedestrian garage door
ROOF COMPOSITION	Asphalt shingle roof Aluminum soffits Mineral wool insulation
ELECTRICAL	200-amp service with breaker panel Halogen and incandescent lighting
HEATING/COOLING	Electric baseboards and convectors Washer-dryer hookups Bathroom fan Kitchen range hood Oven Direct-combustion fireplace with stone mantel

1.2 TECHNICAL DESCRIPTION OF THE BUILDING (contd.)

WALLS AND PARTITIONS	Gypsum board
	Prefinished panels
	Wood paneling
PLUMBING	Copper, ABS, and cast iron piping
	Water closets (3)
	Vanity sinks (2)
	Wall-mounted sink (1)
	Bathtub-shower units (2)
	Stainless steel kitchen sinks (2)
	60-gallon electric water heater
FLOOR FINISHES	Hardwood flooring
	Floating laminate
	Linoleum
	Concrete
CEILING FINISHES	Gypsum board
	Plaster
	Exposed structure in the basement
KITCHEN FINISHES	Softwood kitchen cabinets with laminate countertops
	Melamine kitchen cabinets with laminate countertops
LANDSCAPING	Asphalt driveway
	Lawn
	Trees
	Shrubs
	Front balcony and staircase in concrete
	Rear stairs and landing in metal
MISCELLANEOUS	Wood-burning fireplace with stone mantel
	Kitchen hood (1)
	Refrigerators (2)
	Ovens (2)

1.3 PROPERTY ASSESSMENT AND REALTY TAX

1.3.1 MUNICIPAL ASSESSMENT

TRIENNIAL ROLL	2023-2024-2025
REGISTRATION NUMBER	7832-77-0366-2-000-0000
MARKET REFERENCE DATE	July 1, 2021
LAND VALUE	$471,300
BUILDING VALUE	$407,900
TOTAL PROPERTY VALUE	$879,200

1.3.2 SUMMARY OF OWNERSHIP

REGISTRATION NUMBER	29 309 224
SALE DATE	March 14, 2025
SALE PRICE	$740,000
SELLER	Pierre-Luc Bonnier-St-Onge
BUYER	Harvee Design + Immobilier inc.

1.4 GENERAL CONDITIONS OF THE BUILDING

Following our site visit, and with reference to the diagnostic inspection report (file ref. 2146-2025-07-02) prepared by Ms. Louise Coutu, architect, here is a summary of the building weaknesses that were noted. Please refer to the aforementioned inspection report for the complete set of these weaknesses.

STRUCTURE

Most of the building's extensions were likely done by non-professionals, and a full renovation is recommended.

FOUNDATIONS

Peeling paint was observed on the foundation wall near the garage, likely due to moisture. Given the building's age, there may be no French drain around the footings, or any existing drain may be old and non-functional. Engage a specialized contractor for partial excavation around the building, install a French drain, and re-waterproof the foundation walls.

CONCRETE SLAB

Several signs of excessive moisture and possible water infiltration were noted on the basement concrete slab. Follow recommendations in the "Structure and Foundation" sections to control water infiltration and excess moisture.

FLOOR JOISTS

Some floors are uneven, a common condition in older buildings reflecting their age and construction techniques. Have a structural engineer examine the floor system and follow their recommendations.

In the basement bathroom, some 2x4 framing members were installed incorrectly to support an interior partition, particularly a shower wall. Install framing correctly before completing the basement bathroom.

EXTERIOR CLADDING

Stones were applied to the exterior foundation walls beneath the aluminum siding. The siding is adhered directly to the stones, which may cause water infiltration from the top of the foundation walls. Additionally, the aluminum siding lacks ventilation. Engage an aluminum siding specialist familiar with current regulations to perform proper installation.

FLASHINGS AND SEALINGS

Sealant joints are deteriorated in several areas; redo the joints where needed.

Most openings in the exterior walls with aluminum siding lack flashings. Significant water infiltration was observed above the ground-floor windows. Remove the siding above these openings to install proper flashings and prevent damage caused by water infiltration. Note that water stains were observed above at least one window.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

DOORS AND WINDOWS

Exterior doors are generally in good condition despite their age. The main entrance door on the ground floor is wood and may be less watertight than the others; monitor and replace if necessary.

The threshold of the front veranda door sits at the level of the porch slab, creating a high risk of water infiltration. If water issues occur or during future renovations, reinstall the door 4 to 6 inches above the slab to ensure proper sealing under the threshold.

Excessive moisture was observed beneath and in front of the rear basement entrance door at the bottom of the covered staircase. Periodic water infiltration may occur; monitor the situation, consult an expert if needed, and ensure proper drainage of the landing.

Windows have exceeded their useful life and should be replaced to ensure watertightness, prevent damaging condensation, and improve comfort and energy efficiency.

The patio door of the rear bedroom on the upper floor no longer opens; replacement is recommended.

The garage door is wood, aged, and uninsulated; plan for replacement in the short term.

TERRACES, BALCONIES AND STAIRCASES

The upper landing of the rear staircase was not fully inspected, but rust was noted in the structure. Remove rust, sand, apply a rust-inhibiting primer, and repaint with at least two coats of steel paint.

The rear exterior staircase railing is non-compliant and poses a safety risk. The two metal strips serving as balusters are spaced too widely and can be climbed; install vertical balusters to correct the railing.

The front porch lacks a railing, presenting a significant fall hazard; install a railing that meets municipal regulations.

EAVES, FASCIAS, AND SOFFITS

The soffits under the front porch roof are unventilated. Replace the closed soffits with ventilated soffits to ensure proper attic ventilation for the porch and front veranda roof.

LANDSCAPPING

Trees and shrubs were found to be too close to the building, and climbing plants were observed on the exterior walls. Trim the vegetation and remove the climbing plants.

The side and rear yards require cleaning to maintain sanitary conditions. Remove all abandoned objects and materials.

The paving-stone landing in front of the basement staircase slopes toward the entrance, creating a negative grade. Regrade the area to direct surface water away from the exterior walls and door threshold.

The ground slopes around the building cause drainage to direct water toward the foundation in some areas. Assess the possibility of regrading the lot and consult a landscaping professional if necessary.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

ROOFING

Water stains were observed on the roof rafters. As a precaution, monitor the area to ensure leaks were properly repaired when the roof covering was replaced.

Various objects and materials were stored in the attic. Remove all items to allow proper ventilation of the structure.

GUTTERS

No gutters were observed along the roof edges. Install gutters at the base of each roof slope, including smaller ones. Each gutter should have a downspout leading to a proper discharge outlet.

PVC gutters were also noted; this material tends to warp and cause improper slopes. Plan to replace the existing gutters with more durable materials.

FLASHINGS AND PARAPETS

The counterflashing between the roof of the front porch and the integrated veranda, where it meets the upper front wall, is bent and lifted in several places. Replace the counterflashing and verify the watertightness of the flashing beneath the shingles and wall cladding. Hire a qualified sheet metal roofer for the work.

PLUMBING

The main shut-off valve is aged and should be replaced in the short term.

The basement toilet is not functional. Check the water supply and the toilet mechanism and replace the unit if necessary.

A shower base has been poured in concrete. Redo this installation properly to ensure watertightness before rebuilding the surrounding walls.

The kitchen sink faucet was loose and leaking. Secure the faucet properly.

No water air gaps were observed under the plumbing fixtures. Have air gaps installed on each water supply line under the fixtures.

During the basement inspection, we noticed a drain pipe that needs sealing. Have the end of the pipe sealed promptly.

A plumbing vent is open in the attic. Seal and reconnect the vent sections so that stale air is exhausted through the roof rather than into the attic.

The front-left plumbing stack appears to have started leaking at the joints. Have the installation inspected by a qualified plumber and seal any leaking joints.

The trap under the upstairs bathroom sink shows signs of corrosion. Replace the trap to prevent water damage.

The basement floor drain appears very old. Have it inspected with a camera at the same time as the sewer lines.

One floor drain was found to be sealed with a tight cap, making it non-functional. Consult a licensed plumber to clear and ensure proper operation.

A catch basin is present in the garage; however, it appears to be only a hole beneath a grille. Install a code-compliant catch basin to properly evacuate garage water.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

ELECTRICITY

Electrical wiring in the basement needs to be secured. Fasten wiring where necessary.

An electrical outlet on the kitchen counter at the main floor is ungrounded. Replace the outlet and wiring if necessary.

There is no electrical outlet in the upstairs bathroom. If required, install a GFCI-protected outlet to prevent electrical shock.

HEATING AND VENTILATION

We noticed that there is no heating in the entrance vestibules. Install heating units to prevent condensation, warping, and mold growth.

CHIMNEY

A masonry fireplace on the main floor appears to be abandoned. Additionally, a flue runs from the basement to the roof but does not serve any appliance. If new equipment is connected to it, have the flue inspected and ensure proper clearance from combustible materials.

FLOOR COVERING

The linoleum flooring in the rear upstairs veranda is severely damaged. Plan for a complete replacement.

Vinyl tiles are damaged in several areas throughout the dwelling. Replace damaged tiles. In the upstairs bathroom, inspect the condition of the subfloor and replace any decayed wood.

The wood flooring on the upper level shows worn varnish. Sand and re-varnish the surface to protect the wood.

WALLS AND CEILINGS

Note that older joint compounds may contain asbestos. If interior renovation work is planned, have the material tested for asbestos.

Given the building's age, condensation in exterior walls may have led to mold growth, although this could not be confirmed during inspection. If necessary, perform an air quality test and follow expert recommendations.

Prefabricated panels have been installed around bathtubs. These panels are glued, and joints between them are not always watertight. Replace with ceramic tiles or another waterproof surface if needed.

Signs of water infiltration were observed at the base of several basement walls. Contact a decontamination specialist and follow their recommendations.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

STAIRS AND RAILINGS

Handrails are missing on some stairways. Install handrails on all flights of stairs.

The staircase leading to the basement lacks both a guardrail and a handrail. Install a guardrail and properly secure a handrail.

The landing at the base of the front-right staircase is too narrow. There is little that can be done other than extending the front wall, which would be costly.

CABINETS AND COUNTERTOPS

The kitchens are outdated, although some wooden cabinets have been replaced with melamine. The melamine in the upstairs kitchen is particularly damaged. Plan for kitchen renovations in the short to medium term.

INTERIOR DOORS

No particular comments.

ISOLATION AND VENTILATION

The attic insulation inspection was limited due to a floor installed over the structure. However, where accessible, some batts were found to be heavily soiled. Replace any soiled insulation. The attic insulation can be improved by adding loose-fill or batt insulation over the existing floor.

Extruded polystyrene insulation has been installed under the front porch, and some upper panels have detached. Mechanically reattach the insulation panels.

There is no exhaust fan in the main-floor bathroom. Install a fan to ensure proper ventilation.

The upstairs kitchen has no range hood. Install a hood vented to the exterior.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

RECOMMENDATION'S

The subject building, classified as low to economic quality, requires several renovations works, particularly foundation and structural repairs. Several major components are at the end of their useful life and will need to be replaced. In addition, several deficiencies were observed and must be corrected.

We recommend the following actions:

1. Conduct an environmental assessment of potential basement contamination.
2. Obtain a structural engineering assessment.
3. Allow for the cost of various works, including waterproofing foundation walls and installing a French drain. Perform cleaning both inside and outside the building, including the attic. Vent the lower portion of the exterior walls covered with aluminum siding and install flashing between the siding and the stone-clad foundation walls. Install flashings above all openings. Reseal joints where necessary. Replace windows. Carry out plumbing work, including the installation of a proper catch basin in the garage. Replace several floor coverings. Renovate kitchens and bathrooms. Install range hoods and bathroom fans where required, vented to the exterior.
4. Correct electrical deficiencies. Repair anomalies related to stairs, handrails, and guardrails both inside and outside.
5. Remove and clean materials affected by water damage. Conduct environmental testing to assess the presence of mold in the basement.
6. Regrade the soil and adjust ground levels around exterior walls as required. Maintain the roofing system and replace the counterflashing between the second-floor front wall and the roof of the front porch and veranda.

2 Analysis

2.1 BUILDING REPLACEMENT COST AND DEPRECTIATION

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 **$531,000** based on the *Marshall & Swift Valuation Services* cost manual, published by CoreLogic. This value corresponds to **about $169.38** 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 **59 %**, representing a weighted percentage of the various physical components. This indicates a depreciated building value of **$216,000.** 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.

2.1.3 REPLACEMENT AND DEPRECTIATED COSTS SUMMARY

Table 1 — Replacement Cost and Depreciation

Building Components	Replacement Cost	Physical Depreciation (%)	Depricated Replacement Cost
Footing/Excavation/Wall foundation	$58 057	60%	$23 231
Frame	$7 826	57%	$3 365
Floor Structure	$36 892	62%	$13 854
Floor Cover	$26 263	77%	$6 054
Ceilings	$21 450	57%	$9 224
Wall Finishes	$7 957	75%	$1 989
Interior Construction	$120 799	57%	$51 944
Plumbing	$36 795	57%	$15 822
Electricity	$30 634	57%	$13 172
Heating/Cooling/Ventilation	$20 468	57%	$8 801
Exterior Walls Composition	$117 637	57%	$50 584
Roof	$28 007	64%	$10 122
Miscellaneous	$3 410	57%	$1 466
Annexes (balcony, terraces, ramps)	$15 072	57%	$6 481
Total	$531 267	59%	$216 110
Rounded Total	**$531 000**	**59%**	**$216 000**

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. 2146-2025-07-02) 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

Building Components	Approximate Renovation Cost (Lump Sum to be Confirmed)
Waterproofing of foundation walls and installation of a French drain	$15 000
Complete reconstruction of extensions, including windows (entrances and veranda)	$20 000
Replacement of windows in the main building and several doors	$12 000
Replacement of floor finishes, sanding and varnishing of hardwood floors	$10 000
Installation of flashings and sealants	$2 500
Complete renovation of both kitchens	$30 000
Complete renovation of both bathrooms	$20 000
Plumbing work	$5 000
Electrical work and installation of heating units in entrance vestibules	$1 000
Miscellaneous work (replacement of soffits, correction of ground slope, tree and shrub pruning, removal of climbing plants, installation of handrails and guardrails on interior staircases)	$6 000
Installation of gutters, downspouts, and gutter outlets	$4 000
Upgrading of exterior balconies	$3 000
Subtotal	$128 500
Contingency (± 15 %)	$19 275
Subtotal	$147 775
Taxes	$22 129
Total	$169 904
Total (rounded)	**$170 000**

We therefore estimate the approximate renovation costs at **$170,000** (taxes and contingencies included). Note that this amount does not include:

- Possible presence of asbestos and decontamination (hypothetical work)
- Possible presence of mold and decontamination (hypothetical work)

3 Conclusion

3.1 CORRELATION

To conclude, the replacement cost of the building was estimated at **$531,000** 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. 2146-2025-07-02) prepared by Mrs. Louise Coutu, architect, we estimate the overall physical depreciation of the building at **59 %**. This provides us with a depreciated building value of **$216,000**. 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 **$170,000,** 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 2nd, 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 Ordre des évaluateurs agréés du Québec.

We, the undersigned, Alexandra Latour, certified appraiser, and Alexandre Ladouceur, chartered appraiser, certify that, as of February 2, 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.

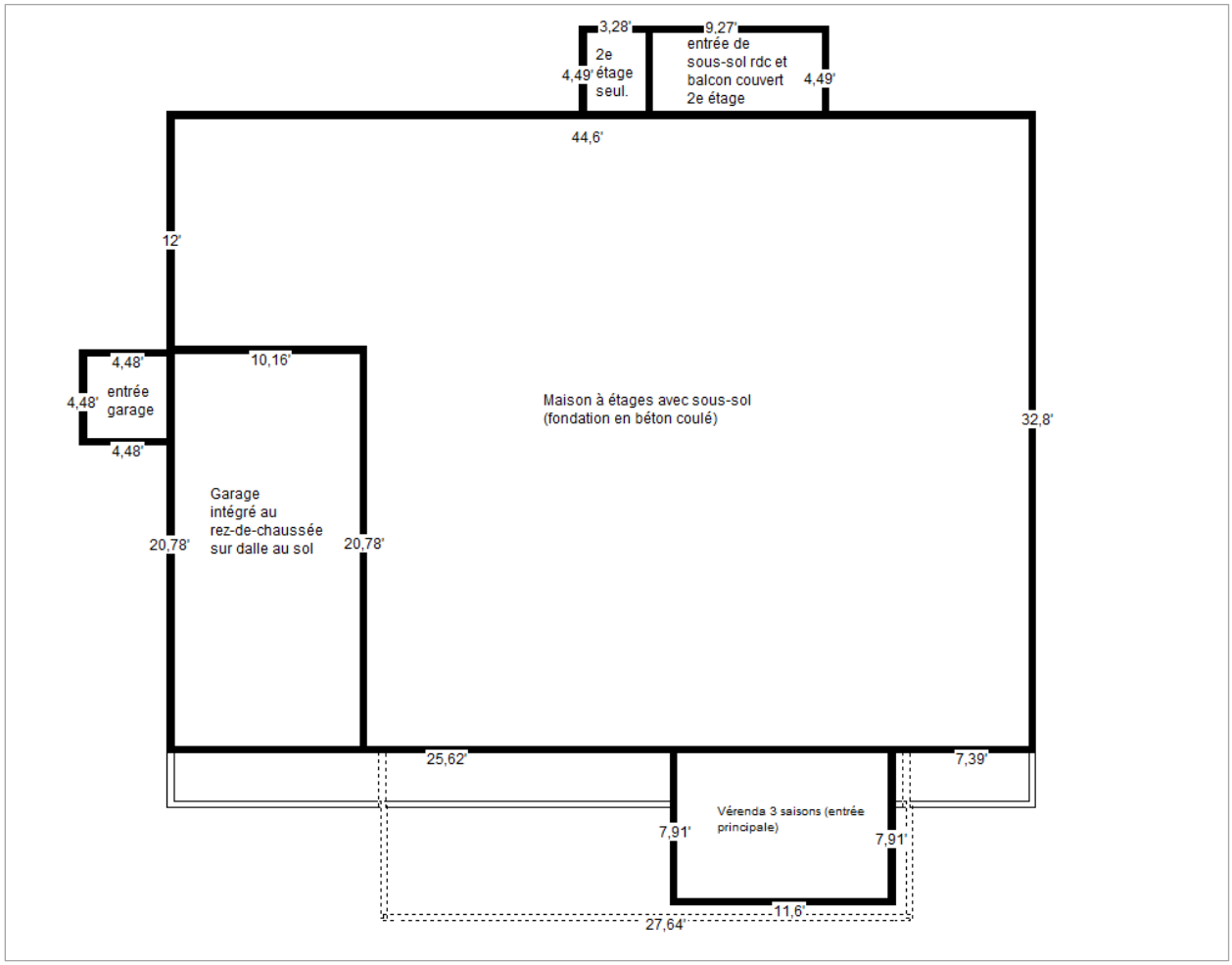
PARIS, LADOUCEUR & ASSOCIÉS INC.

Signature numérique de Alexandre Ladouceur
Date : 2026.02.02 15:41:13 -05'00'

Alexandra Latour, DAR
Certified Appraiser

Alexandre Ladouceur, É.A.
Chartered Appraiser

Certificate of Location



Photographs of the Subject

Front view of the building

Rear view of the building

Photographs taken on July 2nd, 2025, by Alexandra Latour, DAR.

PHOTOGRAPHS OF THE SUBJECT (contd.)

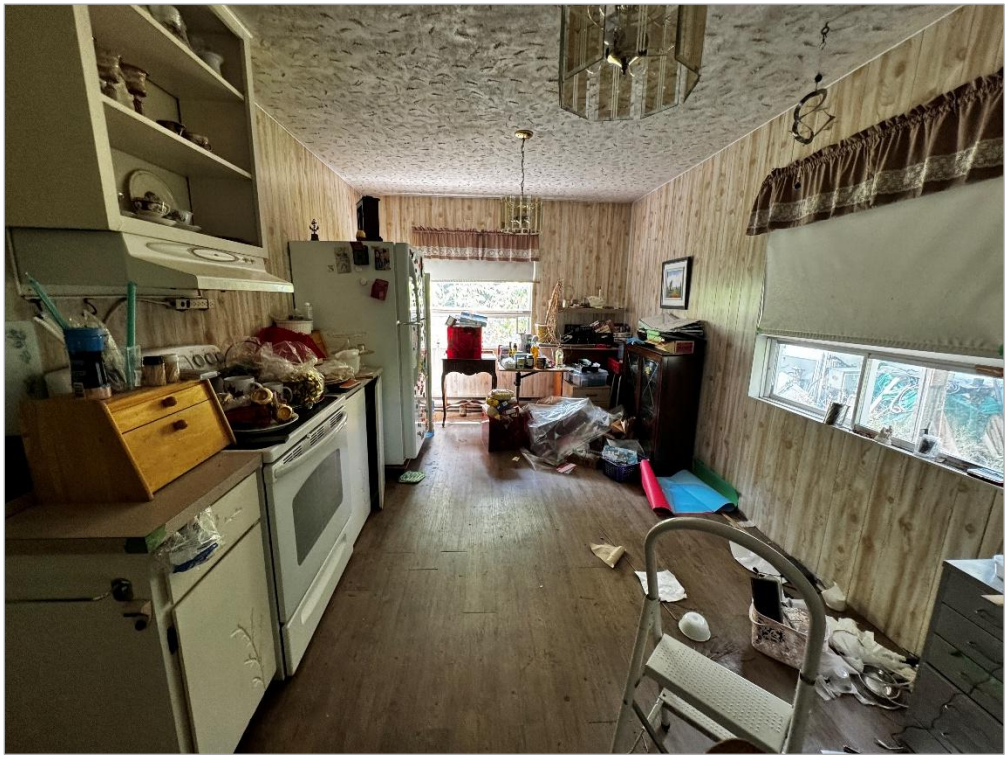
Left elevation

Right elevation

Photographs taken on July 2nd, 2025, by Alexandra Latour, DAR.

PHOTOGRAPHS OF THE SUBJECT (contd.)

Front veranda



Kitchen

PHOTOGRAPHS OF THE SUBJECT (contd.)

Living room

Bathroom

PHOTOGRAPHS OF THE SUBJECT (contd.)

Bedroom

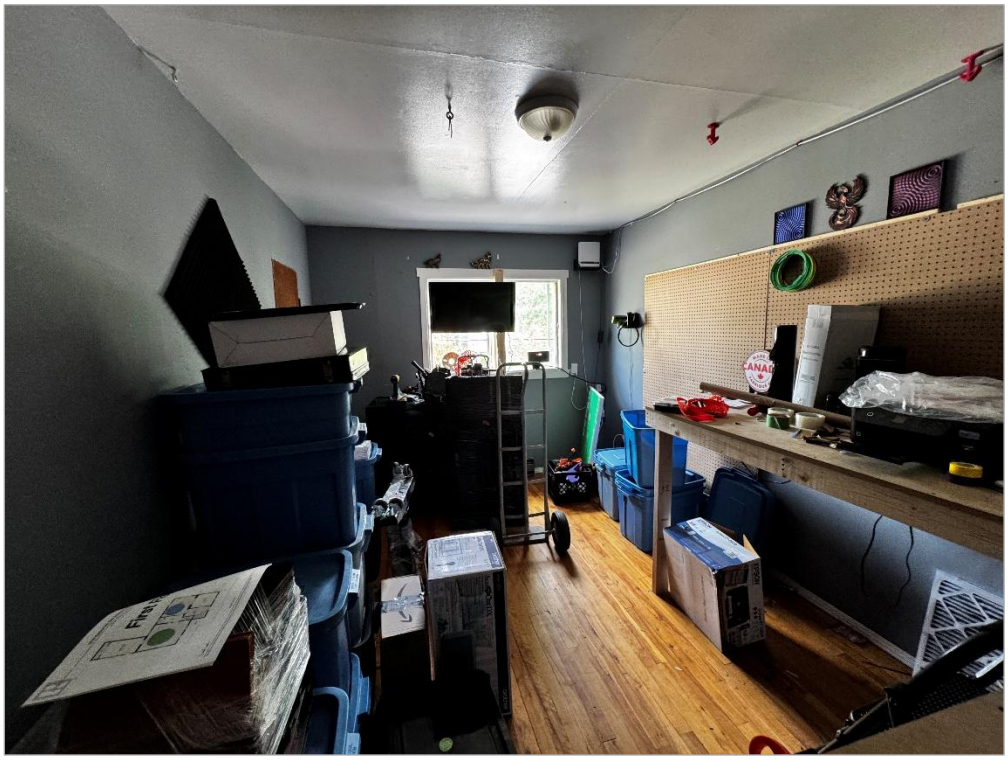
Bedroom

PHOTOGRAPHS OF THE SUBJECT (contd.)

Dining room

Upstairs kitchen

PHOTOGRAPHS OF THE SUBJECT (contd.)



Upstairs bedroom

Upstairs bedroom

Photographs taken on July 2nd, 2025, by Alexandra Latour, DAR.

PHOTOGRAPHS OF THE SUBJECT (contd.)

Upstairs bedroom

Upstairs bedroom

Photographs taken on July 2nd, 2025, by Alexandra Latour, DAR.

PHOTOGRAPHS OF THE SUBJECT (contd.)

Upstairs bathroom

Basement

PHOTOGRAPHS OF THE SUBJECT (contd.)

Hot water tank

Basement

PHOTOGRAPHS OF THE SUBJECT (contd.)

Electrical panel

Exterior entrance leading to the basement

PHOTOGRAPHS OF THE SUBJECT (contd.)

Non-functional basement bathroom

Garage

Professional Qualifications

PROFESSIONAL QUALIFICATIONS OF ALEXANDRE LADOUCEUR

Academic Studies

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

Professional Experience

2023 to present	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)

Specific Experience

- Appraisals and negotiations for the purposes of acquisition, disposal, mutual agreement and expropriation
- Appraisals and negotiations for municipal consultation purposes
- Appraisals for mortgage financing
- Appraisals for insurance purposes
- Appraisals for capital gain
- Appraisals for litigation purposes (divorce, bankruptcy law, etc.)
- Consultant for various construction and development projects (subdivisions)

Advanced Class and Seminars

- Basic concepts and application of the Income Approach
- Basic concepts and application of the Cost Approach
- Basic concepts and application of the Comparison Approach
- Professional obligation, ethics, and professionalism

Professional Association

Member of the Ordre des Évaluateurs Agréés du Québec