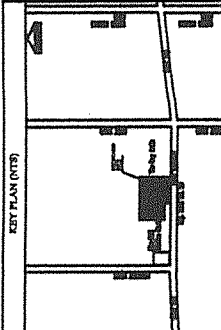


SCHEDULE "A"

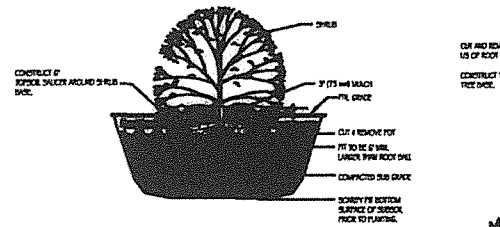
LEGAL DESCRIPTION

Part Lot 3, Concession 7, Town of Pelham, formerly Township of Pelham, Regional Municipality of Niagara, designated as Part 1 on Plan 59R-7960, being all of PIN 64035-0279 (R).

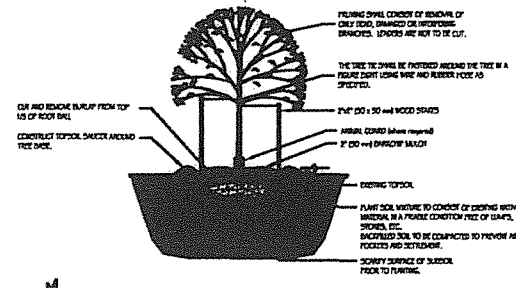


PLANT LEGEND					
Symbol	No.	BOTANICAL NAME	COMMON NAME	Root	SIZE
A	11	PIRUS NEGRA	AUSTRIAN PINE	D 4 B	7'-8'
B	7	PIZZA PLINGOS	COLORADO SPRUCE	D 4 B	7'-8'
C	5	ACER PLATANOIDES	HORNBAY MAPLE	D 4 B	8'-10'
aa	20	-	Tamarix Juniper	Patented	15'-18'
bb	14	-	Gold Leaf Dogwood	5 Gal.	7'-8'
cc	6	-	Old Gold Juniper	Patented	15'-18'
dd	12	-	Red Twig Dogwood	5 Gal.	7'-8'
ee	10	-	Sycamore Gold Flame	Patented	15'-18'

NOTE: ALL LANDSCAPED AREAS TO BE SOODED.

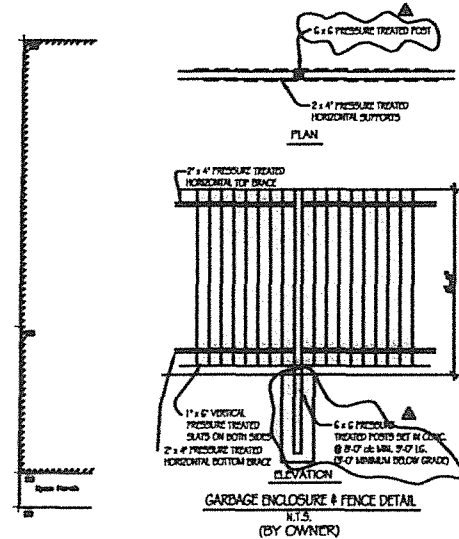
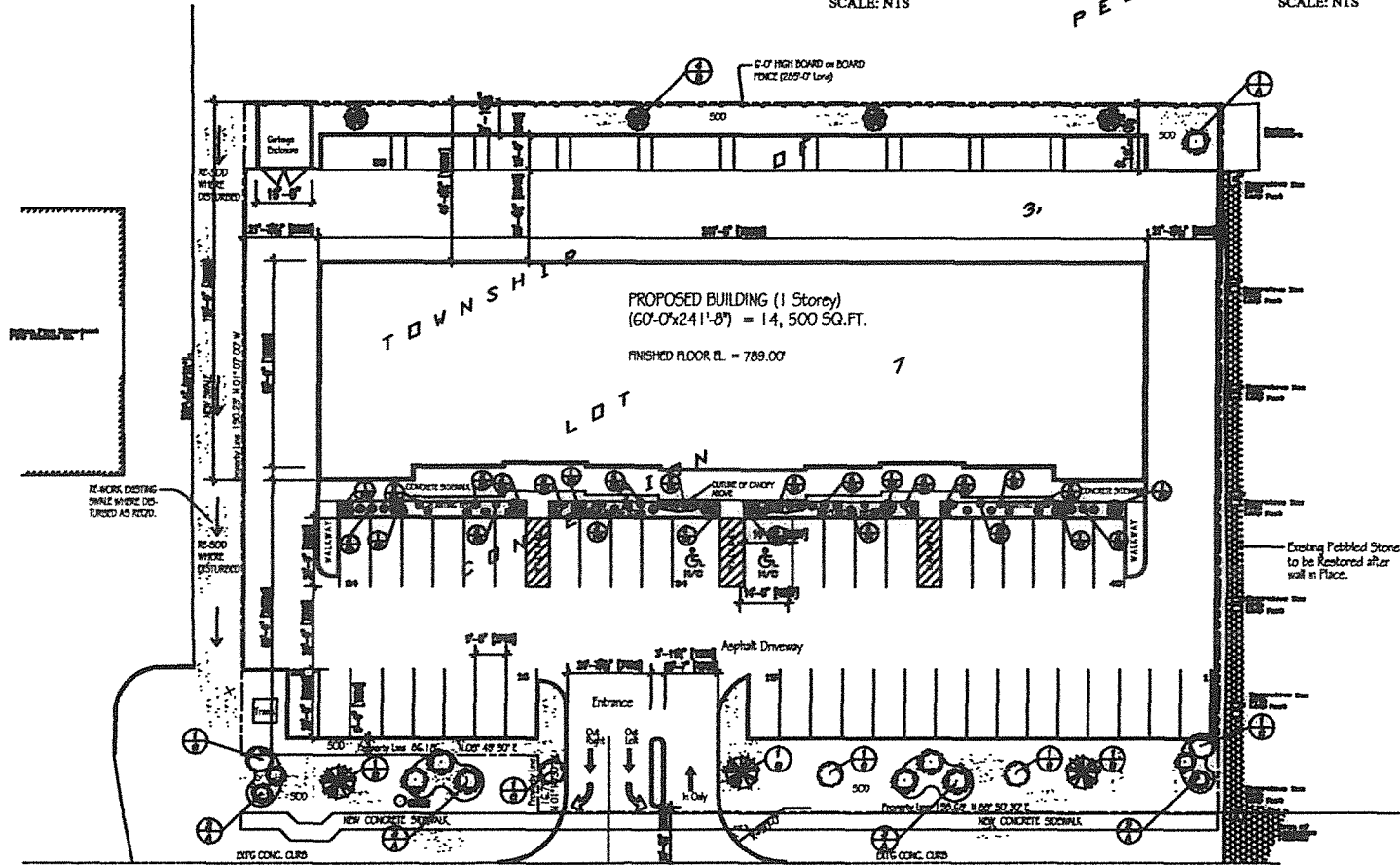


SHRUB PLANTING DETAIL
SCALE: NTS



DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS

LIST OF PLANTS, MATERIALS, ETC.	
1	PLANTING MATERIALS
2	PLANTING MATERIALS
3	PLANTING MATERIALS
4	PLANTING MATERIALS
5	PLANTING MATERIALS
6	PLANTING MATERIALS
7	PLANTING MATERIALS
8	PLANTING MATERIALS
9	PLANTING MATERIALS
10	PLANTING MATERIALS
11	PLANTING MATERIALS
12	PLANTING MATERIALS
13	PLANTING MATERIALS
14	PLANTING MATERIALS
15	PLANTING MATERIALS
16	PLANTING MATERIALS
17	PLANTING MATERIALS
18	PLANTING MATERIALS
19	PLANTING MATERIALS
20	PLANTING MATERIALS



REGIONAL ROAD No. 20

PROPOSED BUILDING
LANDSCAPE PLAN
SCALE: 1\"/>

Plot date: 2003/5/12

SCHEDULE "C"
LANDSCAPE PLAN

Design Build
P.O. Box 488 348 East Main S
Welland, ON L3B 5R2
Tel: (905) 734-4513 Fax: 734-4220
www.designbuild.ca

JOHN WELAND & SONS, LLC
30 Woodcherry Dr.
Barnes, CT 06612
U.S.A.

NEW PROFESSIONAL PLAZA
14,500 SF

165 HWY 20 West
PELHAM, ONTARIO

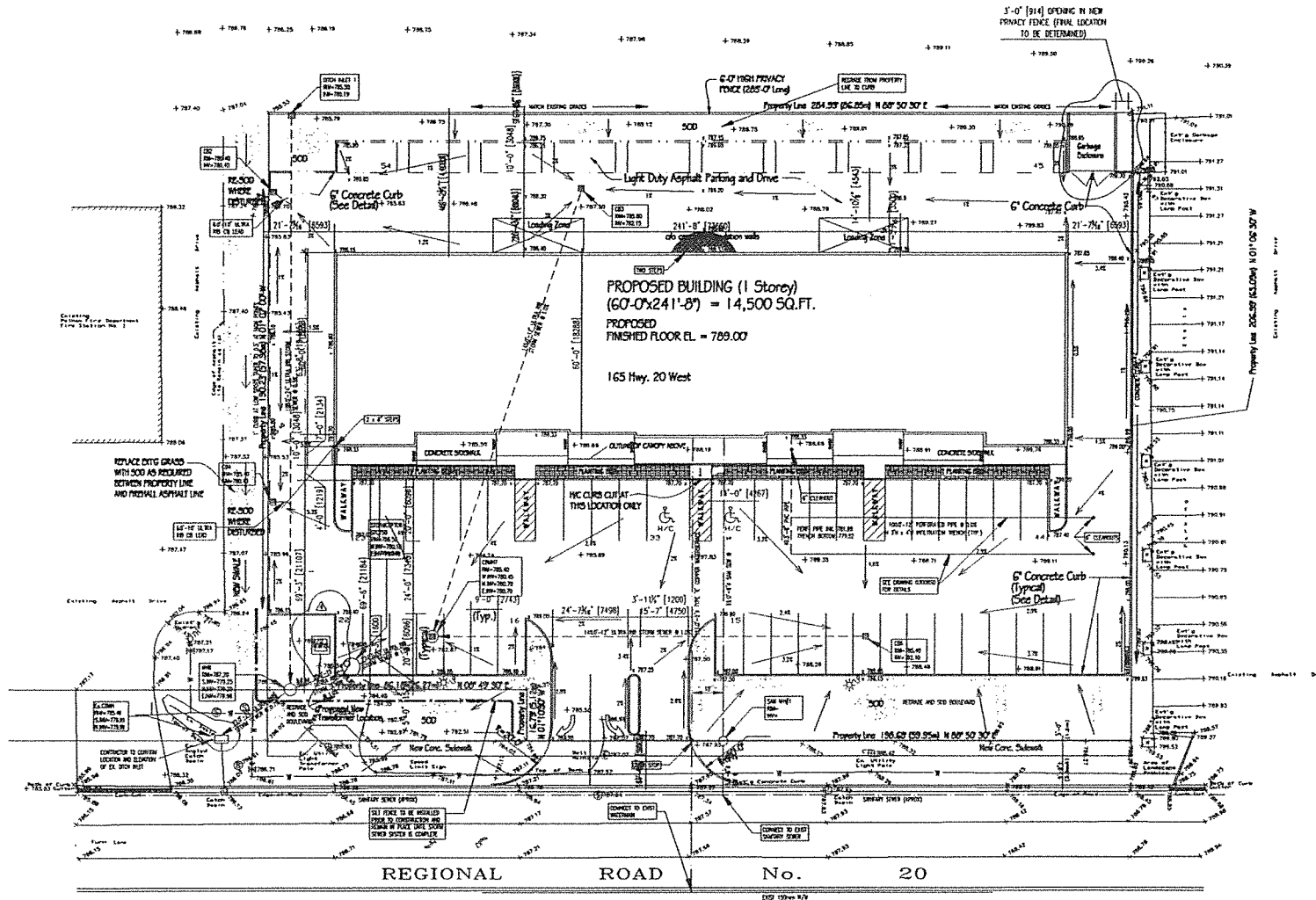
LANDSCAPE PLAN

1\"/>	B0663
JAN. 17, 2003	L1



SCHEDULE "D-1"

SERVICING AND GRADING PLAN



- NOTES
1. MAXIMUM FLOODING DEPTH ON ROOF NOT TO EXCEED 9"
 2. PRIOR TO ANY BUILDING CONSTRUCTION SALT CONTROL IS TO BE INSTALLED AT ALL CATCHBASINS AND SALT FENCING IS TO BE PROVIDED AS SHOWN ON DRAWING

LIGHTING LEGEND

- NEW LIGHT POLE
(2) - POLES c/w 250Watt Metal Halide
(2) - 400 Watt Metal Halide c/w Pole and Base

GENERAL LEGEND

□ IRON BAR	↑ BUILDING ENTRANCE & EXIT SYMBOL	— W — PROPOSED WATER SERVICE
■ STANDARD IRON BAR	+ 787.00 PROPOSED ELEVATION	— W — EXISTING WATER SERVICE
○ WATER VALVE	+ 786.93 EXISTING ELEVATION	— G — PROPOSED GAS SERVICE
○ MANHOLE	— S — PROPOSED SANITARY	— G — EXISTING GAS SERVICE
○ FIRE HYDRANT	— SAN — EXISTING SANITARY	⬢ BENCH MARK/BENCHMARK
○ UTILITY POLE (HYDRO) & OUTWIRE	← PROPOSED FLOW	⬢ 100 YEAR FLOOD ELEVATION
○ LIGHT POLE	← FIRE DEPARTMENT ACCESS ROUTE (F.F.A.R.)	⬢ 100 YEAR FLOOD ELEVATION
□ CATCH BASIN	— STM — PROPOSED STORM	⬢ TRANSFORMER
	— STM — EXISTING STORM	⬢ RAINWATER LEADER & DOWNSPOUT

7	REVISIONS AS PER TOWN AND NPCA COMMENTS	JUL 19/03	J.R.D.
6	REVISIONS AS PER TOWN AND NPCA COMMENTS	JUL 20/03	J.R.D.
5	REVISIONS AS PER TOWN AND NPCA COMMENTS	MAY 7/03	J.R.D.
4	ORIGINAL DESIGN REVISED (P.L.T. 4 & 5)	MAY 7/03	J.R.D.
3	DESIGN ADDED	APR 21/03	J.R.D.
2	REVISIONS AS PER ARCHITECT	MAY 31/03	J.R.D.
1	PLOT FOR DESIGN	FEB 15/03	J.R.D.
No.	REFERENCE	DATE	SIT.

NOTES:
THE POSITION OF HOLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO TRENCH AND ADDITIONAL COSTS ASSOCIATED WITH RELOCATING OR RELAYING NEWLY INSTALLED WORKS TO MAKE FOR PROPER ADJUSTMENTS. TEST HOLES ARE NOT UNDERTAKEN PRIOR TO COMMENCING THE WORKS.
ALL WORK IS TO BE CONSTRUCTED TO GEOTECHNICAL SPECIFICATIONS AND DRAWINGS (O.P.S.S. & O.P.S.S.) AND APPROPRIATE MUNICIPAL STANDARDS AND SPECIFICATIONS. IN CASES OF CONFLICT, THE MUNICIPAL REQUIREMENTS HAVE PRECEDENCE.
INSTALLATION OF P.V.C. WATERMANS AND SERVICES IS TO INCLUDE CATHODIC PROTECTION AND DETECT TAPE.
THERE IS NOT A LEGAL PLAN OF SURVEY. ANY BOUNDARY LINES OR BENCHMARKS SHOWN ON THIS DRAWING ARE FOR GENERAL REFERENCE ONLY AND SHOULD NOT BE USED AS SPECIFIC BOUNDARY DATA.

DRAWN BY:	R.J.D.
DESIGNED BY:	J.R.D.
CHECKED BY:	J.R.D.
DESIGN STAMP	



261 MARINDALE ROAD, UNIT #17
LOW 1A2
(905) 841-2364 Fax: 841-5449

WEILAND PLAZA
165 HWY. 20 WEST
PELHAM, ONTARIO
SITE SERVICING & GRADING PLAN

FIELD NOTES: IMPROVED FROM TOWN	DATE: FEB. 28/03
SCALE: HORIZ. 1" = 20'	VERT. 1" = 20'
DWG. NO. 03008SS	REV. 1
DATE: JUL 18/03	REV. 2
DATE: JUL 18/03	REV. 3

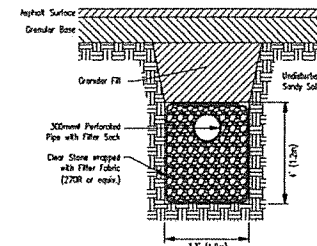
SCHEDULE "D-2"

STORM DRAINAGE PLAN

Storm Event	Future Flow ¹
5 Yr Storm	83 l/s
25 Yr Storm	130 l/s
100 Yr Storm	303 l/s

¹Future flows provided by Upper Canada Consultants.

Table of Inlet Control Devices	
Catchbasin	Inlet Control Device
CB2	Iplex ICD Type 'A' (20 l/s)
CB3	Iplex ICD Type 'A' (20 l/s)
CB4	Iplex ICD Type 'A' (20 l/s)
CB6	Iplex ICD Type 'A' (20 l/s)



Infiltration Trench Detail

Legend

- 0.08Ha - Contributing Runoff Area in Hectares
- 0.90 - Runoff Coefficient
- 101 - Catchment Area Number in MIDUSS
- 100 - Node Number in MIDUSS

- NOTES
1. MAXIMUM POORING DEPTH ON ROOF NOT TO EXCEED 6"
 2. PRIOR TO ANY BUILDING CONSTRUCTION SILT CONTROL IS TO BE INSTALLED AT ALL CATCHBASINS AND SILT FENCING IS TO BE PROVIDED AS SHOWN ON DRAWING

LIGHTING LEGEND

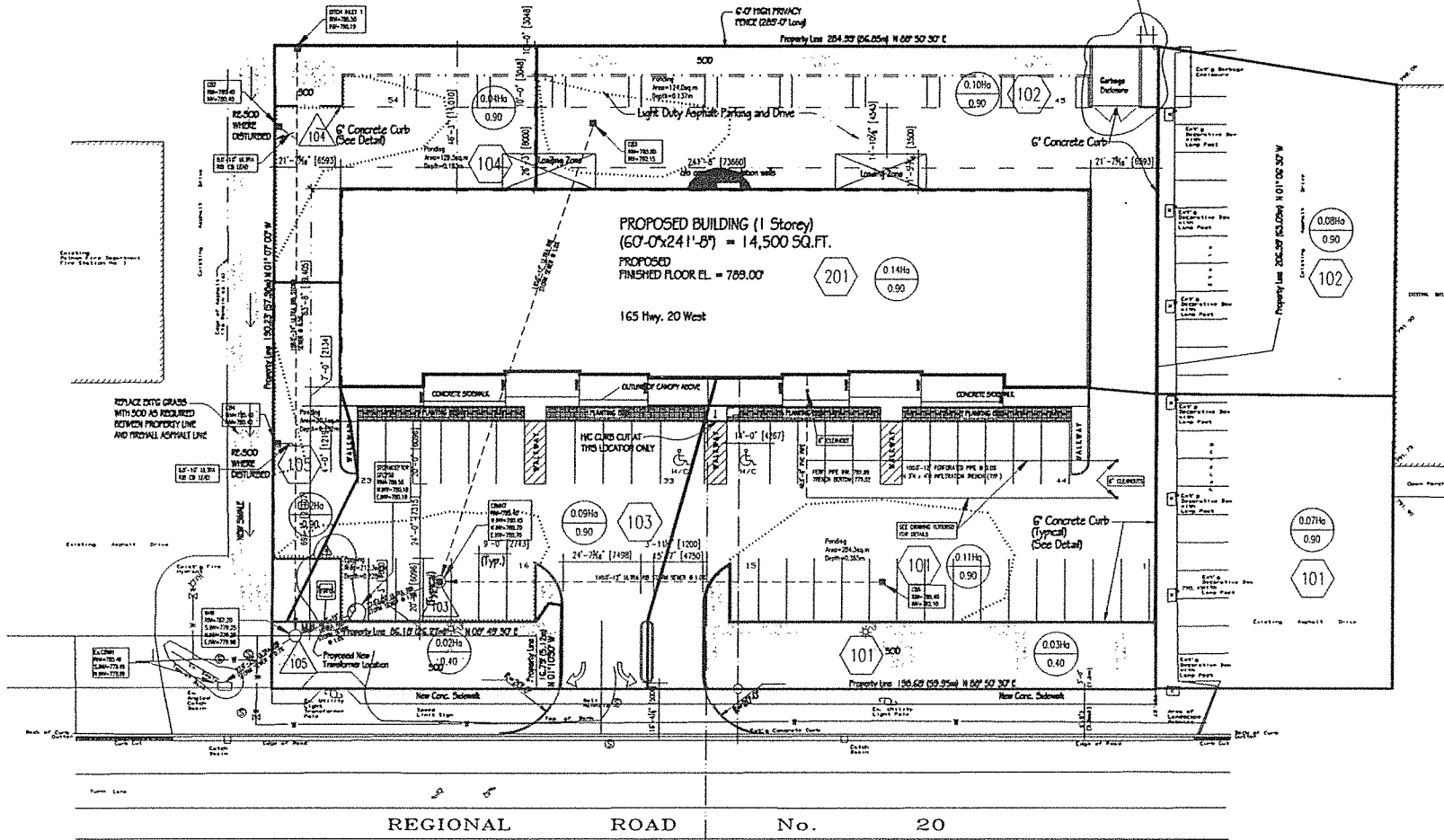
- NEW LIGHT POLE
- (2) POLES c/w 250Watt Metal Halide
- (2) 400 Watt Metal Halide c/w Pole and Base

GENERAL LEGEND

IRON BAR	BUILDING ENTRANCE & EXIT SYMBOL	PROPOSED WATER SERVICE
STANDARD IRON BAR	PROPOSED ELEVATION	EXISTING WATER SERVICE
WATER VALVE	EXISTING ELEVATION	PROPOSED GAS SERVICE
MANHOLE	PROPOSED SANITARY	EXISTING GAS SERVICE
FIRE HYDRANT	EXISTING SANITARY	BENCH MARK/BOREHOLE
UTILITY POLE (HYDRO) & OUTWIRE	PROPOSED FLOW	100 YEAR FLOOD ELEVATION
LIGHT POLE	FIRE DEPARTMENT ACCESS ROUTE (F.F.A.R.)	GEODETIC ELEVATION
CATCH BASIN	PROPOSED STORM	TRANSFORMER
	EXISTING STORM	RAINWATER LEADER & DOWNSPOUT

WEILAND PLAZA
165 HWY. 20 WEST
PELHAM, ONTARIO
STORM DRAINAGE PLAN

DATE:	FEB. 26/03
SCALE: HORIZ.	1" = 30'
VERT.	
DWG. NO.	03008SD
DATE: 1999	
MAN. REF. No.	REF.



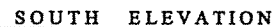
NO.	REVISION	DATE	INT.	NOTES
7	REVISIONS AS PER TOWN AND NPIC COMMENTS	JUL. 18/03	J.R.B.	THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH IS NOT GUARANTEED. BEFORE STARTING WORK THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM, AND ADDITIONAL COSTS ASSOCIATED WITH REPAIRING OR REPLACING NEWLY INSTALLED WORKS TO MAKE FOR PROPER ADJUSTMENTS IF TEST HOLES ARE NOT UNDERTAKEN PRIOR TO COMMENCING THE WORKS.
6	REVISIONS AS PER TOWN AND NPIC COMMENTS	JUN. 26/03	J.R.B.	
5	REVISION FOR CLIENT REVIEW	MAY 9/03	J.R.B.	
4	ORIGINAL DESIGN REVISED (P.L.T. 4 & 5)	MAY 7/03	J.R.B.	
3	DESIGN ASSIGNED	APR. 21/03	J.R.B.	ALL WORK IS TO BE CONSTRUCTED TO OUTDOOR PROVISION SPECIFICATIONS AND DRAWINGS (O.P.S.S. & O.P.S.D.) AND APPROPRIATE WATERMAIN STANDARDS AND SPECIFICATIONS. IN CASES OF CONFLICT, THE HIGHER REQUIREMENTS HAVE PRECEDENCE.
2	REVISIONS AS PER ARCHITECT	MAR. 31/03	J.R.B.	INSTALLATION OF P.V.C. WATERMANS AND SERVICES IS TO INCLUDE CATHODIC PROTECTION AND DIELECT TAP.
1	PLOT FOR DESIGN	FEB. 19/03	J.R.B.	THIS IS NOT A LEGAL PLAN OF SURVEY. ANY BOUNDARY LENGTHS OR BEARINGS SHOWN ON THIS DRAWING ARE FOR GENERAL REFERENCE ONLY AND SHOULD NOT BE USED AS SPECIFIC BOUNDARY DATA.

DRAWN BY:	J.R.D.
DESIGNED BY:	J.P.D.
CHECKED BY:	J.R.D.
DESIGN STAMP	

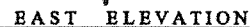


261 MARTINDALE ROAD, UNIT #17
ST. CATHARINES, ONTARIO, L2W 1A2
(905) 841-2554 Fax: 841-5449

EXTERIOR ELEVATIONS PLAN



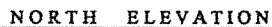
SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"



SCALE: 1/12" = 1'-0"



SCALE: 1/32" = 1'-0"



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"



SCALE: 1/2" = 1'-0"



SCALE: 1/2" = 1'-0"

A3

SCHEDULE "F"

COST ESTIMATES FOR FACILITIES AND WORKS

The site work cost estimates are as follows:

<u>Item</u>	<u>Cost Estimate</u>
1. Site Grading and Preparation	\$ 74,189.00
2. Paving	\$ 42,300.00
3. Landscaping	\$ 24,870.00
4. Site Drainage and Storm Sewers	\$ 69,075.00
5. Fencing	\$ 15,130.00
6. Walkways and Curbs	\$ 27,204.00
7. Waterlines	\$ 5,940.00
8. Sanitary Sewers	\$ <u>5,330.00</u>
TOTAL ESTIMATED COSTS	<u>\$ 264,038.00</u>

In accordance with Clause 17(a) of this Agreement, the amount of the deposit shall be Sixty Thousand Dollars (\$60,000.00)