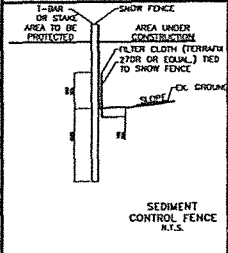
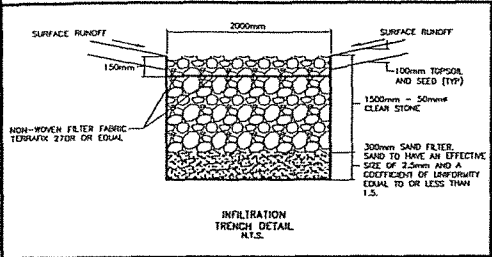
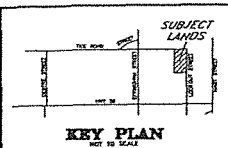


SCHEDULE "A"

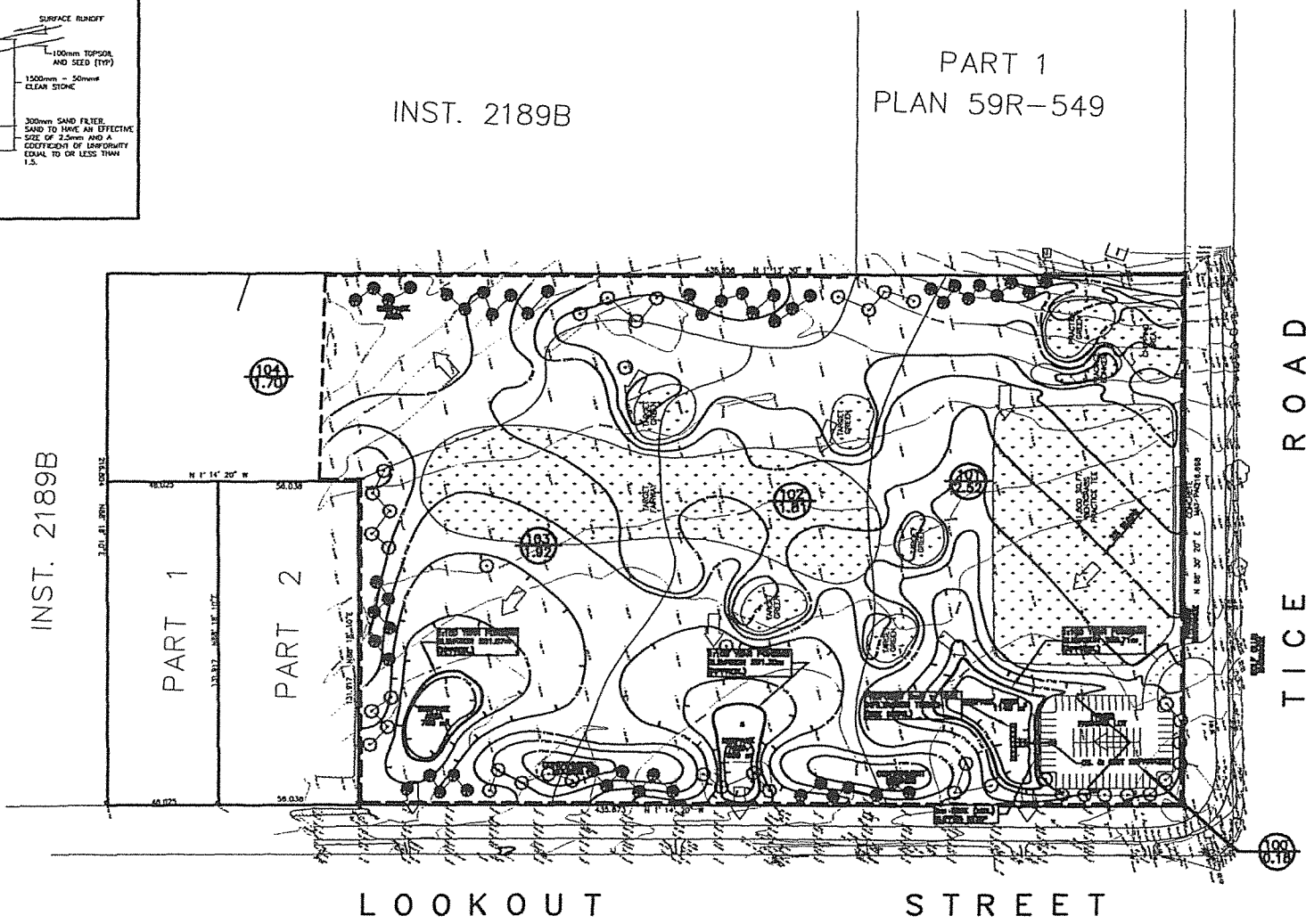
LEGAL DESCRIPTION

Part Lot 4, Concession 7, Town of Pelham, formerly Township of Pelham, Regional Municipality of Niagara, designated as Part 3 on Plan 59R-11704 and being all of PIN 64035-0336 (R).



NOTES:

- SOILS ARE OF THE FONTHILL SERIES, SURFACE (200mm TO 250mm); SANDY LOAM TO GRAVELLY SANDY LOAM, SUBSURFACE (GREATER THAN 1m); GRAVELLY TO LOAMY SAND.
- BEDROCK ELEVATION APPROX. 149m (DEPTH TO BEDROCK GREATER THAN 100m).
- TEST BORE TO DEPTH OF 30m DID NOT ENCOUNTER FREE WATER GROUNDWATER DEPTH EXCEEDS 30m.
- SURFACE TREATMENT:
GRASSED AREAS:
-100mm TOPSOIL AND GRASS SEED
ASPHALT PARKING LOT:
-40mm H.B.3 ASPHALT
-50mm H.B.3 ASPHALT
-300mm DRAIN 'A'



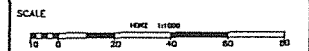
This is not a plan of survey.

SWM01 - SWM PLAN

LOOKOUT POINT COUNTRY CLUB LTD.

PART OF LOT 4 CONCESSION 7 BEING PART 3 REFERENCE PLAN 59R-11704

TOWN OF PELHAM REGIONAL MUNICIPALITY OF NIAGARA



MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES: THIS DRAWING IS PREPARED FROM SURVEYED AND CALCULATED INFORMATION. ALL MEASUREMENTS ARE IN METRES. DO NOT SCALE FROM THIS DRAWING.

REMARKS: ELEVATIONS SHOWN ARE GEODETIC.

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

LEGEND	DESCRIPTION
[Symbol]	EXISTING GROUND ELEVATION
[Symbol]	PROPOSED DRAINAGE DIRECTION
[Symbol]	DRAINAGE AREA ID
[Symbol]	DRAINAGE AREA (HA)
[Symbol]	WET FENCE
[Symbol]	CATCH BASIN
[Symbol]	MANHOLE
[Symbol]	WATER VALVE
[Symbol]	GAS VALVE
[Symbol]	LIGHT STANDARD
[Symbol]	HYDRO POLE
[Symbol]	CORRUGATED STEEL, PIPE
[Symbol]	UNDERGROUND HYDRO LINE
[Symbol]	UNDERGROUND GAS LINE
[Symbol]	UNDERGROUND BELL LINE
[Symbol]	WATERSHED
[Symbol]	SEWAGE TRENCH
[Symbol]	STONE TRENCH
[Symbol]	UNDERGROUND CABLE
[Symbol]	H.B.3 ASPHALT
[Symbol]	H.B.3 ASPHALT
[Symbol]	GRAVE PRACTICE FACILITY

UTILIZATION: LOCATION OF UNDERGROUND UTILITIES SHOWN WERE SUPPLIED BY THE OWNERS. ACCURACY OF THE EXISTENCE, LOCATION, SIZE, TYPE, ETC. OF THE UTILITY SHOULD BE MADE WITH THE PERTINENT AGENCY. ACCURATE LOCATION OF UTILITIES SHOULD BE VERIFIED BY FIELD LOCATES.

DATE	REVISION	APPROVAL
17/04/02	FOR COMMENT BY TOWN	J. COHEN
09/01/03	REVISED PER EARTH TECH COMMENTS	J. COHEN
13/06/03	REVISED TIE AND GREEN LOCATIONS	E. CHAIKA
18/06/03	ISSUED FOR CONSTRUCTION	J. COHEN

STORMWATER MANAGEMENT PLAN

AWS Engineers & Planners Corp.
74 DIVISION STREET
WELLAND, ON L3H 3Z7
PHONE (905) 714-4322 FAX (905) 714-4327

REVIEWED FOR CONFORMANCE TO TOWN OF PELHAM REQUIREMENTS
E. J. HODGE, P. ENG
DIRECTOR OF OPERATIONS

STORMWATER MANAGEMENT PLAN

SCHEDULE "B"

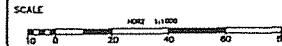
SCHEDULE "C"

PROPOSED GRADING PLAN

SITE PLAN
LOOKOUT POINT
COUNTRY CLUB LTD.

PART OF LOT 4
CONCESSION 7
BEING PART 3
REFERENCE PLAN 59R-11704

IN THE
TOWN OF PELHAM
SHERIDAN MUNICIPALITY OF NIAGARA



MEASUREMENTS
ALL MEASUREMENTS SHOWN ON THIS PLAN ARE IN METERS AND
SHALL BE CONSIDERED TO BE IN METERS UNLESS OTHERWISE NOTED.

NOTES
THIS SKETCH IS PREPARED FROM SURVEY AND CALCULATED
INFORMATION.
ALL MEASUREMENTS ARE IN METERS.
DO NOT SCALE FROM THIS DRAWING.

CONVENTIONS
ELEVATIONS HEREON ARE REDUCED

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

SYMBOL	DESCRIPTION
—	EXISTING GROUND ELEVATION
—	PROPOSED ELEVATION
—	PROPOSED DRAINAGE DIRECTION
—	CATCH BASIN
—	MANHOLE
—	WATER VALVE
—	GAS VALVE
—	LIGHT STANDOFF
—	HYDRO PILE
—	CORRUGATED STEEL PIPE
—	OVERHEAD WIRE LINE
—	UNDERGROUND GAS LINE
—	UNDERGROUND WEL LINE
—	WATERMAIN
—	SANITARY SEWER
—	STORM SEWER
—	UNDERGROUND CABLE
—	GRAVE SURFACE
—	PRACTICE FACILITY FEATURES
—	RE-1
—	GRAVE "A" ON TONNAGE R270
—	PROPOSED DECORATIVE TREE
—	PROPOSED CONTOUR LINE

UTILITIES
LOCATION OF UNDERGROUND UTILITIES SHOWN WERE SUPPLIED BY THE
VARIOUS AGENCIES. VERIFICATION OF THE EXISTENCE, LOCATION, SIZE,
TYPE, ETC. OF THE UTILITIES SHOULD BE MADE WITH THE PERTINENT AGENCY.
APPROXIMATE LOCATION OF UTILITIES SHOULD BE VERIFIED BY FIELD LOCATES.

DATE	REVISION	APPROVAL
17/08/02	FOR COMMENT BY TOWN	J. COULIN
09/01/03	REVISED PER EARTH TECH COMMENT	J. COULIN
17/01/03	REVISED PARKING ENTRANCE	J. COULIN
13/08/03	REVISED TREE AND VEGETATION	E. CHAIKA
18/08/03	ISSUED FOR CONSTRUCTION	J. COULIN

PROPOSED GRADING
I HEREBY CERTIFY THAT THE
PROPOSED GRADING WORK
CONFORMS TO THE
CONVENTIONS
AND THE REQUIREMENTS
OF THE TOWN OF PELHAM
AND THE REQUIREMENTS
OF THE SHERIDAN MUNICIPALITY OF NIAGARA

AWB Engineers & Planners Corp.
78 DIVISION STREET
WILLIAMSBURG, ON L3B 3Z7
PHONE (905) 714-4322 FAX (905) 714-4327

REVIEWED FOR CONFORMANCE TO
TOWN OF PELHAM REQUIREMENTS

L. J. HODGE, P. ENG.
DIRECTOR OF OPERATIONS

DATE

1000 1000 1000 1000 1000 1000 1000 1000 1000 1000

INST. 2189B

PART 1
PLAN 59R-549

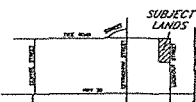
INST. 2189B

LOOKOUT STREET

PART 3
INST. NO. 112754

PART 1

PART 2



KEY PLAN

ZONING
A ZONE - 100' (100')
LOT STATISTICS

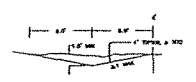
100' (100')
100' (100')
100' (100')

PARKING LAYOUT DETAIL



100' (100')
100' (100')
100' (100')

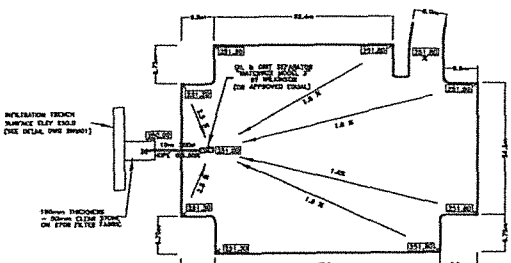
SECTION A-A



TYPICAL SWALE

NOTES:

PARKING LOT PAYMENT STRUCTURE:
400mm - 10.0 1000 375
500mm - 10.0 1000 375
600mm - 10.0 1000 375
700mm - 10.0 1000 375
800mm - 10.0 1000 375
900mm - 10.0 1000 375
1000mm - 10.0 1000 375
1100mm - 10.0 1000 375
1200mm - 10.0 1000 375
1300mm - 10.0 1000 375
1400mm - 10.0 1000 375
1500mm - 10.0 1000 375
1600mm - 10.0 1000 375
1700mm - 10.0 1000 375
1800mm - 10.0 1000 375
1900mm - 10.0 1000 375
2000mm - 10.0 1000 375
2100mm - 10.0 1000 375
2200mm - 10.0 1000 375
2300mm - 10.0 1000 375
2400mm - 10.0 1000 375
2500mm - 10.0 1000 375
2600mm - 10.0 1000 375
2700mm - 10.0 1000 375
2800mm - 10.0 1000 375
2900mm - 10.0 1000 375
3000mm - 10.0 1000 375
3100mm - 10.0 1000 375
3200mm - 10.0 1000 375
3300mm - 10.0 1000 375
3400mm - 10.0 1000 375
3500mm - 10.0 1000 375
3600mm - 10.0 1000 375
3700mm - 10.0 1000 375
3800mm - 10.0 1000 375
3900mm - 10.0 1000 375
4000mm - 10.0 1000 375
4100mm - 10.0 1000 375
4200mm - 10.0 1000 375
4300mm - 10.0 1000 375
4400mm - 10.0 1000 375
4500mm - 10.0 1000 375
4600mm - 10.0 1000 375
4700mm - 10.0 1000 375
4800mm - 10.0 1000 375
4900mm - 10.0 1000 375
5000mm - 10.0 1000 375
5100mm - 10.0 1000 375
5200mm - 10.0 1000 375
5300mm - 10.0 1000 375
5400mm - 10.0 1000 375
5500mm - 10.0 1000 375
5600mm - 10.0 1000 375
5700mm - 10.0 1000 375
5800mm - 10.0 1000 375
5900mm - 10.0 1000 375
6000mm - 10.0 1000 375
6100mm - 10.0 1000 375
6200mm - 10.0 1000 375
6300mm - 10.0 1000 375
6400mm - 10.0 1000 375
6500mm - 10.0 1000 375
6600mm - 10.0 1000 375
6700mm - 10.0 1000 375
6800mm - 10.0 1000 375
6900mm - 10.0 1000 375
7000mm - 10.0 1000 375
7100mm - 10.0 1000 375
7200mm - 10.0 1000 375
7300mm - 10.0 1000 375
7400mm - 10.0 1000 375
7500mm - 10.0 1000 375
7600mm - 10.0 1000 375
7700mm - 10.0 1000 375
7800mm - 10.0 1000 375
7900mm - 10.0 1000 375
8000mm - 10.0 1000 375
8100mm - 10.0 1000 375
8200mm - 10.0 1000 375
8300mm - 10.0 1000 375
8400mm - 10.0 1000 375
8500mm - 10.0 1000 375
8600mm - 10.0 1000 375
8700mm - 10.0 1000 375
8800mm - 10.0 1000 375
8900mm - 10.0 1000 375
9000mm - 10.0 1000 375
9100mm - 10.0 1000 375
9200mm - 10.0 1000 375
9300mm - 10.0 1000 375
9400mm - 10.0 1000 375
9500mm - 10.0 1000 375
9600mm - 10.0 1000 375
9700mm - 10.0 1000 375
9800mm - 10.0 1000 375
9900mm - 10.0 1000 375
10000mm - 10.0 1000 375



PARKING LOT GRADING AND LAYOUT DETAIL

1:500

SCHEDULE "D"

COST ESTIMATES FOR FACILITIES AND WORKS

<u>Item</u>	<u>Cost Estimate</u>
1. Site Grading and Preparation, Paving, Landscaping, Site Drainage and Storm Sewers	\$175,000.00
2. Other Works or Services - oil/grit separator	<u>8,000.00</u>
Total On-Site Works	\$183,000.00

In accordance with Clause 12(a) of this Agreement, the amount of the deposit shall be Sixty Thousand Dollars (\$60,000.00)