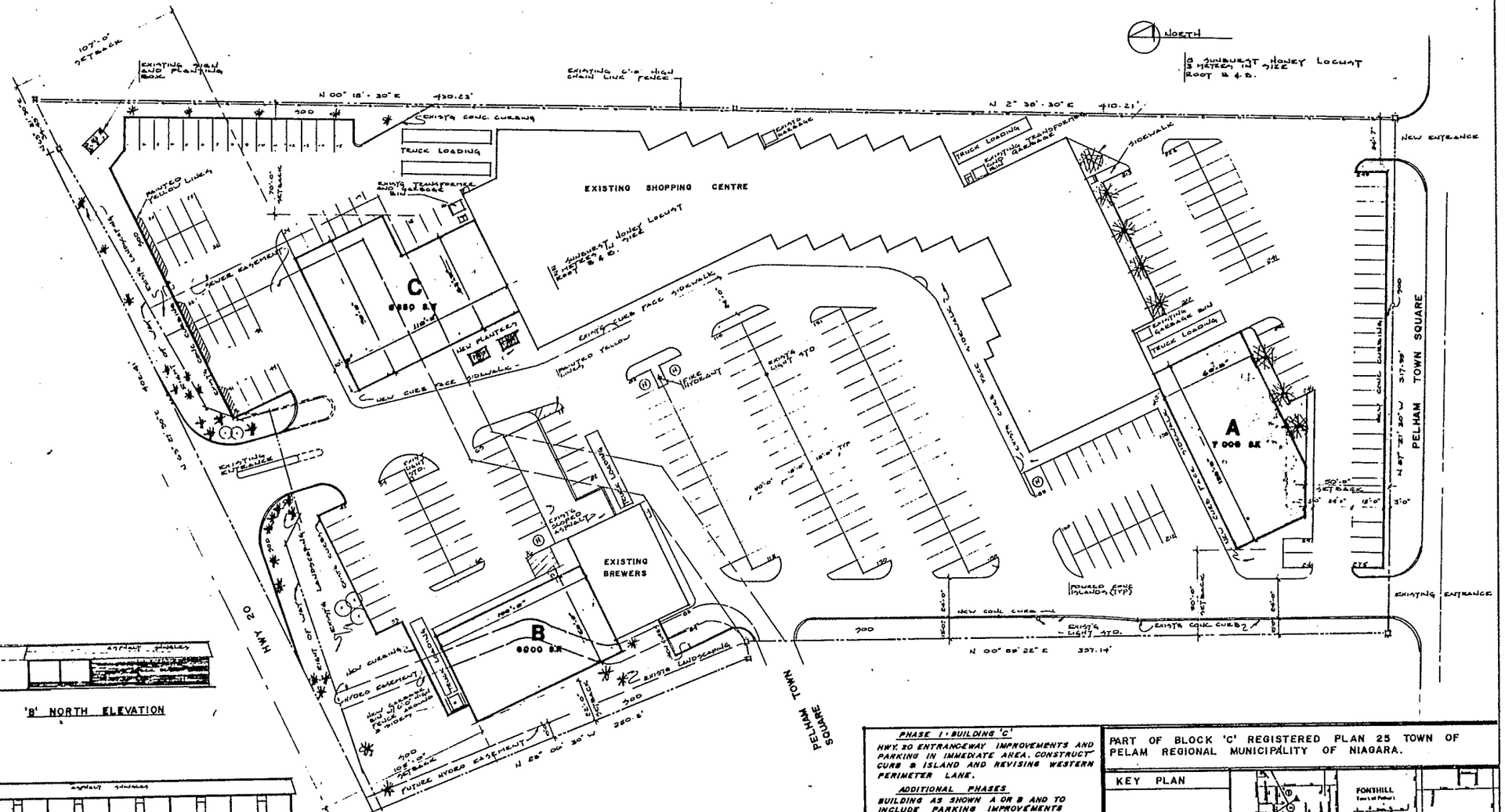
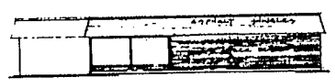
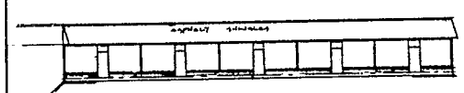
By Law 1153 (1987) Original in Vault

SCHEDULE "B"



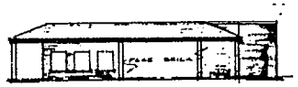


'B' NORTH ELEVATION



'B' EAST ELEVATION

'A' NORTH ELEVATION



'A' WEST ELEVATION

'C' NORTH ELEVATION

'C' WEST ELEVATION

PHASE 1: BUILDING 'C'

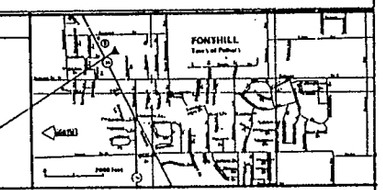
HWY. 20 ENTRANCEWAY IMPROVEMENTS AND PARKING IN IMMEDIATE AREA. CONSTRUCT CURB & ISLAND AND REVISING WESTERN PERIMETER LANE.

ADDITIONAL PHASES

BUILDING AS SHOWN A OR B AND TO INCLUDE PARKING IMPROVEMENTS AS NECESSARY.

PART OF BLOCK 'C' REGISTERED PLAN 25 TOWN OF PELAM REGIONAL MUNICIPALITY OF NIAGARA.

KEY PLAN



COVERAGE TABLE

		AREA		%	PARKING
LOT AREA		245 469	S.F.		
EXISTING BUILDING AREA		42 438	S.F.	15.8 %	
EXISTING REQ. PARKING (BY LAW 279-74)					106 SPACES
ADDITION AREAS	A	7 000	S.F.		38
	B	6 000	S.F.		33
	C	8 550	S.F.		47
TOTAL BUILDING AREA		63 988	S.F.	24.1 %	
REQ. NEW PARKING (ONE PER. 183 S.F. OF BLDG. ADD.)					226 SPACES
PROVIDED PARKING 9'-0" X 18'-0" TYP.					275 SPACES

UNDERTAKING AND AGREEMENT

I, (We) Real Star Management

the owner(s) of the land, hereby undertake and agree (where conversion),

(a) to comply with all the contents of this plan and drawing (including subsidiary revisions) and act as very therefrom;

(b) to perform the facilities, works or matters mentioned in Section 40 (2) (a) of the Planning Act as shown on this plan and drawing; and

(c) to maintain the satisfaction of the Town of Pelham and at my sole risk and expense, all of the facilities, works or matters mentioned in Section 40 (2) (a) of the said Act, shown on this plan and drawing, including removal of snow from access ramps and driveways, parking and loading areas and walkways.

(d) that this undertaking and agreement will be binding upon my heirs, executors, administrators, assigns, and successors in title.

Dated this 6th day of October, 19 93

(Seal)

Witness (signature) — Owner (signature)

Witness (print) — Owner (print)

Address of Witness — Corporate (signature) if applicable

REVISED AUG. 26 1987

project number	8631
date	AUG. 1987
drawn by	DARCY
checked by	
project title	ADDITIONS TO THE FONTHILL SHOPPING CENTRE. PELHAM ONT.
drawing title	SITE PLAN AGREEMENT. SCALE: 1" = 30'

FLEMMING/BAKER ARCHITECT
ST. CATHARINES, ONT.

sheet number S.P.A. 1