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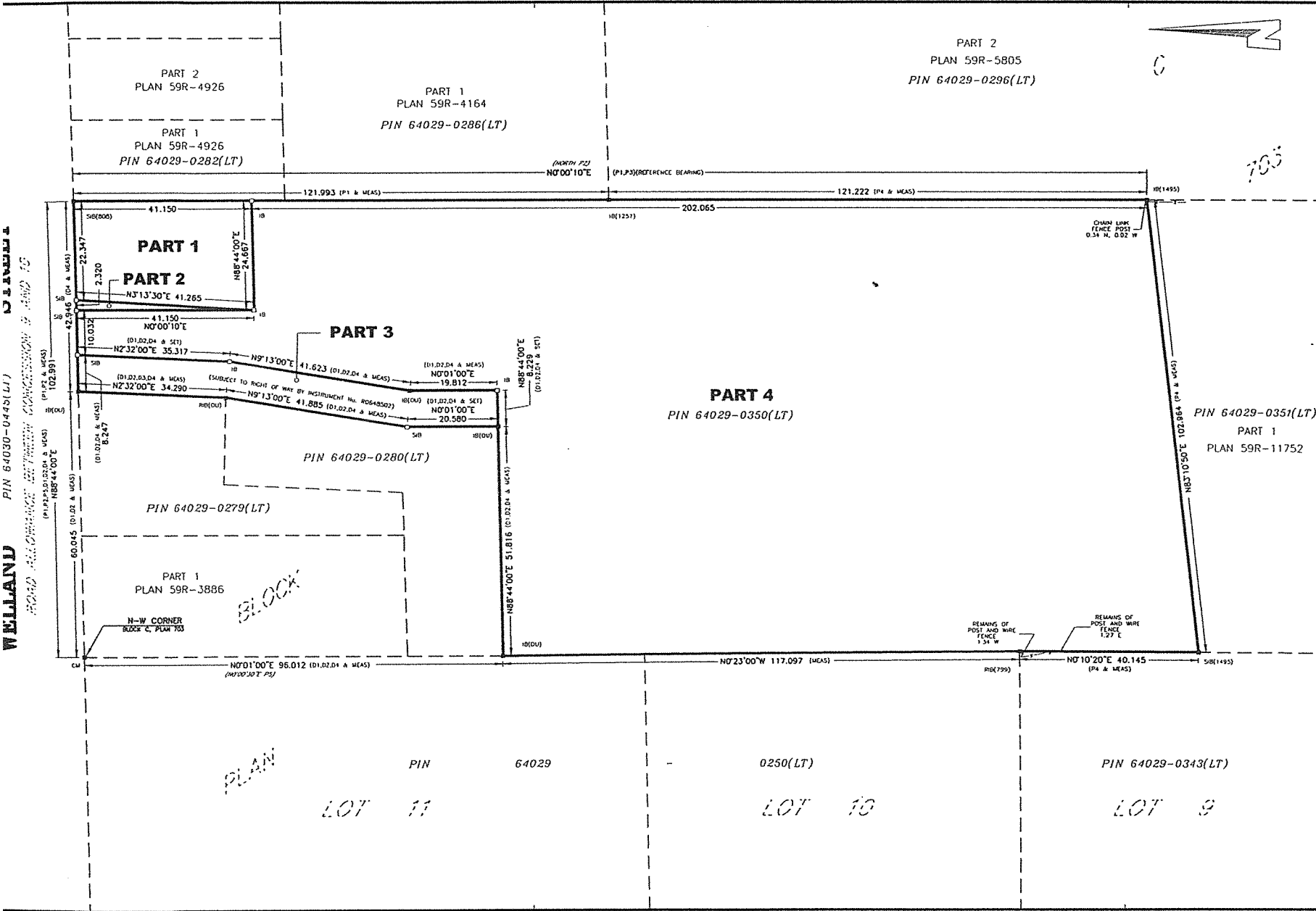
SCHEDULE "A"

LEGAL DESCRIPTION

Part of Blk C S/S Welland St. PI 703 Pelham designated as Parts 1 and 2 on Plan 59R-13453 being Part of PIN 64029-0350 (LT)

SCHEDULE "A-1"

REFERENCE PLAN



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE JULY 17, 2007

PLAN 59R-13453

RECEIVED AND DEPOSITED

DATE JULY 17, 2007

R. NICOTERA

ASSISTANT DEPUTY LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH(59)

SCHEDULE

PART	LOT	PLAN/CONCESSION	PIN
1-4 (INCLUSIVE)	PART OF BLOCK C SOUTH SIDE OF WELLAND STREET	PLAN 703	64029-0350(LT)

PARTS 1,2,3 AND 4: ALL OF PIN 64029-0350(LT)

PART 3: SUBJECT TO RIGHT OF WAY BY INSTRUMENT No. R0648502

PLAN OF SURVEY OF PART OF BLOCK C, SOUTH SIDE OF WELLAND STREET, PLAN 703 IN THE

TOWN OF PELHAM

REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 600

DONALD G. CHAMBERS

ONTARIO LAND SURVEYOR

NOTES

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WEST

LIMIT OF PART 1, AS SHOWN ON DEPOSITED PLAN 59R-4164 ON A COURSE OF N0°00'10"E.

— DENOTES SURVEY MONUMENT FOUND

— SURVEY MONUMENT SET

SIB STANDARD IRON BAR

IB IRON BAR

RIB ROUND IRON BAR

MEAS MEASURED

WIT WITNESS

OU ORIGIN UNKNOWN

N/S/E/W NORTH/SOUTH/EAST/WEST

NKA NOW KNOWN AS

PIN PROPERTY IDENTIFICATION NUMBER

P1 DEPOSITED PLAN 59R-4164

P2 DEPOSITED PLAN 59R-4926

P3 DEPOSITED PLAN 59R-5805

P4 DEPOSITED PLAN 59R-11752

P5 DEPOSITED PLAN 59R-3886

D1 INSTRUMENT No. R0570493 - PIN 64029-0280(LT)

D2 INSTRUMENT No. A083794 - PIN 64029-0280(LT)

D3 INSTRUMENT No. R0404084 - PIN 64029-0279(LT)

D4 INSTRUMENT No. R0648502 - PIN 64029-0350(LT)

799 R. H. FUNK, O.L.S.

1495 P. D. REITSMA, O.L.S.

1257 R. LAROCQUE, O.L.S.

808 L. N. MYERS, O.L.S.

METRIC NOTE

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;

2) THE SURVEY WAS COMPLETED ON THE 1st DAY OF JUNE, 2007.

JUNE 14, 2007

DATE

DONALD G. CHAMBERS, B. Sc., O.L.S.

P. D. REITSMA SURVEYING (2005) LTD.

203 EAST MAIN STREET (Upper)

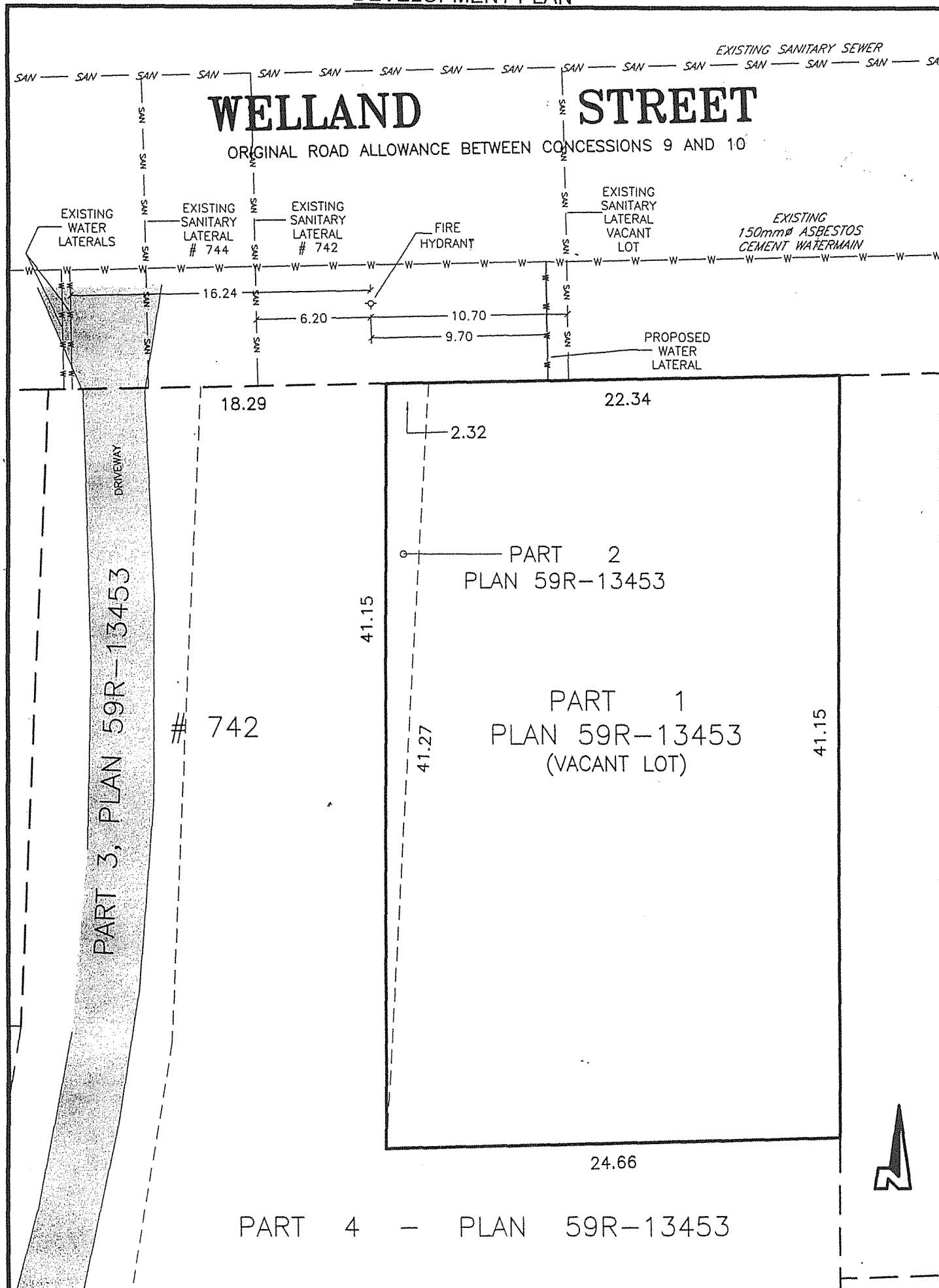
WELLAND ONTARIO L3B-3W7

(905) 735-7841

DRAWN BY: E. W. A. DISK: CIVIL 2007 DMC: 02038-4-RPLAN FILE NO: 02-38-4

SCHEDULE "B"

DEVELOPMENT PLAN



SKETCH
TO ILLUSTRATE SERVICE LATERALS
PART OF BLOCK C
PLAN 703
IN THE
TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 250 (METRIC)

NOTE: THIS SKETCH IS PREPARED FROM COMPILED AND CALCULATED INFORMATION, NOT FROM AN ACTUAL SURVEY.
ALL MEASUREMENTS ARE +/- MEASUREMENTS.
DO NOT SCALE FROM THIS DRAWING.

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK

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

P. D. REITSMA SURVEYING (2005) LTD.

203 EAST MAIN STREET (Upper)
WELLAND, ONTARIO L3B-3W7
(905) 735-7841

02-38-4

DATE 22 October 2007 FILE No (02038-4_LATERALS.DWG)

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SCHEDULE "C"

BUILDING RESTRICTIONS (To be included in all Deeds)

The Developer shall cause to be registered against all Lots in the Development Plan the transfer restrictions and restrictive covenants outlined below.

According to the nature of the annexed instrument, the words "Vendor", "Purchaser" and "Land" shall have the following meaning:

- (a) "VENDOR" means and includes also a grantor, transferor or seller and the heirs, successors and assigns of the Vendor.
- (b) "PURCHASER" means and includes also a grantee, transferee or buyer and the heirs, successors and assigns of the Purchaser.
- (c) "LAND" means and includes the land intended to be sold, conveyed or transferred by such instrument.

The Purchaser shall, in respect of the herein described land, adhere to and comply with the Grade Control Plan attached to the Agreement registered in the Land Titles Office for Niagara South and, in particular, shall do nothing to interfere with or impede the drainage patterns shown thereon. All grade elevation shown on the said Grade Control Plan shall be maintained after construction of any Building or structure upon the herein described land in accordance with the Town's Lot Grading Control Policy. In the event that the Purchaser fails to maintain such elevations, or to maintain the proper grades and levels herein referred to, or in the event that the Purchaser impedes any drainage system or pattern on the herein described Lands or neighbouring lands, the Purchaser shall be responsible for the immediate rectification and alteration of the land to conform with the drainage system or patterns laid out in the Agreement for any consequential damages, costs, expenses or other loss caused by the failure to maintain such grades or drainage patterns.

The Purchaser shall, in the event of requiring a different driveway entrance from that installed by the Vendor, relocate services/utilities at Purchaser's expense, cut and reconstruct the concrete curb where necessary on the roadway adjacent to the land herein described. He shall install, keep and maintain his driveway entrance or entrances from the ☐raveled portion of the roadway to the Street line in good condition until the concrete sidewalk, concrete curbs and/or asphalt roadways for the said Development are constructed.

The Purchaser shall, within twelve (12) months of being able to occupy the home in accordance with the *Ontario Building Code* and to the satisfaction of the Chief Building Official, sod the lot.

The Purchaser shall maintain the road allowance between the Street line and the edge of the road in good condition and free from weeds and shall cut the grass thereon at frequent intervals.

The Purchaser will not remove any topsoil or strip the Lot of vegetation prior to commencing construction of a Building unit on the Lot. Only then will the Purchaser strip and excavate to the limit approved by the Town.

The Purchaser shall not occupy the dwelling on the Lot concerned until the Chief Building Official for the Town has certified that such of the following services as are applicable to the property have been installed and are operating adequately to serve the dwelling, or in the case of telephone services, are at least available to houses within the Development Plan: hydro, gas, water services, sanitary sewers and telephone.

SCHEDULE "C"

BUILDING RESTRICTIONS
(To be included in all Deeds)

(Continued)

The Purchaser shall not impede by the placing of fill, Buildings or other structures or Works any natural watercourse, swale, ditch, etc. which exists on the Lands.

The Purchaser shall not discharge by direct connection to a sanitary or storm sewer any discharge from eavestroughing, downspouts or swimming pools.

The Purchaser shall not erect any free standing tower, radio antenna, communication tower or similar structure.