

Schedule A
Legal Description of the Lands

DESCRIPTION OF LAND OF LOWEN PROPERTIES LIMITED

AT SPRING GARDEN WEST

PID 00135319

1403 Robie Street/5994 Spring Garden Road, Halifax

All that certain lot of land being on the southern side of Spring Garden Road and the eastern side of Robie Street, Halifax, Nova Scotia shown as Lot HRM-1 on a plan titled Plan of Survey of Parcel R-1, portion of Robie Street to be closed and Lot HRM-1 lands acquired by Halifax Regional Municipality, Robie Street and Spring Garden Road, Halifax, Halifax County, Nova Scotia, bearing Halifax Regional Municipality file no. 97021501 dated and certified by H. James McIntosh, N.S.L.S. on November 17, 1997. Lot HRM-1 is more particularly described as follows:

BEGINNING at the intersection of the southern official street line of Spring Garden Road and the western boundary of lands conveyed to Howard W. and Frances M. MacKinnon as recorded in book 1928, page 560. Said point being distance 868.53 feet on a bearing of S 67 degrees 53 minutes 19 seconds W from Nova Scotia Coordinate Monument number 4822;

THENCE S 20 degrees 57 minutes 50 seconds E along the western boundary of lands conveyed to Howard W. and Frances M. MacKinnon 95.46 feet to a northern boundary of said lands conveyed to Howard W. and Frances M. MacKinnon;

THENCE S 69 degrees 27 minutes 03 seconds W along the said northern boundary of lands conveyed to Howard W. and Frances M. MacKinnon, 22.18 feet to the eastern official 1999 street line of Robie Street;

THENCE N 21 degrees 23 minutes 58 seconds W along the eastern official 1999 street line of Robie Street, 95.24 feet to the southern official 1999 street line of Spring Garden Road;

THENCE N 68 degrees 53 minutes 06 seconds E along the southern official 1999 and 1911 street line of Spring Garden Road, 22.90 feet to the point of beginning.

The above described Lot HRM-1 contains an area of 2,149 square feet.

Lot HRM-1 was conveyed to the former City of Halifax, now Halifax Regional Municipality, by deed recorded in book 3490, page 454 at the Registry of Deeds in Halifax.

TOGETHER WITH a right of way easement in favour of the owner of Lot HRM-1 over a portion of land conveyed to Howard W. and Frances M. MacKinnon as recorded in book 1928, page 560 shown on aforementioned plan as Parcel ROW and being more particularly described as follows:

BEGINNING at the intersection of the eastern official 1999 street line of Robie Street and the southern boundary of Lot HRM-1. Said point being distant 723.51 feet on a bearing of N 14 degrees 54 minutes 23 seconds W from Nova Scotia Coordinate Monument number 24931;

THENCE N 69 degrees 27 minutes 03 seconds E along the southern boundary of Lot HRM-1, 22.18 feet;

THENCE S 20 degrees 57 minutes 50 seconds E, 4.54 feet to the northern boundary of Lot C;

THENCE S 68 degrees 53 minutes 06 seconds W along the northern boundary of Lot C, 22.14 feet to the eastern official 1999 street line of Robie Street;

THENCE N 21 degrees 23 minutes 58 seconds W along the eastern official 1999 street line of Robie Street to the point of beginning.

Bearings are based on Zone 5, Central Meridian 64 degrees 30 minutes West, of the Nova Scotia 3 degree Modified Transverse Mercator Projection of ATS77 Geodetic Datum.

The 1999 street lines mentioned in previous descriptions refer to Halifax Regional Municipality Administrative Order Number SC15 adopted by Halifax Regional Council on January 12, 1999.

The description for this parcel originates with a deed dated May 31, 1961, registered in the registration district of Halifax in book 1739 at page 486 and the subdivision is validated by Section 291 of the Municipal Government Act.

PID 00135327

5990 – 5592 Spring Garden Road, Halifax

All that lot of land situate on the South side of Spring Garden Road in the City of Halifax and more particularly described as follows:

BEGINNING at the North East corner of property conveyed to Alice Maud Hart by John James Ferguson by deed dated the 15 day of March 1898;

THENCE Easterly along the south side line of Spring Garden Road 28 feet more or less or to the property formerly owned by Edward Milliken;

THENCE at right angles along said Millikens west line 100 feet more or less or to the North side line of Susannah Williams property;

THENCE at right angles westerly along the said North line of Susannah Williams property 49 feet 6 inches more or less or to the east side line of Robie Street;

THENCE along Robie Street 5 feet or to the Southwest corner of property sold to Alice Maud Hart;

THENCE easterly along said side Harts south line 21 feet;

THENCE at right angles along said Harts east line 95 feet or to the place of beginning.

SUBJECT TO a right of way from Robie Street for the said Alice Maud Hart, her heirs and assigns at the rear of the said lot of the said Alice Maud Hart and the property now or formerly of the said Susannah Williams, said right of way being of a uniform width of 5 feet and of the length of 21 feet six inches.

The description for this parcel originates with a deed dated August 22, 1963, registered in the registration district of Halifax in book 1928 at page 560 and the subdivision is validated by Section 291 of the Municipal Government Act.

PID 00135335

5984-5986 Spring Garden Road, Halifax

ALL that certain lot, piece or parcel of land situate, lying and being on the southern side of Spring Garden Road, in the City of Halifax, more particularly described as follows:

BEGINNING at a point on the southern side line of Spring Garden Road, distant measured in an easterly direction 49.7 feet from the intersection of the said southern side line of Spring Garden Road with the eastern side line of Robie Street;

THENCE to run southerly 100 feet to a point distant 51.3 feet measured in an easterly direction and at right angles from the eastern side line of Robie Street;

THENCE easterly parallel to the said southern side line of Spring Garden Road 26.3 feet;

THENCE northerly 100 feet to the southern side line of Spring Garden Road at a point distant 27 feet measured in an easterly direction from the place of beginning;

THENCE westerly along the said southern side line of Spring Garden Road 27 feet to the place of beginning, the street lines referred to being those on the City official plan.

The description for this parcel originates with a deed dated January 14, 1969, registered in the registration district of Halifax in book 2290 at page 590 and the subdivision is validated by Section 291 of the Municipal Government Act.

PID 00135343
5982 Spring Garden Road, Halifax

All that certain lot, piece and parcel of land and premises situate, lying and being at 5982 Spring Garden Road, in the City of Halifax, in the County of Halifax, in the Province of Nova Scotia bounded and described as follows:

ALL that certain lot, piece or parcel of land situate, lying and being on the southern side of Spring Garden Road, in the City and County of Halifax, which said land may be more particularly described as follows; that is to say:

BEGINNING at a point on the southern side line of Spring Garden Road, distant measured in an easterly direction 76 ⁷/₁₀ feet from the intersection formed by the said southern side line of Spring Garden Road with the eastern side line of Robie Street;

THENCE to sun southerly 100 feet to a point distant 77 ⁶/₁₀ feet measured in an easterly direction and at right angles from the eastern side line of Robie Street;

THENCE easterly parallel to the said southern side line of Spring Garden Road 23 ⁷/₁₀ feet;

THENCE northerly parallel to the first described line 100 feet to the said southern side line of Spring Garden Road; and

THENCE westerly by the same 23 ⁷/₁₀ feet to the place of beginning.

The street lines herein referred to are those now laid down upon the City official plan.

The above described property being the same property conveyed to John F. OConnell by James E. Roy and Emma J. Roy, his wife, by Deed bearing date the first day of May, A.D., 1919 and recorded in the Registry of Deeds for the County of Halifax in Book 497, Page 765. 768.

This parcel complies with the subdivision provisions of Part IX of the Municipal Government Act.

PID 00135350
5980 Spring Garden Road, Halifax

ALL that certain parcel of land shown as Lot 3A on a plan of subdivision, being Plan # 16778 Drawer 211, registered at the Registry of Deeds in Halifax County. Said plan of subdivision is validated by Section 291 of the Municipal Government Act.

TOGETHER WITH a Right-of-Way Agreement as read in Book 6049 at Page 1180 registered at the Registry of Deeds in Halifax County as document # 18246.

SUBJECT TO an Encroachment Agreement as read in Book 6049 at Page 1186 registered at the Registry of Deeds in Halifax County as document # 18247.

PID 00135368
5970 Spring Garden Road, Halifax

ALL that lot, piece or parcel of land situate, in the City of Halifax and more particularly described as follows:

ALL the part of that lot of land situate in the City of Halifax being part of lots number one (1) and eight (8) on a plan made by one Henry Spike and bounded as follows:

Thence on the north by Spring Garden Road and there measuring Forty-nine feet seven inches (49' 7") more or less;

Thence on the East by property of Murdock M. Lindsay and there measuring One hundred and fifty feet (150');

Thence on the South by a line parallel to Spring Garden Road and there measuring Forty-nine feet Seven inches (49' 7") more or less;

Thence on the west by Lots Numbers Seven (7) and Two (2) on said plan and there measuring One hundred and Fifty (150) feet more or less;

First Benefit:

TOGETHER WITH a License which permits an air vent, three propane tanks, two oil tanks and a sign to encroach over and on the adjacent parcel known as 5974-5980 Spring Garden Road from the aforesaid lands as detailed in the Surveyor's Location Certificate attached to the Encroachment Agreement at book 6049, page 1186 (the "Encroachments"), and subject to the following terms and conditions:

(a) The owner of the adjacent property over which the License is held (the "Licensor") shall allow the Encroachments to continue but the Encroachments shall be deemed to be with the license of the Licensor to the intent that the holder of the License (the "Licensee") shall not acquire an easement for it; PROVIDED THAT the Licensor may require the Licensee to relocate one or more of the tanks from its existing location to enable access (including wheelchair ramp access) to the building on the Licensor's property.

(b) The Licensor shall not prevent the Licensee, or any person authorized by the Licensee, from entering upon the Licensor's property for the purpose of maintaining, servicing, repairing or replacing any of the Encroachments.

(c) The Licensor shall not prevent the Licensee from replacing the existing Encroachments. Any one of the Encroachments that is replaced shall not affect the Licensee's rights to encroach as outlined herein.

(d) This Encroachment Agreement shall run for a term of fifteen (15) years from May 1, 1997 to April 30, 2012, and shall be renewed for successive terms of three (3) years unless the Licensor gives the Licensee written notice of termination on or before January 1 of the last year of any renewal, in which even the Agreement shall be terminated on April 30 next following the notice.

(e) This Agreement shall enure to the benefit of and be binding on the heirs, successors, executors, administrators and assigns of the parties respectively; PROVIDED THAT in the event of the destruction of the building on either the Licensee's property or the Licensor's property, this encroachment agreement shall be terminated thirty (30) days after such destruction.

First Burden:

SUBJECT TO a right-of-way in favour of the adjacent property to the west known as civic number 5974-5980 Spring Garden Road, over the portion of the aforesaid lands (the "Right-of-Way") as outlined in Schedule "C" attached to the Right-of-Way Agreement registered at the Halifax County Registry of Deeds at Book 6049, Page 1180, for ingress and egress of motor vehicles and people exclusively, subject to the following further terms and conditions:

(a) The parties shall not block ingress and egress over any portion of the Right-of-Way.

(b) The owner of the aforesaid lands (the "Grantor") shall deliver invoices for the cost of maintenance of the Right-of-Way, including, but not limited to, the cost of snow removal, grading and maintenance of the surface area of the Right-of-Way, to the holder of the Right-of-Way (the "Grantee") on a quarterly basis. The Grantee shall pay to the Grantor 1/3 (one third) of the cost of maintenance within thirty (30) days of receipt of said invoices. The Grantor shall pay the remaining 2/3 (two thirds) of the cost of maintenance.

(c) The Grantee shall indemnify and save harmless the Grantor from all claims and demands, suits or actions, which may be made or brought by any tenant, occupant or invitee to the Grantee's property.

(d) The Grantee shall indemnify the Grantor for all damage to the Grantor's property including, but not limited to, damage to any building or structure upon the Grantor's property, which may be caused by any tenant, occupant or invitee on the Grantee's property.

(e) The Grantee agrees that the Grantor shall have the right to relocate the Right-of-Way to the western side of the Grantor's property in the event the building on the Grantor's property is destroyed and the Grantor decides to rebuild on the area covered by the Right-of-Way.

(f) The Right-of-Way shall terminate in the event that the building on the Grantee's property is demolished or destroyed.

MGA Compliance Statement

The description for this parcel originates with a deed dated September 10, 1955, registered in the registration district of Halifax in book 1348 at page 31 and the subdivision is validated by Section 291 of the Municipal Government Act.

PID 00135376
5958-5966 Spring Garden Road, Halifax

All that certain lot, piece or parcel of land situate, lying and being on the southern side of Spring Garden Road, Halifax, County of Halifax, Province of Nova Scotia, and shown Block "A", Parcel

"A" and Parcel "B" on a plan of survey of Block "A", perimeter of lands conveyed to Capital Realities Limited and Parcels "A" & "B", lands claimed by Capital Realities Limited, dated the 1st day of February, 1995, prepared by Thompson Conn & Associates, certified by John D. Conn, N.S.L.S., and being more particularly described as follows:

Beginning at the intersection of the eastern boundary of lands conveyed to Marjen Investments Limited with the southern boundary of Spring Garden Road;

Thence along the eastern boundary of lands conveyed to Marjen Investments Limited on a bearing of south 21 degrees, 00 minutes, 17 seconds east for a distance of 151.43 feet to the northern boundary of lands conveyed to Greystone Group Incorporated;

Thence on a bearing of south 21 degrees, 05 minutes, 25 seconds east for a distance of 1.50 feet;

Thence on a bearing of north 71 degrees, 45 minutes, 08 seconds east for a distance of 10.00 feet;

Thence on a bearing of north 83 degrees, 56 minutes, 20 seconds east for a distance of 23.01 feet;

Thence on a bearing of north 70 degrees, 16 minutes, 30 seconds east for a distance of 1.02 feet to the western boundary of lands conveyed to Vinland Holdings Limited;

Thence along the western boundary of lands conveyed to Vinland Holdings Limited on a bearing of north 21 degrees, 06 minutes, 48 seconds east for a distance of 0.50 feet;

Thence on a bearing of north 69 degrees, 33 minutes, 40 seconds east for a distance of 32.98 feet to the eastern boundary of a 15' wide right of way;

Thence along the western boundary of feet of a 15' wide right of way on a bearing of north 21 degrees, 10 minutes, 18 seconds west for a distance of 8.16 feet;

Thence continuing along the western boundary of feet of a 15' wide right of way on a bearing of north 20 degrees, 45 minutes, 38 seconds west for a distance of 151.43 feet to the southern boundary of Spring Garden Road;

Thence along the southern boundary of Spring Garden Road on a bearing of south 68 degrees, 53 minutes, 10 seconds west for a distance of 66.83 feet to the point of beginning;

Containing an area of 10470.4 square feet;

Bearings are grid referred to the line between N.S.C.M. 4822 and N.S.C.M. 4824 having a bearing of north 21 degrees, 03 minutes, 30 seconds east and based on the 3 degree M.T.M. projection, central meridian 64 degrees, 30 minutes west longitude, 1979 adjustment.

Subject to a Grant of Right of Way between Capital Realities Limited and Peter Rouvalis and Argyris Rouvalis (PID 00135509 - 5969 College Street) dated the 20th day of February, 1997 and recorded in the Halifax County Registry of Deeds in Book No. 6029 at pages 743 - 749.

Together with a prescriptive Right of Way over a 15 foot wide lane known as PID 00135384 as shown in a Statutory Declaration by John Douglas Conn, N.S.L.S. and recorded in the Halifax County Registry of Deeds as Document #87324720.

The parcel is exempt from the requirement for subdivision approval under the Municipal Government Act because it is a de fact consolidation, filed as Document 87235835 in 2007, under s. 268A of the Municipal Government Act.

PID 00135384
Spring Garden Road, Halifax

All that certain lot, piece or parcel of land situate, lying and being on the southern side of Spring Garden Road, Halifax, County of Halifax, Province of Nova Scotia, and shown variously as 15 foot wide Right of Way, Right of Way and 15 foot Lane on a plan of survey of Block "A", perimeter of lands conveyed to Capital Realties Limited and Parcels "A" and "B", lands claimed by Capital Realties Limited dated the 1 day of February, 1995, prepared by Thompson Conn & Associates, certified by John D. Conn, N.S.L.S., on a plan showing Block - M dated the 27 day of October, 1977 certified by Douglas K. MacDonald, N.S.L.S. and on a plan showing land owned by Betty Arron dated the 20 day of July, 1965, by R. J. Donovan, P.L.S. and being more particularly described as follows:

Beginning at the intersection of the eastern boundary of Block "A" with the southern boundary of Spring Garden Road;

Thence along the eastern boundary of Block "A" on a bearing of south 20 degrees, 45 minutes, 38 seconds east for a distance of 151.43 feet to the northeastern corner of Parcel "A";

Thence along the eastern boundary of Parcel "A" and the eastern boundary of Parcel "B" on a bearing of south 21 degrees, 10 minutes, 18 seconds east for a distance of 8.16 feet to the southeastern corner thereof;

Thence in an easterly direction for a distance of 15 feet more or less to the western or rear line of the properties fronting on Carlton Street;

Thence in a northerly direction along the western or rear line of the properties fronting on Carlton Street for a distance of 44 feet more or less to the southwestern corner of Block M;

Thence along the western boundary of Block M on a bearing of north 20 degrees, 53 minutes, 01 seconds west for a distance of 115.70 feet to the southern boundary of Spring Garden Road;

Thence along the southern boundary of Spring Garden Road on a bearing of south 68 degrees, 53 minutes, 12 seconds west for a distance of 14.79 feet to the point of beginning;

Bearings are grid referred to the line between N.S.C.M. 4822 and N.S.C.M. 4824 having a bearing of north 21 degrees, 03 minutes, 30 seconds east and based on the 3 degree M.T.M. projection, central meridian 64 degrees, 30 minutes west longitude, 1979 adjustment.

Subject to a right-of-way 15 feet wide in favour of the owners and occupiers of PID Number 40286213 from time to time and at all times at their will and pleasure by night and by day and for all purposes recorded as document number 3671 in book 836 at page 1 on October 21, 1941.

Subject to a right-of-way 15 feet wide in favour of the owners and occupiers of PID Number 135418 from time to time and at all times at their will and pleasure by night and by day and for all purposes recorded as document number 1000 in book 386 at page 921 on May 30, 1907.

Subject to a right-of-way 15 feet wide in favour of the owners and occupiers of PID Number 135426 from time to time and at all times at their will and pleasure by night and by day and for all purposes recorded as document number 790 in book 563 at page 204 on March 21, 1922.

Subject to a right-of-way 15 feet wide in favour of the owners and occupiers of PID Number 135434 from time to time and at all times at their will and pleasure by night and by day and for all purposes recorded as document number 1131 in book 628 at page 353 on April 29, 1930.

Subject to a right-of-way 15 feet wide in favour of the owners and occupiers of PID Number 135442 from time to time and at all times at their will and pleasure by night and by day and for all purposes recorded as document number 3671 in book 628 at page 738 on December 19, 1930.

Subject to a right-of-way 15 feet wide in favour of the owners and occupiers of PID Number 135459 from time to time and at all times at their will and pleasure by night and by day and for all purposes recorded as document number 8370 in book 1164 at page 5 on September 30, 1962.

Subject to a right-of-way 15 feet wide in favour of the owners and occupiers of PID Number 135376 from time to time and at all times at their will and pleasure by night and by day and for all purposes recorded as document number 87324720 on March 1, 2007.

Subject to a right-of-way 15 feet wide in favour of the owners and occupiers of PID Number 135392 from time to time and at all times at their will and pleasure by night and by day and for all purposes recorded as document number 869 in book 387 at page 9 on May 1, 1907.

Compliance with MGA: The parcel is exempt from the requirement for subdivision approval under the Halifax Regional Municipality Charter because this parcel has existed prior to April 16, 1987.

PID 00135392
5954 Spring Garden Road, Halifax

ALL that certain lot of land situate, lying and being in the City of Halifax, on the southern side of Spring Garden Road;

BEGINNING on Spring Garden Road at the northwest angle of the property of Rev. Mr. Saunders (now or formerly);

THENCE westerly along Spring Garden Road forty-one (41) feet to a right of way to the westward of the property hereby conveyed;

THENCE southerly along said right of way sixty-two (62) feet to the northwest angle of property of Edward Harris;

THENCE easterly along said Harris' northern line forty-one (41) feet until it meets the southwest angle of said Saunder's property;

THENCE northerly along said Saunder's western line sixty-two (62) feet to the place of beginning, being parts of lots nos. 18 and 19 of the Halifax Common, conveyed by William Land Black, Exr. of Benjamin Etta Black to James Fraser.

BENEFITS (1)

TOGETHER WITH a right of way fifteen (15) feet wide from Spring Garden Road to the rear of the property hereby conveyed to the owners and occupiers of the said property from time to time and at all times hereafter at their will and pleasure by night and by day and for all purposes and as further described in a deed dated February 12, 1954 and registered on February 12, 1954 as document number 1319, book 1241, page 653.

The description for this parcel originates with a deed dated February 12, 1954, registered in the registration district of Halifax in book 1241 at page 653 and the subdivision is validated by Section 291 of the Municipal Government Act.

PID 00135400
1494 Carlton Street, Halifax

Municipality/County: Halifax

Designation of Parcel on Plan: Lot PD

Title of Plan: Plan of Survey of Lot PD, consolidation of lands conveyed to Pro-Dent Laboratory Limited, Carlton Street and Spring Garden Road, Halifax, Nova Scotia, dated January 11, 1989 and signed by Terrance R. Doogue, N.S.L.S.

Registration County: Halifax

Registration # of Plan: Plan No. 26619, Drawer No. 283

Registration Date of Plan: September 29, 1989

BURDENS (1)

SUBJECT TO registration as Heritage Property as further described in the notice dated October 20, 1980 and registered on October 23, 1980, as document number 43700, book 3441, page 1168 and as further described in a notice dated December 23, 1981 and registered on December 23, 1981 as document 53658, book 3543, page 987.

The parcel originates with an approved plan of subdivision that has been filed under the Registry Act or registered under the Land Registration Act at the Land Registration Office for the registration district of Halifax as plan no. 26619, drawer no. 283.

PID 40286213
1484 Carlton Street, Halifax

ALL that certain lot, piece or parcel of land situate, lying and being on the western side of Carleton Street in the City of Halifax, said lot being more particularly described as follows:

BEGINNING at a point on the western line of Carleton Street, said point of beginning being sixty-two (62) feet southwardly from the intersection of the western line of Carleton Street with the southern line of Spring Garden Road;

THENCE southwardly by the western line of Carleton Street twenty-seven (27) feet;

THENCE in a westerly direction to the centre of the eastern end of the division wall between the properties numbering (old nos.) 20 and 22 Carleton Street and thence continuing westwardly following the centre line of the said division wall to the westerly extremity thereof and thence continuing westwardly in a straight line to a point on the eastern side of right of way said point being one hundred and nineteen (119) feet more or less from Carleton Street and eighty-nine (89) feet southwardly from the south line of Spring Garden Road;

THENCE northwardly by the eastern line of said right of way twenty seven feet (27) feet;

THENCE eastwardly parallel to Spring Garden Road one hundred and nineteen (119) feet, more or less, or to the western line of Carleton Street at the point of beginning.

BENEFITS (1)

TOGETHER WITH a right of way fifteen (15) feet wide lying to the westward of the said property herein before described, running southwardly from Spring Garden Road aforesaid to the property immediately to the south of the property herein before described and as further described in a deed dated September 23, 1965 and registered on October 7, 1965 as document number 24650 in book 2076 at page 175.

BURDENS (1)

SUBJECT TO designation as a heritage resource property as described in a notice dated October 7, 1980 and recorded October 23, 1980 as document 43700, book 3441, page 1168 and registered as a municipal heritage property in the Halifax Registry of Heritage Property as further described in a notice dated June 7, 1985 and recorded on June 10, 1985 as document number 33026 in book 4002 at page 1230.

The description for this parcel originates with a deed dated September 23, 1965, registered in the registration district of Halifax in book 2076 at page 175 and the subdivision is validated by Section 291 of the Municipal Government Act.

**PID 00135418
1480 Carlton Street, Halifax**

ALL that certain lot of land situate, lying and being on the West side of Carlton Street in the City and County of Halifax, the said lot being more particularly described as follows, that is to say:

BEGINNING at a point on the West line of Carlton Street distant eighty-nine feet (89') southerly from the South line of Spring Garden Road;

THENCE southerly by the said West line of Carlton Street for a distance of twenty-seven (27') feet;

THENCE westerly at right angles to the said West line for a distance of one hundred and seventeen (117) feet;

THENCE northerly parallel to the West line of Carlton Street for a distance of twenty-seven (27) feet;

THENCE easterly for a distance of one hundred and seventeen (117) feet to the place of beginning.

BENEFITS (1)

TOGETHER WITH a right of way over a passage of 15 feet in width extending along the rear of the above described lot to Spring Garden Road and as further described in a deed dated July 26, 1968 and registered on August 5, 1968 as document number 19011, in book 2258 at page 956.

BURDENS (1)

SUBJECT TO designation as a heritage resource property as described in a notice dated October 7, 1980 and recorded October 23, 1980 as document 43700, book 3441, page 1168 and registered as a municipal heritage property in the Halifax Registry of Heritage Property as further described in a notice dated June 7, 1985 and recorded on June 10, 1985 as document number 33026 in book 4002 at page 1230.

The description for this parcel originates with a deed dated July 26, 1968, registered in the registration district of Halifax in book 2258 at page 956 and the subdivision is validated by Section 291 of the Municipal Government Act.

**PID 00135426
1478 Carlton Street, Halifax**

All that lot of land situate, lying and being in the City of Halifax on the west side of Carleton Street, commencing at the southwest angle of property of Whitney S. Harris;

THENCE southerly along the east side of a right of way twenty-seven feet to the northwestern angle of property of one James Fraser;

THENCE easterly along the northern line of said James Frasers property one hundred and twenty feet more or less to Carleton Street;

THENCE northerly along Carleton Street twenty-seven feet to the southeast angle of said Whitney S. Harris property;

THENCE westerly along the southern line of said Harris property one hundred and twenty feet more or less to the place of beginning.

FIRST BENEFIT

TOGETHER WITH a right of way fifteen feet wide to the westward of said property running from Spring Garden Road to the southwest corner of the property thereby conveyed from time to time and at all times hereafter at their will and pleasure by night and by day and for all purposes to go, return, pass and repass with horses, cars or other carriages or to drive cattle and other beasts in, through or along;

FIRST BURDEN

SUBJECT TO a Heritage Designation, the particulars of which are recorded at the Registry of Deeds for Halifax County at Book 3952 at Page 576 and Book 4002 at Page 1230.

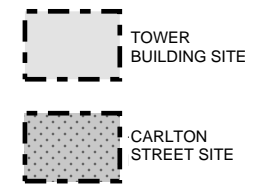
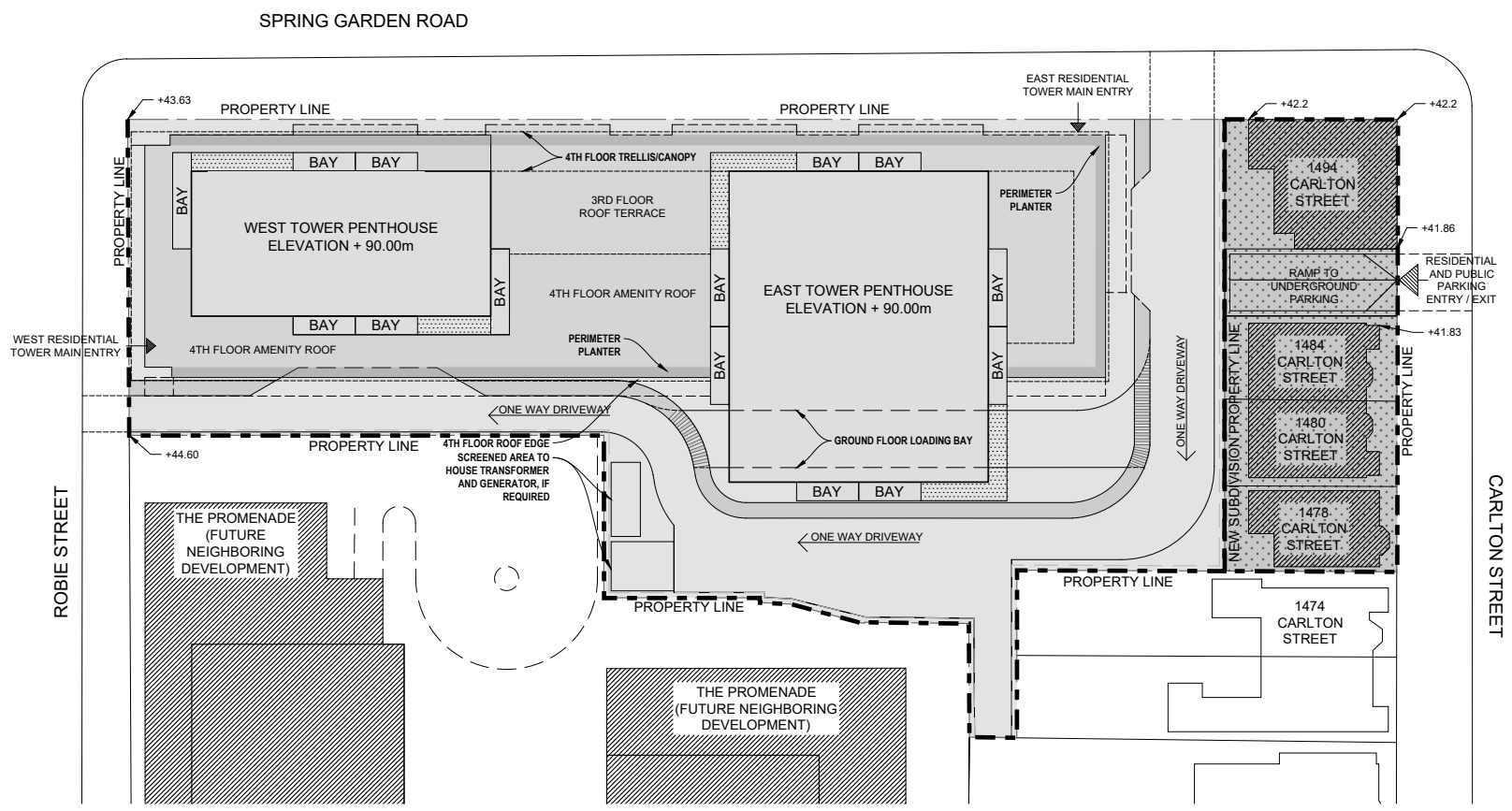
The description for this parcel originates with a Deed dated September 15, 1938, registered in the registration district of Halifax County in Book 867 at Page 263 and the subdivision is validated by Section 291 of the Municipal Government Act.

Schedule B Site Plan

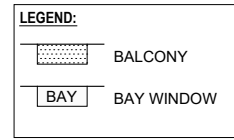
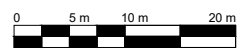
SPRING GARDEN WEST

DEXEL + MACKAY-LYONS SWEETAPPLE ARCHITECTS LTD.

DEVELOPMENT AGREEMENT



Note:
Project reference elevation 0.0m = 42.7m



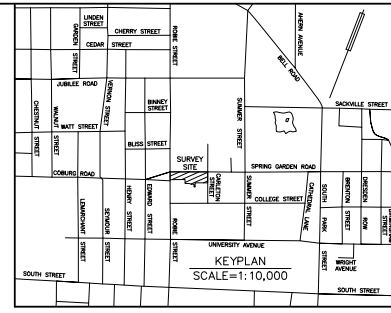
BASED ON ORIGINAL SURVEY
AUGUST 29, 2016
DWG. NO.: 16-005-50

BY
B. DAVISON
SURVEYING & ENGINEERING LTD.
1037 Avonview Drive, Harbourside, NS, B0P 1P0
p:902-392-2185 f:902-392-2186 e:902-240-9180
www.bdsae.ca bdsae@bdsae.com

MacKay-Lyons
Sweetapple Architects

DATE
2022-06-06

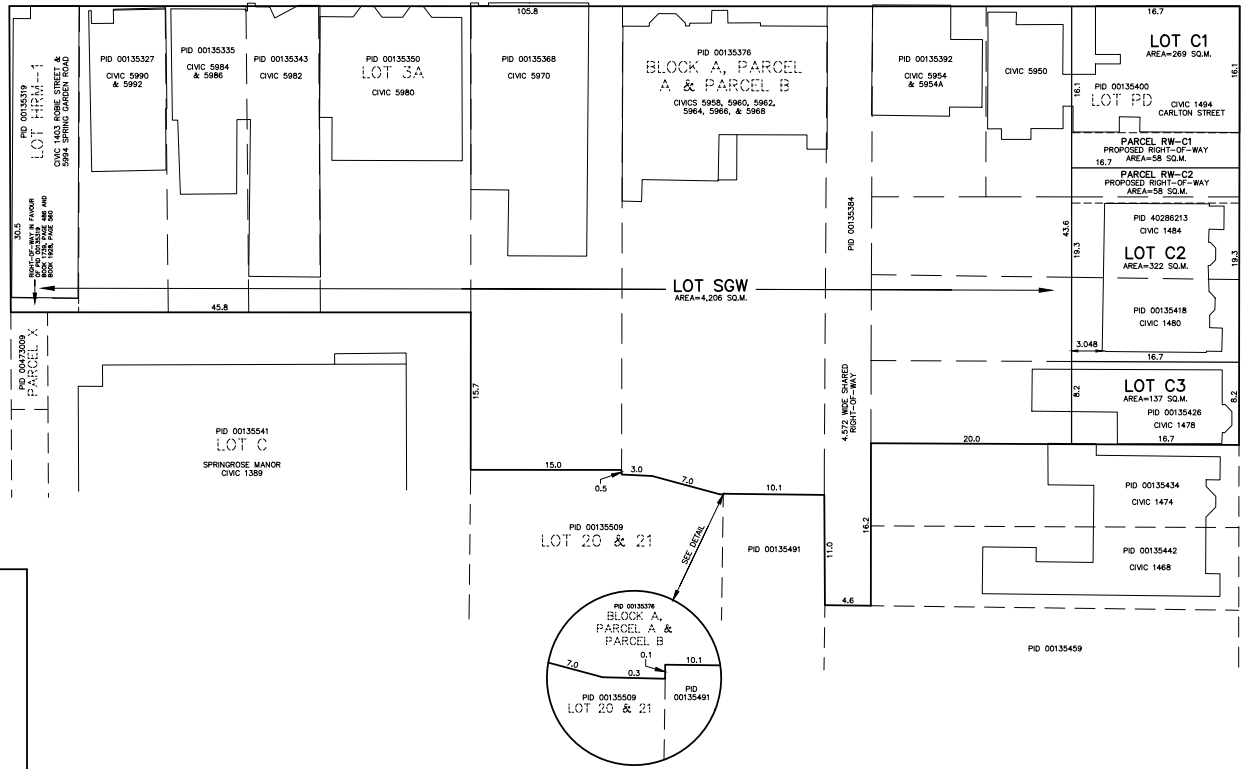
Schedule C Subdivision of Land



NOTES:
LANDS OF LOWEN PROPERTIES LIMITED ARE TO BE SUBDIVIDED TO CREATE LOT SGW, LOT C1, LOT C2 AND LOT C3.
DESIGNATORS LOT SGW, LOT C1, LOT C2, LOT C3, PARCEL RW-C1 AND PARCEL RW-C2 ORIGINATE WITH THIS PLAN.
PRELIMINARY APPROVAL IS REQUESTED FOR LOT SGW, LOT C1, LOT C2 AND LOT C3.

OWNER:
LOWEN PROPERTIES LIMITED
1245 BARRINGTON STREET
HALIFAX, NS
B3J 1Y2

SPRING GARDEN ROAD
(23.718 WIDE)



ROBIE STREET
(12.614 WIDE)

CARLTON STREET
(25.603 WIDE)

APPROVAL STAMPS

PROPERTY OWNERSHIP TABLE

PID	LOT No.	OWNER	DEED	PLAN REFERENCES
00135400	PD	LOWEN PROPERTIES LIMITED	LRO DOC No. 96025904	SEE PLAN BY SERVANT, DUNBRACK, McKENZIE & MACDONALD LTD., SIGNED BY TERRANCE R. DOOQUE, NSLS, DATED JANUARY 11, 1989, APPROVED SEPTEMBER 27, 1989, LRO PLAN No. 26619, DRAWER 283
40286213		LOWEN PROPERTIES LIMITED	LRO DOC No. 96025904	
00135418		LOWEN PROPERTIES LIMITED	LRO DOC No. 96025904	
00135426		LOWEN PROPERTIES LIMITED	LRO DOC No. 90781288	
00135434		BARBARA STEWART PENICK	BOOK 2962, PAGE 1012	
00135442		GREGOR BYRNE & ANNE MARIE BYRNE	LRO DOC No. 98153720	
00135459		GREGOR BYRNE & ANNE MARIE BYRNE	LRO DOC No. 98521611	
00135392		LOWEN PROPERTIES LIMITED	LRO DOC No. 96025904	
00135384		LOWEN PROPERTIES LIMITED	LRO DOC No. 96810321	
00135376	BLOCK A	LOWEN PROPERTIES LIMITED	BOOK 4098, PAGE 177	SEE PLAN BY THOMPSON CONN & ASSOCIATES, SIGNED BY JOHN D. CONN, NSLS, DATED FEBRUARY 1, 1995, NOT RECORDED AT LRO
00135368		LOWEN PROPERTIES LIMITED	LRO DOC No. 83188921	
00135350	LOT 3A	LOWEN PROPERTIES LIMITED	LRO DOC No. 106678643	SEE PLAN BY GERALD B. BOYLAN, NSLS, DATED JANUARY 28, 1978, REVISED TO MAY 19, 1978, APPROVED FEBRUARY 6, 1979, LRO PLAN No. 16778, DRAWER 211
00135343		LOWEN PROPERTIES LIMITED	LRO DOC No. 108113326	
00135335		LOWEN PROPERTIES LIMITED	LRO DOC No. 96883904	
00135327		LOWEN PROPERTIES LIMITED	LRO DOC No. 108113326	
00135319	LOT HRM-1	LOWEN PROPERTIES LIMITED	LRO DOC No. 108113326	SEE PLAN BY HALIFAX REGIONAL MUNICIPALITY, SIGNED BY H. JAMES McINTOSH, NSLS, DATED NOVEMBER 17, 1997, HRM FILE No. 97021501
00473009	PARCEL X	3088962 NOVA SCOTIA LIMITED	LRO DOC No. 107613813	SEE PLAN BY GERALD B. BOYLAN, NSLS, DATED JANUARY 28, 1978, REVISED TO MAY 19, 1978, APPROVED FEBRUARY 6, 1979, LRO PLAN No. 16778, DRAWER 211
00135541	LOT C	3088962 NOVA SCOTIA LIMITED	LRO DOC No. 107613813	SEE PLAN BY GERALD B. BOYLAN, NSLS, DATED JANUARY 28, 1978, REVISED TO MAY 19, 1978, APPROVED FEBRUARY 6, 1979, LRO PLAN No. 16778, DRAWER 211
00135509	LOT 20 & 21	3088962 NOVA SCOTIA LIMITED	LRO DOC No. 119554179	
00135491		3088962 NOVA SCOTIA LIMITED	LRO DOC No. 99144389	

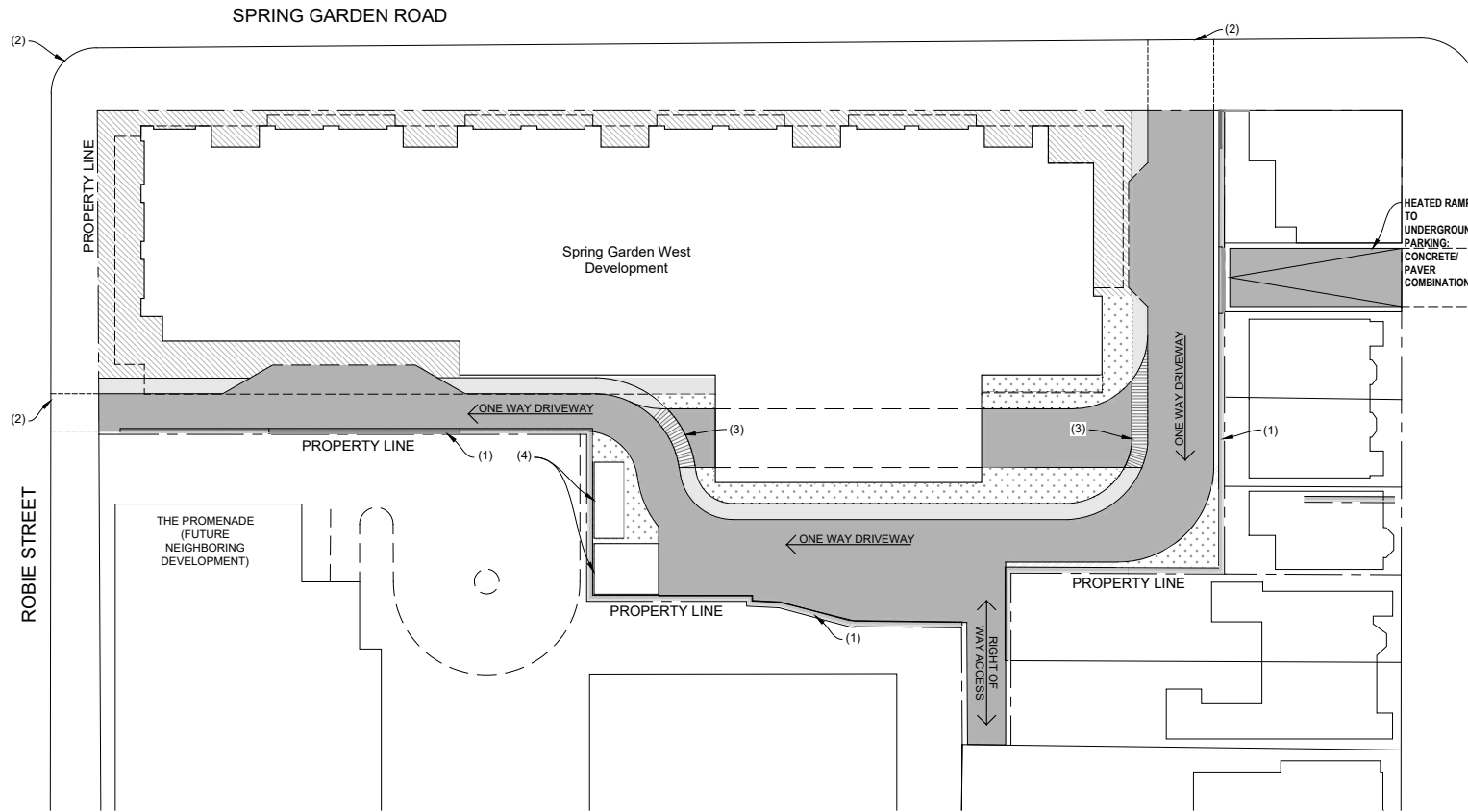
PRELIMINARY SUBDIVISION PLAN
SUBDIVISION AND CONSOLIDATION OF
LANDS OF LOWEN PROPERTIES LIMITED
TO CREATE LOT SGW, LOT C1,
LOT C2 AND LOT C3
ROBIE STREET, SPRING GARDEN ROAD
AND CARLTON STREET
HALIFAX, HALIFAX COUNTY, NOVA SCOTIA
5 4 3 2 1 0 5 10 15 20 25
SCALE : 1/250 (METRIC)
MARCH 18, 2022
DWC. No.: 16-005-10

Schedule D Preliminary Landscape Plan

SPRING GARDEN WEST

DEXEL + MACKAY-LYONS SWEETAPPLE ARCHITECTS LTD.

DEVELOPMENT AGREEMENT



Note:
Project reference elevation 0.0m = 42.7m



LEGEND:

	PERIMETER FENCE (1)
	DRIVEWAY: CONCRETE/PAVER COMBINATION
	ARCHITECTURAL PAVERS
	ARCHITECTURAL PAVERS WITH 150MM CURB
	LANDSCAPED PAVED AREAS WITH PLANTERS

BASED ON ORIGINAL SURVEY
AUGUST 29, 2016
DWG. NO.: 16-005-50

BY
B. DAVISON
SURVEYING & ENGINEERING LTD.
1037 Avonview Drive, Harbourside, NS, B0P 1P0
p:902-352-2185 f:902-352-2186 e:902-240-9180
www.bdsac.ca bds@bdsac.com

NOTES:
(1) PERIMETER FENCE: ARCHITECTURAL FENCE 1.8m, 2.4m, 3m - 2.4m HIGH AT HERITAGE PROPERTIES W/ GATES, PORTIONS W/ TRAINED CLIMBERS IN PLANTERS FOR A MINIMUM OF 10% OF TOTAL WALL LENGTH.
(2) CURB CUTS PER REDBOOK HRM SPEC.
(3) MARKED AND RAISED CROSSWALK
(4) SCREENED AREA TO HOUSE TRANSFORMER & GENERATOR IF REQ'D

MacKay-Lyons
Sweetapple Architects

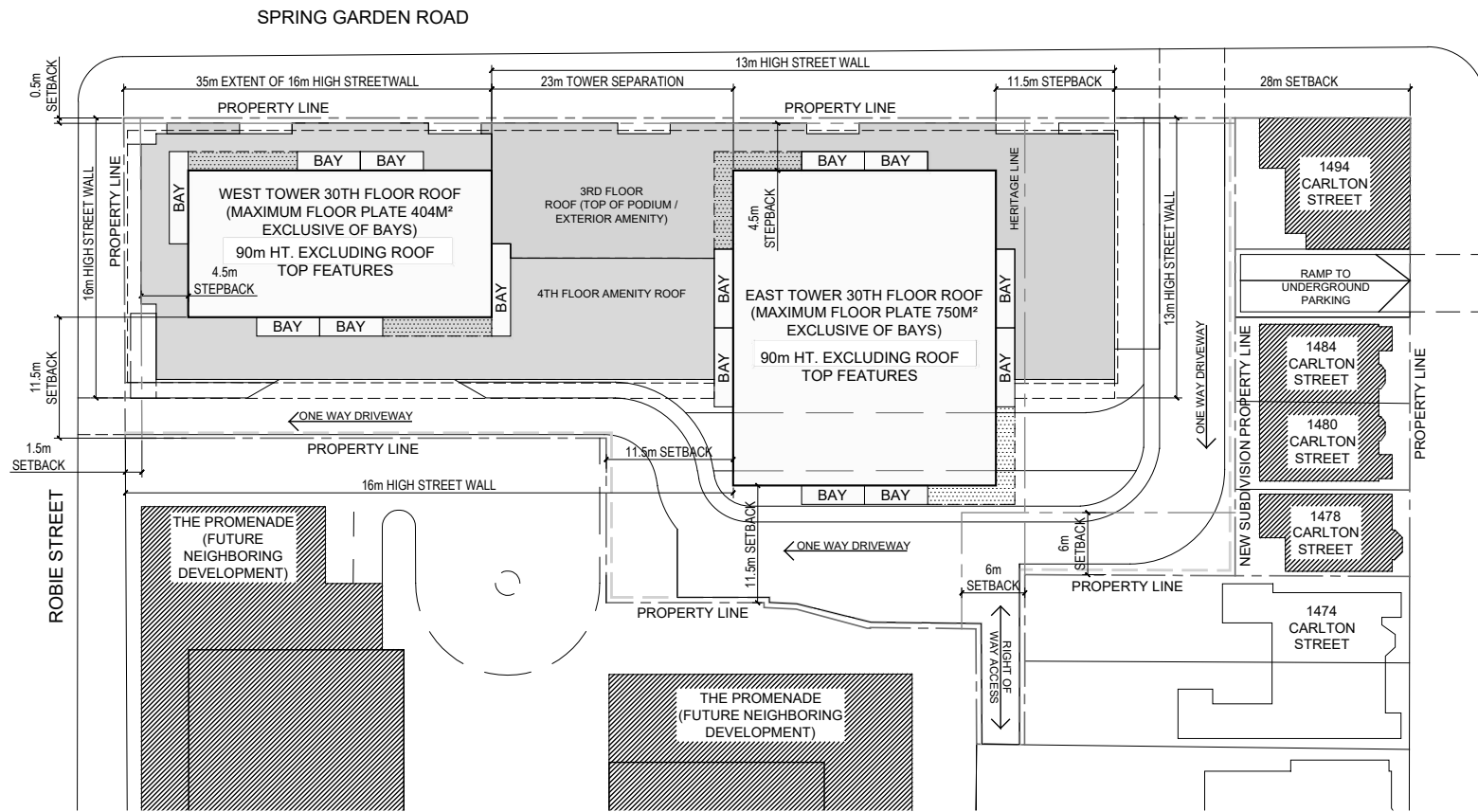
DATE
2022-06-06

Schedule E Setback and Stepback Plan

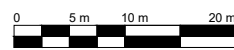
SPRING GARDEN WEST

DEXEL + MACKAY-LYONS SWEETAPPLE ARCHITECTS LTD.

DEVELOPMENT AGREEMENT



Note:
Project reference elevation 0.0m = 42.7m



LEGEND:

	BALCONY
	BAY WINDOW

BASED ON ORIGINAL SURVEY
AUGUST 29, 2016
DWG. NO.: 16-005-50

BY
B. DAVISON
SURVEYING & ENGINEERING LTD.
1037 Avonview Drive, Harbourside, NS, B0P 1P0
p:902.392.2185 f:902.352.2186 e:902.243-9180
www.bdsae.ca bdsae@bdsae.com



MacKay-Lyons
Sweetapple Architects

DATE
2022-06-06

Schedule F

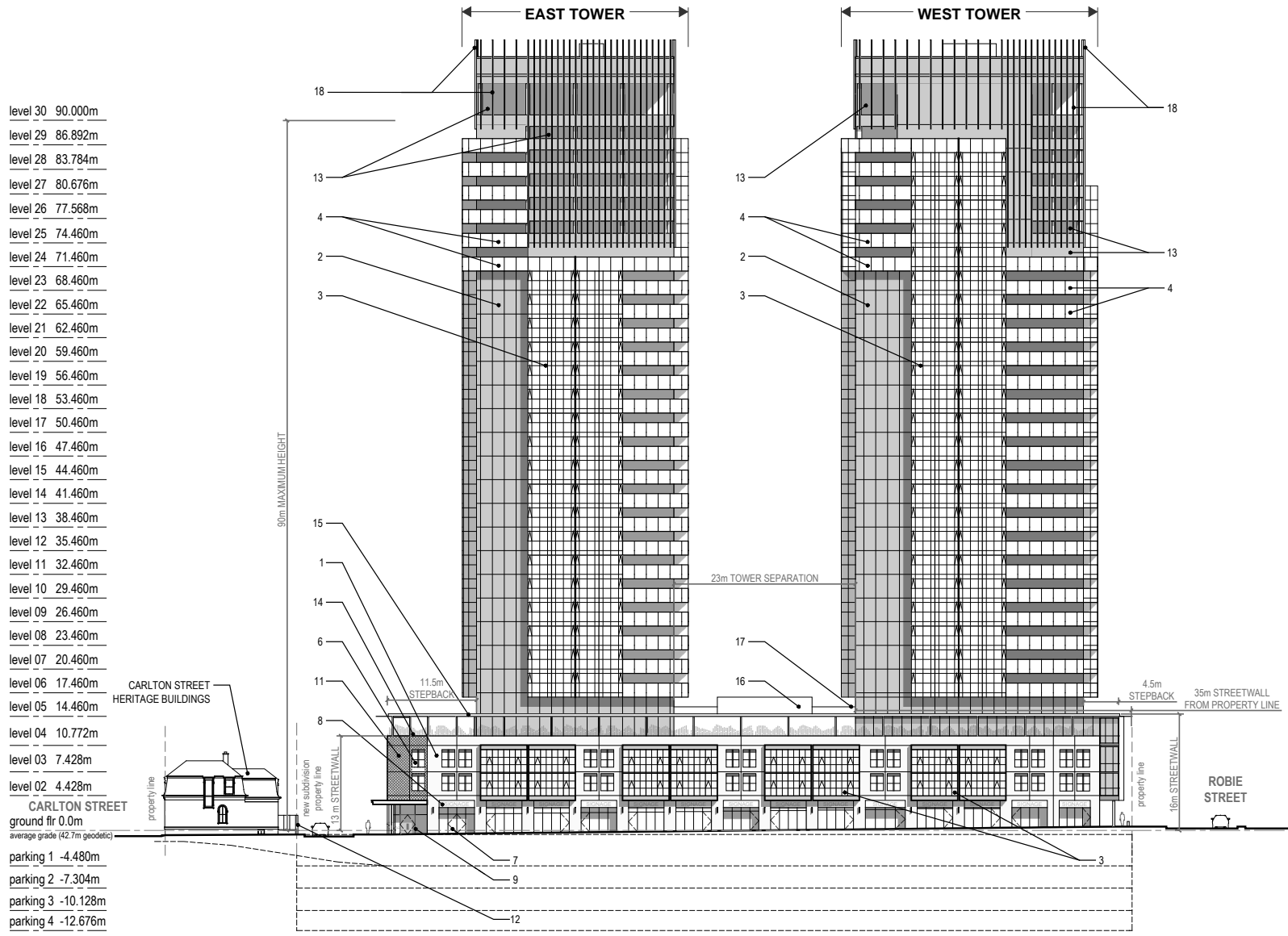
North Elevation

(Spring Garden Road)

SPRING GARDEN WEST

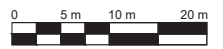
DEXEL + MACKAY-LYONS SWEETAPPLE ARCHITECTS LTD.

DEVELOPMENT AGREEMENT



- level 30 90.000m
- level 29 86.892m
- level 28 83.784m
- level 27 80.676m
- level 26 77.568m
- level 25 74.460m
- level 24 71.460m
- level 23 68.460m
- level 22 65.460m
- level 21 62.460m
- level 20 59.460m
- level 19 56.460m
- level 18 53.460m
- level 17 50.460m
- level 16 47.460m
- level 15 44.460m
- level 14 41.460m
- level 13 38.460m
- level 12 35.460m
- level 11 32.460m
- level 10 29.460m
- level 09 26.460m
- level 08 23.460m
- level 07 20.460m
- level 06 17.460m
- level 05 14.460m
- level 04 10.772m
- level 03 7.428m
- level 02 4.428m
- ground flr 0.0m
- average grade (42.7m geodetic)
- parking 1 -4.480m
- parking 2 -7.304m
- parking 3 -10.128m
- parking 4 -12.676m

EXTERIOR MATERIALS AND NOTES	
1	MASONRY FACADE
2	TOWER GLAZING SYSTEM
3	GLAZED BAY WINDOWS
4	GLAZED BALCONY RAILINGS
5	SCREENED BALCONY
6	PUNCHED WINDOWS
7	RETAIL SHOP FRONT / ACCESS
8	SIGNAGE BAND
9	RESIDENTIAL ENTRY / EXIT
10	RESIDENTIAL TOWER ENTRY CANOPY
11	TRAINED PLANT WALL
12	PERIMETER FENCE
13	INSET TERRACE
14	PERIMETER TERRACE PLANTER
15	TERRACE CANOPY
16	SCREENED MECHANICAL EQUIPMENT
17	GLAZED ROOF TERRACE DIVIDERS
18	VERTICAL METAL FEATURE FINIS



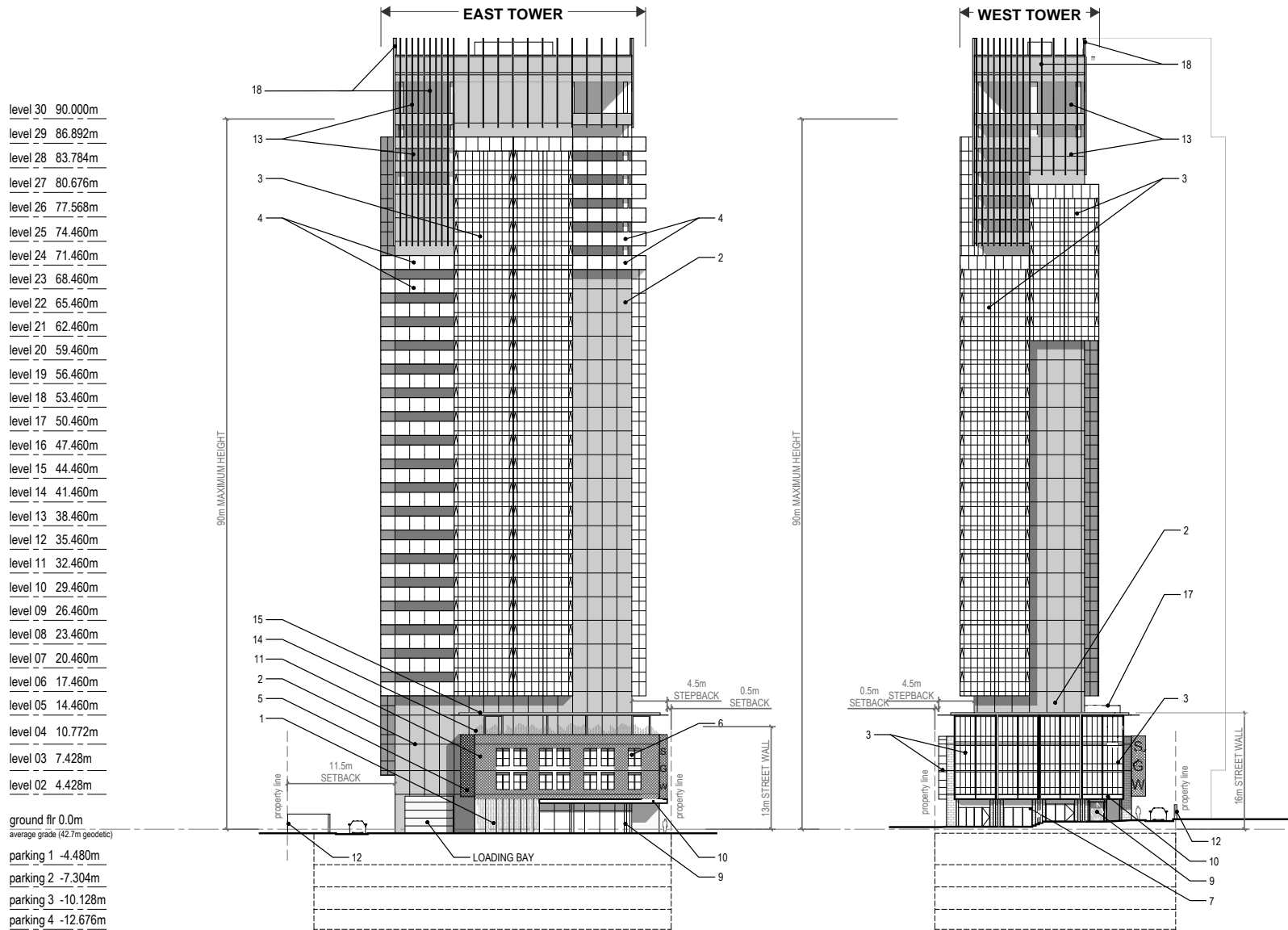
Schedule G

East & West (Robie Street) Elevations

SPRING GARDEN WEST

DEXEL + MACKAY-LYONS SWEETAPPLE ARCHITECTS LTD.

DEVELOPMENT AGREEMENT



level 30	90.000m
level 29	86.892m
level 28	83.784m
level 27	80.676m
level 26	77.568m
level 25	74.460m
level 24	71.460m
level 23	68.460m
level 22	65.460m
level 21	62.460m
level 20	59.460m
level 19	56.460m
level 18	53.460m
level 17	50.460m
level 16	47.460m
level 15	44.460m
level 14	41.460m
level 13	38.460m
level 12	35.460m
level 11	32.460m
level 10	29.460m
level 09	26.460m
level 08	23.460m
level 07	20.460m
level 06	17.460m
level 05	14.460m
level 04	10.772m
level 03	7.428m
level 02	4.428m
ground flr	0.0m
average grade (42.7m geodetic)	
parking 1	-4.480m
parking 2	-7.304m
parking 3	-10.128m
parking 4	-12.676m

EXTERIOR MATERIALS AND NOTES	
1	MASONRY FACADE
2	TOWER GLAZING SYSTEM
3	GLAZED BAY WINDOWS
4	GLAZED BALCONY RAILINGS
5	SCREENED BALCONY
6	PUNCHED WINDOWS
7	RETAIL SHOP FRONT / ACCESS
8	SIGNAGE BAND
9	RESIDENTIAL ENTRY / EXIT
10	RESIDENTIAL TOWER ENTRY CANOPY
11	TRAINED PLANT WALL
12	PERIMETER FENCE
13	INSET TERRACE
14	PERIMETER TERRACE PLANTER
15	TERRACE CANOPY
16	SCREENED MECHANICAL EQUIPMENT
17	GLAZED ROOF TERRACE DIVIDERS
18	VERTICAL METAL FEATURE FINIS

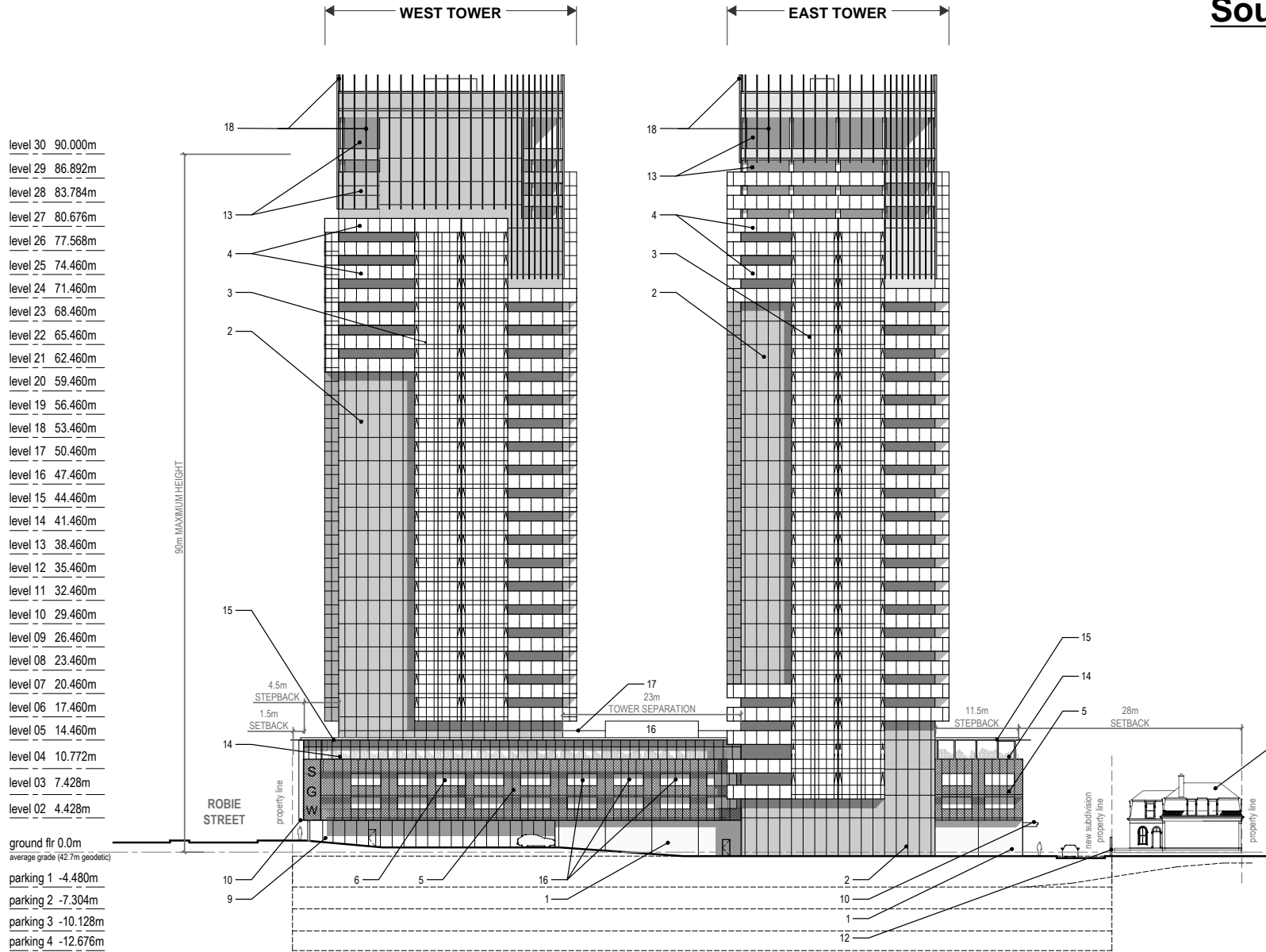


EAST ELEVATION

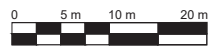
WEST ELEVATION (ROBIE STREET)

Schedule H

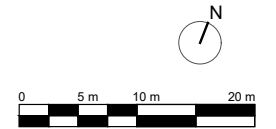
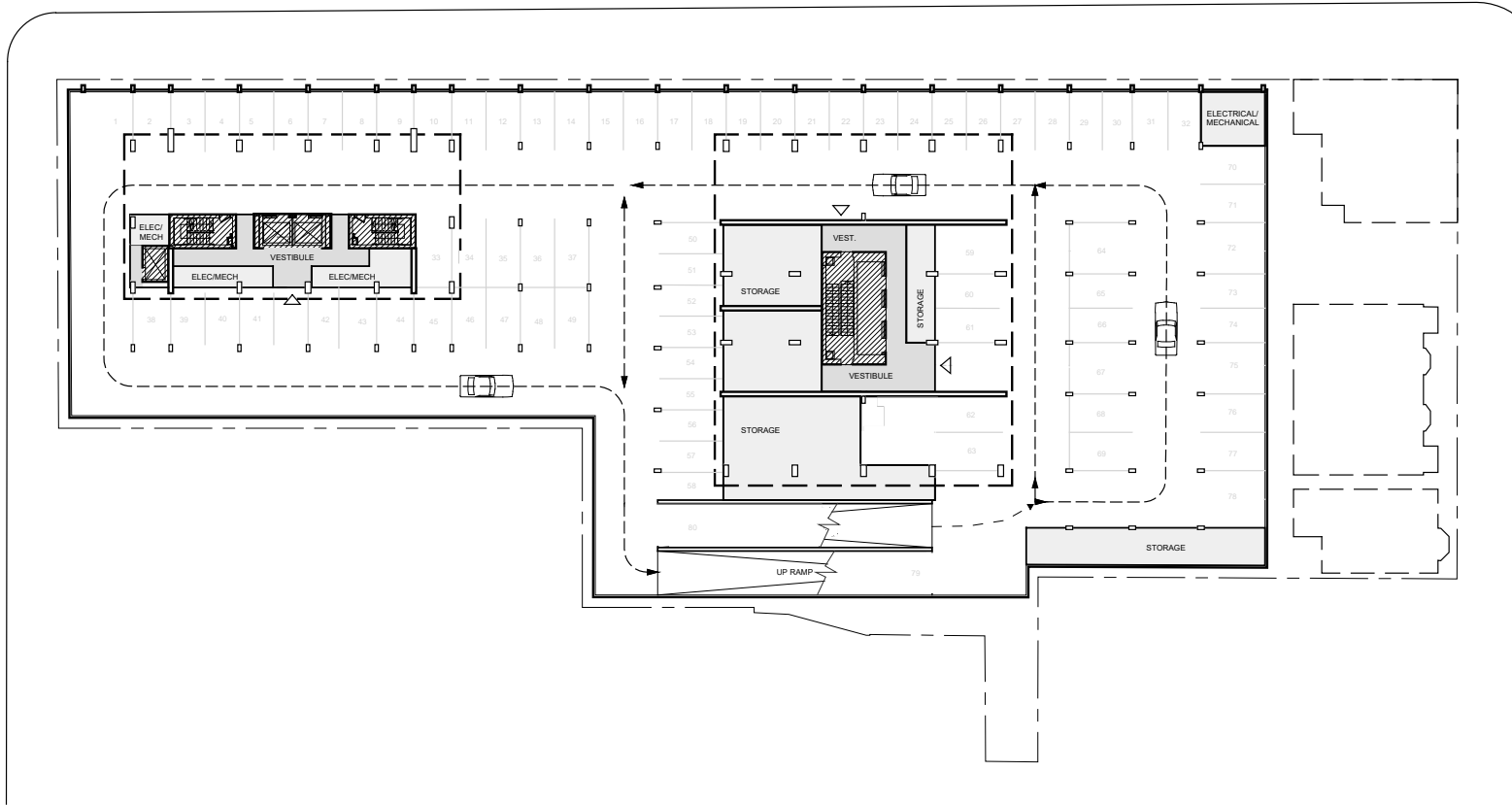
South Elevation



EXTERIOR MATERIALS AND NOTES	
1	MASONRY FACADE
2	TOWER GLAZING SYSTEM
3	GLAZED BAY WINDOWS
4	GLAZED BALCONY RAILINGS
5	SCREENED BALCONY
6	PUNCHED WINDOWS
7	RETAIL SHOP FRONT / ACCESS
8	SIGNAGE BAND
9	RESIDENTIAL ENTRY / EXIT
10	RESIDENTIAL TOWER ENTRY CANOPY
11	TRAINED PLANT WALL
12	PERIMETER FENCE
13	INSET TERRACE
14	PERIMETER TERRACE PLANTER
15	TERRACE CANOPY
16	SCREENED MECHANICAL EQUIPMENT
17	GLAZED ROOF TERRACE DIVIDERS
18	VERTICAL METAL FEATURE FINIS

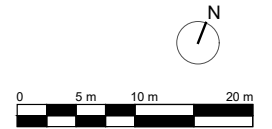
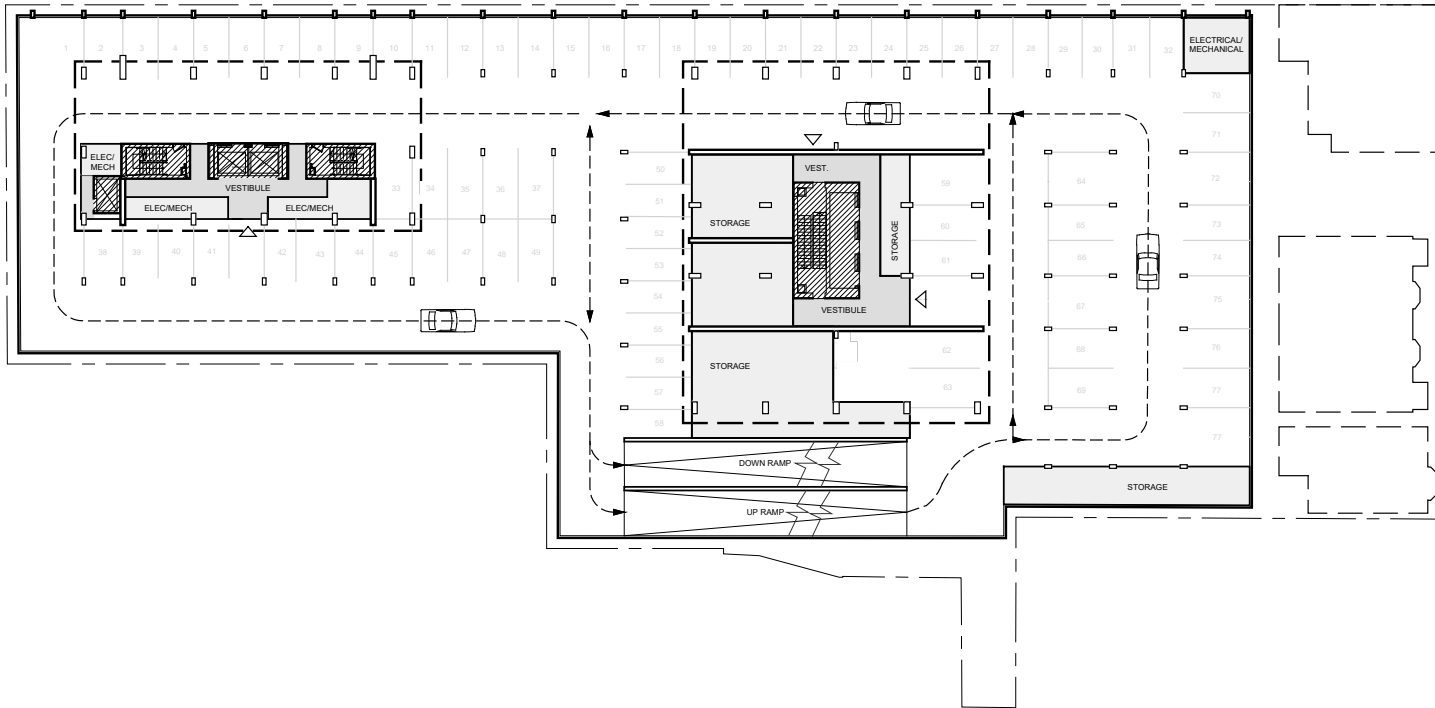


Schedule I Parking Level 4

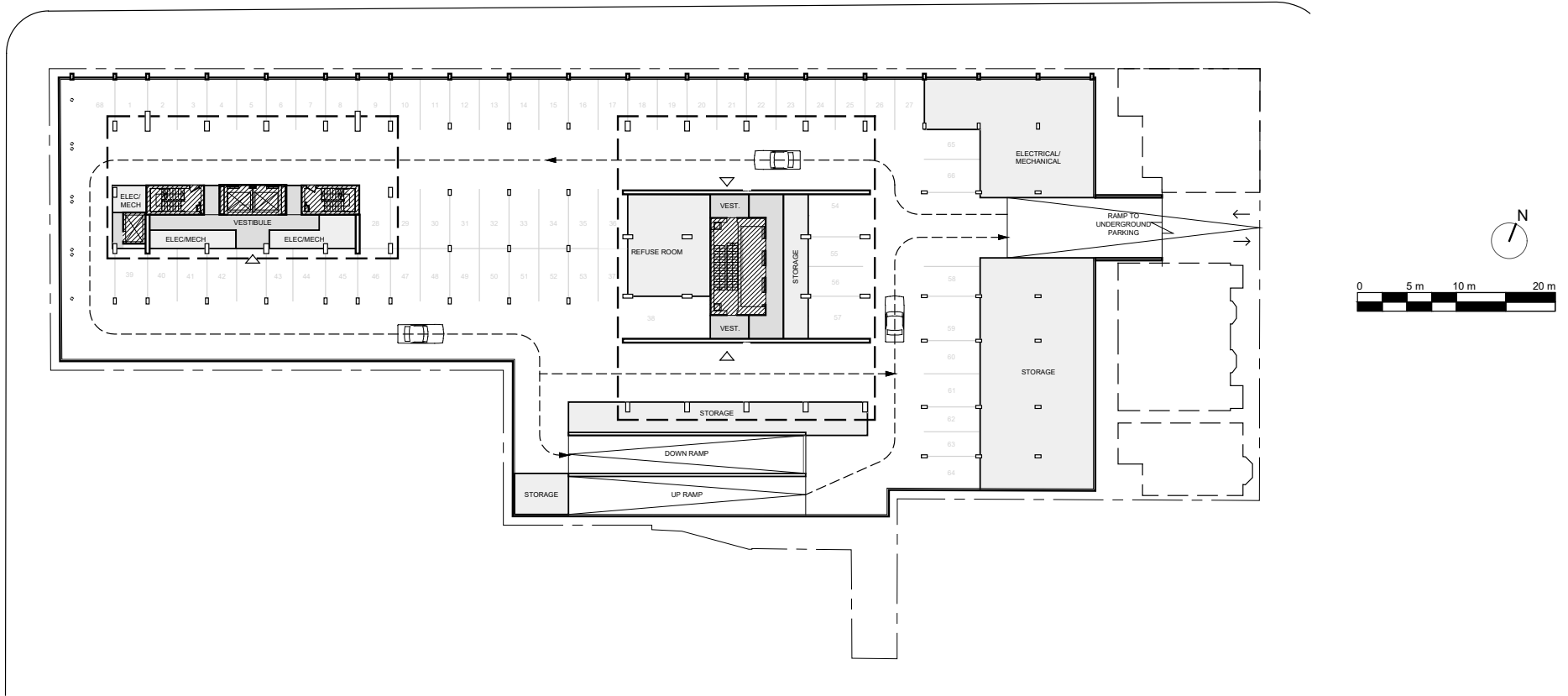


Schedule J

Parking Levels 2, 3



Schedule K Parking Level 1



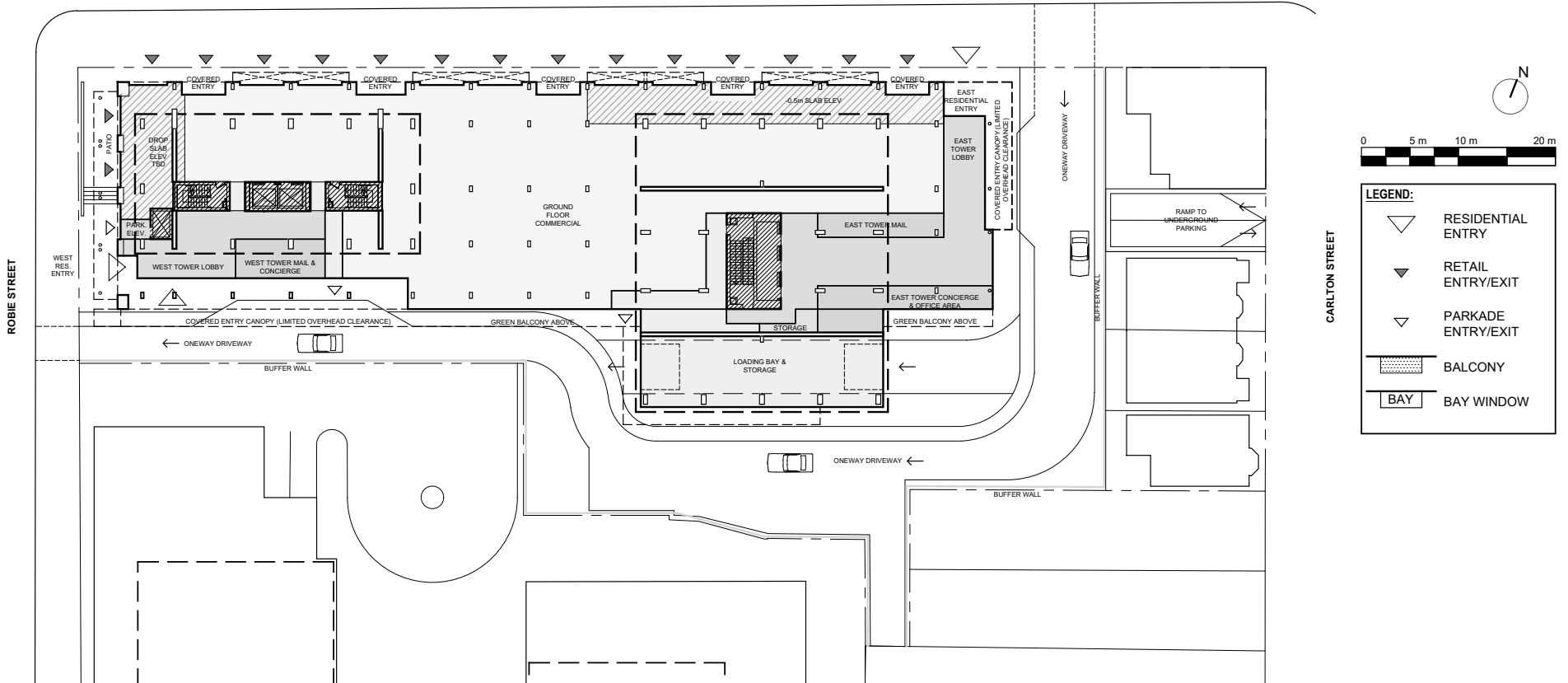
Schedule L Ground Floor

SPRING GARDEN WEST

DEXEL + MACKAY-LYONS SWEETAPPLE ARCHITECTS LTD.

DEVELOPMENT AGREEMENT

SPRING GARDEN ROAD



LEGEND:

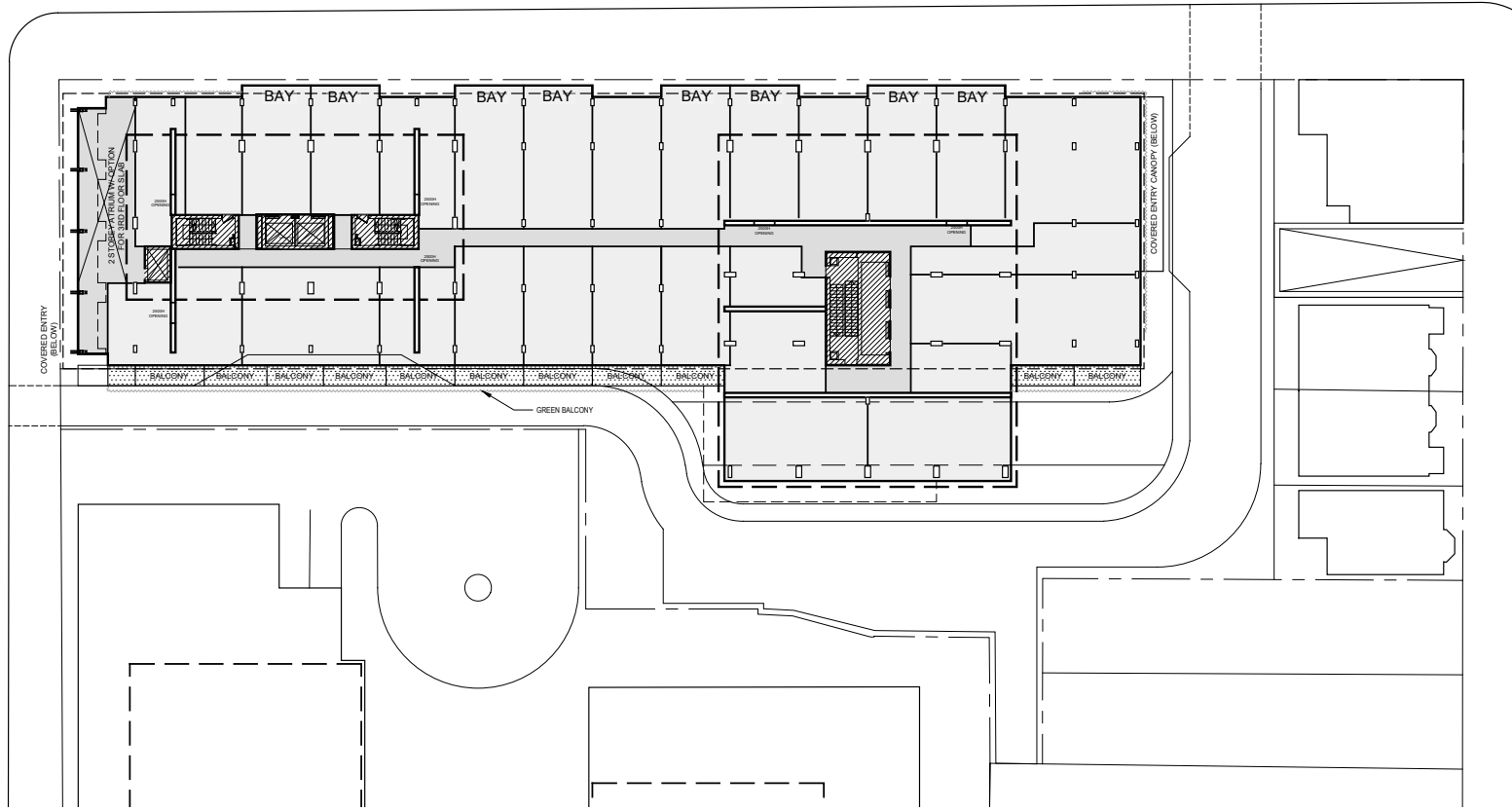
- RESIDENTIAL ENTRY
- RETAIL ENTRY/EXIT
- PARKADE ENTRY/EXIT
- BALCONY
- BAY WINDOW

MacKay-Lyons
Sweetapple Architects

DATE
2022-06-06

Schedule M Podium Level 2

SPRING GARDEN ROAD



0 5 m 10 m 20 m

LEGEND:

- BALCONY
- BAY WINDOW

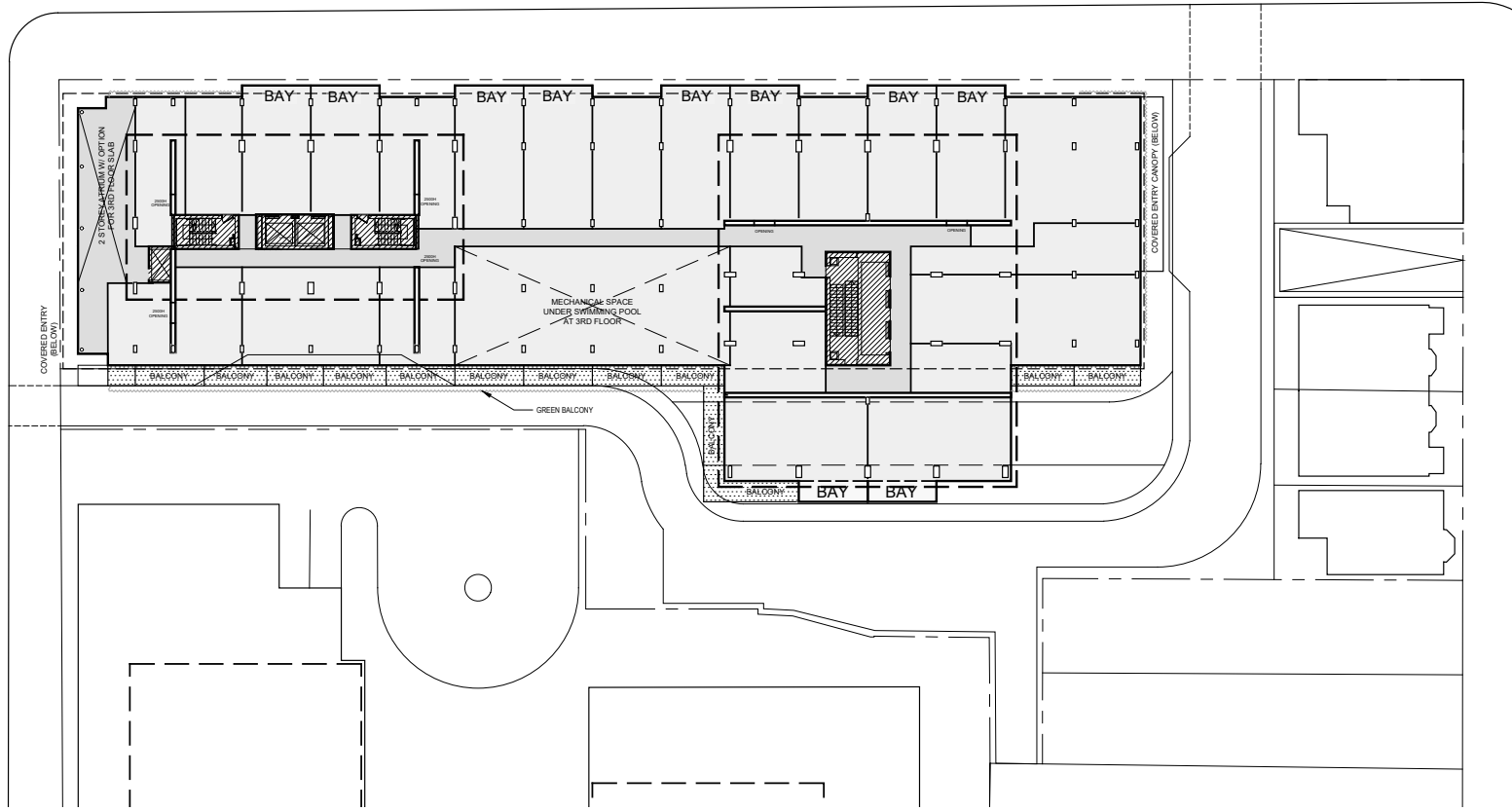
Schedule N Podium Level 3

SPRING GARDEN WEST

DEXEL + MACKAY-LYONS SWEETAPPLE ARCHITECTS LTD.

DEVELOPMENT AGREEMENT

SPRING GARDEN ROAD



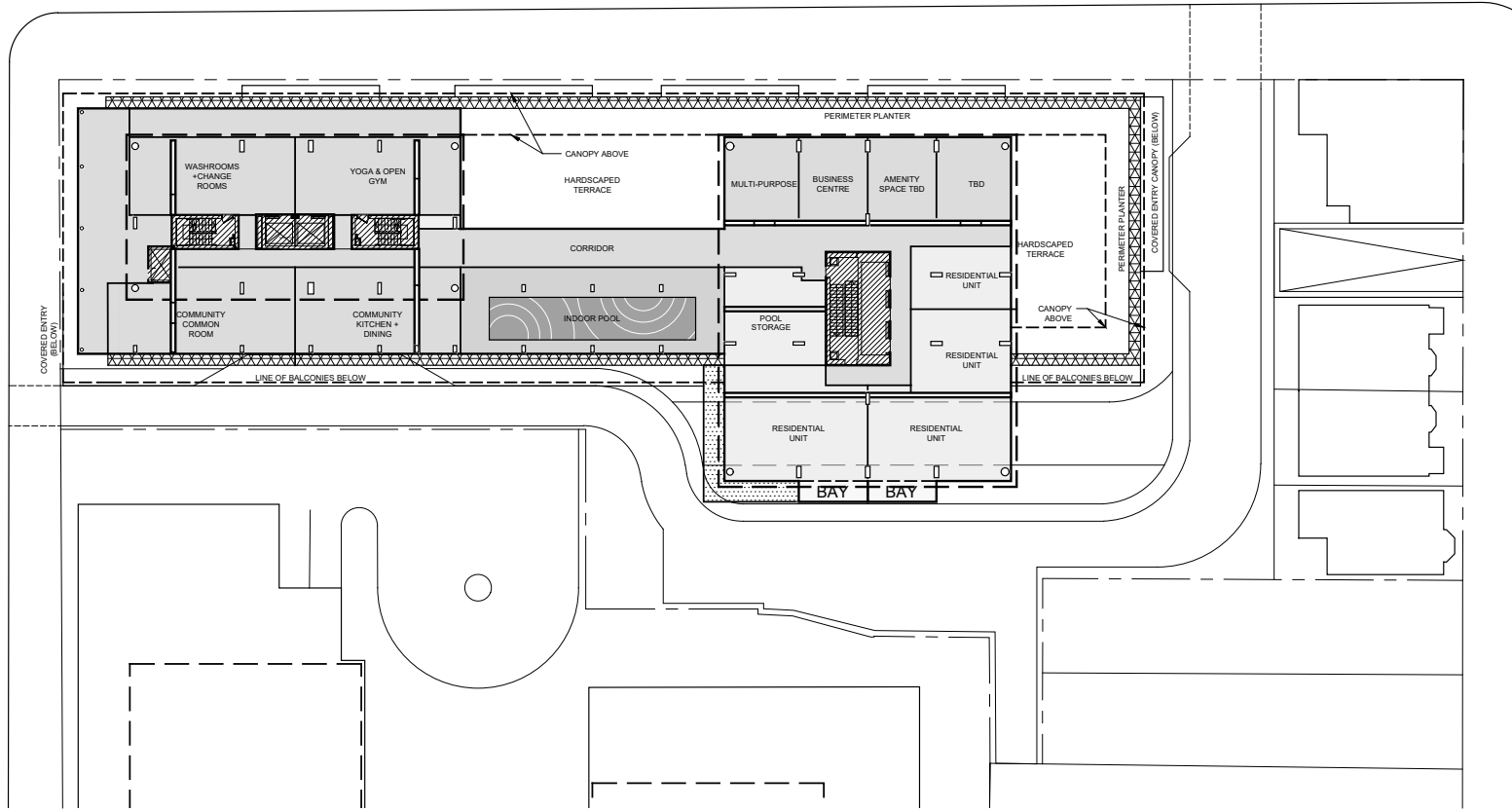
0 5 m 10 m 20 m

LEGEND:

- BALCONY
- BAY WINDOW

Schedule O Podium Level 4

SPRING GARDEN ROAD



0 5 m 10 m 20 m

N

LEGEND:

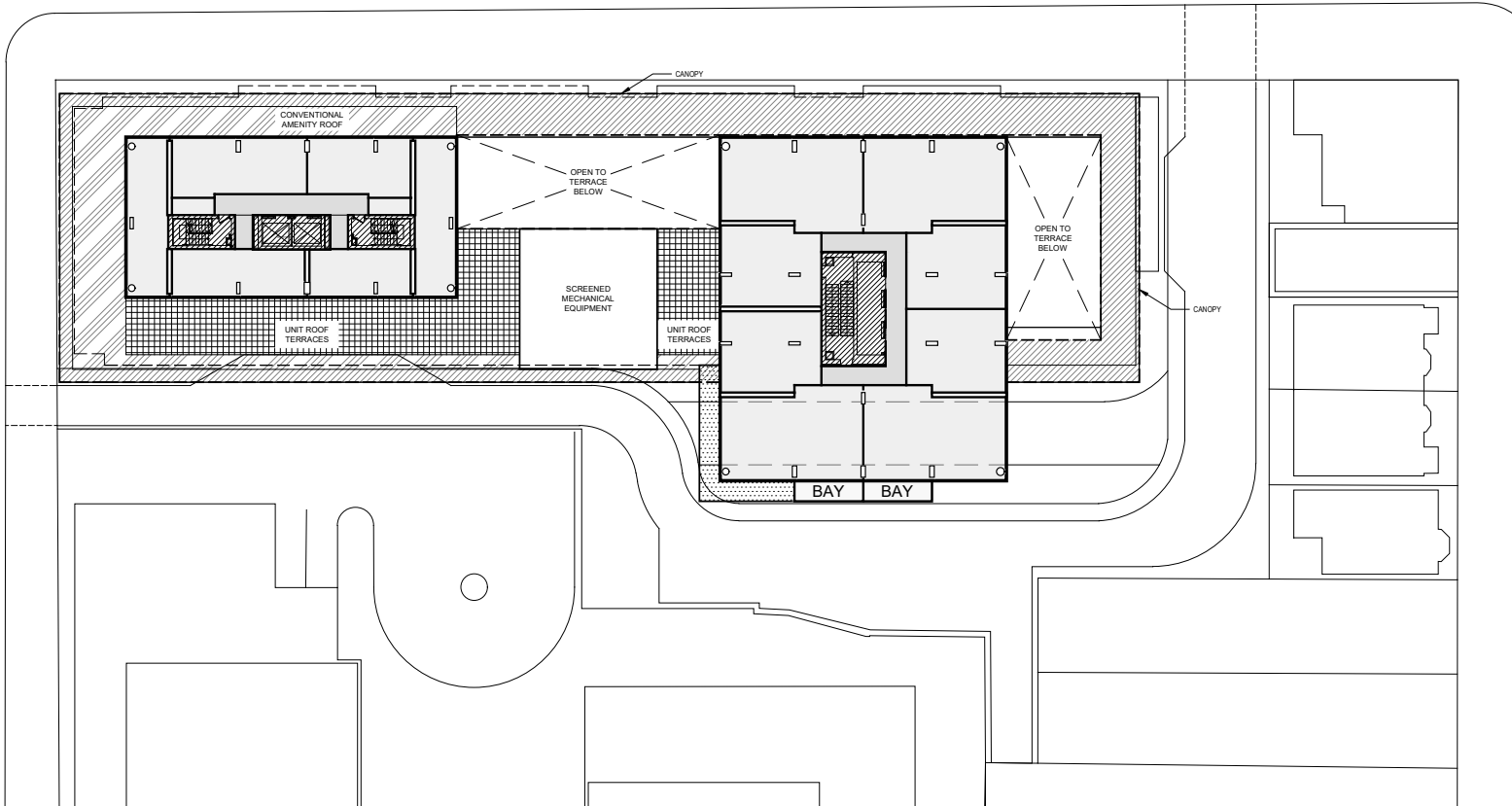
- BALCONY
- BAY WINDOW

Schedule P Tower Level 5

SPRING GARDEN WEST

DEXEL + MACKAY-LYONS SWEETAPPLE ARCHITECTS LTD.

DEVELOPMENT AGREEMENT



0 5 m 10 m 20 m

LEGEND:

- BALCONY
- BAY WINDOW

MacKay-Lyons
Sweetapple Architects

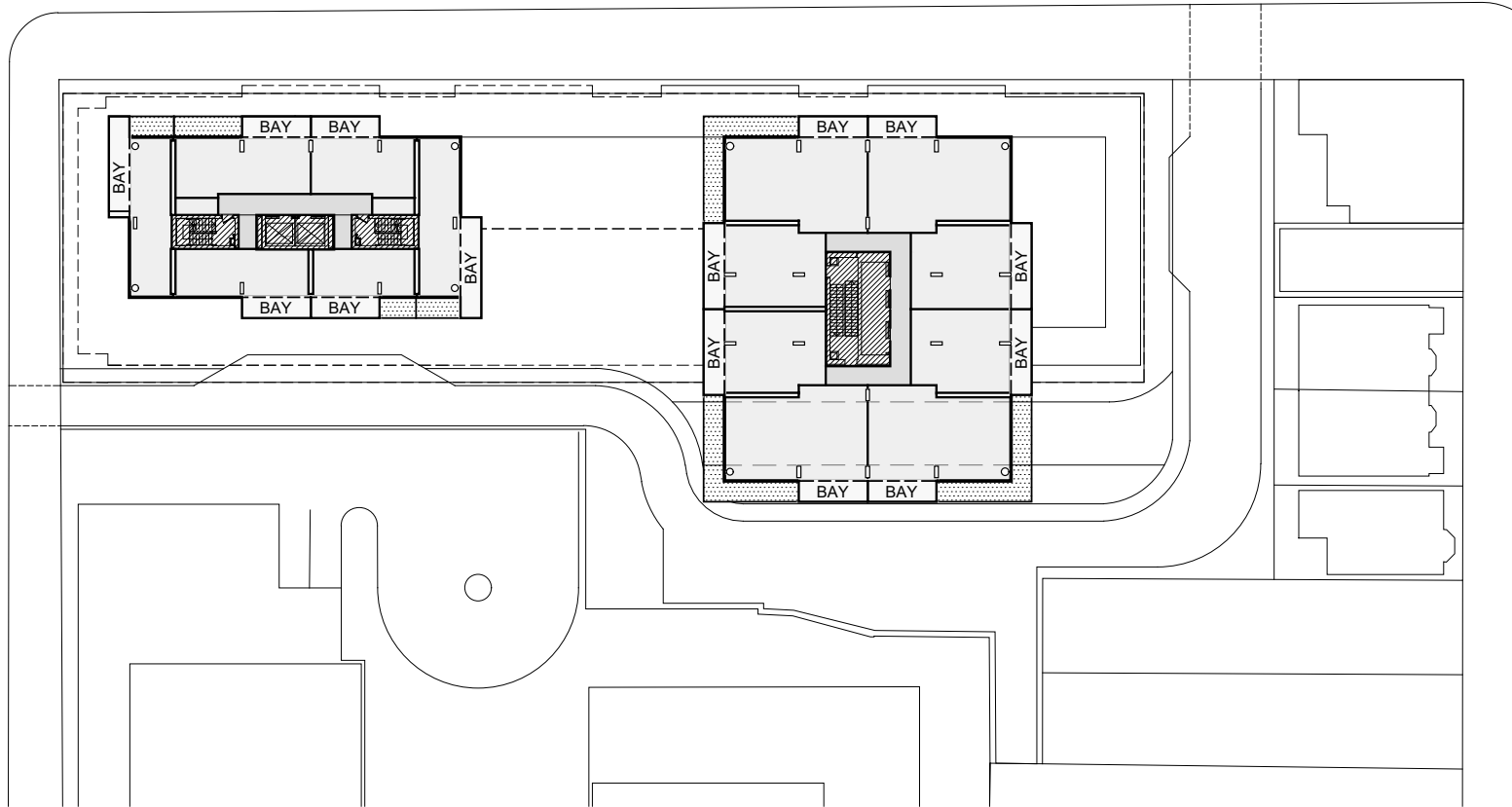
DATE
2022-06-06

Schedule Q Tower Levels 6, 7

SPRING GARDEN WEST

DEXEL + MACKAY-LYONS SWEETAPPLE ARCHITECTS LTD.

DEVELOPMENT AGREEMENT



0 5 m 10 m 20 m

LEGEND:

- BALCONY
- BAY WINDOW

MacKay-Lyons
Sweetapple Architects

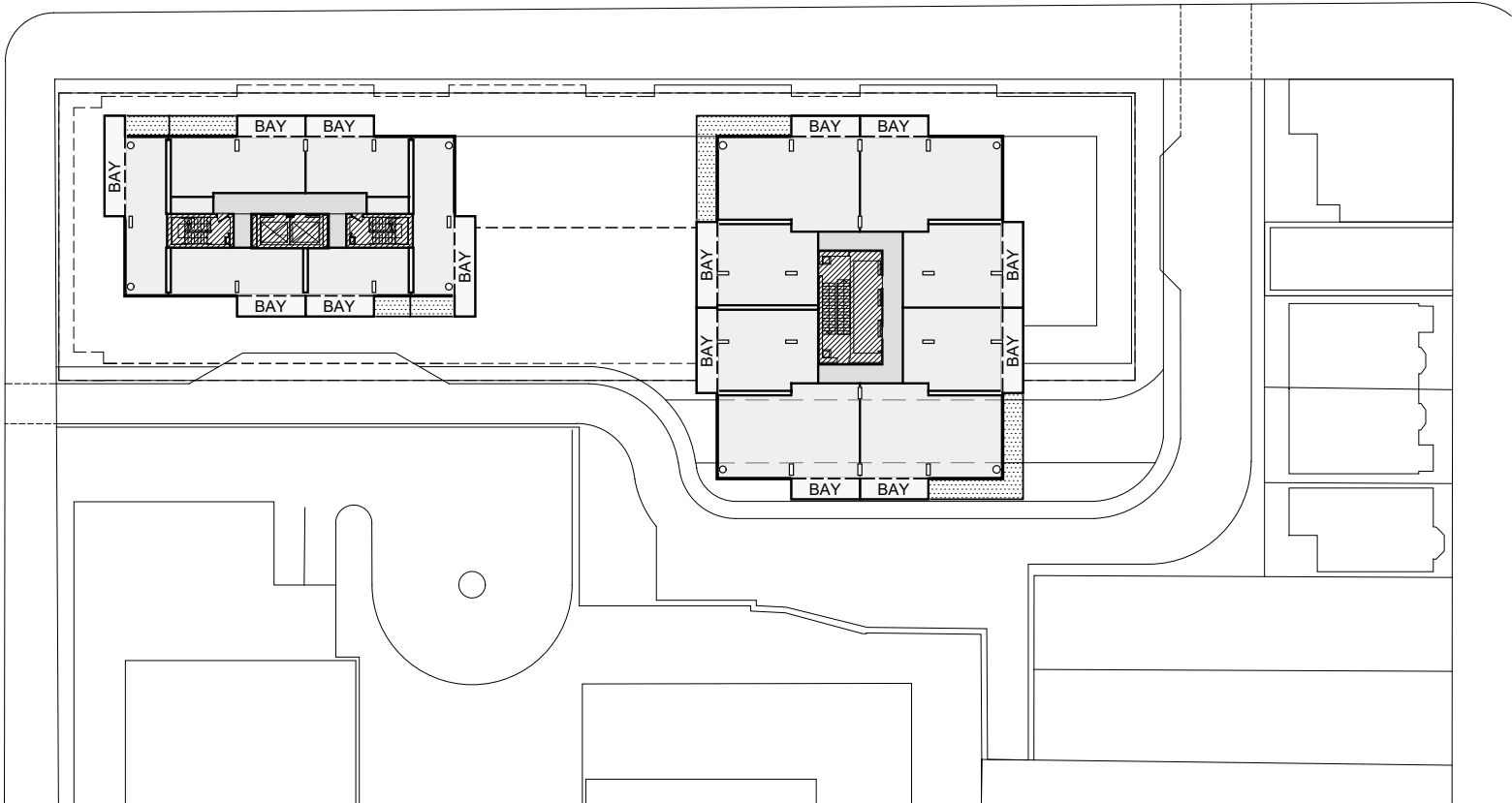
DATE
2022-06-06

Schedule R Tower Levels 8-20

SPRING GARDEN WEST

DEXEL + MACKAY-LYONS SWEETAPPLE ARCHITECTS LTD.

DEVELOPMENT AGREEMENT



0 5 m 10 m 20 m

LEGEND:

- BALCONY
- BAY WINDOW

MacKay-Lyons
Sweetapple Architects

DATE
2022-06-06

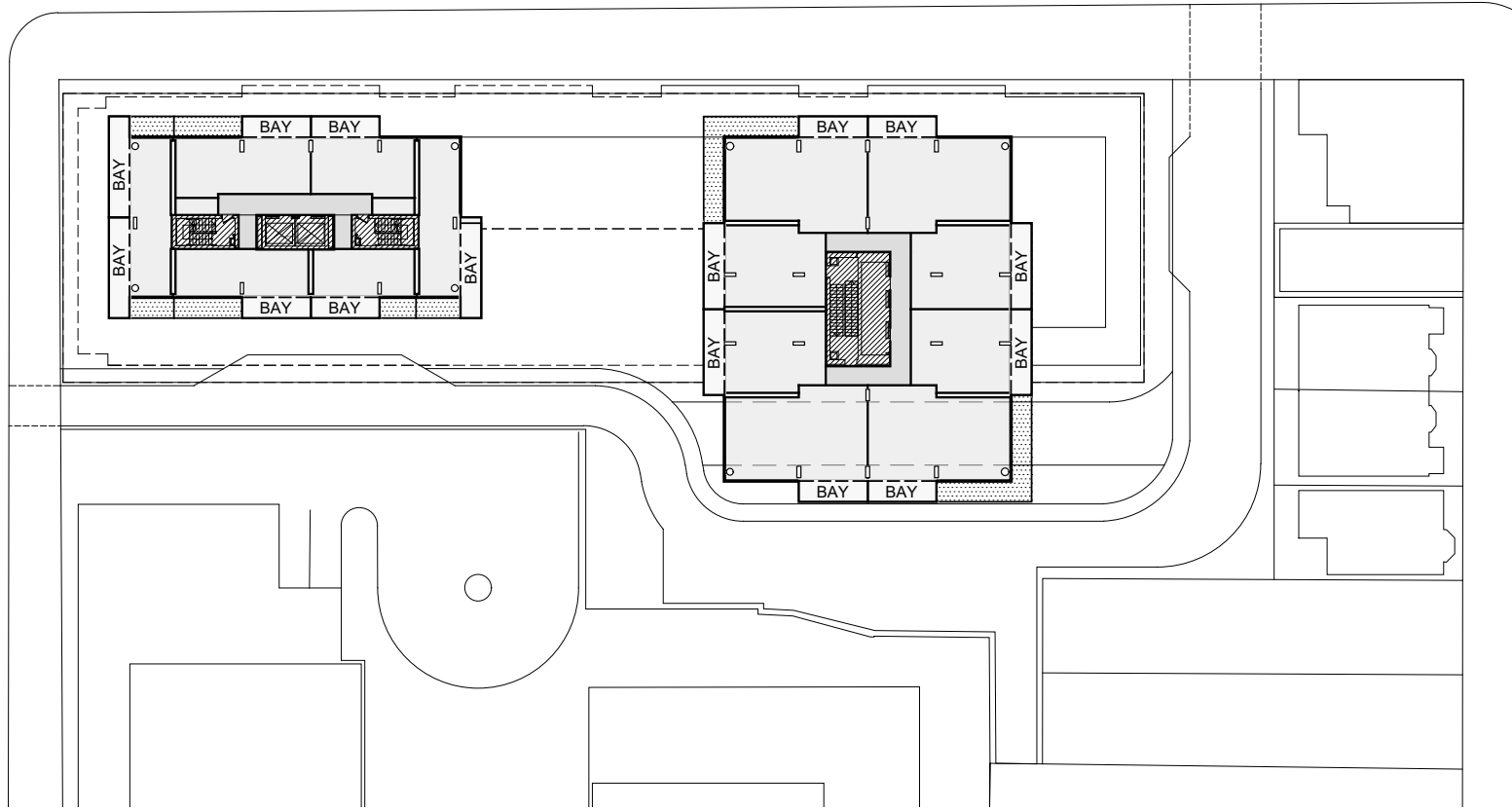
Schedule S

Tower Levels 21-23

SPRING GARDEN WEST

DEXEL + MACKAY-LYONS SWEETAPPLE ARCHITECTS LTD.

DEVELOPMENT AGREEMENT



0 5 m 10 m 20 m

LEGEND:

- BALCONY
- BAY WINDOW

MacKay-Lyons
Sweetapple Architects

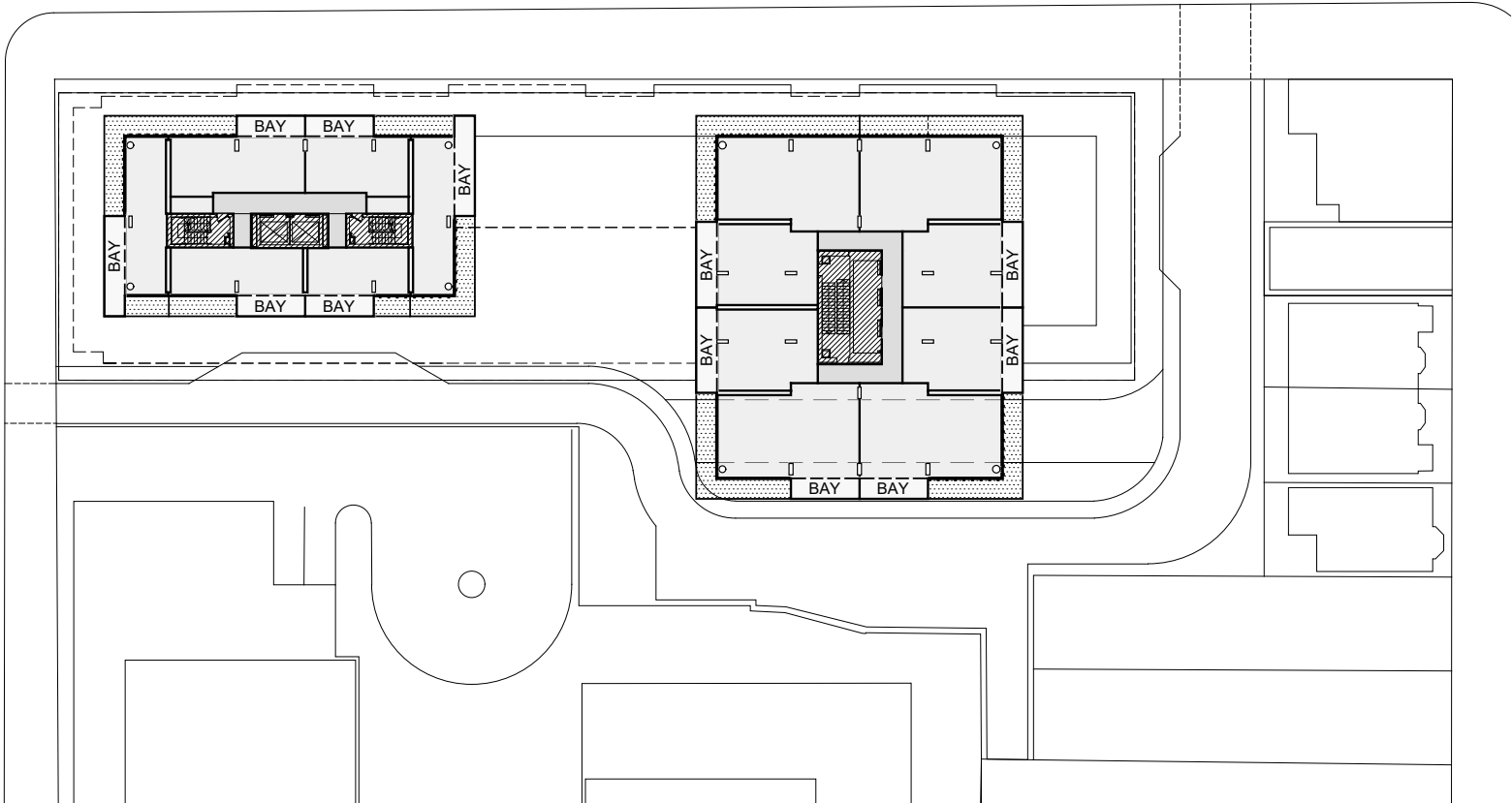
DATE
2022-06-06

Schedule T Tower Level 24

SPRING GARDEN WEST

DEXEL + MACKAY-LYONS SWEETAPPLE ARCHITECTS LTD.

DEVELOPMENT AGREEMENT



0 5 m 10 m 20 m

LEGEND:

- BALCONY
- BAY WINDOW

MacKay-Lyons
Sweetapple Architects

DATE
2022-06-06

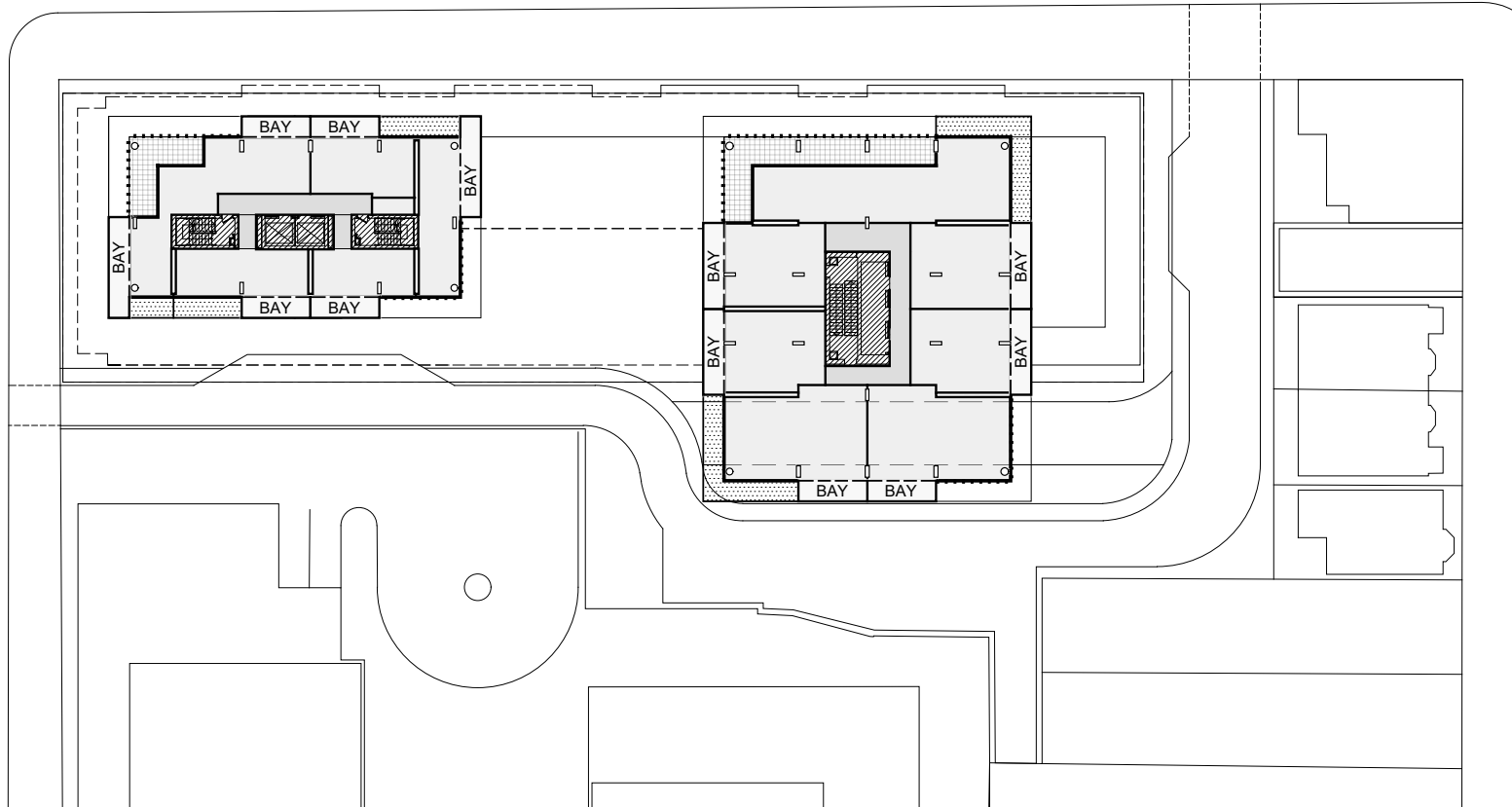
Schedule U

Tower Levels 25, 26

SPRING GARDEN WEST

DEXEL + MACKAY-LYONS SWEETAPPLE ARCHITECTS LTD.

DEVELOPMENT AGREEMENT



0 5 m 10 m 20 m

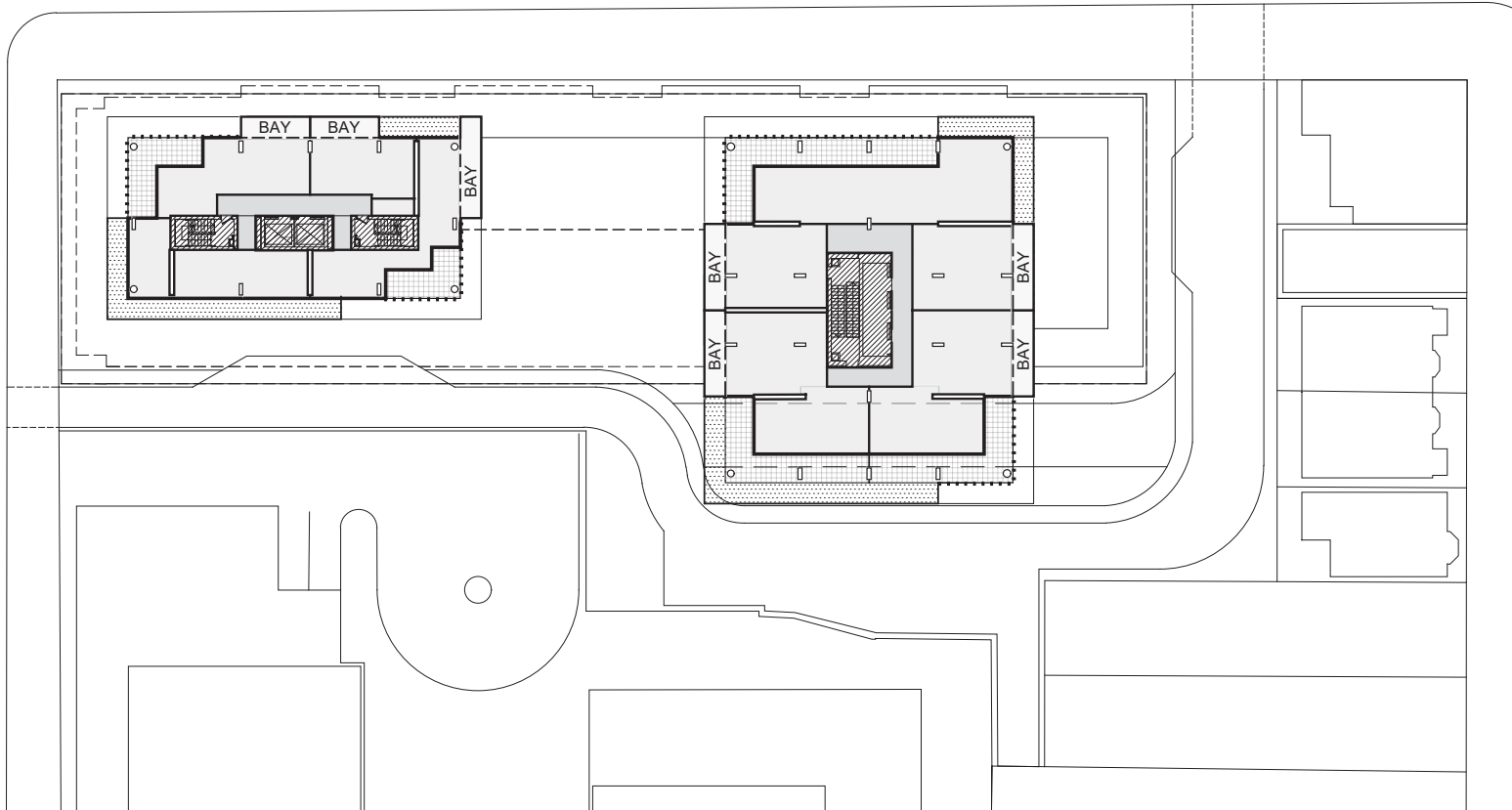
LEGEND:

- BALCONY
- BAY WINDOW
- INSET TERRACE

MacKay-Lyons
Sweetapple Architects

DATE
2022-06-06

Schedule V Tower Level 27



0 5 m 10 m 20 m

LEGEND:

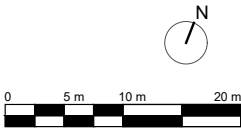
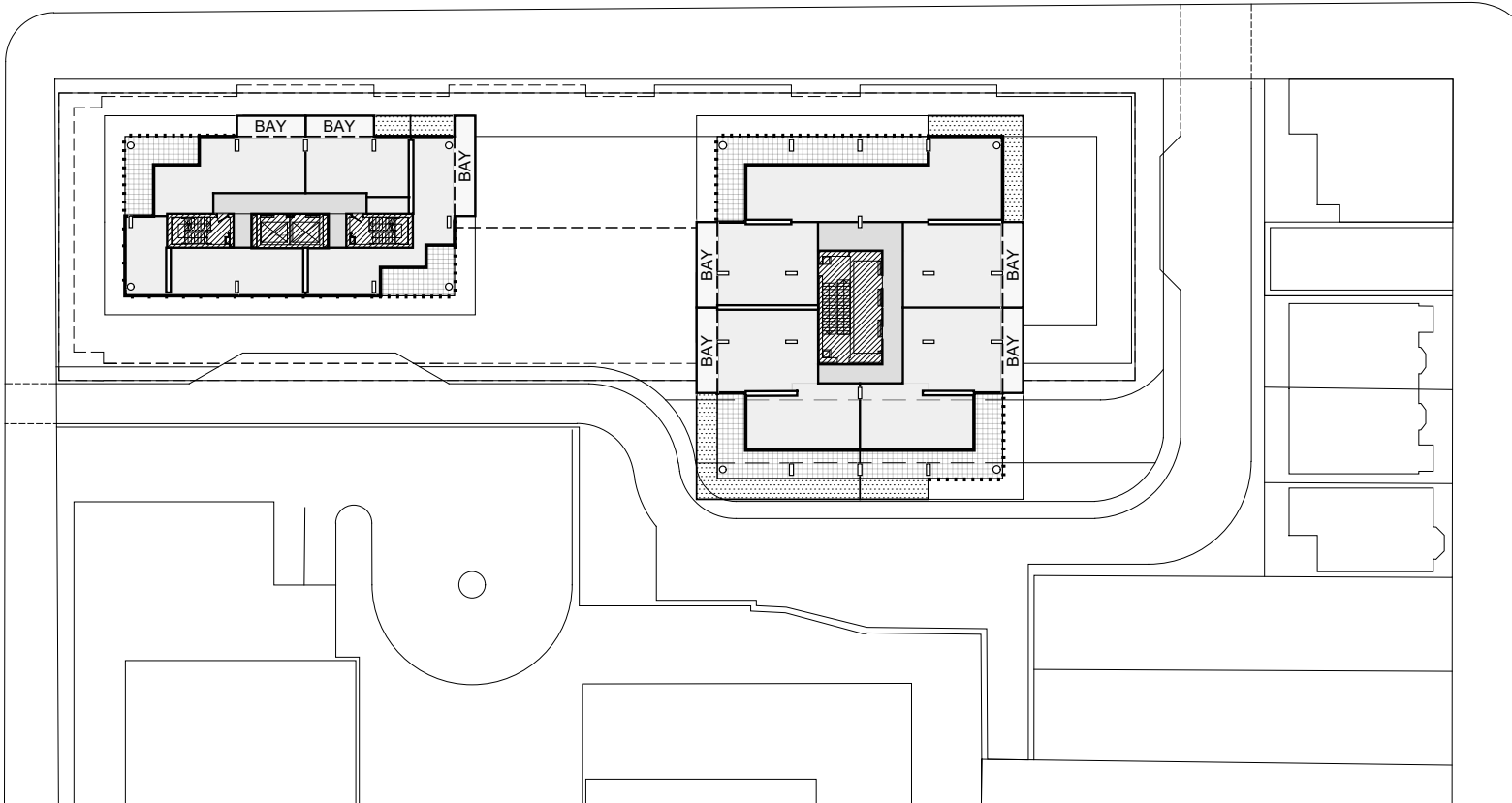
- BALCONY
- BAY WINDOW
- INSET TERRACE

Schedule W Tower Level 28

SPRING GARDEN WEST

DEXEL + MACKAY-LYONS SWEETAPPLE ARCHITECTS LTD.

DEVELOPMENT AGREEMENT



LEGEND:

	BALCONY
	BAY WINDOW
	INSET TERRACE

MacKay-Lyons
Sweetapple Architects

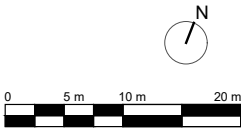
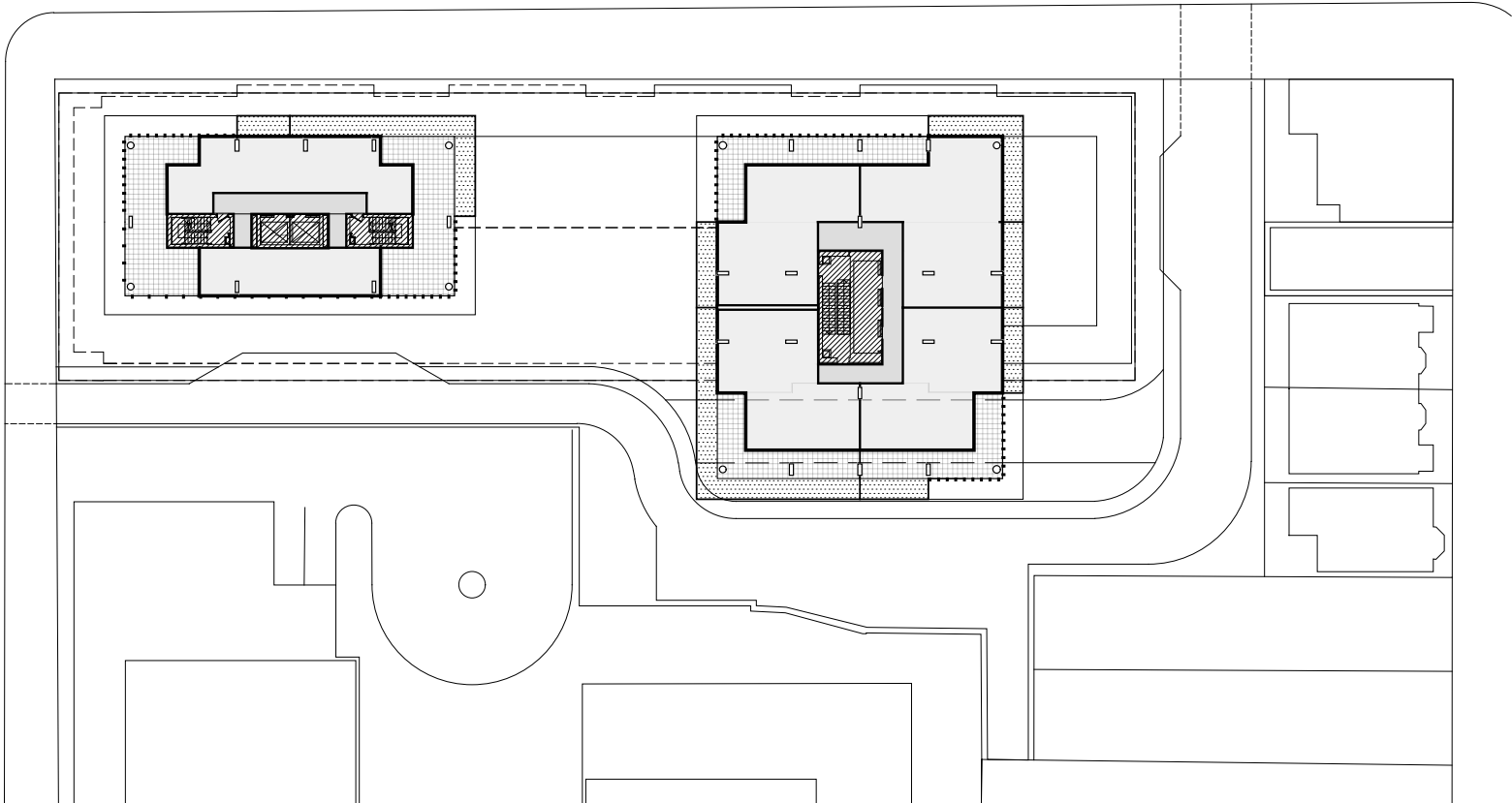
DATE
2022-06-06

Schedule X Tower Level 29

SPRING GARDEN WEST

DEXEL + MACKAY-LYONS SWEETAPPLE ARCHITECTS LTD.

DEVELOPMENT AGREEMENT



LEGEND:

	BALCONY
	BAY WINDOW
	INSET TERRACE

MacKay-Lyons
Sweetapple Architects

DATE
2022-06-06

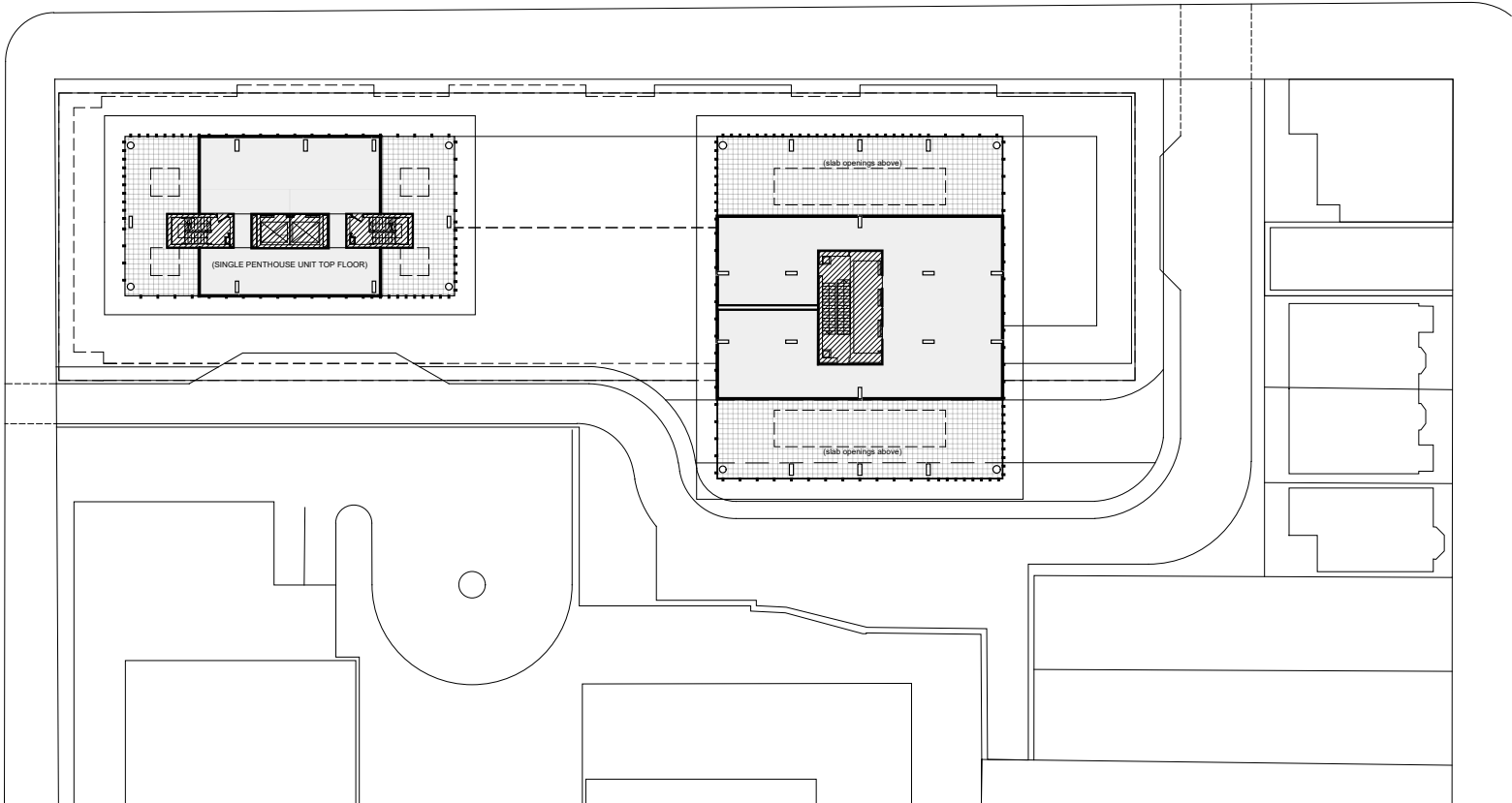
Schedule Y

Tower Level 30

SPRING GARDEN WEST

DEXEL + MACKAY-LYONS SWEETAPPLE ARCHITECTS LTD.

DEVELOPMENT AGREEMENT



A north arrow pointing upwards, labeled with the letter "N". Below it is a scale bar with markings at 0, 5 m, 10 m, and 20 m.

LEGEND:

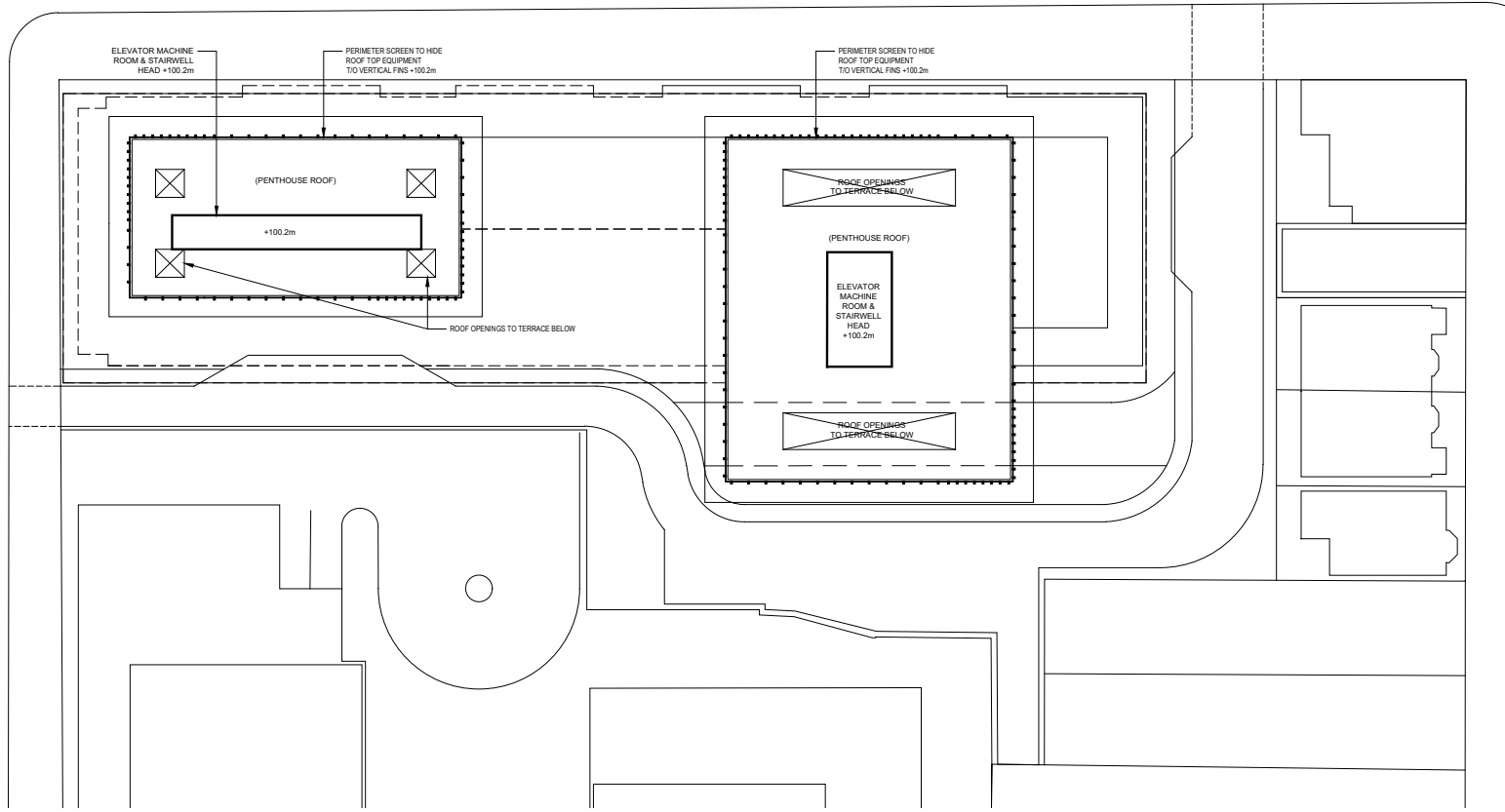
	BALCONY
	BAY WINDOW
	INSET TERRACE

Schedule Z Tower Roof Plan

SPRING GARDEN WEST

DEXEL + MACKAY-LYONS SWEETAPPLE ARCHITECTS LTD.

DEVELOPMENT AGREEMENT



MacKay-Lyons
Sweetapple Architects

DATE
2022-06-06