

LT 098698

CERTIFICATE OF RECEIPT
RECEPTE
NIAGRA SOUTH/SUB(59)WELLAND

'94 05 26 15 20

[Signature]
LAND REGISTRAR/REGISTRAR

New Property Identifiers

Additional: See Schedule

Executions

Additional: See Schedule

(1) Registry Land Titles (2) Page 1 of 9 pages

(3) Property Identifier(s) Block Property Additional: See Schedule

(4) Nature of Document *Notice of*
Amendment to Site Plan Agreement

(5) Consideration
Nil Dollars \$

(6) Description
Part of Parcel 69-1, Section 59M-147, Part of Block 69, Plan 59M-147, Town of Pelham, Regional Municipality of Niagara designated as Parts ~~17, 18~~, 19, 20 and 21 on Plan 59R-8115.

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other

FOR OFFICE USE ONLY

(8) This Document provides as follows:
Daimler Properties Limited having an interest or equity in the land described in Box (6) and hereby apply under Section 74 of the Land Titles Act for the entry of an Amendment to Site Plan Agreement LTO8538

Continued on Schedule

(9) This Document relates to instrument number(s)
LT085738 Site Plan Agreement

(10) Party(ies) (Set out Status or Interest)
Name(s) Signature(s) Date of Signature
Daimler Properties Limited *Mario Bevacqua* *94 05 26*
Mario Bevacqua, I have the authority to bind the Corporation.

(11) Address for Service *72 East Main Street, Suite #205, Welland, Ontario L3B 3W3*

(12) Party(ies) (Set out Status or Interest)
Name(s) Signature(s) Date of Signature
The Corporation of the Town of Pelham

(13) Address for Service *P.O. Box 400, Fonthill, Ontario LOS 1E0*

(14) Municipal Address of Property
Lawrence Lane

(15) Document Prepared by:
*Daimler Properties Limited
72 East Main Street
Suite #205
Welland, Ontario L3B 3W3*

Fees and Tax	
Registration Fee	
Total	

THIS AGREEMENT made in triplicate this 26 day of May, 1994 A.D.

BETWEEN:

DAIMLER PROPERTIES LIMITED
Hereinafter called the "Owner"
OF THE FIRST PART

- and -

THE CORPORATION OF THE TOWN OF PELHAM
Hereinafter called the "Town"
OF THE SECOND PART

WHEREAS Daimler Developments Ltd. and the Town entered into a site plan agreement dated April 16th, 1992 and registered in the Land Registry Office for the Land Titles Division of Niagara South on April 16th, 1992 as Instrument Number LT 085738 (the "Site Plan Agreement");

AND WHEREAS Daimler Developments Ltd. by Articles of Amalgamation, effective as of November 9th, 1992, amalgamated with two other companies to become Daimler Properties Limited (the "Owner") which said Articles of Amalgamation were registered, as part of an Application to Amend the Register, in the Land Registry Office for the Land Titles Division of Niagara South on December 15th, 1992 as Instrument Number LT-090428;

AND WHEREAS the Owner wishes to amend Block C as shown on or represented in Schedules "B", "C", "D", "E", "F" and "G" attached to the Site Plan Agreement and the Town has agreed to such an amendment;

NOW THEREFORE WITNESSETH THAT in consideration of the sum of One Dollar (\$1.00) of lawful money of Canada now paid by the Owner to the Town (the receipt thereof is hereby acknowledged), the parties hereto mutually covenant and agree as follows:

1. THAT Block C as shown on Schedules "B", "C", "D", "E" and "F" of the Site Plan Agreement is hereby amended and that Schedules "B1", "C1", "D1", "E1" and "F1" attached hereto are hereby added to and shall form part of the Site Plan Agreement as additional Schedules to more particularly set out the amendments and changes to Block C.

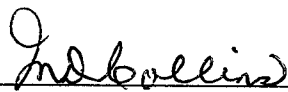
2. THAT the building elevation plans for Block C are hereby amended and that Schedule "G1" attached hereto is hereby added to and shall form part of the Site Plan Agreement to more particularly set out the amended building elevation plans for Block C.

3. THAT all the terms and conditions as contained in the Site Plan Agreement and the Schedules attached thereto shall, except as amended herein, remain the same.

IN WITNESS WHEREOF the parties hereto have set their Corporate Seals under the hands of officers duly authorized in that behalf.

SIGNED, SEALED AND DELIVERED
in the presence of

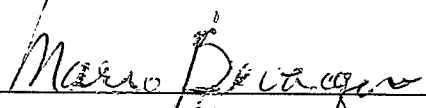
THE CORPORATION OF THE
TOWN OF PELHAM


MAYOR M. COLLINS


CLERK MURRAY HACKETT



DAIMLER PROPERTIES LIMITED


MARIO BEVACQUA, SECRETARY
I have authority to bind
the Corporation.

SITE PLAN

SITE STATISTICS

Zone	RMI Zone
Coverage	2256.666 m ²
Lot Area	9908.245 m ²
Paved Area	780.20 m ²
Density	10.2 units/acre
Landscaped Area	6871.379 m ²
No. of Units	25
Gross Floor Area	4307.292 m ²
Building Height	10.5 m (2 storey)
No. Parking Spaces	minimum - 25 spaces provided - 50 spaces

LEGEND



Concrete Driveways

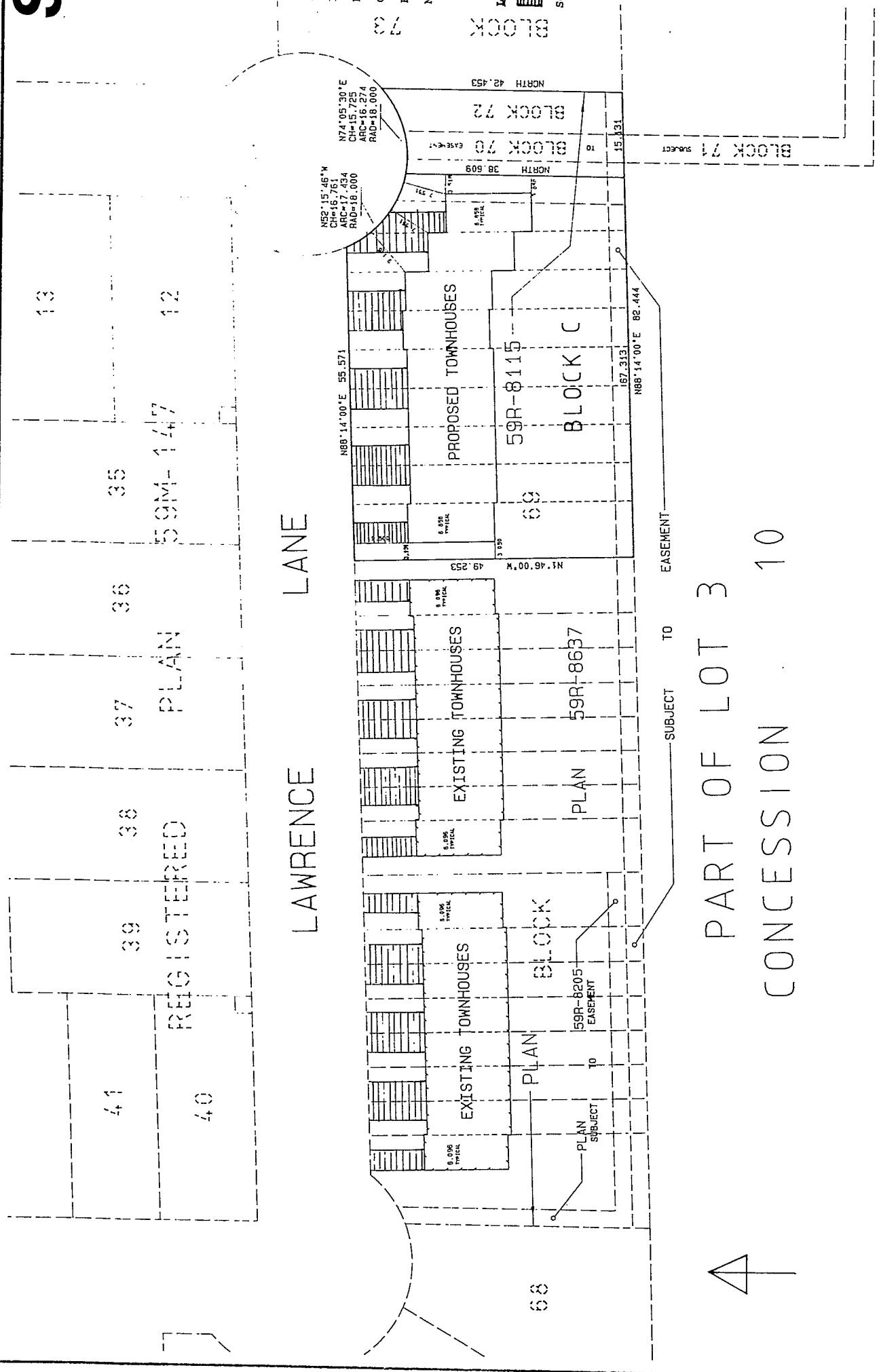
Scale 1:500

RECEIVED
 MAY 12 1007
 TOWN OF PELHAM
 PLANNING DEPT.



CONCEPTUAL PLANNING CONSULTANTS
 MANAGER: DEB BURNETT

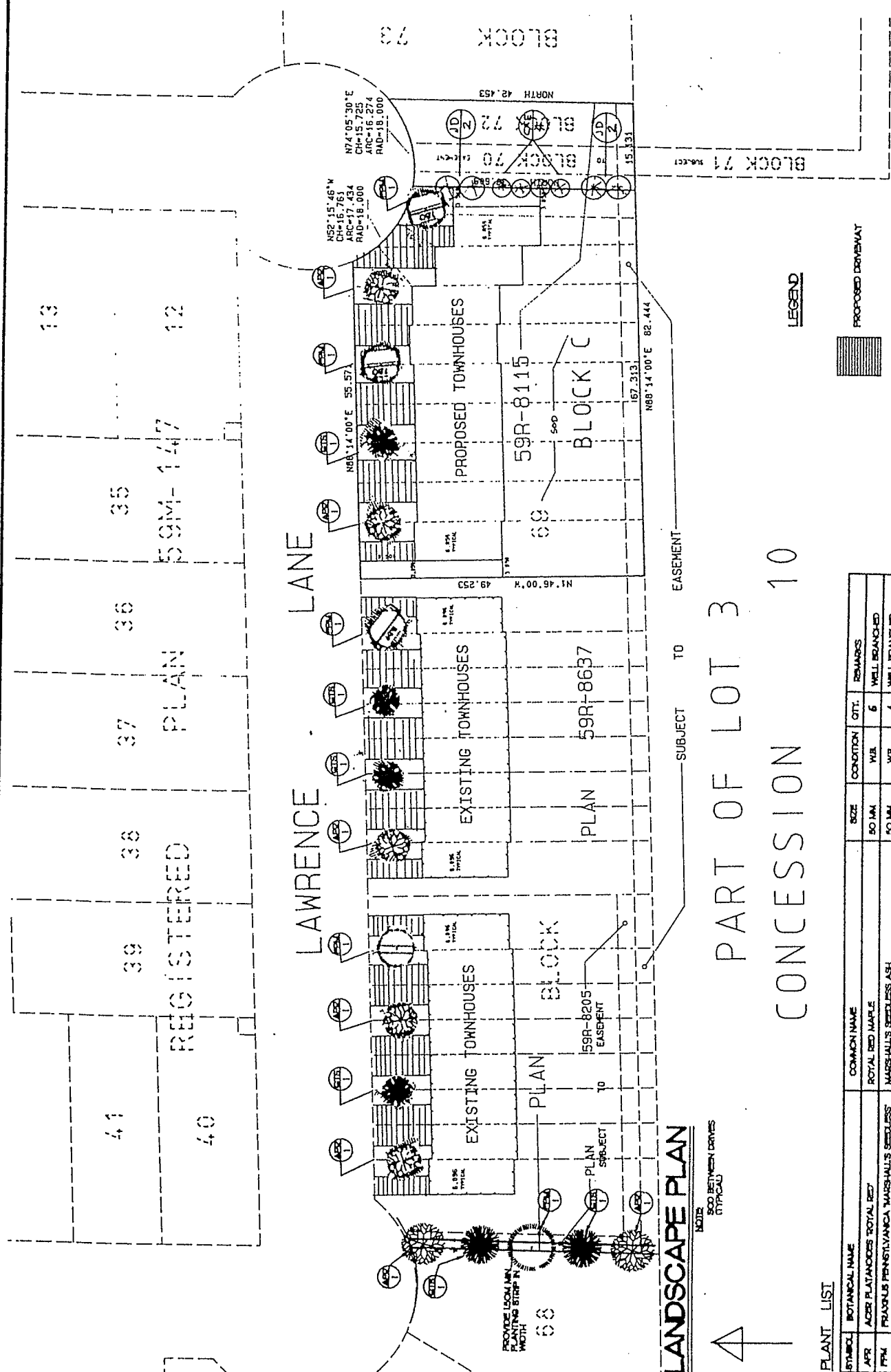
15, 15-15, 15-15, 15-15
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 15-15, 15-15, 15-15, 15-15



PART OF LOT 3
 CONCESSION 10

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JOSEPH M. TOMAYCO
 MANAGER DEVELOPER
DAWLER
 PROPERTIES LTD.
 SUITE 203 - 2nd FLOOR
 WELDON CRT. 2ND FLOOR
 TEL. 403-734-9000
 FAX 403-734-9002



LANDSCAPE PLAN
 SUBJECT TO EASEMENT TO

PART OF LOT 3
 CONCESSION 10

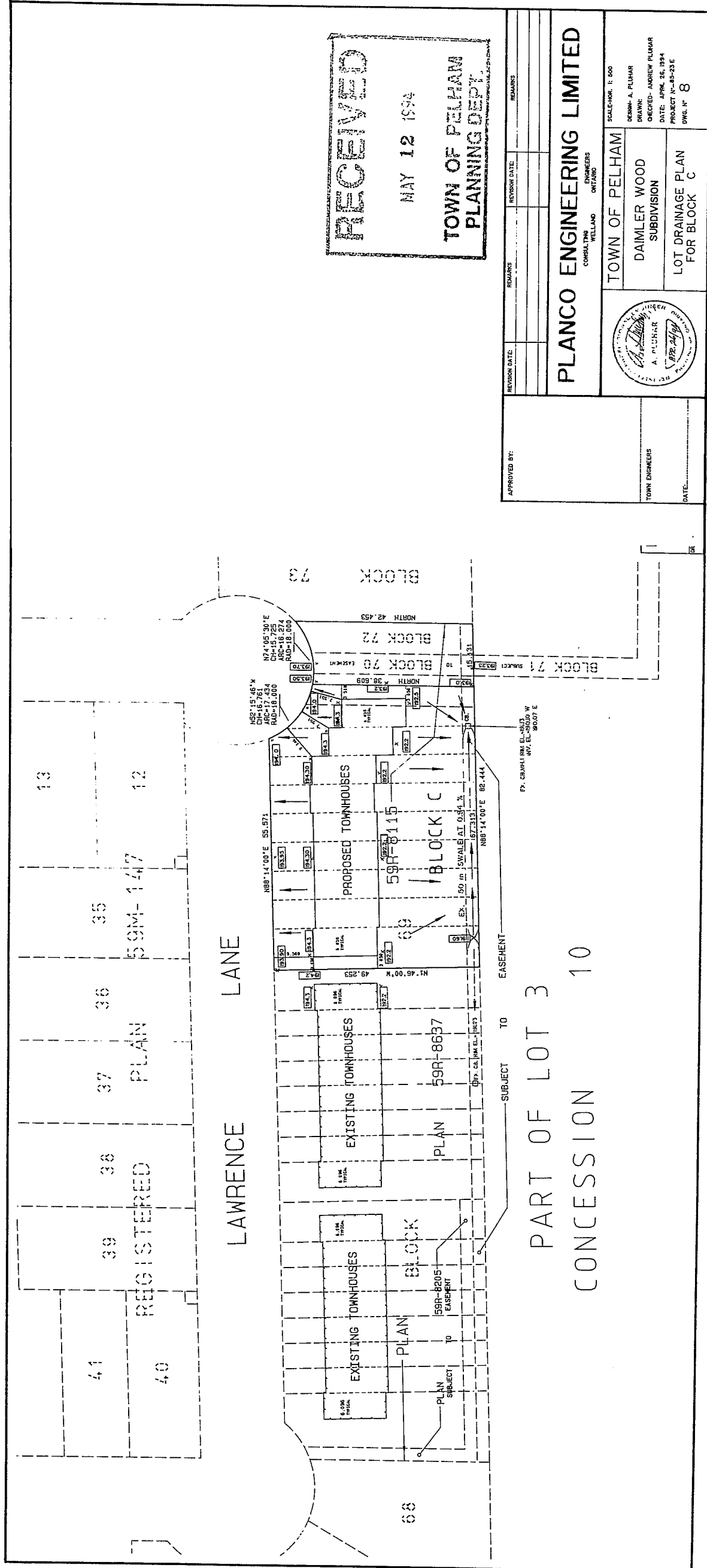
LEGEND

- PROPOSED DRIVEWAY
- TREE TYPE
- QUANTITY
- SEE LIST FOR QUANTITY
- LANDSCAPE DRAWING

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	QTY.	REMARKS
APR	ACER PLATANOIDES ROYAL RED	ROYAL RED MAPLE	80 MM	W/B	6	WELL BRANCHED
PRM	PRUNUS PENNSYLVANICA MARSHALL'S SEEDLESS	MARSHALL'S SEEDLESS ASH	80 MM	W/B	4	WELL BRANCHED
STS	GLYCYTHIA TRICANTHOS 'SKITLINE'	SKITLINE LACUST	80 MM	W/B	6	WELL BRANCHED
CAE	CORONIS ALBA ELEGANTISSIMA	SILVERLEAF DOGWOOD	60cm Ht.	planted	1	
JD	JUNIPERUS DOBARMANTHUS	COMPACT ANDORA JUNIPER	40cm spaced	planted	4	

SCHEDULE "D1"

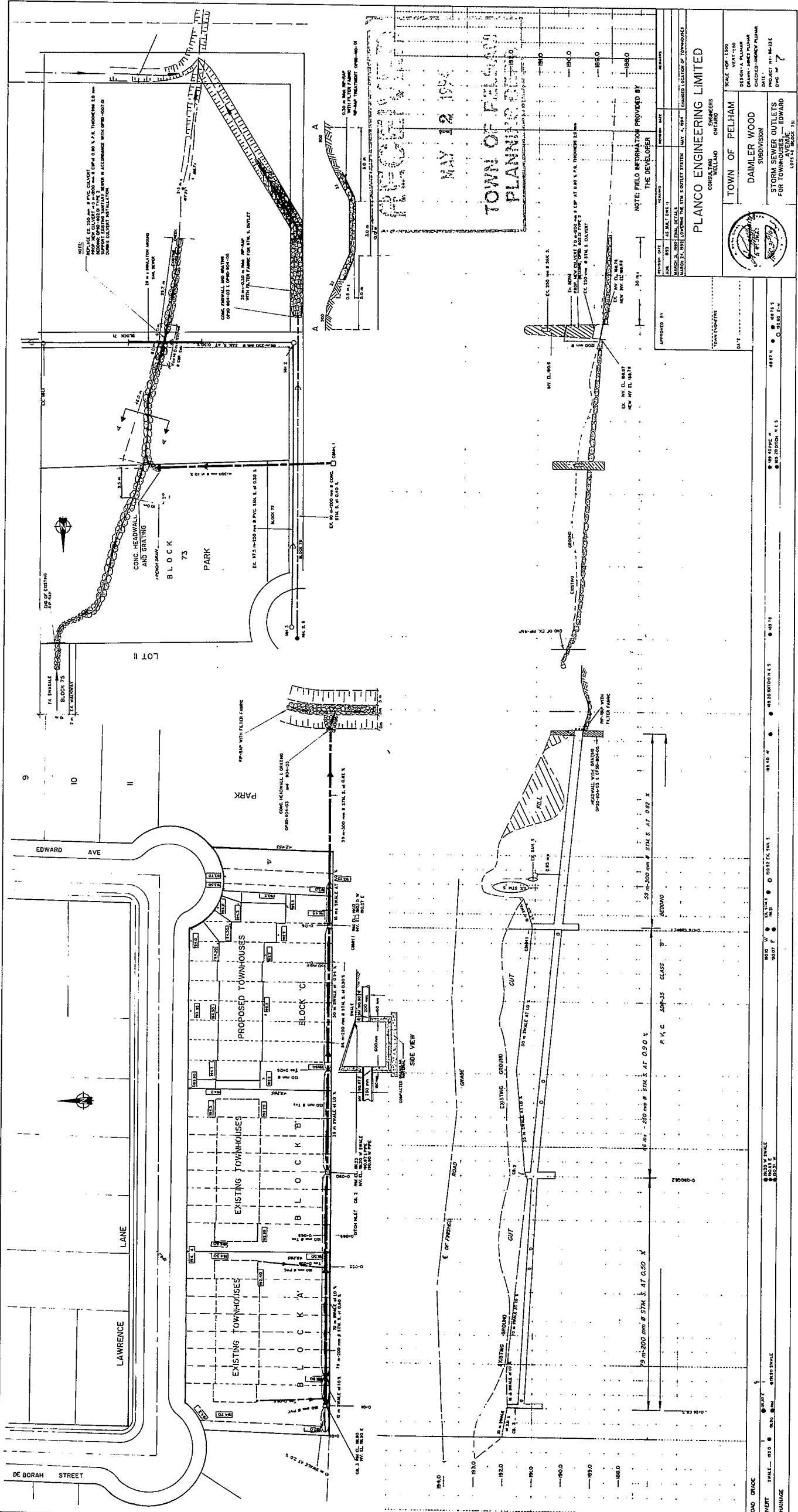


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 TOWN OF PELHAM
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APPROVED BY:	REVISION DATE:	REVISIONS:	REMARKS:
PLANCO ENGINEERING LIMITED CONSULTING ENGINEERS WELLSBORO, ONTARIO			
TOWN OF PELHAM DAIMLER WOOD SUBDIVISION		SCALE: HOR. 1: 500 DESIGNER: A. PULHAR DRAWN: CHECKED: ANDREW PULHAR DATE: APRIL 26, 1994 PROJECT NO.: 85-23 E DWG. NO. 8	
TOWN ENGINEERS		LOT DRAINAGE PLAN FOR BLOCK C	
DATE:			

PART OF LOT 3
 CONCESSION 10

SCHEDULE "E1"



APPROVED BY: _____ DATE: _____

PROJECTED BY: _____ DATE: _____

DESIGNED BY: _____ DATE: _____

CHECKED BY: _____ DATE: _____

SCALE: H.P. 1"=50'

VERTICAL SCALE: 1"=10'

DESIGN: JAMES FLANNERY

CHECKED: JAMES FLANNERY

DATE: _____

PROJECT NO: 10-331

SHEET NO: 7

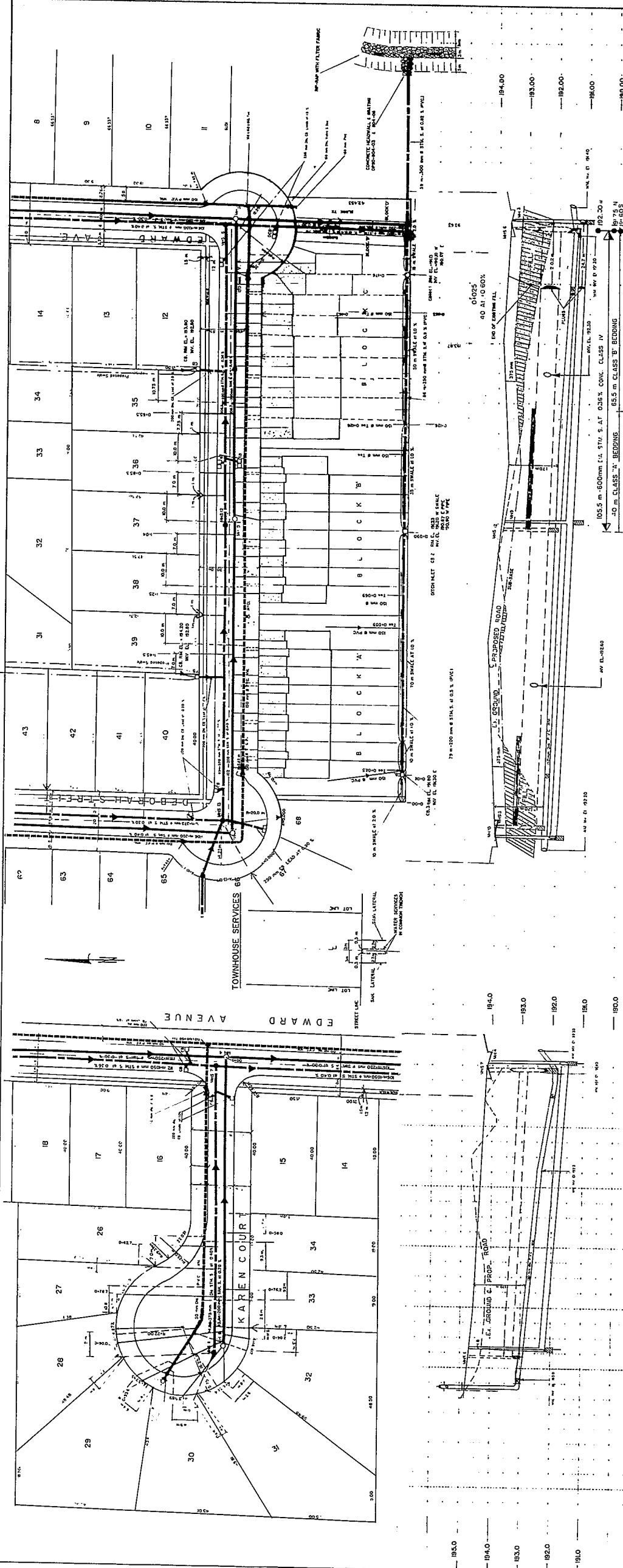
PLANO ENGINEERING LIMITED
ENGINEERS
CONSULTING
WELLING
ONTARIO

TOWN OF PELHAM
SUBDIVISION
DAILMER WOOD

STORM SEWER OUTLETS
FOR TOWNHOUSES - EDWARD
LOT 21, BLOCK 73

ROAD GRADE	INVERT	CHANGING
194.0	194.0	194.0
193.0	193.0	193.0
192.0	192.0	192.0
191.0	191.0	191.0
190.0	190.0	190.0
189.0	189.0	189.0
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20.0	20.0	20.0
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13.0	13.0	13.0
12.0	12.0	12.0
11.0	11.0	11.0
10.0	10.0	10.0
9.0	9.0	9.0
8.0	8.0	8.0
7.0	7.0	7.0
6.0	6.0	6.0
5.0	5.0	5.0
4.0	4.0	4.0
3.0	3.0	3.0
2.0	2.0	2.0
1.0	1.0	1.0
0.0	0.0	0.0

SCHEDULE "F1"



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 MAY 12 1994
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DESIGN BY PLANCO ENGINEERING LIMITED
 FIELD INFORMATION PROVIDED BY DEVELOPER

PROJECT NO. 1933 E
 SHEET NO. 1 OF 3
 DATE: 1993

SCALE: HORIZONTAL: AS SHOWN
 VERTICAL: 1" = 10'-0"

DESIGNER: DAIMLER WOOD
 SUBDIVISION: SERVICES TO KAREN COURT,
 LAWRENCE LANE, TOWN OF PELHAM,
 EDWARD AVENUE PHASE

C.J. CLARKE, NIAGARA, LIMITED
 ENGINEER

99m. 600mm dia. 30" dia. 0.30% CONC. CLASS IV.
 23m. CLASS A BEDDING 73m. 45% BEDDING
 102m. 200mm dia. 41% dia. 40%
 PVC 50P-35 CLASS 'B' BEDDING

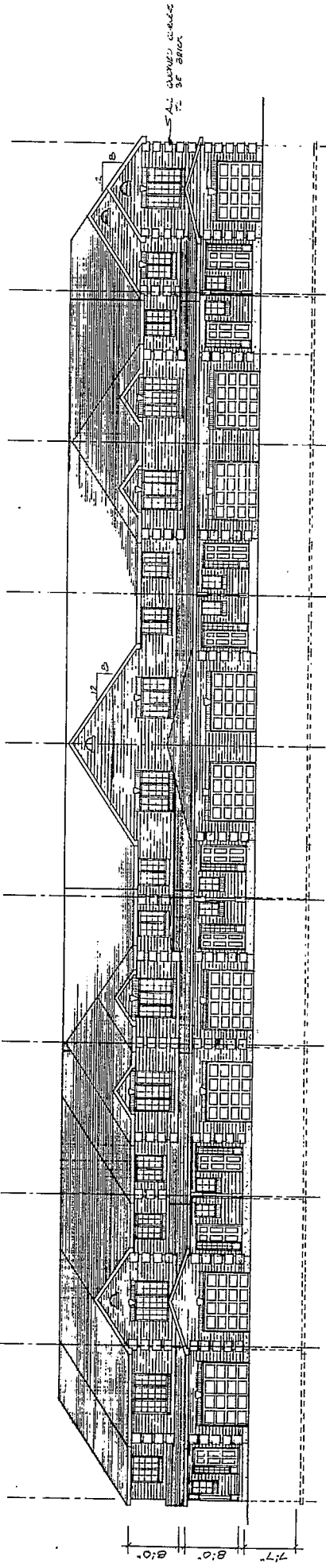
105.5 m. 600mm dia. 30" dia. 0.30% CONC. CLASS IV.
 50m. CLASS 'A' BEDDING 65.5 m. CLASS 'B' BEDDING
 103.7 m. 200mm dia. 41% dia. 40%
 PVC 50P-35 CLASS 'B' BEDDING

94.8m. 375mm dia. 30" dia. 0.40% CONC. CLASS 'B' BEDDING
 95.4 m. 200mm dia. 41% dia. 40%
 PVC 50P-35 CLASS 'B' BEDDING

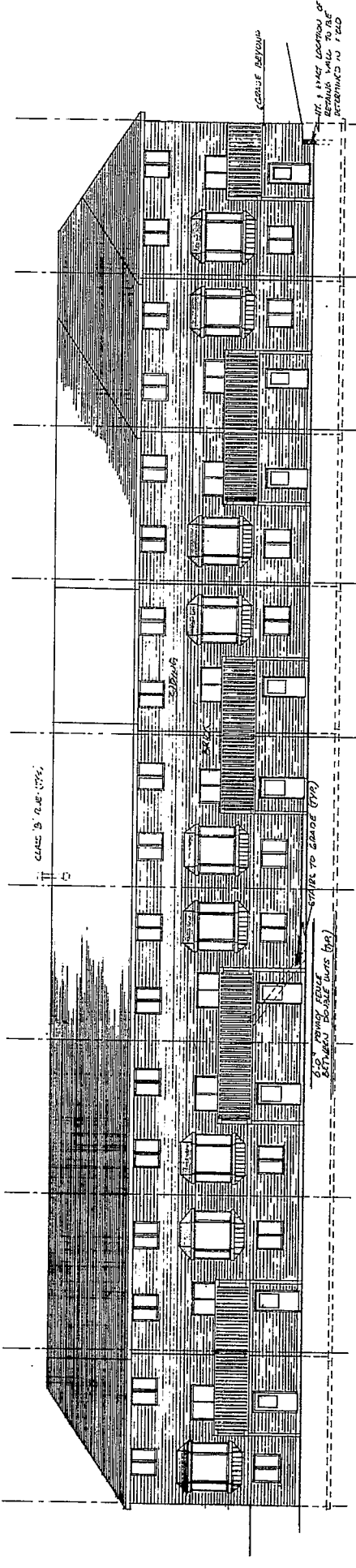
CLASS A BEDDING
 CLASS B BEDDING

195.0
 194.0
 193.0
 192.0
 191.0
 190.0

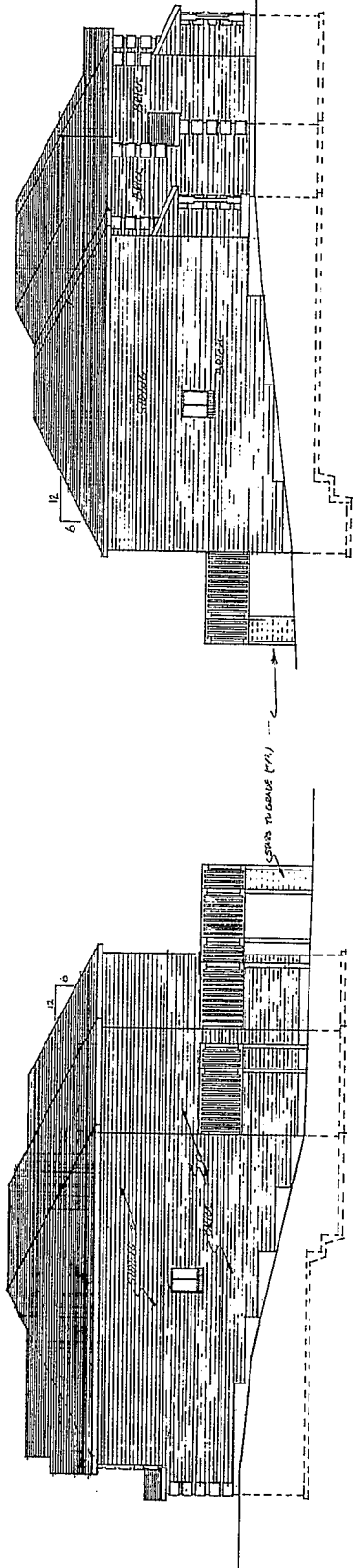
SCHEDULE "G1"



FRONT ELEVATION - Block 2



REAR ELEVATION - Block 2



RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION

RECEIVED

MAY 12 1994

TOWN OF PELHAM
PLANNING DEPT.

PROJECT:	APPROVED BY:	DATE:
DATE:	DATE:	DATE: