

RECONSTRUCTION COST, RESTORATION COST, AND DEPRECIATED COST

Single-family building
55 avenue Cedar
Pointe-Claire (Québec) H9S 4Y3
File: 202210297-VA



Prepared at the request of the
City of Pointe-Claire
a/s Véronique Simard
by
Steve Dumaesq, Chartered Appraiser
Bourassa Jodoin inc. .

City of Pointe-Claire
a/s Véronique Simard
451 Boul. Saint-Jean,
Pointe-Claire (Québec) H9R 3J3

Subject: reconstruction cost, restoration cost, and depreciated cost
55 avenue Cedar
Pointe-Claire (Québec) H9S 4Y3
File: 2202210297-VA

In accordance with the mandate you have entrusted to us, we have evaluated the cost of rebuilding the building mentioned in the section.

We analyzed all factors relevant to determining the reconstruction cost, restoration cost, and depreciated cost for the purpose of applying for a demolition permit for the building under study.

Valuation and extraordinary assumption(s)

Please note that we have produced a French version (202210297-1-VA) and an English version (202210297-2-VA) of this report.

As of the date of this report, Canada and the international community are facing unprecedented measures taken by various levels of government to reduce the health effects of the Covid-19 pandemic. The duration of this event is not known. Although there is a potential for impact regarding the micro and macroeconomic sectors, as well as in the different real estate markets, it is not possible to predict such an impact at present, nor the impact of current and future government countermeasures. There is some risk that the Covid-19 pandemic will increase the likelihood of a global recession, but without knowing the other government countermeasures planned at the national and global levels, it is not possible to predict any impact. Consequently, this one-off assessment presupposes the maintenance of the current conditions of construction costs, in the longer term remaining unchanged. Given the market uncertainties related to the Covid-19 pandemic, a force majeure event, we reserve the right to revise the estimate of value presented in this report for a fee, with an updated valuation report as part of a separate valuation service agreement, incorporating the market information available at that time.

To determine the cost of depreciated reconstruction and restoration, we used the inspection reports in our possession and estimated the likely renovation costs for each of the significant elements described in these reports. In the "Building Condition and Calculation Assumption" section of this report, we have presented the elements that allowed us to determine the restoration costs and our depreciations as well as our calculation assumptions by a set of components. Our value is conditional on all the assumptions in this section.

We did not receive any building plans to be assessed. The client was not able to provide us with architectural, mechanical, electrical, structural, and fire protection plans. As a result, it was impossible for us to ascertain the composition of the structure, foundation, walls, and floors, as well as other elements not visible during the

inspection. The cost of reconstructing this report is therefore conditional on these assumptions. These elements may change the cost of rebuilding this report.

The advice of various professionals such as architects, engineers, plumbers, electricians, notaries, land surveyors, etc is necessary in order to evaluate every aspect of a building and goes beyond the scope of our mandate and expertise. We assume that the property being assessed complies with the standards and regulations in force, such as zoning, planning regulations, building code, environmental laws, or other regulations or elements that may affect the value of this report.

As a general rule, GST and QST sales taxes apply to the construction costs of buildings. It is for this reason that the amount of taxes are included in the values of this report. We are aware that in some cases there are tax rules that allow all or part of the taxes paid to be recovered. The calculation to subtract taxes and/or refunds in order to calculate the cost of reconstruction may vary depending on your tax situation and/or the type of building. It is therefore important to check with an accountant/tax specialist to establish the amount of taxes to be subtracted. Identifying these rules is beyond our mandate. We shall therefore confine ourselves, in order to establish the replacement value, to following the normal method of taxation. For the purposes of this report, our values conclusion includes GST and QST. We are available for further information.

Hoping for everything conforms, we ask you to believe in the expression of our best feelings.

Bourassa Jodoin inc.

Group of Real Estate Appraisers



Steve Dumaesq, E. A.
Chartered Appraiser

City of Pointe-Claire
a/s Véronique Simard
451 Boul. Saint-Jean,
Pointe-Claire (Québec) H9R 3J3

Subject: reconstruction cost, restoration cost, and depreciated cost
55 avenue Cedar
Pointe-Claire (Québec) H9S 4Y3
File: 2202210297-VA

In accordance with the mandate, you have entrusted to us, we have assessed the reconstruction cost of the subject building mentioned under the heading.

We analyzed all factors relevant to determining the reconstruction cost, restoration cost, and depreciated cost for the purpose of requesting a demolition permit for the building under study.

This expertise is subject to the limiting assumptions and conditions mentioned in this report.

Given the relevance, quantity, and quality of the data collected, we believe that the reconstruction cost, restoration cost, and depreciated cost for the purpose of requesting a demolition permit, as of 1 July 2022, are:

New reconstruction cost

EIGHT HUNDRED SIX THOUSAND DOLLARS
806 000 \$

Demolition and clearing costs extra: 22 000 \$

Depreciated reconstruction cost

FOUR HUNDRED NINETY-ONE THOUSAND DOLLARS
491 000 \$

Cost of restoration

TWO HUNDRED AND TWO THOUSAND DOLLARS
202 000 \$

This assessment is conditional on the ordinary and extraordinary assumptions presented in this report.

BOURASSA JODOIN INC
Group of Real Estate Appraisers



Steve Dumareshq, E.A.
Chartered Appraiser

SUMMARY OF HIGHLIGHTS

Building identification:	55 avenue Cedar, Pointe-Claire (Québec) H9S 4Y3
Building Category:	Single-family building
Evaluation date:	1 July 2022
Inspection date:	20 July 2022
Applicant:	City of Pointe-Claire,
Purpose:	Value of reconstruction, restoration, and depreciated reconstruction
End:	Request for a demolition permit Narrative Report Format
Method(s):	Cost method

Total building area:

Surface	Gross area
Total area (above ground)	1,137 pi ²
Total area	2,274 pi ²

Indication of value

New reconstruction cost

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806 000 \$

Demolition and clearing costs extra: 22 000 \$

Depreciated reconstruction cost

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Cost of restoration

TWO HUNDRED AND TWO THOUSAND DOLLARS
202 000 \$

This assessment is conditional on the ordinary and extraordinary assumptions presented in this report.

PREAMBLE

This evaluation report is a narrative report comprising the twelve points listed below with the exception of the best and most profitable use that is not necessary for a reconstruction cost:

- ❖ Physical and legal identification of the building
- ❖ Identification of assessed rights
- ❖ Purpose and Purpose of the Evaluation
- ❖ Definition of the value sought
- ❖ Evaluation date
- ❖ Scope of work for data collection, verification, analysis, and presentation
- ❖ Reservation and assumption
- ❖ Treatment of the evaluator's information, procedure, and reasoning
- ❖ The best and most profitable use
- ❖ Rejection of a traditional method
- ❖ Conformity or non-compliance with the substance of the assessment
- ❖ Evaluator's attestation

CONTEXT

The City of Pointe-Claire mandated us to determine the cost of reconstruction, the cost of restoration, and the depreciated cost of the building for demolition request purposes. The values in this report have been established on a cost-only basis. Steve Dumaresq, Chartered Appraiser, conducted the site inspection on June 17, 2022.

At the request of the applicant, we have produced a French version (202210297-1-VA) and an English version (202210297-2-VA) of this report.

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DEFINITION OF COST METHODS

Here are the definitions of the replacement cost, the reproduction cost, and the reconstruction cost of the Order of Chartered Appraisers.

REPLACEMENT COST TO NEW

Replacement cost is the replacement cost required to construct at current prices, at the date of the assessment, a building of equivalent utility to that assessed, using similar and modern materials, according to current construction standards, concepts, and modes of development.

"Current construction standards" are defined as requirements imposed by federal standards. Provincial, regional, and/or municipal standards should also be considered if they are more restrictive than federal standards.

COST OF REPRODUCTION

The cost of reproduction represents the cost of replacing a building with another identity. It contains the costs incurred for the construction of a new building that is the exact replica of the other, based on current prices and using the same or similar type of materials.

COST OF RECONSTRUCTION

The cost of reconstruction refers to what it would cost to completely rebuild a building. This cost takes into account both the building elements that must be reproduced and those that can be replaced without affecting the character and overall architecture of the building.

Regarding the elements that must be reproduced, the evaluator must refer to the definition of the cost of reproduction.

With regard to the elements that can be replaced, the evaluator must refer to the definition of replacement cost.

DEFINITIONS OF COST METHODS

COST OF RESTORATION:

The cost of restoration is the cost to restore the building to its original state **without improving it and without diminishing its architectural features. This action aims to interrupt the process of deterioration of a property while consolidating it to preserve it.** The definition of the previous (original) state to be restored may be open to discussion, in particular, because of subsequent changes, but old and interesting for historical reasons.

Historic buildings are common sites for restoration projects, but modern buildings are also being restored. Restoration projects typically involve:

- Replacement of old luminaires with replicas of the original
- Replace stone foundations with the same type.
- Replace a worn floor with the same type of floor
- Sanding and varnish a wooden floor.

RENOVATION COST:

Renovation refers to the operations by which a building or one of its elements sees **its condition improved**, through the use of **new, modern materials** to replace damaged or obsolete parts. This consists of making new from the old and **can lead to destroying everything.**

REHABILITATION COST:

The rehabilitation is an intervention concerned with **preserving the historical character of the exterior building while installing elements of contemporary comfort.** It, therefore, includes all kinds of repairs, restorations, redevelopments, and renovations of a property, in order to modernize it. The elements to be preserved in their original state must be well determined in order to establish the cost of rehabilitation.

METHOD USED

In this report, we have used the method of reconstruction cost, restoration cost, and depreciated reconstruction cost. The building under study does not have any historical material that needs to be replicated. The cost of restoring this report is therefore entirely carried out with standard quality materials as it was originally.

DEFINITIONS OF DEPRECIATIONS

Physical depreciation

The physical deterioration that characterizes a building result from any action that physically alters its usefulness and performance, such as wear, degradation, aging, construction defects, decay, the effect of climatic conditions, breakage, etc. The reduced utility of the deteriorated building has a negative impact on its value. No building escapes these deteriorations that evolve over the course of its existence and that depend on its initial quality of construction (materials and labor), the use that is made of it (normal, abusive, etc.), the maintenance that is given to it and the renovations that are brought to it.

- **Correctable physical deterioration** means situations where technically feasible and economically justifiable repair or replacement work would restore the ability to perform its function to any immovable element affected by the deterioration observed so that the normal usefulness and performance of the building concerned are maintained. **These are situations where the cost of the repair to be carried out does not exceed the resulting gain**, this gain being either the actual increase in the value or the prevention of its decrease. Correctable physical deterioration is more relevant to **elements whose lifespan is shorter than** that of the building. Thus, cladding, openings, as well as mechanical and electrical systems are elements whose faster rate of deterioration often requires that they be replaced during the life of the building that they help to keep useful.
- **Incorrigible physical deterioration** refers to situations where the corrective work that would be necessary is impossible to carry out or economically unjustifiable, considering the characteristics of the subject building and the context existing at the reference date. In the latter case, this work represents **a cost greater than the resulting gain in value** for the property. Incorporrigible physical deterioration affects **longer-lived elements**, such as framing, foundations, and other structural elements, because their rate of deterioration is slower, and the cost of the work required to replace them is higher.

DEFINITIONS OF DEPRECIATIONS

Functional depreciation

The functional obsolescence that characterizes a building is caused by realities that **diminish its usefulness or attractiveness** because the layout of the building or the nature of its components reduces **its ability to adequately perform the functions for which it is intended**, taking into account the standards and requirements applicable to it under market conditions that exist at the reference date. The usefulness or attractiveness thus reduced reduces the de-identifiability of such a building and thus affects its value. **Functional obsolescence dates back to the actual design and construction of the building or is due to changing market requirements for these original elements.** It is therefore formally distinct from the deterioration that the building may undergo and the resulting condition.

To ensure the choice of an adequate means of quantifying depreciation, it is important to determine whether or not each functional obsolescence found on a building is correctable:

- **Correctable:** it is considered correctable if it is demonstrated that technically **feasible and economically justifiable** repair or replacement work would restore the capacity of the building concerned to adequately meet the standards and requirements that characterize, at the reference date, the typical conditions of use of similar buildings.
- **Incorrigible:** it is considered incorrigible when such corrective work is **technically impossible to carry out or economically unjustifiable**, taking into account the characteristics of the building to be evaluated and the context existing at the reference date.

In addition, since the quantification of depreciation may have variations depending on the situation, it is useful to determine which of the following three subcategories the functional obsolescence identified on a building belongs, depending on whether they are attributable to:

- **The absence** of a real estate element is considered essential to maintaining the capacity of the building subject to adequately meet the standards and requirements that characterize, at the reference date, the typical conditions of use of similar buildings (e.g., missing insulation, lack of fire protection, non-existent ventilation, etc.);
- **The inadequacy** of an existing layout, component, or other real estate elements (as constructed and regardless of its physical condition) in its ability to adequately meet these standards and requirements or the fact that it interferes with the performance of other components of the same building (e.g., lack of load-bearing capacity from the slab to the ground, inefficient air conditioning system, roof slope harmful to the flow of water, improper arrangement of columns, etc.);
- **The excess**, both in terms of quantity and quality, of components or real estate elements compared to what is normally expected for the subject building to meet the same standards and requirements (E.g., height exceeding current needs, too high density of steel or concrete, building that has become unusable in an industrial complex, etc.).

DEFINITIONS OF DEPRECIATIONS

EXTERNAL OBSOLESCENCE

The external obsolescence that characterizes a building is caused by realities that diminish its permanent de-identity, due to circumstances or events that are external to it, that are independent of it, and that, at the reference date, are not the responsibility of its owner. Such events or circumstances may be of a physical, legal, social, or economic origin, but in order to give rise to external obsolescence, their effect must be of a lasting nature and be significant. The diminished de-identifiability reduces the value of the building and, by definition, this effect is not correctable by the owner, although it may change over time. Indeed, if the negative conditions that are the source of it evolve, external obsolescence can increase, decrease, or even disappear completely.

The causes of external obsolescence can be related to localization or market factors, which makes it possible to form two subcategories:

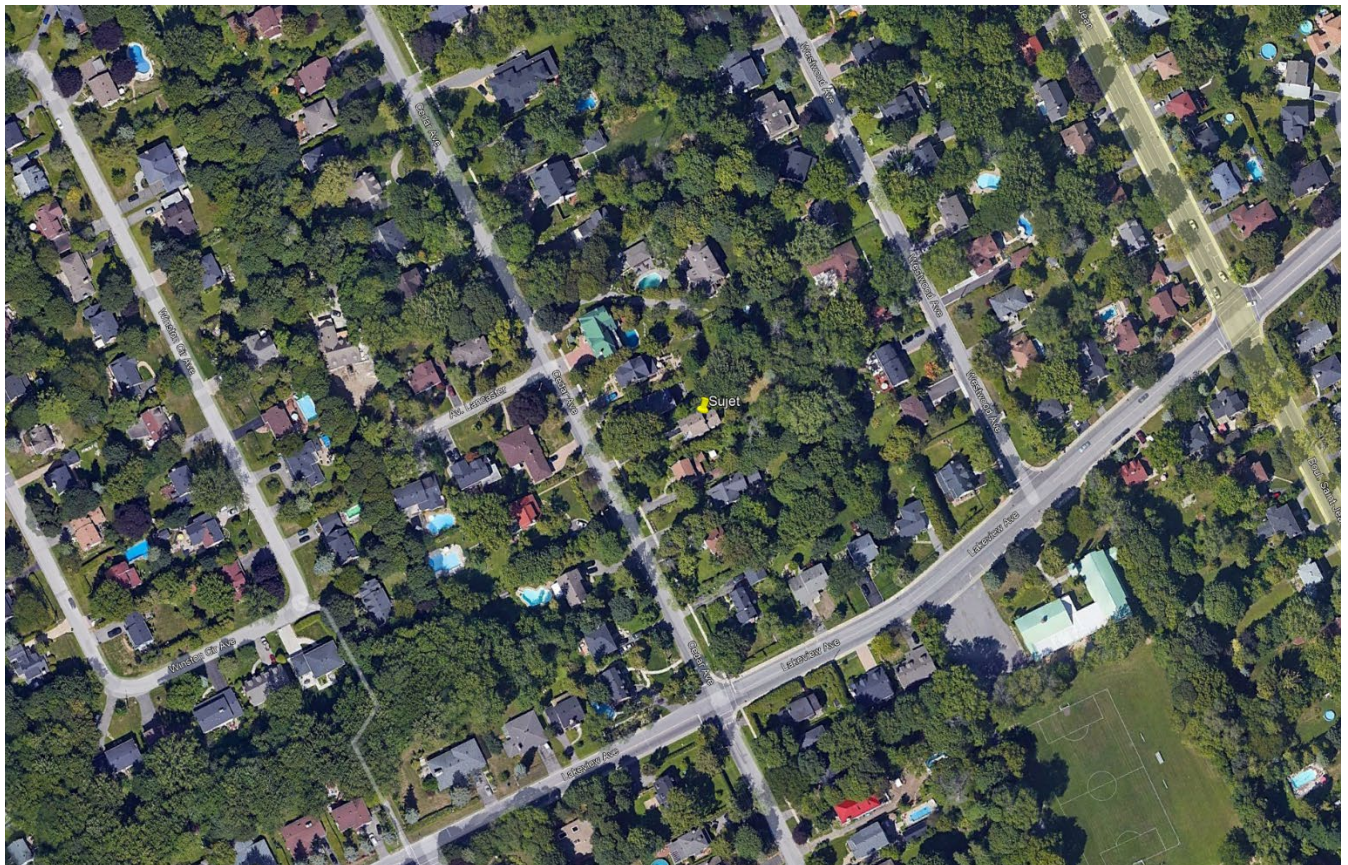
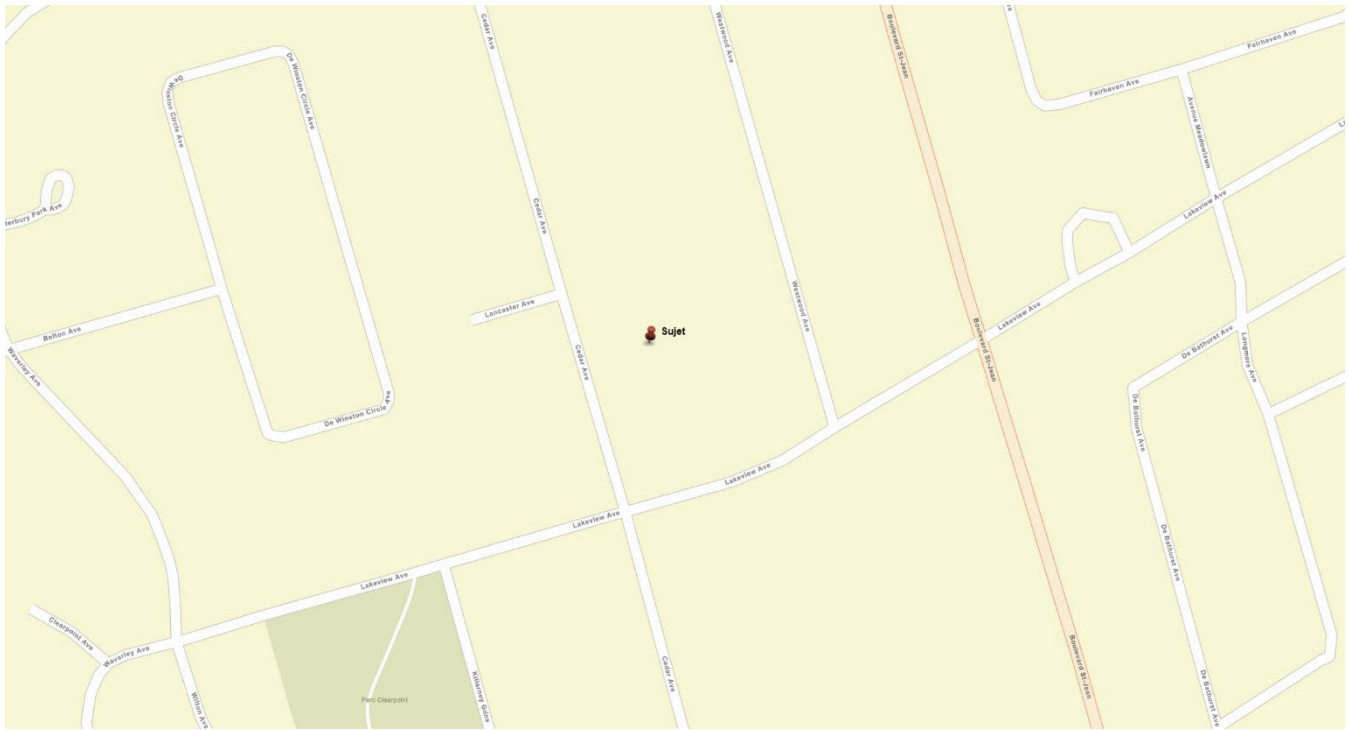
- External **location** obsolescence is a cause of depreciation that affects a building when its de-identifiability is reduced, at the reference date, by circumstances or events that are specific to its immediate vicinity or surrounding context (e.g., constraints on access to the site, depletion of local resources, etc.). The external obsolescence of location is individual and generally concerns only certain buildings at a time.
- **External market** obsolescence is a cause of depreciation that originates in the global movements of supply and demand that prove to reduce the de-identifiability of buildings of similar utility to that of the subject building, which is generally affected simultaneously and according to the same order of magnitude. Moreover, it is recognized (by the courts) only when it acquires a structural character, i.e., a trend.

WARNING

It is well known that the value of a building is dynamic. Since the evaluation is made on a specific date, it reflects the expectations of the moment. This is especially true when economic conditions are changing rapidly. Therefore, the conclusions of this report could become invalid quickly.

The conclusions of this report cannot be used as such for other purposes. For example, for sales purposes, many other considerations can influence value. Therefore, the result of the evaluation should not be used blindly for other purposes.

LOCATION MAP



Source: ArcGIS et Google Earth

55 avenue Cedar
Pointe-Claire (Québec) H9S 4Y3

Bourassa Jodoin inc.
202210297-VA

PHOTOGRAPHS



Front facade



Front right view



Right view



Right view



Right view



Rear left view

PHOTOGRAPHS



Rear facade



Rearview and right side



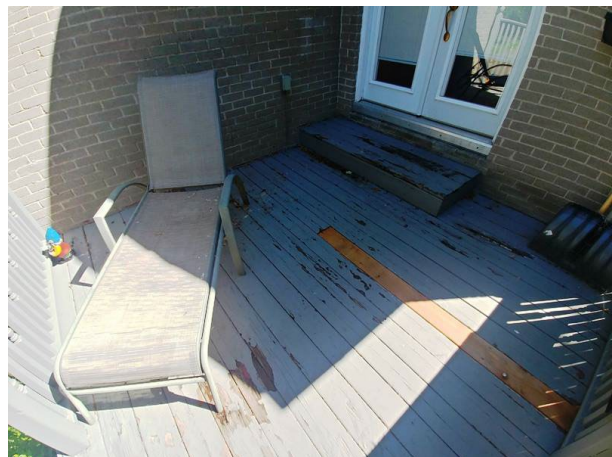
Right rear view



Front and left view



Front porch



Front porch

PHOTOGRAPHS

Front porch



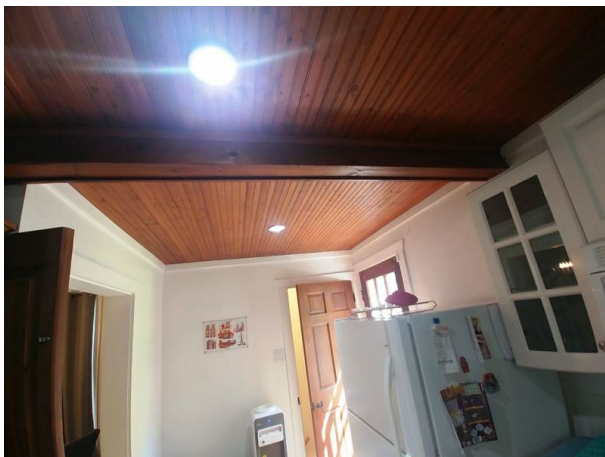
Rear porch



Rear porch



Kitchen



Kitchen

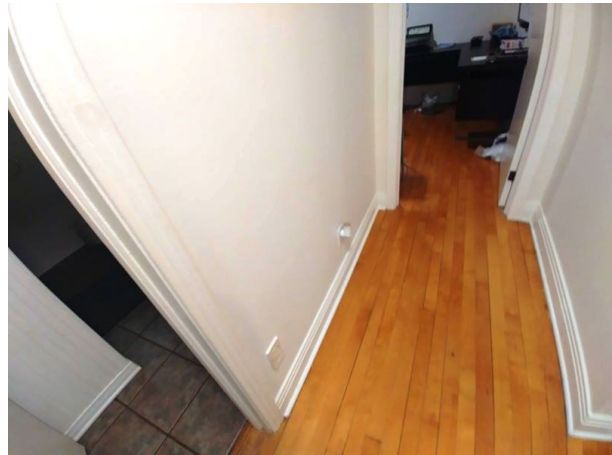


Dining room

PHOTOGRAPHS



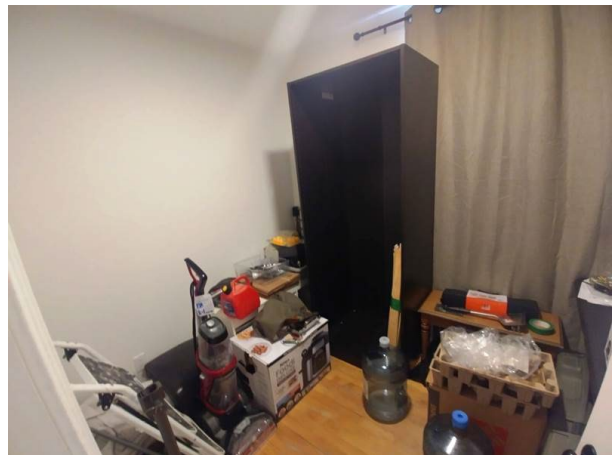
Dining room



Hall



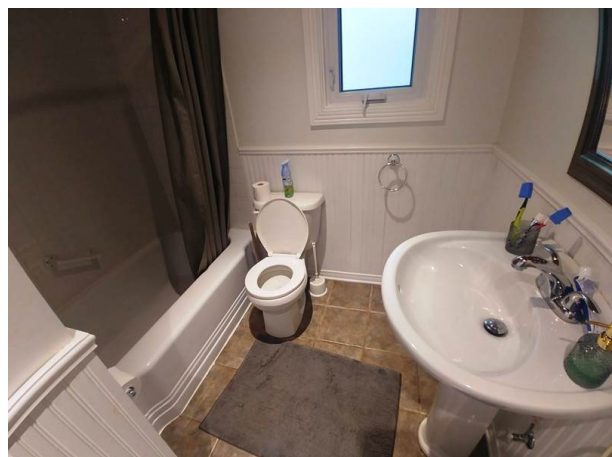
Hall



Room 01



Room 01



Bathroom

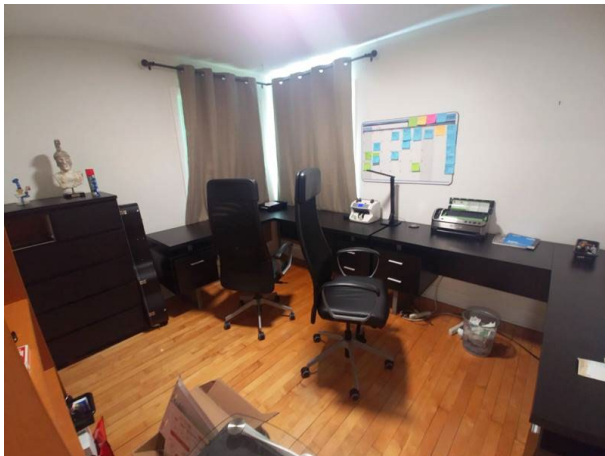
PHOTOGRAPHS



Bathroom



Bathroom



Room 03



Stairs



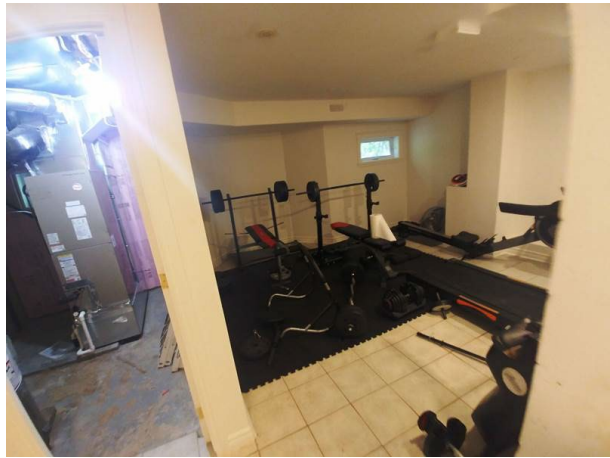
Family room



Family room

PHOTOGRAPHS

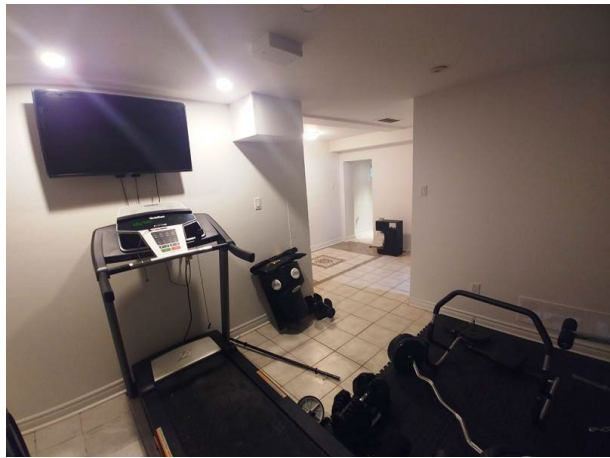
Passage



Gym



Gym



Gym



Mechanical room



Mechanical room

PHOTOGRAPHS



Mechanical room



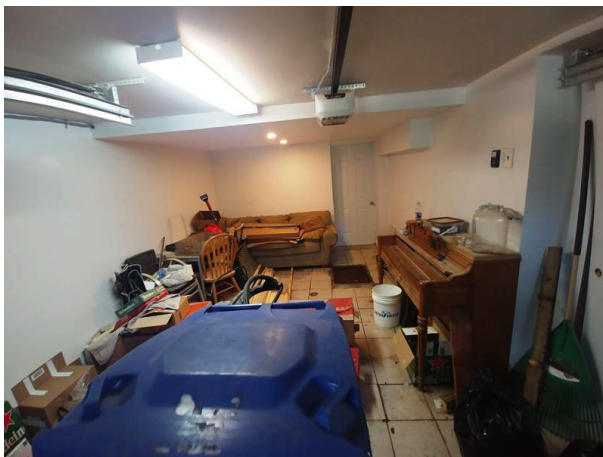
Shower room with laundry room



Shower room with laundry room



Garage



Garage



Garage

PHOTOGRAPHS



Electric panel



Electric meter

PURPOSE AND END OF THE EVALUATION AND GENERAL INFORMATION

Purpose of the evaluation	Determine the reconstruction cost, restoration cost, and depreciated cost
End of evaluation	Demolition permit
Date of evaluation	1 July 2022
Date of inspection	20 July 2022
Inspected by	Steve Dumaresq, Chartered Appraiser
Calculated by	Steve Dumaresq, Chartered Appraiser
Professional help	Alberto de Miranda Evaluation Technician
Evaluation method(s) used	Cost Method
Address of the property being valued	55 avenue Cedar, Pointe-Claire (Québec) H9S 4Y3
Lot(s)	4 254 138 Cadaster of Québec

NATURE OF THE RIGHT TO PROPERTY

- | | | |
|--|---|--------------------------------------|
| <input type="checkbox"/> Joint ownership | <input type="checkbox"/> Divided | <input type="checkbox"/> Undivided |
| <input checked="" type="checkbox"/> Absolute | <input type="checkbox"/> Unit | <input type="checkbox"/> Common part |
| <input checked="" type="checkbox"/> Immovable property | <input type="checkbox"/> Movable property | <input type="checkbox"/> Intangible |

ZONING

- ☒ Residential
 ☐ Commercial
 ☐ Industrial
☐ Multi-residential
 ☐ Public
 ☐

Settlement number	PC-2775
Effective Date	March 1, 2011
Zone number	Ra11
Permitted use	Class A

- ☒ Conform
 ☐ Not in compliance
 ☐ Acquired right
☐ Permitted usage
 ☐ Presumed compliant
 ☐

Feedback:

According to the zoning by-law #PC2775 produced by the city of Point Claire, the subject building is located in the Ra11 zone which allows the following uses:

- (Class A): Single-family dwellings, are residential buildings with a single dwelling unit intended to house a single detached household.

The current building is composed of a single-family residential detached building. The use, therefore, seems to comply with the zoning. We did not express an opinion on the prescribed standards for the main building and the land. We hypothesize that the subject building can be rebuilt as is.

EXTRAORDINARY ASSUMPTIONS

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As of the date of this report, Canada and the international community are facing unprecedented measures taken by various levels of government to reduce the health effects of the Covid-19 pandemic. The duration of this event is not known. Although there is a potential for impact regarding the micro and macroeconomic sectors, as well as in the different real estate markets, it is not possible to predict such an impact at present, nor the impact of current and future government countermeasures. There is some risk that the Covid-19 pandemic will increase the likelihood of a global recession, but without knowing the other government countermeasures planned at the national and global levels, it is not possible to predict any impact. Consequently, this one-off assessment presupposes the maintenance of the current conditions of construction costs, in the longer term remaining unchanged. Given the market uncertainties related to the Covid-19 pandemic, a force majeure event, we reserve the right to revise the estimate of value presented in this report for a fee, with an updated valuation report as part of a separate valuation service agreement, incorporating the market information available at that time.

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As a general rule, GST and QST sales taxes apply to the construction costs of buildings. It is for this reason that the amount of taxes are included in the values of this report. We are aware that in some cases there are tax rules that allow all or part of the taxes paid to be recovered. The calculation to subtract taxes and/or refunds in order to calculate the cost of reconstruction may vary depending on your tax situation and/or the type of building. It is therefore important to check with an accountant/tax specialist to establish the amount of taxes to be subtracted. Identifying these rules is beyond our mandate. We shall therefore confine ourselves, in order to establish the replacement value, to following the normal method of taxation. For the purposes of this report, our values conclusion includes GST and QST.

EXTRAORDINARY ASSUMPTIONS (CONTINUED)

The demolition and clearance costs presented in this report are estimates from the Marshall & Swift Manual based on a percentage of construction costs based on the type of building. These costs include demolition, clearing, loading, and transportation, but not costs related to waste management and unloading. Costs also exclude demolition and management of contaminated materials, unless otherwise indicated in this report. It is also assumed that the materials have no salvage value. For the partial demolition of the building, a ratio was considered to take into account the type of demolition. However, it is impossible to establish precisely the problems that prove to arise during the demolition. Some demolition projects have unpredictable costs that may prove to be significantly higher than the established ratio. It is impossible for us to calculate the impact of these different issues for the purposes of our report. The selected ratio is based on information from Marshall & Swift and has been considered in this report as a margin of protection rather than as an exact partial demolition value.

DOCUMENTS PROVIDED BY A THIRD PARTY

We received the following documents from the applicant:

- An extract from the certificate of location established on October 31, 2019, in Montreal, under minute 14184, by Frederick Brisson, Land Surveyor.
- An inspection report that was produced on June 17, 2022, by Tanya Manno of " Les services Inspec-Thor "
- An inspection report that was produced on February 12, 2021, by Paul Schmieder of " Absolute Inc.Home Inspections".

SCOPE AND END OF THE REPORT

1. A site inspection was conducted on the date and by the evaluator identified in the summary section of this report.
2. The dimensions of the land were established from the cadastral plan published in the Land Register. The building measurements were taken from the certificate of location, the cadastral plan, and measurements taken on the premises during the inspection.
3. Zoning verification with the city.
4. We applied the cost method.
5. We have expressed our opinion of value, according to the established mandate.

CONFORMITY OR NON-COMPLIANCE WITH THE SUBSTANCE OF THE ASSESSMENT

This assessment complies with the substance of Rule 1.2 of the Standards of Practice of the Ordre des Évaluateurs Agréés du Québec. The substance contains the following 12 elements except for the best and most profitable use since it is not necessary for reconstruction cost value.

- ❖ Physical and legal identification of the building
- ❖ Identification of assessed rights
- ❖ Purpose and end of the evaluation
- ❖ Definition of the value sought
- ❖ Evaluation date
- ❖ Scope of work for data collection, verification, analysis, and presentation
- ❖ Reservations and assumptions
- ❖ Treatment of the evaluator's information, procedure, and reasoning
- ❖ The best and most profitable use
- ❖ Rejection of a traditional method
- ❖ Conformity or non-compliance with the substance of the assessment
- ❖ Evaluator's attestation

DESCRIPTION OF THE BUILDING



CONTENTS OFSCRIPTIF

Category of immovable	Single-family building
Year of construction	1949 (according to the municipal assessment roll)
Number of floors	1 floor(s)
Basement	1 floor(s)
Number of units	1 unit(s)

DESCRIPTION OF THE BUILDING

Area and site assignment

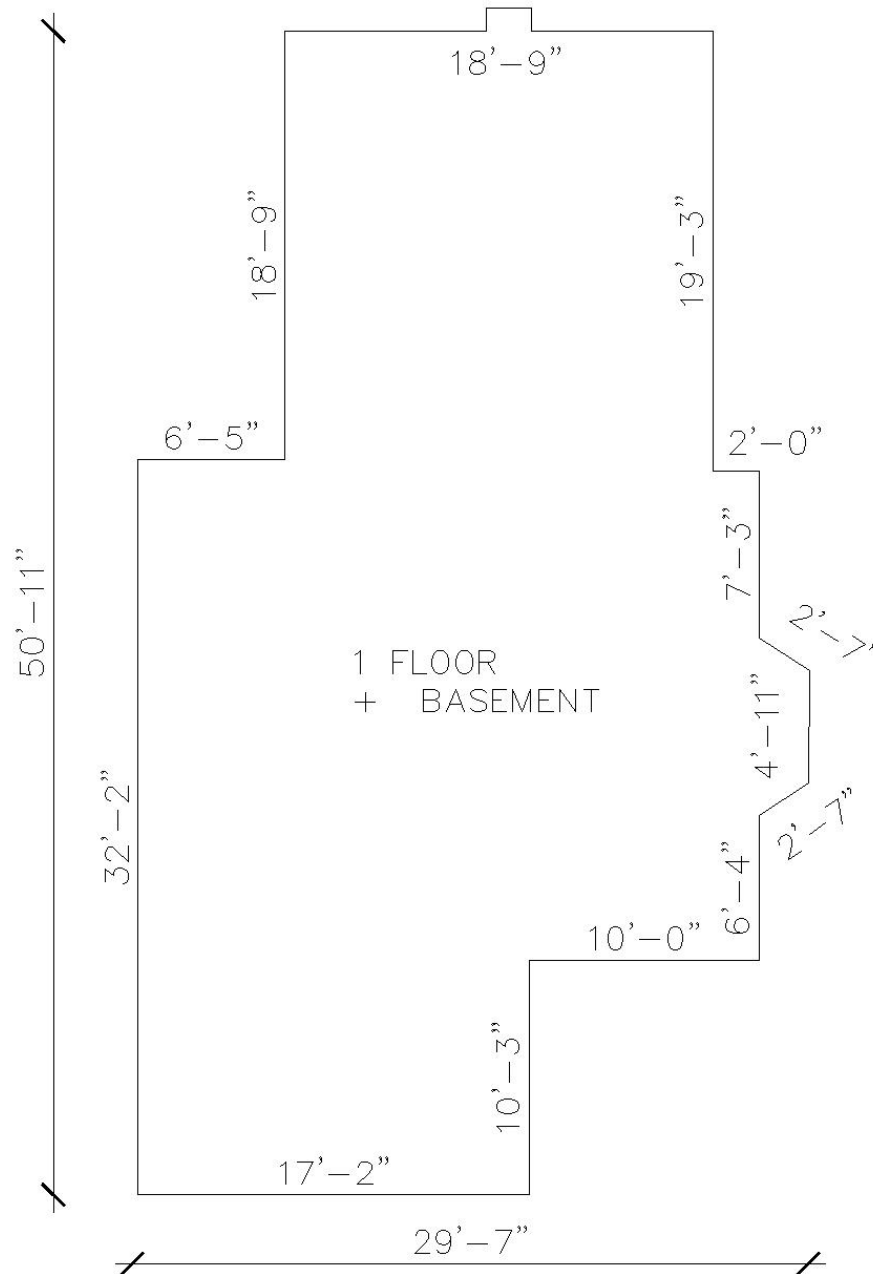
Level	Area ft ² gross	Perimeter ft	height average height of floors	Floor description
First floor / 1st	1 137 ft ²	161 ft	9,0 ft	
Basement	1 137 ft ²	161 ft	8,1 ft	
Total above ground	1 137 ft ²	161 ft	9,0 ft	
Total	2 274 ft ²	321 ft	17,1 ft	

*The average height of the floors in the table above includes the floor structure.

**The area of the above units has been calculated using the plans of the certificate of location.

DESCRIPTION OF THE BUILDING

Sketch of the building



This sketch is presented for indicative purposes only. It should not be used for any other purpose.

DESCRIPTION OF THE BUILDING HYPOTHETICAL

Foundation

Type	Basement
Walls and low walls	Reinforced concrete foundation walls 10"

Frame

Structure	Wood structure
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Floor structure

Basement	Vapor barrier Rigid insulation Reinforced concrete slab on a low wall and reinforced concrete footing Gravel Concrete footing
Ground floor	Wooden floor joists

Exterior walls

Exterior walls	Brick, PVC, and plaster Wood chipboard Amount of wood Isolation Polyethylene vapor barrier Wooden furring Gypsum Panels
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Roof

Roof	Asphalt shingle (angle 12/12) Wood chipboard Fiberglass insulation Wooden roof truss Polyethylene vapor barrier Wooden furring Gypsum panels Perforated aluminum soffit
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DESCRIPTION OF THE BUILDING

PLUMBING		
Type	Drinking water	Copper
	Sewage	Abs
Devices	Number	Type
Toilet	2	Standard quality
Washbasin	2	Standard quality
Bath-shower	1	Standard quality enameled steel bath
Washer/dryer entrance	1	Standard
Dishwasher entrance	1	Standard quality
Kitchen sink	1	Standard quality stainless steel single sink
Water heater	1	40 gallons (electric)
Total	9	Units

Piping in the ground such as the water inlet and drain as well as the French drain are included up to the property boundary.

ELECTRICITY	
Main entrance	200 amps

HEATING AND AIR CONDITIONING	
Principal	Electric furnace
Secondary	Heat pump

VENTILATION	
Type	Bathroom fans (x 2) Kitchen hoods (x 1) Register for heating and forced air Air exchanger (See extraordinary assumptions)

DESCRIPTION OF THE BUILDING

INNER INITIATIONS		QUALITY
Floor	Hardwood, ceramics, and concrete	Standard
Ceiling	Plasterboard, and wooden slats	Standard
Partition	Plasterboard, ceramic, and wooden slats	Standard
Cabinets	-Composite	Standard
Counters	- Laminate	Standard
Light fixtures	- Ceiling lights, recessed	Standard
Woodwork	- MDF	Standard
Equipments / furnitures	-	-

MISCELLANEOUS (INDOOR AND OUTDOOR)

The porches are made of wood	Post office box
Outdoor lights	Doorbell

VERTICAL CIRCULATION

Inside	Staircase (wooden structure)
Outside	Wooden stairs

Openings

Doors	Glazed PVC and Glazed Wood
Windows	PVC with swings, and fixed

DESCRIPTION OF THE BUILDING

PROTECTION (FIRE / EMERGENCY)					
	Yes	Not		Yes	Not
Alarm system		X	Emergency lighting(s)		X
Smoke detector(s)	X		Fire control panel(s)		X
Monoxide detector(s)		X	Siamese(s)		X
Gas detector(s)		X	Pipe(s) for fire protection on floors		X
Heat detector(s)		X	Centrifuge(s)		X
Manual trigger(s)		X	Sump(s)		X
Sprinkler system(s)		X	Generator(s)		X
Portable fire extinguisher(s)		X	Fireproof door(s)		X

Fire hydrants nearby	Within 195 feet
Barracks nearby	Less than 1.5km Permanent firefighters
Note: However, depending on the risks on the territory, other barracks located in the neighboring boroughs, located closer to the subject, may be called upon to intervene. The geographical distribution of the barracks does not necessarily respect the boundaries of the boroughs.	

BUILDING CONDITION AND DEPRECIATION ASSUMPTIONS

In this section, we present some excerpts from the inspection report, produced on June 17, 2022, by Ms. Tanya Manno of "Les services Inspec-Thor", and the inspection report produced on February 12, 2021, by Paul Schmieder of "Absolute Inc.Home Inspections ". The extracts are presented in frames and below we have written our calculation hypotheses according to the condition of the building.

A - Outside garage door:

Rapport d'inspection du 55 avenue Cedar produit par la firme « Les services Inspec-Thor »

« ATTENTION!! Mécanisme de sécurité d'inversion automatique de la porte de garage défectueux. Cette situation représente des risques de blessures graves pour les utilisateurs. Il est fortement suggéré de condamner l'accès immédiatement jusqu'à ce que les correctifs nécessaires soient apportés. Faire appel à un technicien spécialisé et qualifié au besoin. » p.10

Comment(s):

We considered the cost of the auto-reverse security mechanism in the cost of restoration and curable physical depreciation.

B - Interior door that gives access to the garage:

I Rapport d'inspection du 55 avenue Cedar produit par la firme « Les services Inspec-Thor »

« De plus, la porte du garage donnant accès au bâtiment doit être à âme pleine, sans fenêtre (à moins qu'elle soit de type armée), munie d'un coupe-froid étanche et en bon état, et doit être munie d'un dispositif de fermeture automatique de façon à créer une barrière hermétique continue.» p.12

Comment(s):

We considered the cost of the interior door that gives access to the garage in the cost of restoration and curable physical depreciation

BUILDING CONDITION AND DEPRECIATION ASSUMPTIONS

C – Window sills :

Rapport d'inspection du 55 avenue Cedar produit par la firme « Les services Inspec-Thor »

« Nous avons noté qu'une ou plusieurs des allèges (tablettes), sous les fenêtres et/ou portes, sont abîmées. » p.15

« Nous avons observé que certaines allèges (tablettes) ont une pente neutre ou inversée. Celles-ci devraient être refaites de manière à favoriser l'écoulement normal de l'eau. Des risques d'infiltration d'eau sont présents. Il faudra également vérifier les murs adjacents (risque latent de pourriture). » p.16

Comment(s):

According to the inspector, the majority of the lighters are to be replaced or repaired. We considered the cost of replacing the lighters in our cost of restoration and incurable physical depreciation.

D - Foundation :

Rapport d'inspection du 55 avenue Cedar produit par la firme « Les services Inspec-Thor »

« Nous avons remarqué des joints de mortier nouvellement refaits. Une fissuration répétée du mortier peut indiquer un problème de fondation ou de stabilité du sol. Aucune fissure de fondation n'a été trouvée au moment de l'inspection en raison d'un nouveau crépi sur la fondation. » p.15

Comment(s):

According to the designer, the visible foundation is in good general condition. He noticed some parts where the plaster is disintegrated, but no significant cracks. However, she makes a remark that mentions that the cracks repaired in the brick may have descended to the foundation, but since the foundation has been covered with a new plaster recently, it is impossible to verify the actual condition of the foundation at the x places where the plaster has been redone.

For the purposes of this report, we considered the structure of the foundation to be in good condition, but it is impossible to be certain.

BUILDING CONDITION AND DEPRECIATION ASSUMPTIONS

E - Exterior siding :

Rapport d'inspection du 55 avenue Cedar produit par la firme « Les services Inspec-Thor »

« Nous avons pu observer l'absence de lame d'air ventilée derrière le revêtement. Une installation inappropriée peut affecter la garantie et le rendement des matériaux et dans certains cas causer des dommages à l'immeuble. Voir avec un entrepreneur spécialisé la pertinence d'apporter des modifications. » p.17

« Joints de mortier friables et/ou endommagés à certains endroits. Ce liant se doit d'être résistant et de créer une barrière hydrofuge afin de résister aux intempéries et d'assurer l'intégrité du/des murs de maçonnerie. Une infiltration d'eau par ceux-ci pourrait affecter les murs, la structure et autres composantes structurales. Ses fonctions étant altérées, il est impératif d'apporter les correctifs nécessaires immédiatement. Retenir les services d'un professionnel qualifié au besoin. Étant donné que cette inspection est visuelle et non-exhaustive, il nous est impossible de valider si la condition actuelle a déjà causé un historique d'infiltrations et affecté les matériaux sous-jacents. Retirer et remplacer tous les matériaux endommagés où requis. » p.46

« Chantepleures (ou événements) absentes et/ou obstruées. Risque d'humidité et/ou d'infiltrations derrière le parement de briques pouvant causer des dommages à la structure ou autres composantes et la corrosion des attaches retenant le parement de brique. Vérifier avec un maître maçon la pertinence d'en ajouter. Note : Les parements de maçonnerie réalisés à partir des années 70 sont généralement munis de joints évidés au joint de la maçonnerie et de la fondation ainsi qu'au-dessus des grandes ouvertures comme les portes patios ou les portes de garage. Les chantepleures permettent l'égouttement des infiltrations d'eau derrière la brique ainsi qu'une légère ventilation pour chasser l'humidité. De manière générale, les parements des années antérieures ne sont pas munis de chantepleures. - Mise en garde : Il ne faut surtout pas essayer d'en creuser avec des mèches à béton car leurs solins d'étanchéité seraient percés et les risques d'infiltrations d'eau dans la maison seraient très élevés. » p.16

Rapport d'inspection du 55 avenue Cedar produit par la firme « Absolute Inc.Home Inspections»

"Areas of Damaged Parging on Concrete Exterior Foundation Wall. Parging is a 1/4" Cement Finish that is Troweled onto the Foundation. Parging has been Replaced in some areas. Consult with Licensed Mason.
" p.14

Comment(s):

Water run downs are visible on the brick and foundation, to the point of discoloring the siding. According to the inspector, her water slides do not seem to have impacted the integrity of the brick or foundation. Its inspection is limited to the visible elements. We did not consider the cost of restoring the brick since the decoration does not harm the integrity of the brick and the repair is only at the aesthetic level. However, we considered a functional depreciation the curable to repaint the brick.

We considered the cost to redo the plaster on the façade in the cost of restoration and the curable physical depreciation

The costs of making weep holes on the brick were considered in the cost of restoration and the incurable functional depreciation.

BUILDING CONDITION AND DEPRECIATION ASSUMPTIONS

F - Mold, Asbestos, and UFFI:

Rapport d'inspection du 55 avenue Cedar produit par la firme « Les services Inspec-Thor »

« Des cernes/dommages visibles possiblement causés par des dégâts d'eau, fuites antérieures ou présentes, mauvais fini, ou infiltration d'air créant de la condensation. Risque potentiel de moisissures. Déterminer la cause exact des cernes/dommages et apporter les correctifs nécessaires. » p.48

« Lors de l'inspection, nous avons observé des taches/cernes pouvant être de la moisissure. Seul un test d'air effectué par un laboratoire spécialisé peut confirmer et déterminer le type de moisissure présente. Si confirmé, les moisissures, peuvent causer des problèmes de santé aux occupants. Nous vous recommandons de retenir les services d'un entrepreneur pour trouver la/les causes et procéder aux travaux correctifs requis, et ce, le plus tôt possible. Prendre toutes les précautions en présence de ce contaminant. Retirer et remplacer tous les matériaux endommagés. » p.57

À l'occasion, les moisissures sont dissimulées, cachées ou invisibles. Une odeur d'humidité, de terre, de moisi et/ou de renfermé à l'intérieur de la maison (présent au sous-sol et au garage) trahira toutefois leur présence. Même s'il n'y a pas d'odeur, des taches d'eau, une surface moite ou des signes de fuite d'eau témoignent de problèmes d'humidité qui favorisent l'apparition de moisissures. (SCHL) Un test de contamination de l'air est donc recommandé. P.57

« Lors de l'inspection, nous avons pu observer des fissures et/ou des gonflements du plancher du garage, possibilité de pyrite ou sulfatation ou pression hydrostatique. Une expertise plus approfondie doit être faite par un expert afin d'en déterminer la cause exacte et les coûts reliés à la réparation de celle-ci. » p.54

Comment(s):

The inspection report mentions mold in several places and the presence of mold odor in the garage located in the basement. The inspector advises him to carry out an air test and to decontaminate the places where there is a presence of mold. For the purposes of this report, it is not possible for us to calculate a specific amount representing decontamination costs since only an air test and submissions made by subject matter experts will be able to tell us about the exact decontamination costs. We, therefore, applied a lump sum based on information obtained by expert websites for the cost of restoration and at the level of incorrigible physical depreciation. It is very likely that the estimated costs are far from the actual amounts to be invested to restore the situation.

No visible signs of asbestos or UFFI were detected, but considering the year of construction of the house, it is possible that certain elements are composed of it. For the purposes of this report, we have not assumed any presence of these materials in the building.

BUILDING CONDITION AND DEPRECIATION ASSUMPTIONS

G - Pyrite:

Rapport d'inspection du 55 avenue Cedar produit par la firme « Les services Inspec-Thor »

« Lors de l'inspection, nous avons pu observer des fissures et/ou des gonflements du plancher du garage, possibilité de pyrite ou sulfatation ou pression hydrostatique. Une expertise plus approfondie doit être faite par un expert afin d'en déterminer la cause exacte et les coûts reliés à la réparation de celle-ci. » p.54

Comment(s):

The floor of the garage has swelling which demonstrates the possibility of the presence of pyrite. The concrete slab and the finishing of the garage floor have been removed and floor tests will have to be carried out. We have estimated flat-rate decontamination costs, but only an expert in the field can determine the level of pyrite and the volume and space of the embankment to be removed. Following the test, the expert will be able to provide quotes to restore the integrity of the soil. For the purposes of this report, we applied an estimated flat-rate cost for the cost of restoration and the level of incorrigible physical depreciation.

H - Interior staircase:

Rapport d'inspection du 55 avenue Cedar produit par la firme « Les services Inspec-Thor »

« L'échappée d'un escalier, qu'on peut définir comme la distance verticale minimale entre une marche d'un escalier et le plafond au-dessus, doit être d'au moins 6'6" afin de permettre à la majorité des personnes de circuler librement, sans risque de se heurter la tête contre le plafond. AVISER les visiteurs que cette hauteur n'est pas respectée ou veuillez à la faire corriger si possible. » p.49

Comment(s):

To escape from the insufficient staircase, the structure of the floor of the ground floor will have to be partially redone to allow sufficient clearance and redo the stairs. An engineer will have to validate the temporary and/or permanent structures to be installed. It is impossible for us to determine the price of such work. We strongly advise having tenders produced by experts to carry out this type of work. For the purposes of this report, we have considered an estimate of restoration cost and incorrigible functional depreciation, based on the cost of installing a new staircase, the addition of two additional wooden columns and beams, and the cost of demolition and restoration of the floor and wall part for the insufficient part of the landing. It is certain that the actual restoration costs to carry out the restoration will probably be higher, but it is impossible for us to estimate them more precisely, without an expert opinion on the matter.

BUILDING CONDITION AND DEPRECIATION ASSUMPTIONS

I - Balconies, galleries, and terraces :

Rapport d'inspection du 55 avenue Cedar produit par la firme « Les services Inspec-Thor »

« Le dégagement sous les seuils de portes est insuffisant. Un dégagement de 6po est recommandé en dessous de toutes les portes. Risques d'infiltrations, de pourriture du cadre de porte et de la structure, corriger immédiatement. Retirer et remplacer tous les matériaux endommagés où requis. Corriger la situation si possible et conserver déneigé en tout temps, bien calfeutrer. » p.23

« Marches non sécuritaires
Balustrade non sécuritaire
Supports non protégés contre les effets du gel/dégel
Absence d'étriers
Bois exposé du balcon
Accès limité sous le balcon » p.24

« Nous avons constaté que les marches du balcon ne sont pas sécuritaires. Les marches devraient être fixées solidement et la hauteur des contre-marches devrait être constante, soit un écart maximum toléré de 3/8". Des barreaux à la verticale ayant un maximum de 3-3/4" entre chacun doivent être fixes et présents. Apportez les correctifs nécessaires immédiatement pour la sécurité des utilisateurs. » p.25

« Au moment de l'inspection, nous avons observé que les supports ne sont pas protégés contre les effets du gel et dégel. Avec l'action du gel/dégel, le balcon subira de fortes pressions de levée et de descente inégales qui pourraient causer une déformation prématurée et abréger sa durée de vie utile. Nous vous recommandons de consulter un entrepreneur qualifié pour évaluer et apporter les travaux correctifs nécessaires. » p.25

Comment(s):

According to all the corrections to be carried out on the balconies according to the inspection report, we are of the opinion to retain the cost of restoration and incurable physical depreciation, the costs of demolition, and the construction of new balconies.

BUILDING CONDITION AND DEPRECIATION ASSUMPTIONS

J - Openings :

Rapport d'inspection du 55 avenue Cedar produit par la firme « Les services Inspec-Thor »

«Eau stagnante sur la fenêtre de la salle de bain du dernier étage » p.17

« Calfeutrage manquant ou endommagé

Coupe froid manquant ou endommagé

Dégagement insuffisant » p.22

« La fenêtre de la salle de bain du sous-sol ne fermait pas correctement au moment de l'inspection. » p.24

Comment(s):

We considered that the basement bathroom window had to be changed and that the sealant of the other windows had to be redone, in the cost of restoration and the curable physical depreciation. However, a minor repair may be possible, but we cannot be sure of it. We advise having it checked by an expert in the field.

K - Finishings and equipment:

Rapport d'inspection du 55 avenue Cedar produit par la firme « Les services Inspec-Thor »

« Couvres planchers :

Abîmés par endroit. » p.48

« Nous vous recommandons fortement qu'une sortie extérieure soit installée pour les hottes de cuisinière. Les hottes de cuisinière à recirculation font appel à des filtres pour capter une partie des odeurs et de la graisse. Il s'agit généralement de filtres à charbon qui doivent être remplacés fréquemment, car la graisse finit par recouvrir le charbon et nuit à son efficacité. Dans le cas des ventilateurs à recirculation, l'humidité et les odeurs de cuisson demeurent habituellement dans la maison. Ceci peut s'avérer néfaste pour la qualité de l'air interne du bâtiment, devenant nuisible pour les composantes du bâtiment et la santé des habitants. (SCHL) » p.51

Comment(s):

Floor finishes are damaged in places. We did not consider the varnishing of wood floors in the cost of restoration since it is only aesthetic. However, we applied a correctable physical depreciation.

The kitchen hood was considered in the cost of restoration and the curable functional depreciation.

BUILDING CONDITION AND DEPRECIATION ASSUMPTIONS

L - Isolations :

Rapport d'inspection du 55 avenue Cedar produit par la firme « Les services Inspec-Thor »

« Tout matériaux isolant inflammable (ex: styromousse, isolant giclé etc.), doivent être recouverts d'un produit ignifuge ex: ciment giclé, gypse, panneaux fibrociment, etc. Certains matériaux en prenant feu dégagent des émanations toxiques pour les occupants. Corriger immédiatement. » p.30

« Nous avons observé une isolation de base sur la solive de rive. Pour une meilleure préservation des composantes et une économie d'énergie, augmentez la quantité d'isolant recouvert d'un pare-vapeur. Voir avec un spécialiste dans le domaine au besoin. Notez que l'isolant de type styromousse blanc n'est pas approprié pour ce type d'usage (contre la fondation), mais il est fréquent dans des bâtiments de cet âge. En effet, il peut en découler un suintement qui peut provoquer de l'efflorescence pouvant causer de la moisissure et aussi causer une dégradation précipitée des matériaux et de la structure. Retirer tous les matériaux endommagés où requis, nettoyez toutes les régions affectées, et remplacer avec un isolant approuvé. Contacter un entrepreneur qualifié en isolation au besoin. » p.31 négligable

« Pare-vapeur manquant dans l'entretoit, ce qui n'est pas rare pour une maison de cet âge. En installer afin d'éviter tout désordre structurel. Faire appel à un spécialiste en isolation. » P.51 »

« Remplacer l'isolation de façon à dégager les soffites et à éviter tout contact avec le support. » p.52

« Nous avons observé que la protection pour contrer l'humidité est absente ou inadéquate sur les murs intérieurs de la fondation. » p.30

Comment(s):

According to the inspection report, we have retained the costs for "the addition of gypsum over the visible insulation, the replacement of the white Styrofoam type insulation with mat insulation, the addition of one per vapor in the attic", as the cost of restoration and depreciation of curable functionals (absence)

For the missing polyethylene on the foundation walls, it would be relevant to add some, but this is not economically justifiable since we would have to remove all the gypsum sheets on all the exterior walls and add protection against moisture. So, we didn't apply that cost to the cost of restoration. However, we applied an incurable functional depreciation (absence) for this element.

BUILDING CONDITION AND DEPRECIATION ASSUMPTIONS

M - Gutters :

Rapport d'inspection du 55 avenue Cedar produit par la firme « Les services Inspec-Thor »

Les descentes pluviales déversent l'eau près de murs de fondation. Cette situation sollicite le drainage de ceux-ci (si présent), favorise un taux d'humidité élevé au sous-sol et a une incidence déterminante sur la longévité des composantes du bâtiment. Il est primordial de maintenir la teneur en eau à un niveau stable et optimal près des murs de fondation de la maison et sous celle-ci, afin de réduire les risques de mouvements, de fissures et tout autre dommage. Installer des déversoirs aux descentes pluviales immédiatement afin d'évacuer les eaux de pluie à une distance d'au moins 1,8 m (6 pi) des murs de fondation afin d'éviter tout risque relié. En outre, faites en sorte que l'eau ne se dirige pas vers les murs de fondation des voisins. Elle doit s'éloigner de votre maison en direction de la rue, de votre cour arrière ou de la ruelle arrière.

Comment(s):

According to the inspection report, the gutters should be lengthened to avoid the accumulation of water near the foundations. In addition, we noticed that the gutter was filled with soil and plant and that there is a great possibility that the water flows on the brick come from poor maintenance and gutters. We suggest starting by cleaning the gutters and if the situation does not correct new gutters will be installed. For the purposes of this report, we consider that the gutters are only in need of cleaning and that the ends of the descent are elongated. These costs are considered in the cost of restoration and the correctable physical depreciation.

N - Structure :

Rapport d'inspection du 55 avenue Cedar produit par la firme « Les services Inspec-Thor »

« Lors de l'inspection, nous avons pu observer qu'une ou des solives de plancher ont été entaillées et/ou affaiblies. Consulter un entrepreneur spécialisé en bâtiment pour corriger cette anomalie immédiatement.. » p.31

Comment(s):

It is likely that when the engineer comes to check the structure for the restoration of the stairs, he could check the floor joist that is notched and give his opinion. We have not applied a restoration cost or depreciation since we do not know what work will be done.

O - Fireplace :

Inspection report of 55 Cedar Avenue produced by the firm "Absolute Inc. »

"Have Fireplace and Chimney Inspected By a Qualified Technician Prior to Purchase. As of October 2018 Montreal No longer permits the use of Wood Burning Appliances unless they meet new Environmental Emissions Standards(except during Power Failures of 3hrs. or more). Suggest Conversion to Gas or Electric Fireplace. Inadequate Clearance to Combustibles(in front of fireplace).» p.5

Comment(s):

The fireplace will need to be changed to meet the new municipal standards. We considered roughly estimated costs to install a new home that meets the standards in restoration cost and incurable functional depreciation.

BUILDING CONDITION AND DEPRECIATION ASSUMPTIONS

P - Plomberie :

Rapport d'inspection du 55 avenue Cedar produit par la firme « Les services Inspec-Thor »

« Il serait prudent et diligent d'installer un couvercle scellé sur le bassin de façon à ce que l'humidité et les gaz provenant du bassin/drain soient emprisonnés dans celui-ci, de plus, un couvercle sur le puits de la pompe empêche tout objet d'altérer le bon fonctionnement de celle-ci, ou pire encore, éviter tout incident fâcheux. Lors de l'inspection, nous avons remarqué que le tuyau reliant les pompes de puisard fuyait. Nous vous recommandons de le faire réparer immédiatement par un plombier. » p.34

Comment(s):

For the purposes of this report, we have therefore considered the installation of two new submersible pumps in terms of restoration cost and incurable physical depreciation.

Q - Electricity:

Rapport d'inspection du 55 avenue Cedar produit par la firme « Les services Inspec-Thor »

*« Certaines prises sans mise à la terre
Prise DDFT défectueuse » p.39*

« Nous avons noté qu'une ou que des prises électriques n'étaient pas branchées à une mise-à-la-terre. » p.40

« Le mécanisme de protection de la prise munie d'un disjoncteur de détection de fuite à la terre (DDFT) est défectueux ou non fonctionnel. Cette prise, son branchement et/ou son câblage doit être vérifié, corrigé ou remplacé afin d'assurer la sécurité aux utilisateurs. Consulter un électricien certifié immédiatement. » p.40

Inspection report of 55 Cedar Avenue produced by the firm "Absolute Inc. Home Inspections"

« Numerous Ungrounded Receptacles Throughout Living Space. 3-Slot Outlet Implies a Ground, for Safety Reasons Grounded Outlets are Required. Budget for Upgrade of Older Ungrounded Distribution Wiring. Wire not rated for permanent installation(basement). Install Additional Outlets where Necessary. Ensure all outlets, switches and junction boxes are secured in place and have cover plates installed. Consult with Licensed Electrician.» p.4

« 14 AWG Circuit Wire on 20 Amp Breaker. Missing Circuit Labels in Panel. Consult with Licensed Electrician. » p.27

Comment(s):

We considered a lump sum for electrical repairs. However, to have the real costs, we advise having the electrical system checked by experts who can provide you with a quote representing the real costs of such a repair. This work is considered in the cost of restoration and the curable functional depreciation.

BUILDING CONDITION AND DEPRECIATION ASSUMPTIONS

R - Land, French drain, and foundation waterproofing :

Rapport d'inspection du 55 avenue Cedar produit par la firme « Les services Inspec-Thor »

«Nous avons constaté qu'à certains endroits, ou en totalité, les pentes du terrain sont inadéquates et dirigent l'eau directement vers les fondations. Cette situation favorise un taux d'humidité élevé au sous-sol et a une incidence déterminante sur la longévité des composantes du bâtiment. Le bon drainage des fondations devient donc impératif. Avec le temps, le terrain des bâtiments finit par s'affaisser. Il est primordial d'évacuer l'eau le plus loin possible des fondations du bâtiment, afin de réduire les risques de mouvements, de fissures et tout autre dommage. Remblayer et niveler le terrain de manière à aménager une pente qui éloigne l'eau de la maison et des voisins dans le premier 1,8 m (6 pi) en considérant un dégagement minimum de 6 à 8 pouces entre le niveau du sol versus tous les revêtements extérieurs et fenêtres. Aussi, vérifier trottoirs, patios, balcons et stationnement. Ceux-ci peuvent aussi s'affaisser avec le temps et causer un mauvais drainage vers les fondations de votre habitation, ce qui est à éviter.. » p.7

«Des vignes sont en contact avec le bâtiment. Cette situation favorise l'excès d'humidité dans les parements extérieurs et favorise l'intrusion d'insectes nuisibles. Retirer immédiatement toutes les plantes grimpantes afin d'éviter une détérioration prématurée des composantes du bâtiment et/ou infestations d'insectes. » p.8

Nous avons noté la présence d'efflorescence (poudre blanche) sur les sections visibles des murs de fondation. Cet indice de désordre est généralement associé à un mauvais drainage des fondations (absence ou mauvais fonctionnement du drain, mauvaises pentes de terrain, gouttières qui se déversent trop près des fondations, etc.). Une expertise plus approfondie devrait être faite pour en déterminer les causes et déterminer les mesures correctives requises. Des dommages plus importants pourraient survenir au bâtiment si rien n'est fait.

drain français ni son état. Il est de la responsabilité de l'acquéreur de faire les vérifications nécessaires. (caméra, autres). Vous devez alors contacter des firmes spécialisées dans ce domaine. La durée de vie utile d'un drain de fondation est limitée (entre 25 et 30 ans en moyenne) et dépend d'une série de facteurs impossibles à évaluer lors d'une inspection visuelle (nature du sol, niveau de la nappe d'eau souterraine, etc.). Les maisons ou immeubles âgés n'ont généralement pas de drain au pourtour des fondations, ou ils sont désuets ou colmatés. » p.53 et 54

Continued next page

BUILDING CONDITION AND DEPRECIATION ASSUMPTIONS

R - Land, French drain, and foundation waterproofing (continued)

Inspection report of 55 Cedar Avenue produced by the firm "Absolute Inc. Home Inspections"

"Higher humidity readings on north wall in garage and laundry area, some stains were noted around front sump pit. Due to higher humidity readings it is recommended to improve the exterior water management (see Exterior section gutters and grading). Further investigation necessary to determine cause and extent of damage. **Location:** Basement Laundry Area and Garage" p.6

Comment(s):

According to the inspection report, the slopes are not negative on the ground and the vegetation near the foundations brings a surplus of water to the foundations. The existence or condition of the French drain has not been verified. For the purposes of this report, since the foundations were discolored which was caused by an accumulation of water on it, we hypothesize that it would be necessary to change or add a French drain, in addition to adding a water pipe to the outside of the terrain and adjusting the slopes so that it is negative. Only a subject matter expert could determine the exact work to be done to prevent the current accumulation of water on the foundation. The cost of restoration and the adjustment to the depreciated cost of this report applied for these items are hypothetical costs.

BUILDING CONDITION AND DEPRECIATION ASSUMPTIONS

Apparent age:

We have determined the apparent year of 2001 based on the distribution of the cost of reconstruction.

To establish the incurable physical depreciation related to the apparent age of the building, we used the age/life process according to the assumption that the economic life of this building was 55 years with a residual value of 20%. We obtained a depreciation age life of 30.3%.

The overall depreciation was calculated by the allocation technique, which consists of estimating the depreciation of a building by distinctly quantifying the decrease in value resulting from each of the following categories:

Catégories de causes de dépréciation		
Détérioration physique	Désuétude fonctionnelle	Désuétude externe
Sous-catégories	Sous-catégories	Sous-catégories
Corrigible	Absence corrigible	Localisation
Incorrigible	Insuffisance corrigible	Marché
	Excès corrigible	
	Absence incorrigible	
	Insuffisance incorrigible	
	Excès incorrigible	

Source: OEAQ

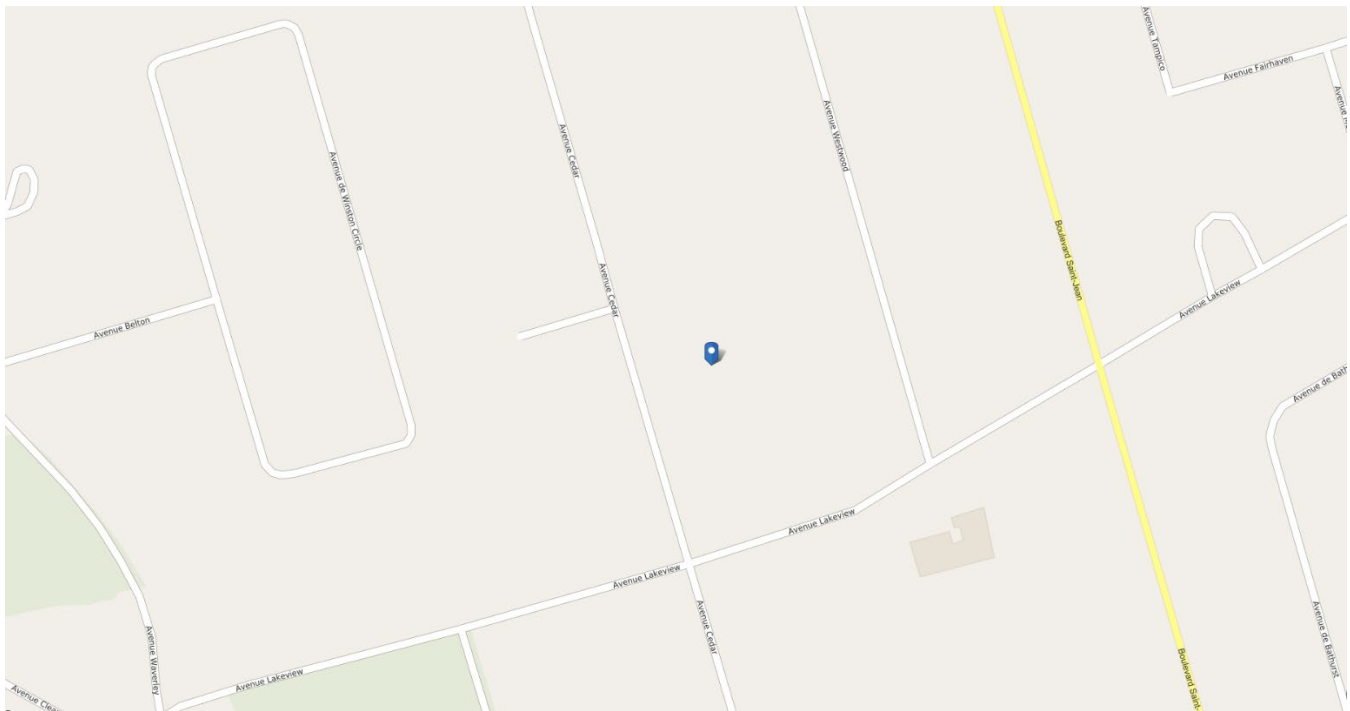
RISKS

Environmental risks (Contaminated Land)

Compliance with all environmental laws and regulations is presumed unless a specific situation is considered, defined, and discussed in this report.

The site of the contaminated land of the “Ministère du Développement durable, de l’Environnement et de la Lutte contre les changements climatiques” (MDDELCC) was consulted and according to the information traced the site under study does not appear to be contaminated.

Accordingly, we assume no responsibility in relation to these or other subjects, whether technological and/or engineering techniques may be necessary to discover an intrinsic and/or hidden situation in relation to the property under study.



Source: GTC Marker

RISKS (CONTINUED)

Environmental risks (flood zone)

According to the interactive map of flood zones produced by the “Ministère du Développement durable, de l’Environnement et de la Lutte contre les changements climatiques” the site under study is not located in a flood zone. The Ministry does not guarantee that the information presented on this site reflects the municipal regulations in force. No additional verifications were conducted.

CALCULATION METHOD

In this report, we did not perform comparison and income approaches. These are not relevant to the determination of a reconstruction cost.

We use the data provided by Marshall Valuation Service from Marshall & Swift for our analysis.

Structure :	D (bois - murs porteurs)
Section(s) principale(s) du Marshall and Swift utilisée(s):	42_Résidentiel, multirésidentiel, motels
Sections utilisées	42, 51, 52, 53, 55, 57, 66

All costs in this manual are based on new construction. In the event of a disaster, you will have to rebuild the building under special conditions e.g.: restricted areas, movement of difficult materials, temporary supports, etc. Not to mention other unforeseen events that are not encountered in new constructions. In addition, in Quebec, the extreme temperatures of the winter season can increase construction costs during this period. We have applied factors provided in the Marshall & Swift Manual, to consider these additional costs.

COMMON SUBSTITUTIONS, IF APPLICABLE

Below we have presented a list of materials that are usually substituted in a reconstruction cost. If these materials are present in the building under study, they have been replaced unless otherwise indicated in the report.	
Materials	Replacement materials
Plaster walls and ceilings	Drywall
Basement walls or stone foundations	Poured reinforced concrete
Wooden plank floor and roof decks	Plywood
Frames or partitions made of terracotta blocks or masonry	Concrete blocks
Oil heating system	Electric or natural gas heating system
Lack of central ventilation system	Air exchanger

INCLUSIONS OR EXCLUSIONS

A	Main building:	Inclusive	Excluded
A1	Cost of reconstruction to new and labor.	X	
A2	Construction plans and specifications.	X	
A3	Common walls. * included only the part of the common wall in the evaluated lot.	*Note	
A5	Cost of excavation.	X	
A6	Foundations, seat, floor slab.	X	
A7	Underground piping up to the lot limit. No study of the location of the city's aqueducts and sewers has been carried out. The distance has been estimated.	X	
A8	Allowance for special foundation (e.g. bearing capacity).		X
A9	Architect fees for supervision of the works, site supervision, plans, and specifications.	X	
A10	Architect fees, engineers, permit cost.	X	
A11	Normal contractor fees and profits.	X	
A12	Developer fees and profits.		X
A13	Financing costs.		X
A14	Fiduciary fees (if applicable).		X
A15	Provincial and federal taxes (GST and QST). *note: One of the values includes taxes. The duty-free value does not take into account tax rebates, if applicable.	*Note	
A16	Contingency fees.		X

B	Main building The exclusions in Section B do not apply to divided and undivided condominiums, for the latter refer to Table C.	Inclusive	Excluded
B1	Appliances and equipment recessed or fixed to the building other than the mechanical system serving the building, E.g. (dishwasher, built-in oven, built-in appliance, freezer, conveyor, overhead crane). * With the exception of items inscribed in line "B4".		X
B2	Equipment and movable property belonging to the owners or to others, whether fixed or not, as well as all other contents (goods). *With the exception of items listed in line "B4".		X
B3	Elements, equipment, and movable property belonging to tenants and business assets. *With the exception of items listed in line "B4".		X
B4	n/a		X

INCLUSIONS OR EXCLUSIONS (CONTINUED)

C	External costs:	Inclusive	Excluded
C1	The additional premium for limited access.	X	
C2	An increase in construction costs resulted from socio-economic and political factors.		X
C3	Winter conditions.	X	
C4	Expenses incurred and additional costs to minimize (economic) losses.		X
C5	Costs incurred by the demolition of part of the building still standing.	X	
C6	Increased construction costs resulting from special legal provisions.		X

D	Terrain	Inclusive	Excluded
D1	Site improvements and landscaping (e.g., tree, lawn, pool).		X
D2	Outbuildings or detached structures.		X

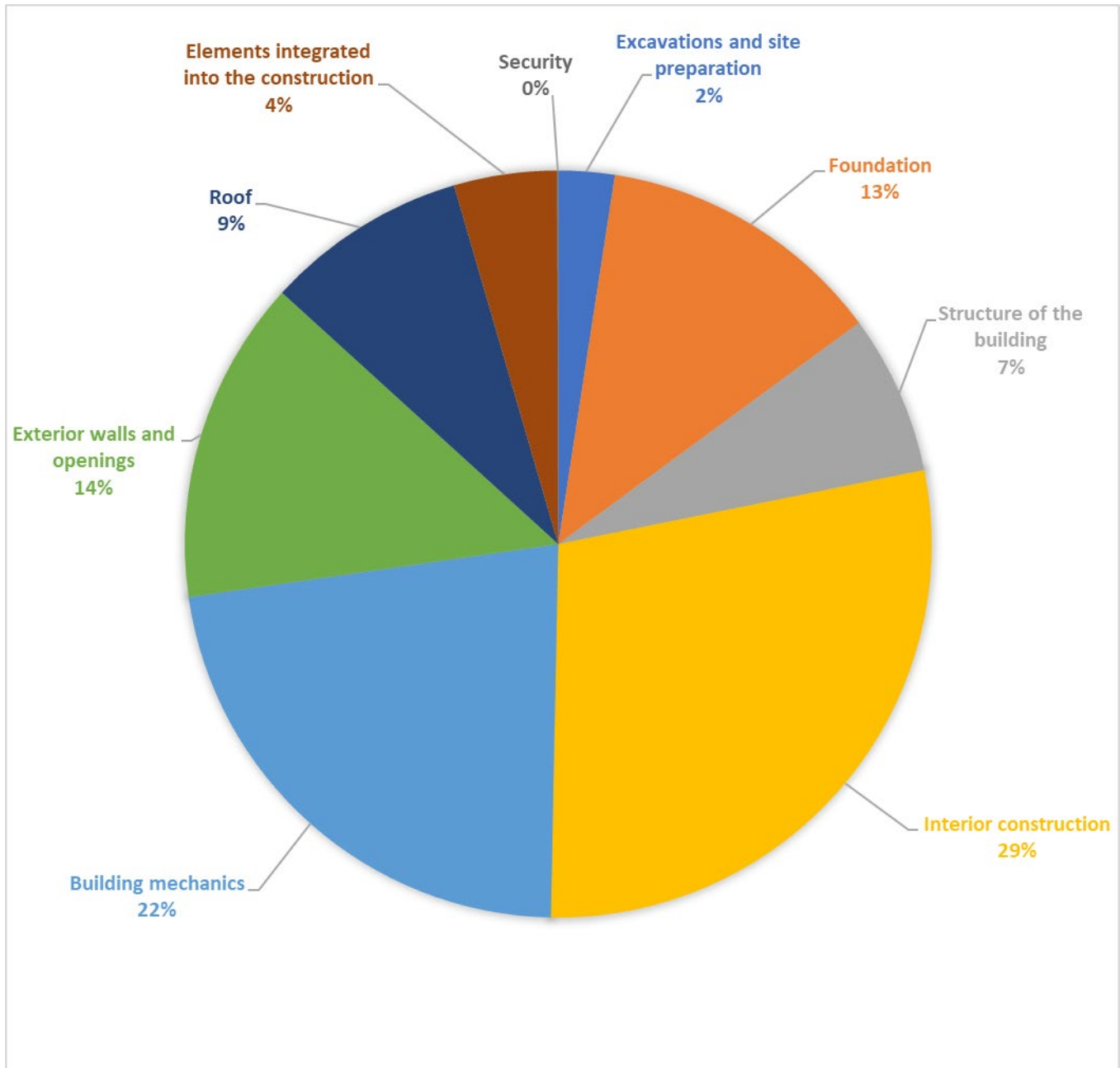
METHOD OF THE NEW RECONSTRUCTION COST

COMPOSITION OF THE BUILDING	BREAKDOWN OF COSTS		
	Excluded taxes	Taxes included	%
Excavations and site preparation	\$ 17 042	\$ 19 594	2,43%
Foundation	\$ 87 495	\$ 100 597	12,48%
Structure of the building	\$ 48 464	\$ 55 722	6,91%
Interior construction	\$ 199 748	\$ 229 660	28,49%
Building mechanics	\$ 157 162	\$ 180 697	22,42%
Exterior walls and openings	\$ 98 281	\$ 112 998	14,02%
Roof	\$ 61 352	\$ 70 539	8,75%
Elements integrated into the construct	\$ 31 275	\$ 35 959	4,46%
Security	\$ 280	\$ 322	0,04%
Cost of reconstruction	\$ 701 098	\$ 806 088	100,00%
Rate (total area)	\$ 308,31 /sf	\$ 354,48 /sf	
Reconstruction cost (rounded)	\$ 701 000	\$ 806 000	-
Demolition and clearing costs (excluded from replacement cost)	\$ 20 000	\$ 22 000	-

The demolition and clearing costs presented in this report are estimates from the Marshall & Swift Manual. For more information, refer to the extraordinary assumptions.

METHOD OF THE NEW RECONSTRUCTION COST

Distribution of the cost of reconstruction



DEPRECIATED RECONSTRUCTION COST METHOD

New reconstruction cost			\$ 806 000
			Total
Correctable physical depreciation (PC)		\$ (16 247)	\$ 789 753
A Garage door outside	\$ 1 082		
B Interior door that gives access to the garage	\$ 1 138		
E Exterior siding	\$ 6 050		
J Openings	\$ 2 825		
K Finishings and equipment	\$ 4 662		
M Gutters	\$ 491		
Incorrigible Physical Depreciation			\$ (283 876) \$ 505 877
- Dépréciation (âge/vie)	30,3%	\$ 239 366	
C Window sills	\$ 5 908		
E Exterior siding	\$ 7 803		
F Mold, Asbestos, and UFFI	\$ 9 196		
G Pyrite	\$ 8 287		
L Isolations	\$ 3 079		
P Plomberie	\$ 1 095		
R Land, French drain and foundation waterproofing	\$ 9 143		
Correctable functional depreciation			\$ (583) \$ 505 294
K Finishings and equipment	\$ 351		
L Isolations	\$ 233		
Incorrigible functional depreciation			\$ (14 430) \$ 490 863
H Interior staircase	\$ 4 271		
I Balconies, galleries, and terraces	\$ 3 056		
O Fireplace	\$ 3 510		
Q Electricity	\$ 3 593		
External depreciation			\$ 490 863
None			
Total depreciation			\$ (315 137)
Depreciated cost of the building			\$ 490 863
Rounded depreciated cost of the building			\$ 491 000

RESTORATION COST METHOD

		Total
A	Garage door outside	1 082 \$
B	Interior door that gives access to the garage	1 138 \$
C	Window sills	19 491 \$
E	Exterior siding	27 776 \$
F	Mold, Asbestos, and UFFI	30 342 \$
G	Pyrite	27 341 \$
H	Interior staircase	14 090 \$
I	Balconies, galleries, and terraces	10 084 \$
J	Openings	2 825 \$
K	Finishings and equipment	1 157 \$
L	Isolations	1 309 \$
M	Gutters	491 \$
O	Fireplace	18 837 \$
P	Plomberie	3 614 \$
Q	Electricity	11 854 \$
R	Land, French drain and foundation waterproofing	30 165 \$

Restoration cost **\$ 201 596**

Rounded restoration cost **\$ 202 000**

CORRELATION AND FINAL VALUE

Given the relevance, quantity, and quality of the data collected, I am of the opinion that the most likely reconstruction cost of this building, as of 1 July 2022

values	
New reconstruction cost	806 000 \$
Demolition and clearing costs (excluded from the cost of reconstruction)	22 000 \$
Depreciated reconstruction cost	491 000 \$
Restoration cost	202 000 \$

(Taxes included and rounded value)

As of 1 July 2022, for the building under study, we retain the following values:

New reconstruction cost

EIGHT HUNDRED SIX THOUSAND DOLLARS
806 000 \$

Demolition and clearing costs extra: 22 000 \$

Depreciated reconstruction cost

FOUR HUNDRED NINETY-ONE THOUSAND DOLLARS
491 000 \$

Cost of restoration

TWO HUNDRED AND TWO THOUSAND DOLLARS
202 000 \$

This assessment is conditional on the ordinary and extraordinary assumptions presented in this report.

BOURASSA JODOIN INC

Group of Real Estate Appraisers



Steve Dumaresq, E.A.
Chartered Appraiser

EVALUATOR'S ATTESTATION

reconstruction cost, restoration cost, and depreciated cost

55 avenue Cedar

Pointe-Claire (Québec) H9S 4Y3

File: 202210297-VA

I certify that to the best of my knowledge:

- The facts set out in this report are true and accurate;
- The analyses, opinions, and conclusions presented are limited only by the assumptions and limiting conditions indicated and these are my own neutral and objective professional analyses, opinions, and conclusions.
- I have no personal interest, present or future, in the matter and real property that is the subject of this report, and I have no personal (or specified) interest in the parties involved;
- I have no conflict of interest in undertaking this service contract;
- I am impartial with respect to the matter, the immovable property(s) that are the subject of this report, and the parties associated with this service agreement;
- My participation in this service contract and the fees that will be paid to me for it are not conditional on the formulation or declaration of pre-established results, the amount of the estimated value, or a conclusion favoring the client;
- I have written my analyses, opinions, and conclusions, as well as this report, in accordance with the uniform standards of professional practice for the evaluation of the “Ordre des Évaluateurs Agréés du Québec”;
- I have the knowledge, capabilities, and experience necessary to carry out this service contract competently;
- As of the date of this report, the signatory(ies) has met the requirements of the Continuing Professional Development Program of the “Ordre des Évaluateurs Agréés du Québec”, which applies to members;
- The undersigned is a member in good standing of the “Ordre des Évaluateurs Agréés du Québec”;

EVALUATOR'S ATTESTATION

reconstruction cost, restoration cost, and depreciated cost
55 avenue Cedar
Pointe-Claire (Québec) H9S 4Y3
File: 202210297-VA

➤ Steve Dumaresq, Chartered Appraiser visited the property on 20 July 2022

Based on my calculations, research, and experience, it is my opinion that the reconstruction cost, as of 1 July 2022, is:

New reconstruction cost

EIGHT HUNDRED SIX THOUSAND DOLLARS
806 000 \$

Demolition and clearing costs extra: 22 000 \$

Depreciated reconstruction cost

FOUR HUNDRED NINETY-ONE THOUSAND DOLLARS
491 000 \$

Cost of restoration

TWO HUNDRED AND TWO THOUSAND DOLLARS
202 000 \$

This assessment is conditional on the ordinary and extraordinary assumptions presented in this report.

* The valuation technician(s) is/are covered by the insurance fund of the "Ordre des Évaluateurs Agréés du Québec".

Bourassa Jodoin inc.
Group of Real Estate Appraisers

Steve Dumaresq, E.A.
Chartered Appraiser

ANNEXES

APPENDIX A - ASSUMPTIONS AND LIMITING CONDITIONS

ASSUMPTIONS AND LIMITING CONDITIONS

1. It was at the request of the applicant that I prepared this evaluation report, which is to be used only for the specific purpose indicated in the report. The use of this report for other purposes may invalidate its conclusions and constitutes a prohibited use. Partial reproduction of this report is prohibited and its use by anyone other than the customer is only possible with my permission and that of the customer. This evaluation report is only valid if it bears my original signature (handwritten or digital).
2. If the desired cost has been split between an indication of value for buildings, outbuildings, ground improvements, and equipment, this allocation of the cost between its composite elements is valid only in the light of the purpose and end of the evaluation sought and cannot be used for a different purpose and purpose.
3. The cost of reconstruction presented in the report takes into account current building standards, concepts, and common development patterns. (See definitions of reconstruction cost)
4. The calculation method used in this report is that of the components (units in place) which allows us to identify the construction cost of each of the components of the building(s). The costs shown represent a general estimate and should not be considered as a detailed estimate of the quantities observed
5. If the property includes architectural elements considered heritage, the assessment of the insurance value of these elements has been carried out to the best of my knowledge and according to the information available at the date of the report.
6. The valuation date in this report is the date on which I assessed market conditions. As the latter can change rapidly over time due to the presence of different factors, the value expressed in this report cannot be used to estimate the value on a date other than the date of valuation, unless it is an update that does not result in a change in value.
7. This report cannot constitute a legal guarantee. Therefore, in this report, the following assumptions have not been audited, but are presumed to be accurate, namely:
 - a. That the cadastral designation obtained from the certificate of location is accurate;
 - b. That the title deed is valid and has a market value expressed in Canadian dollars;
 - c. That the current use of the assessed immovable is in accordance with the law and may be continued by any prospective purchaser, unless otherwise stated;
 - d. That there are no other charges, encroachments, restrictions, leases, or contracts than those mentioned in this report.
8. No topographic survey of the assessed building has been carried out and this report cannot constitute a guarantee of surveying. Also, the sketches, drawings, diagrams, photographs, etc. that appear in this report are only there for illustrative purposes and are not necessarily a perfect reflection of reality.

ASSUMPTIONS AND LIMITING CONDITIONS

9. Unless otherwise stated in the assessment report, I was not informed of the presence of contaminating substances on or near the assessed property or discovered during the inspection. It should be noted that the presence of contaminating substances in the assessed property or in its vicinity is likely to result in a loss of value of the property. The detection of these contaminants is not my responsibility, but specialists in the field. I decline all responsibility related to the detection of these contaminants and the determination of their importance.
10. I conducted the assessment of the building referred to in this report after having carried out the summary checks, within the limits of my competence as a chartered appraiser, concerning the compliance of the current use of the building with government regulations.

Since the value of the assessed property may be reduced if it is not used in accordance with government regulations, further verification may be required to verify compliance.

11. The remuneration for the preparation of this report excludes the costs and remuneration related to the preparation of the testimony and the testimony itself before the courts, the latter having to be negotiated in addition. The foregoing reservation may not, however, preclude the powers of the courts to permit the use of this report for the purposes of the administration of justice.
12. The value result is related to the building described in this report in relation to the definitions presented and according to the identified date of valuation. It should be noted that any alteration after this date is not considered.
13. The current costing excludes the costs of repair and/or damage to a neighboring property. This value does not include non-immovable furniture and equipment not described in this report.
14. The plans and specifications of the architects and engineers will take precedence in the event that there is a discrepancy with our evaluation report.
15. No cost or calculation takes into account economies of scale.
16. In the event that an error or omission is identified in this report by the principal, the latter must inform the chartered appraiser within thirty days of receipt of the document.
17. The building(s) in question is assumed to comply with government regulations, including zoning, building codes, and health regulations.
18. The components of the building(s) that were not visible during the inspection were presumed by a standard such as insulation, exterior wall frames, roof framing, and others unless there is a special mention to this effect.
19. This report cannot be a guarantee of engineering. It is therefore presumed that the property being valued is free of defects, and hidden defects, that the framework is solid, and that it requires only the immediate repairs mentioned in the valuation report. It is also assumed that the heating, air conditioning, plumbing, electrical, etc. systems are in good working order.

ASSUMPTIONS AND LIMITING CONDITIONS

20. No liability is assumed for legal matters, mainly those relating to title to the property. The official description is presumed to be accurate including:
 - a. The title deed is valid and has an insurable value expressed in Canadian dollars.
 - b. The current use of the valued building is in accordance with the law and may be continued by any potential purchaser unless otherwise stated.
 - c. There are no other charges, encroachments, restrictions, leases, or contracts than those mentioned in this report.
21. Information and intelligence from reliable sources, such as certain public or parastatal bodies, is deemed to be accurate and well-founded, not engaging the responsibility of the undersigned evaluator for their accuracy.
22. We assume that the current use, unless otherwise noted in the report mentioning the restrictions, complies with government regulations in terms of parity, zoning safety, construction, etc.
23. The Chartered Appraiser declares that he does not possess or covet any interest in the property under consideration and the result of the valuation.
24. In addition, any alteration or modification of this content, without the explicit consent of the reviewer, automatically makes it a false document. From that moment on, it will become completely unusable and the evaluator would then assume no responsibility for it.
25. The sketches, plans, and photos within this report are provided for illustrative purposes to assist the reader in visualizing the building(s) and are not necessarily to scale.
26. The evaluator may have obtained information, estimates, and opinions that have been used in this report from sources considered reliable and accurate that he believes to be true and correct. The evaluator takes no responsibility for the accuracy of the elements provided by other parties.
27. The insurance policy in force for the building(s) covered in this report has not been reviewed and we assume no liability for any conflict, whether for definitions, partial losses or otherwise.
28. Any appearance or testimony before a court of law in connection with this assessment report must be the subject of a prior agreement between the signatory and the applicant.
29. The areas and other similar information contained in this report were obtained during our inspection of the premises and/or documents provided by the customer and are considered reliable.
30. The liability of the evaluator is only to the client/agent only, excluding any other user or third party. The client agrees, upon receipt of this report, to maintain the confidentiality of all personal information contained therein and to comply in all material respects with the provisions of the reviewer's privacy policy. Moreover, the possession of this report does not allow the right of publication.

APPENDIX B - CERTIFICATE OF LOCATION

CERTIFICAT DE LOCALISATION

LOT(S) NUMÉRO(S) :	
4 254 138	
CADASTRE	
DU QUÉBEC	

CIRCONSCRIPTION FONCIÈRE

MONTREAL

NUMÉRO(S) CIVIQUE(S) : 55, AVENUE CEDAR

MINUTE	14 184
DOSSIER	I12578
PRÉPARÉ PAR	Frédéric Brisson, Arpenteur-géomètre

CANADA
PROVINCE DE QUÉBEC
CIRCONSCRIPTION FONCIÈRE : MONTRÉAL
MUNICIPALITÉ : VILLE DE POINTE-CLAIRE
CADASTRE : DU QUÉBEC
LOT (S) : 4 254 138

DOSSIER : I12578

CERTIFICAT DE LOCALISATION

1. MANDAT

Je soussigné, Frédérick Brisson, arpenteur-géomètre, dûment autorisé à pratiquer l'arpentage dans la Province de Québec, ai préparé le présent certificat de localisation à la demande de Jean-Claude Brais.

2. DÉFINITION

Le certificat de localisation est un document en minute comportant un rapport et un plan, dans lequel l'arpenteur-géomètre exprime son opinion sur la situation et la condition actuelle d'un bien-fonds par rapport aux titres de propriété, au cadastre, ainsi qu'aux lois et règlements pouvant l'affecter. Il ne peut être utilisé ou invoqué à des fins autres que celles auxquelles il est destiné. (RLRQ, c. A-23, a. 49, r. 10, a. 2).

3. BUT

Le présent certificat de localisation est requis aux fins d'une opération immobilière (acte de translation de propriété et/ou d'hypothèque).

4. DATE DE LEVÉ

Le levé des lieux a été complété le 16 octobre 2019.

5. DATE DES RECHERCHES AU REGISTRE FONCIER

Les recherches au registre foncier ont été complétées le 31 octobre 2019.

6. DERNIER(S) TITRE(S) DE PROPRIÉTÉ PUBLIÉ(S)

J'ai pris connaissance, entre autres, d'un acte publié sous le numéro 18 529 281 dans lequel Jean-Claude Brais a acquis une portion indivise de l'emplacement décrit au présent certificat de localisation de Joanne Van Zwol.

J'ai pris également connaissance d'un acte d'acquisition publié sous le numéro 10 322 464 dans lequel Joanne Van Zwol et Jean-Claude Brais ont acquis l'emplacement décrit au présent certificat de localisation de Susan Gillespie et Gordon Lafontaine.

7. DESCRIPTION ACTUALISÉE DU BIEN-FONDS

L'emplacement faisant l'objet du présent certificat de localisation se compose d'une seule parcelle étant le lot quatre millions deux cent cinquante-quatre mille cent trente-huit (4 254 138), de figure irrégulière et bornée vers le nord par le lot 4 254 139, vers l'est par les lots 4 254 141 et 4 254 140, vers le sud par le lot 4 254 137, vers l'ouest par le lot 4 254 536 (avenue Cedar); mesurant quatre-vingt-trois mètres et quarante-trois centièmes (83,43 m) dans sa limite nord, successivement, dix mètres et soixante et un centièmes (10,61 m) et quatre mètres et soixante-trois centièmes (4,63 m) dans sa limite «est», quatre-vingt-trois mètres et trente-quatre centièmes (83,34 m) dans sa limite sud, quinze mètres et vingt-quatre centièmes (15,24 m) dans sa limite ouest et contenant une superficie de mille deux cent soixante-douze mètres carrés et un dixième (1 272,1 m²).

8. HISTORIQUE CADASTRAL

Le lot 4 254 138, entré en vigueur le 1^{er} décembre 2011, est issu du remplacement par rénovation cadastrale du lot 43-35 du cadastre de la Paroisse de Pointe-Claire.

Le lot 42-35, entré en vigueur le 22 juillet 1893, est issu de la subdivision d'une partie du lot 42.

Le lot originaire 42 est entré en vigueur le 2 novembre 1877.

9. CONCORDANCE DES DIMENSIONS ÉTABLIES PAR LE SOUSSIGNÉ

a) Avec le(s) dernier(s) titre(s) de propriété et le cadastre

Les dimensions mentionnées au(x) dernier(s) titre(s) de propriété, au cadastre et au cadastre d'avant la rénovation concordent avec celles établies par le soussigné, à l'exception de la superficie qui est de 1 262,3 mètres carrés au(x) dernier(s) titre(s) de propriété et cadastre d'avant la rénovation.

b) Avec l'occupation

L'occupation ne concorde pas avec les dimensions établies par le soussigné parce que la clôture, le muret de soutènement en pierre et la haie nord ainsi que l'amoncellement en pierre «est», dont l'appartenance reste à définir, ne sont pas situés sur les limites du périmètre reconstitué dudit emplacement. De plus, il y a des empiètements tels que décrits à l'article onze (11) du présent certificat de localisation.

10. STRUCTURES, BÂTIMENTS ET DÉPENDANCES

Le bâtiment principal, érigé sur ledit emplacement, portant le numéro civique 55, avenue Cedar, est un bâtiment résidentiel d'un étage dont le revêtement extérieur est principalement de maçonnerie et de vinyle avec un garage intégré. Il existe également une remise d'un étage en plastique, un réservoir d'huile et un appareil de climatisation, accessoires au bâtiment principal. La forme et les dimensions de ces constructions ainsi que les distances les localisant aux limites dudit emplacement sont montrées sur le plan accompagnant le présent certificat de localisation.

11. EMPIÈTEMENT(S) APPARENT(S)

a) Empiètement(s) apparent(s) exercé(s)

Compte tenu de la position d'une partie du muret de soutènement en pierre et de la haie nord telle que mentionnées au paragraphe 9, l'occupation de la propriété sise sur l'emplacement décrit au présent certificat de localisation empiète sur le lot 4 254 139.

Compte tenu de la position de l'amoncellement en pierre «est» telle que mentionnée au paragraphe 9, l'occupation de la propriété sise sur l'emplacement décrit au présent certificat de localisation empiète sur les lots 4 254 141 et 4 254 140.

b) Empiètement(s) apparent(s) souffert(s)

L'abri de la propriété sise sur le lot 4 254 139 empiète partiellement sur l'emplacement décrit au présent certificat de localisation.

Compte tenu de la position d'une partie de la clôture nord telle que mentionnée au paragraphe 9, l'occupation de la propriété sise sur le lot 4 254 139 empiète sur l'emplacement décrit au présent certificat de localisation.

12. OUVERTURE(S)

(À une distance moindre que celle prévue par la Loi)

Les ouvertures des constructions sises sur l'emplacement décrit au présent certificat de localisation ainsi que celles sises sur les emplacements voisins sont conformes aux exigences des articles 993 à 996 du Code civil du Québec.

13. MUR(S) MITOYEN(S)

Les murs des constructions sises sur l'emplacement décrit au présent certificat de localisation ne sont pas mitoyens.

14. SERVITUDE(S) APPARENTE(S)

Une ligne de transmission aérienne longe la limite ouest de l'emplacement décrit au présent certificat de localisation.

15. SERVITUDE(S) PUBLIÉE(S)

Il n'existe aucune servitude publiée comme telle au registre foncier concernant l'emplacement décrit au présent certificat de localisation.

16. BORNAGE

Il n'existe aucun procès-verbal de bornage publié comme tel au registre foncier du lot concernant l'emplacement décrit au présent certificat de localisation.

17. AVIS D'EXPROPRIATION, RÉSERVE POUR FINS PUBLIQUES

Il n'existe aucun avis de réserve pour fins publiques ou d'expropriation publié comme tel au registre foncier du lot concernant l'emplacement décrit au présent certificat de localisation.

18. RÈGLEMENTS MUNICIPAUX

Le bâtiment principal décrit au présent certificat de localisation est conforme aux exigences de la zone Ra11 du règlement de zonage en vigueur dans ladite municipalité, et ce, spécifiquement en regard du type de bâtiment autorisé et des marges de construction à respecter.

La remise, le réservoir d'huile et l'appareil de climatisation décrits au présent certificat de localisation sont conformes aux exigences du règlement de zonage en vigueur dans ladite municipalité et ce, spécifiquement en regard des marges de construction à respecter.

19. ZONE D'INONDATION ET PROTECTION RIVERAINE**a) en rapport avec la Convention Canada / Québec**

L'emplacement décrit au présent certificat de localisation n'est pas situé à l'intérieur d'une zone d'inondation cartographiée en vertu de la Convention entre le gouvernement du Canada et le gouvernement du Québec relative à la cartographie et à la protection des plaines d'inondation et au développement durable des ressources en eau, signée en 1976 et ses modifications subséquentes.

b) en rapport avec la Politique de protection des rives

L'emplacement décrit au présent certificat de localisation n'est pas situé à l'intérieur d'une bande de protection riveraine établie par le règlement municipal de zonage pris en vertu du décret concernant la Politique de protection des rives, du littoral et des plaines inondables, édictée par le décret no 1980-87 du 22 décembre 1987 et ses modifications subséquentes.

c) en rapport avec le règlement municipal de zonage

L'emplacement décrit au présent certificat de localisation n'est pas situé à l'intérieur d'une zone de protection, d'une bande de protection, d'une zone d'inondation ou d'une zone à risque établie par le règlement municipal de zonage.

20. PATRIMOINE CULTUREL**a) Loi sur le patrimoine culturel (RLRQ, c. P-9.002)**

Il n'existe aucun avis publié à l'index des immeubles de l'emplacement concerné mentionnant qu'un bâtiment érigé sur ledit emplacement est un bien patrimonial ou que ledit emplacement est situé en tout ou en partie à l'intérieur d'une aire de protection d'un immeuble patrimonial ou d'un site patrimonial.

b) Règlement municipal de zonage

L'immeuble décrit au présent certificat de localisation n'est pas répertorié comme possédant des statuts patrimoniaux par ladite municipalité.

21. LOI SUR LA RÉGIE DU LOGEMENT (RLRQ, c. R-8.1)

Le bâtiment principal ci-haut mentionné est un bâtiment résidentiel. Cependant, celui-ci n'a pas d'accessoire ou de lien physique commun, apparent et extérieur avec les bâtiments avoisinants. Par conséquent, il n'est pas assujéti aux dispositions des articles 45 à 50 de la Loi sur la Régie du logement (RLRQ, c. R-8.1).

22. LOI SUR LA PROTECTION DU TERRITOIRE ET DES ACTIVITÉS AGRICOLES (RLRQ, c. P-41.1)

L'emplacement faisant l'objet du présent certificat de localisation n'est pas inclus dans une aire permanente retenue aux fins de contrôle du territoire agricole en vertu de la Loi sur la protection du territoire et des activités agricoles (RLRQ, c. P-41.1).

23. LOI SUR L'AÉRONAUTIQUE (L.R.C. 1985, c. A-2)

L'emplacement décrit au présent certificat de localisation n'est pas situé à l'intérieur d'une zone aéroportuaire établie par un règlement adopté sous l'autorité de la Loi sur l'aéronautique (L.R.C. 1985, c.A-2) et publié au registre foncier.

24. SYSTÈME DE MESURES

Les dimensions mentionnées dans ce document sont en mètres (SI). On doit utiliser l'équivalence 1 mètre = 3.28084 pieds pour convertir en mesures anglaises (M.A.).

25. CERTIFICATION

Je certifie que le présent certificat de localisation est conforme aux renseignements obtenus par le mesurage et l'observation des lieux ainsi qu'à ceux fournis par les documents que j'ai pu recueillir. De plus, les éléments mentionnés aux paragraphes 1 à 23 du premier alinéa de l'article 9 du Règlement sur la norme de pratique relative au certificat de localisation ont été vérifiés.

Le présent rapport et le plan ci-annexé font parties intégrantes du présent certificat de localisation préparé spécialement dans le but ci-haut mentionné ; ils ne pourront être utilisés ou invoqués à une autre fin sans une autorisation écrite de l'arpenteur-géomètre soussigné (RLRQ, c. A-23, a. 49, r. 10, a. 11).

Préparé et signé à Saint-Eustache, le 31 octobre 2019, sous le numéro 14 184 de mes minutes (Dossier I12578).



Frédérick Brisson
Arpenteur-géomètre

Copie conforme à l'original

Émise le ..10../11../2019..

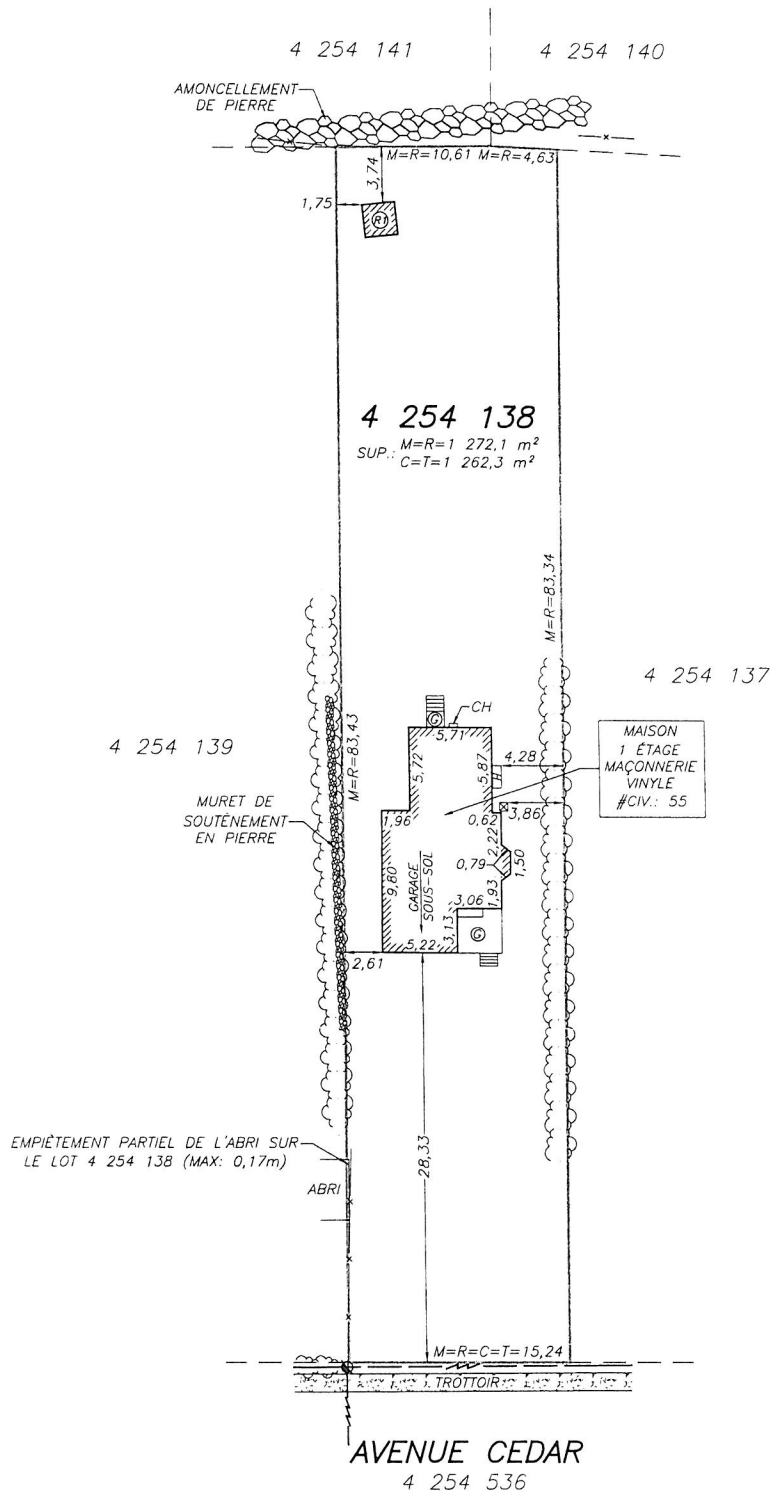
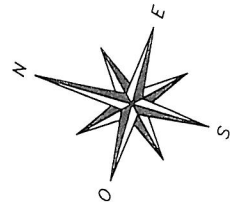


Arpenteur-géomètre



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LÉGENDE															
M=		DIMENSION ÉTABLIE PAR LE SOUSSIGNÉ		R=		DIMENSION CADASTRALE APRÈS RÉNOVATION		C=		DIMENSION CADASTRALE AVANT RÉNOVATION		T=		DIMENSION AU TITRE	
	BORNE-FONTAINE		HAIE		LIMITE DE PROPRIÉTÉ		GALERIE		APPAREIL DE CLIMATISATION		CH = CHEMINÉE		REMISE D'UN ÉTAGE EN PLASTIQUE (2,26x2,26)		RÉSEROIR D'HUILE
	LAMPADAIRE		CLÔTURE		LIMITE DU LOT BORNANT		REMISE D'UN ÉTAGE EN PLASTIQUE (2,26x2,26)		APPAREIL DE CLIMATISATION		REMISE D'UN ÉTAGE EN PLASTIQUE (2,26x2,26)		RÉSEROIR D'HUILE		
	HAUBAN		LIMITE DU PAVAGE		LIGNE DE TRANSMISSION AÉRIENNE										
	POTEAU ÉLECTRIQUE		LIMITE DU PAVAGE		LIGNE DE TRANSMISSION AÉRIENNE										

SAUF INDICATIONS CONTRAIRES, LES DIMENSIONS AU BÂTIMENT PRINCIPAL SONT MESURÉES À LA FONDATION. LES DÉPENDANCES SONT MESURÉES AU REVÊTEMENT ET LES PISCINES AU BASSIN D'EAU. CE PLAN AINSI QUE LE RAPPORT L'ACCOMPAGNANT FONT PARTIES INTÉGRANTES DU PRÉSENT CERTIFICAT DE LOCALISATION, PRÉPARÉS POUR DES FINS DE VENTE ET/OU D'HYPOTHÈQUE. ILS NE DEVRONT PAS ÊTRE UTILISÉS OU INVOQUÉS POUR D'AUTRES BUTS SANS L'AUTORISATION ÉCRITE DU SOUSSIGNÉ.

labre & associés

ARPENTEURS • GÉOMÈTRES INC.

• LAVAL • BROSSARD • SAINT-EUSTACHE •
• REPENTIGNY • MONTRÉAL •
UN SEUL NUMÉRO DE TÉLÉPHONE: (514)642-2000
www.labre.qc.ca

CERTIFICAT DE LOCALISATION

CADASTRE: DU QUÉBEC
CIRCONSCRIPTION FONCIÈRE: MONTRÉAL
MUNICIPALITÉ: VILLE DE POINTE-CLAIRE

LOT(S): 4 254 138

SAINT-EUSTACHE, LE 31 OCTOBRE 2019

PAR:
FRÉDÉRIK BRISSON
ARPENTEUR-GÉOMÈTRE

COPIE CONFORME À L'ORIGINAL,
ÉMISE LE 10 / 11 / 2019

LEVÉ: 16 OCTOBRE 2019

ÉCHELLE: 1:400 (SI)

DESSIN: 112578

MINUTE: 14 184

DOSSIER: 112578

APPENDIX C - ZONING

TABLEAU DES DISPOSITIONS PARTICULIÈRES - PARTICULAR PROVISIONS TABLE

	notes	Ra9	Ra10	Ra11	Ra12
Reglement PIIA applicable en totalité ou partie / SPAIP by-law applies to zone or part of:		PIIA	PIIA	PIIA	
<u>Usages permis (autorisé: X) / Permitted uses (authorized: X)</u>					
d.a. = droits acquis / aquired rights (art. 11.6 b)					
Habitations / Residential					
Classe / Class A (unifamilal/single family)		X	X	X	X
Classe / Class B (2 à 4 logements / Duplex/triplex/4-plex)					
Classes / Class C-1 & C-2 (multifamilal/multi-family)					
Commerces					
Service de garde éducatif/Educational childcare service					
Mixte / Mixed-used (bureau & habitation /office & residential)					
Classe / Class F-4 (concessionnaire auto/car dealership)					
Services d'utilité publique / Public utilities					
Classe / Class A: (service léger/light utility)					
<u>Implantation du bâtiment principal / Location of Main building</u>					
Types d'implantation / Building types					
Détachées / Detached		X	X	X	X
Jumelées / Semi-detached					
Contigues / Contiguous					
Complexes Résidentiels / Residential complexes					
Distance min. entre bâtiments / Min. distance between buildings					
Marges minimales / Minimum setbacks (m)		(3)		(3)	(3)
Avant / Front		4	7,5	10	7,5
Latérales / Side		2	2	2,4	2,4
Arrière / Rear		7,5	7,5	10	10
Taux d'implantation maximal / Maximum lot coverage (%)		30% (2)	30% (2)	25%(4)	25%(4)
C.O.S. minimal / Minimum F.S.I.					
C.O.S. maximal / Maximum F.S.I.		0,6	0,6	0,4	0,4
<u>Dimensions minimales des lots / Minimum lot sizes</u>					
Superficie minimale / Min. surface area (m²)		550	550	900	800
Largeur frontale min./ Min. frontage width (m)		18	18	13	18
<u>Caractéristiques architecturales / Architectural parameters</u>					
Nombre de planchers minimal / Min. number of floors					
Hauteur maximale / Maximum height (m)		10	10	10	10
Largeur de façade min. / Min. facade width (m)		8,2	8,2	8,2	8,2
Superficie habitable minimale par logement / Min. habitable floor space per dwelling (art. 4.10 g)		110 m²	110 m²	110 m²	110 m²
Dispositions supplémentaires / Additional provisions		(24)		(24)	(24)
Amendements / Amendments		PC-2775-24		PC-2775-24	PC-2775-24

