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**SCHEDULE "A"**

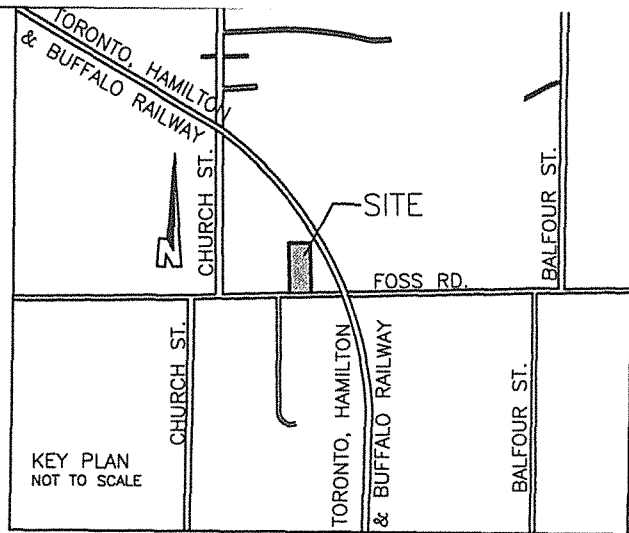
**LEGAL DESCRIPTION**

Part of Lot 20, Registered Plan No. 16, NP703, Part 2 of 59R-14865, Town of Pelham, the  
Regional Municipality of Niagara.

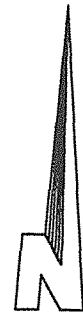
**SCHEDULE "A-1"**

**REFERENCE PLAN**

Part 2 of 59R-14865, Town of Pelham, the Regional Municipality of Niagara.



TORONTO, HAMILTON, AND BUFFALO RAILWAY



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**SCHEDULE "B"**

**SITE SERVICING AND GRADING PLAN**



## 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 traveled 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.



**SCHEDULE "D"**

**FINANCIAL OBLIGATIONS AND COST OF CONSTRUCTION**

**FINANCIAL OBLIGATIONS AND COSTS OF CONSTRUCTION**

**PRIMARY SERVICES**

Watermains & services (20mm copper)	\$2,950.00
Sanitary sewers & services (125mm)	\$11,500.00
Hot mix asphalt - patch road cuts	\$1,500.00

Total for Primary Services Security Purposes	\$15,950.00
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**SECONDARY SERVICES**

Asphalt driveway aprons	\$1,000.00
Grading & sodding boulevards	\$1,500.00
Boulevard trees	\$500.00

Total for Secondary Services Security Purposes	\$3,000.00
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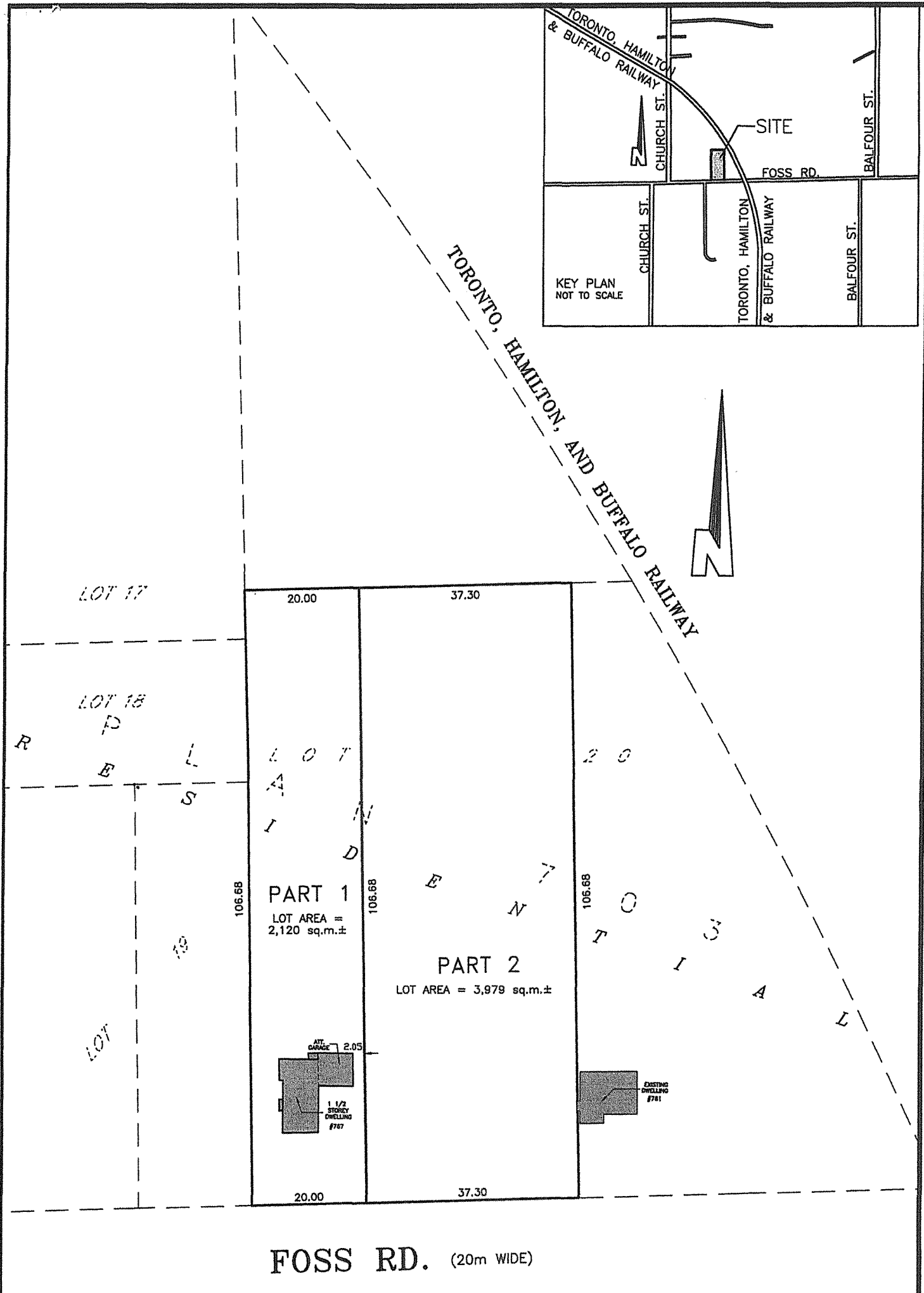
<b>Sub-Total Servicing Cost</b>	\$18,950.00
Contingencies (5%)	950.00
Engineering (10%)	1,900.00
<b>Subtotal Servicing, Engineering &amp; Contingency</b>	\$21,800.00
13% HST	2,850.00
<b>TOTAL - CONSTRUCTION OF SERVICES</b>	<b>\$24,650.00</b>

<b>20% PRIMARY AND 120% SECONDARY SERVICES</b>	<b>\$6,800.00</b>
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<b>Town Administration Fee</b>	<b>\$2,500.00</b>
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**SUMMARY**

<b>LETTER OF CREDIT REQUIRED</b>	<b>\$12,500.00</b>
(20% PRIMARY AND 120% SECONDARY SERVICES + Contingencies + Engineering + HST)	
<b>CASH PAYMENT REQUIRED</b>	<b>\$2,500.00</b>



**SKETCH**  
 PREPARED FOR SEVERANCE APPLICATION  
 PART OF LOT 20  
 PLAN 703  
**TOWN OF PELHAM**  
 REGIONAL MUNICIPALITY OF NIAGARA  
 SCALE 1 : 800 (METRIC)

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*Donald G. Chambers*

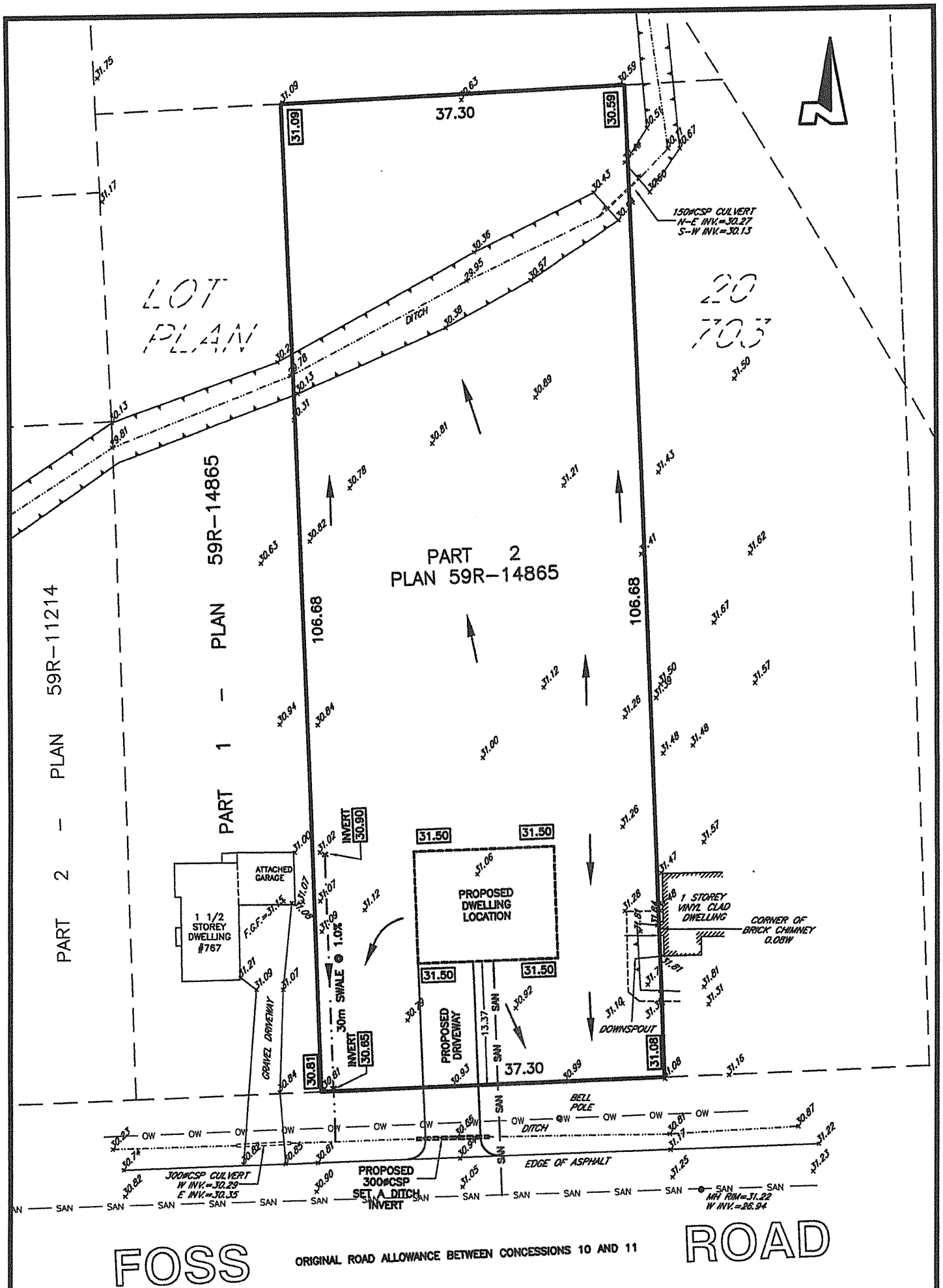
DONALD G. CHAMBERS, B. Sc., O.L.S.

**CHAMBERS AND ASSOCIATES**  
**SURVEYING LTD**

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 WELLAND ONTARIO  
 L3C 3T2

(905) 735-7841 / 735-7844  
 FAX (905) 735-7333  
 www.cosi-surveying.com

DATE 29 DECEMBER, 2011 FILE No 00-57-9 (00057-9\_SEV)



**SKETCH SHOWING PROPOSED GRADES**  
**PART OF LOT 20**  
**PLAN 703**  
 IN THE  
**TOWN OF PELHAM**  
**REGIONAL MUNICIPALITY OF NIAGARA**  
 SCALE 1 : 500 (METRIC)  
 (PART 2, PLAN 59R-14865)

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#### PROPOSED GRADING

I HEREBY CERTIFY THAT THE PROPOSED GRADING SHOWN CONFORMS WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS IN CONFORMITY WITH THE ADJACENT LANDS.

NAME: **DONALD G. CHAMBERS, B.Sc., O.L.S.**

FIRM: **CHAMBERS AND ASSOCIATES SURVEYING LTD.**

SIGNATURE: *[Signature]*

DATE: **3 MAY 2013**

ACCEPTED BY TOWN: \_\_\_\_\_

#### LEGEND

193.85	DENOTES	PROPOSED ELEVATION
193.85		EXISTING GROUND ELEVATION
(173.90)		FINISHED ELEVATION
F.F.		DRAINAGE DIRECTION
F.G.F.		FINISHED FLOOR ELEVATION
FND.		FINISHED GARAGE FLOOR ELEVATION
FTG.		TOP OF FOUNDATION ELEVATION
		TOP OF FOOTING ELEVATION
		DOWNSPOUT & DIRECTION

#### AS CONSTRUCTED GRADING

I HEREBY CERTIFY THAT I HAVE TAKEN THE FINISHED GRADES SHOWN WITH RESPECT TO THIS LOT AND THAT THEY GENERALLY CONFORM TO THE APPROVED GRADING PLAN.

NAME: \_\_\_\_\_

FIRM: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

ACCEPTED BY TOWN: \_\_\_\_\_

DATE: \_\_\_\_\_

**CHAMBERS AND ASSOCIATES**  
**SURVEYING LTD**

12 THOROLD ROAD EAST (905) 735-7841 / 735-7844  
 WELLSLAND ONTARIO FAX (905) 735-7333  
 L3C 3T2 www.coal-surveying.com

DWG **00-57-9** FILE **00057-9\_GP1**