

SCHEDULE "A"

LEGAL DESCRIPTION

FIRSTLY

Part Lot 20, Concession 10, Town of Pelham, formerly Township of Pelham, designated as Part 1 on Plan 59R-11404 and being all of PIN 64029-0335 (R).

SECONDLY

Part Lot 20, Concession 10, Town of Pelham, formerly Township of Pelham and more particularly described as follows:

COMMENCING at the intersection of the southerly boundary of said lot with the easterly boundary of the Pelham-Gainsborough Townline as widened by instrument No. 92654B;

THENCE north 46 degrees, 32 minutes west along said easterly boundary, 70.45 feet;

THENCE north 1 degree, 19 minutes west continuing along said easterly boundary, 745.79 feet to a point which said point is the place of beginning of the herein described parcel;

THENCE north 1 degree, 19 minutes west continuing along said easterly boundary, 407.0 feet;

THENCE north 88 degrees, 20 minutes east, 1,091.0 feet;

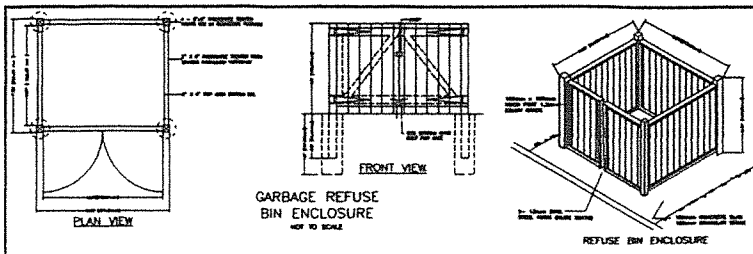
THENCE south 0 degrees, 11 minutes east, 407.0 feet;

THENCE south 88 degrees, 20 minutes west, 1,083.1 feet more or less to the place of beginning.

CONTAINING by admeasurement 10.154 acres more or less.

PREMISING that the assumed astronomic bearing of the easterly boundary of said lot is north 1 degree, 19 minutes west and all bearings herein are related thereto.

As in instrument No. 706975 and being all of PIN 64029-0021 (R).



ZONING
AGRICULTURAL A ZONE - BY-LAW No 1136(1987)

	REQ'D	EXIST
MINIMUM FRONT YARD	63.0' MIN	81.5'
MINIMUM SIDE YARD	49.2' MIN	168'
MINIMUM REAR YARD	49.2' MIN	89'

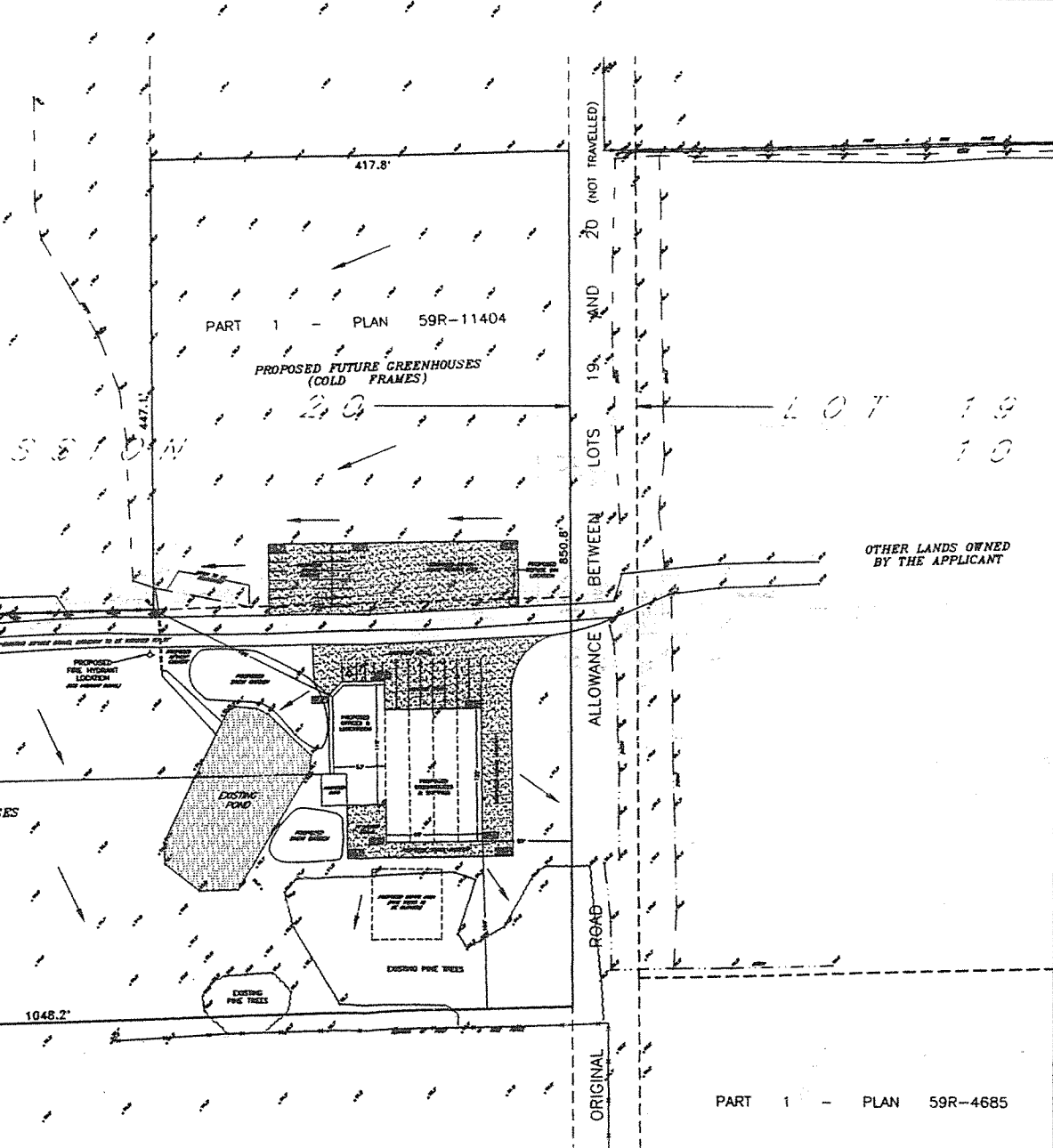
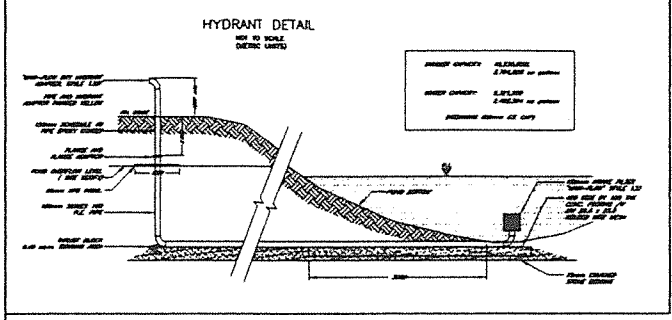
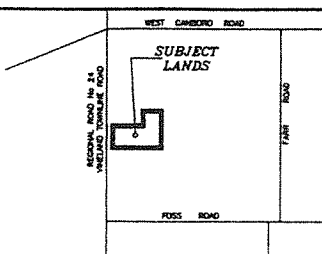
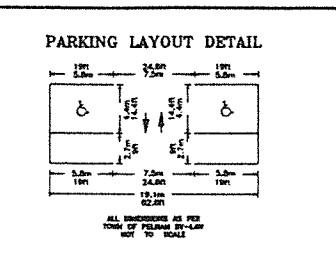
LOT STATISTICS

LOT AREA	- 814048 sq.ft. ±	= 100%
BUILDING AREA	- 18506 sq.ft. ±	= 3%
LANDSCAPED AREA	- 326383 sq.ft. ±	= 68%
GRAVEL AREA	- 59158 sq.ft. ±	= 11%

PARKING REQUIREMENTS

No OF PARKING SPACES REQUIRED
(As per by-law number 1136(1987))

No of parking spaces required - 22 spaces
No of parking spaces provided - 22 spaces
No of handicapped spaces provided - 1 space



KEY PLAN
NOT TO SCALE

SITEPLAN
WILLOWBROOK NURSERIES
1000 BALFOUR STREET - FENWICK

PART OF LOT 20 - CONCESSION 10
TOWNSHIP OF PELHAM
NOW THE
TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1" = 60'

IMPERIAL NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

NOTE
THIS SECTION IS PREPARED FROM COMPILED AND CALCULATED INFORMATION AND FROM AN ACTUAL SURVEY.
DO NOT SCALE FROM THIS DRAWING.

"THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL."

BENCHMARK
ELEVATIONS HEREON ARE NOT GROUND ELEVATIONS AND ARE REFERRED TO THE TOP OF BENCH IN THE NORTH-EAST CORNER OF LOT 10 ON WILLOWBROOK ROAD AS SHOWN ON THIS PLAN. ELEVATION = 84.49 FEET. (ASSUMED)

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

LEGEND

—	EXISTING GROUND ELEVATION
—	PROPOSED FINISHED GRADE
—	DIRECTIONAL SURFACE FLOW

THIS PLAN REVIEWED BY:

20	DIRECTOR'S DEPARTMENT
20	BUILDING AND INSPECTIONS DIVISION
20	PLANNING DIVISION

THIS IS SCHEDULE _____
TO AGREEMENT BETWEEN WILLOWBROOK NURSERIES INC.
AND THE TOWN OF PELHAM DATED _____

REVISIONS

DATE	REVISION	APPROVAL
SEPT. 7, 2001	ADDED NOTES AND REVISIONS TO THE PLAN	PS
JULY 3, 2001	ADDED NOTES AND REVISIONS TO THE PLAN	PS

P. D. REITSMA SURVEYING LTD.
203 EAST MAIN STREET (Upper)
WELLAND, ONTARIO L3B-3H7
(905) 735-7841

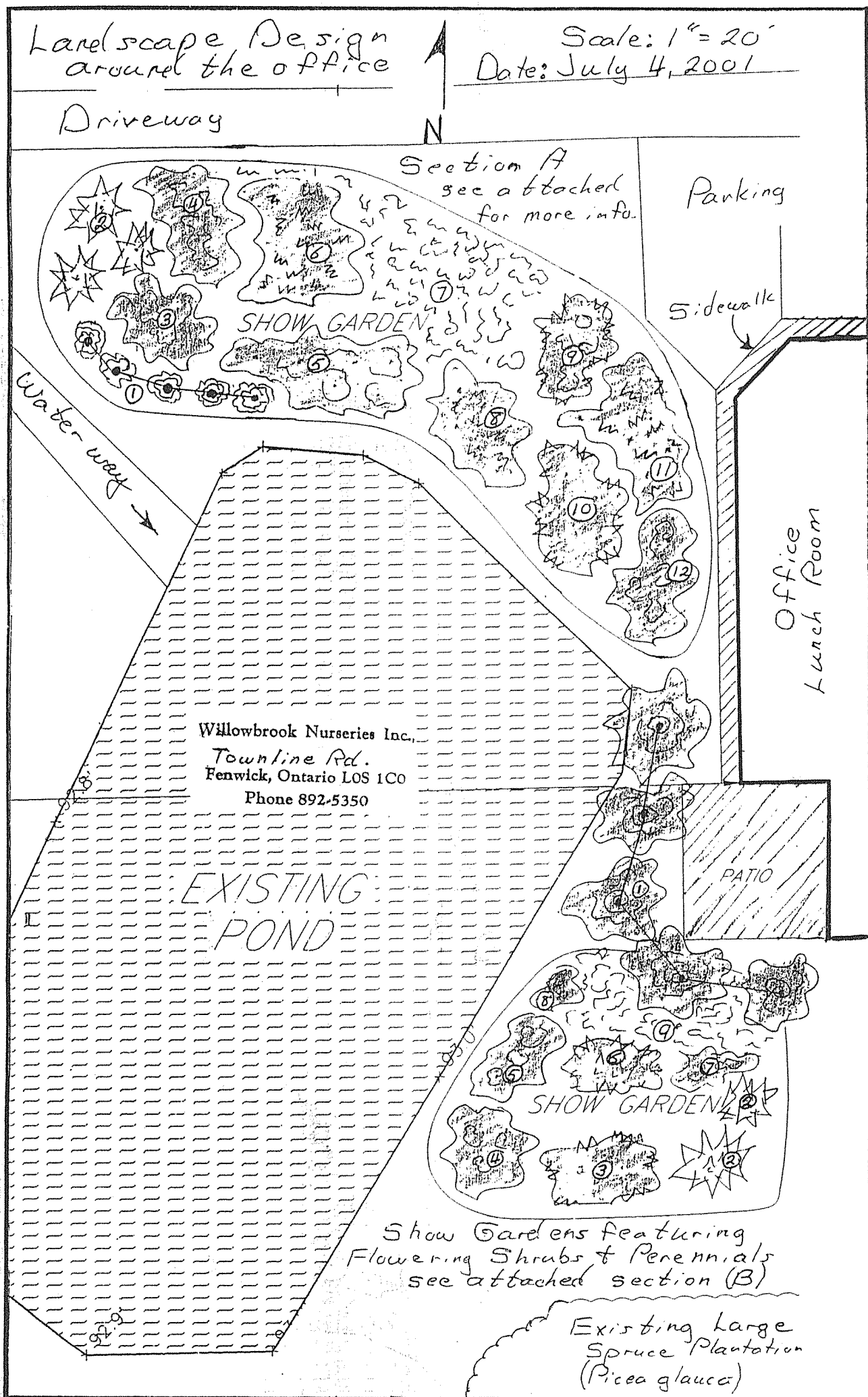
Drawn by: D. H. T. Date: MAY 2001 Scale: 80330-4 File No: 90-329-4

VINELAND TOWNLINE ROAD - REGIONAL ROAD No 24
ORIGINAL ROAD ALLOWANCE BETWEEN TOWNSHIPS OF PELHAM AND GAINSBOROUGH

SCHEDULE "B"
SITE PLAN

SCHEDULE "C"

LANDSCAPE DESIGN



SCHEDULE " D "

DEPOSIT FOR FACILITIES AND WORKS

The site work cost estimates are as follows:

<u>Item</u>	<u>Cost Estimate</u>
1. Granular Parking Areas, Grading and Drainage	\$25,000.00
2. Landscaping	10,000.00
3. Patio	5,000.00
5. Refuse enclosure	<u>2,500.00</u>
TOTAL ESTIMATED COSTS	<u>\$42,500.00</u>

In accordance with Clause 14(a) of this Agreement, the amount of the deposit shall be Forty Two Thousand Five Hundred Dollars (\$42,500.00)