

# SCHEDULE "A" Page 1 of 2

All that certain lot, piece or parcel of land situate, lying and being on the northeastern side of York Redoubt Road in Herring Cove, Halifax County, Nova Scotia, said lot being shown as Lot 2 on a plan entitled "Plan of Survey of Lots 1 to 3 incl., a Subdivision of Land Granted to Bastion Properties Limited" prepared by Whyte, McElmon & Associates Ltd. and signed by David J. Whyte, H.S.L.S., dated October 4, 1993, said lot being more particularly described as follows:

Beginning on the northeastern boundary of York Redoubt Road at the southwestern corner of lands of Her Majesty the Queen (Department of National Defence):

Thence N64°-50'-45"E along the southeastern boundary of said Crown lands, three hundred eleven and forty-two hundredths feet (311.42') to the northwestern corner of Lot 3;

Thence S25°-14'-05"E along the southwestern boundary of Lot 2, seventy-five feet (75.00') to an angle therein;

Thence S61°-31'-39"E along said boundary, thirty-five feet (35.00') to an angle therein;

Thence S25°-14'-05"E along said boundary, two hundred eighty-two and twenty-three hundredths feet (282.23') to an angle therein;

Thence S91°-45'-01"E along said boundary, sixty-six and sixteen hundredths feet (66.16') to an angle in the northwestern boundary of Lot 2, land conveyed to Robert C. Risley;

Thence S54°-12'-15"W along said boundary, fifty-four and eighty hundredths feet (54.80') to an angle therein;

Thence S21°-28'-02"W along said boundary and continuing along the northwestern boundary of Lot 1 A-C, land conveyed to Special Projects Limited, one hundred nineteen and eight hundredths feet (119.08') to the eastern corner of Lot 1;

Thence N48°-19'-18"W along the northeastern boundary of Lot 1, seventy and thirty-three hundredths feet (70.33') to an angle therein;

Thence N25°-14'-05"W along said boundary, four hundred eighteen and eighty-eight hundredths feet (418.88') to the northeastern corner of Lot 1;

Thence S73°-26'-13"W along a northwestern boundary of Lot 1, one hundred fifty-eight and seventy hundredths feet (158.70') to a northwesterly corner thereof;

Thence S16°-30'-44"E along a southwestern boundary of Lot 1, sixty-six and fifty-four hundredths feet (66.54') to a northwesterly corner thereof;

Thence S72°-43'-25"W along a northwestern boundary of Lot 1, twenty feet (20.00') to a point on the curved northeastern boundary of York Redoubt Road, said curve having a radius of one thousand five hundred fifty-two and twenty-eight hundredths feet (1552.28');

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Thence northwesterly along said curved boundary and curving to the right, twenty-five and fifty-two hundredths feet (25.52') to the end of said curve;

Thence N16°-20'-03"W along the northeastern boundary of York Redoubt Road, seventy-four and forty-eight hundredths feet (74.48') to the point of beginning, containing an area of 86,603 square feet (1.988 acres).

SUBJECT TO a 66' wide right of way in favour of The Crown and others, said right of way being along the southeastern boundary of the hereinbefore described Lot 2 from the northeastern boundary of Lot 1 to the southwestern boundary of Lot 3.

ALSO SUBJECT TO a right of way in favour of Lots 1 and 3, said right of way being 25' in width and being more particularly described as follows:

Beginning on the northeastern boundary of York Redoubt Road at a point being S16°-20'-03"E, a distance of eight and twenty hundredths feet (8.20') from the northwestern corner of Lot 2:

Thence N73°-26'-13"E, a distance of one hundred eighty-two and one hundredth feet (182.01') to a point;

Thence N58°-27'-20"E, a distance of one hundred thirty-three and fifty-six hundredths feet (133.56') to the southwestern boundary of Lot 3;

Thence S25°-14'-05"E along said boundary, twenty-five and fifteen hundredths feet (25.15') to a point thereon;

Thence S58°-27'-20"W, a distance of one hundred thirty-four and eight hundredths feet (134.08') to a point;

Thence S73°-26'-13"W, a distance of one hundred eighty-five and forty hundredths feet (185.40') to the northeastern boundary of York Redoubt Road;

Thence N16°-20'-03"W along said boundary, twenty-five feet (25.00') to the point of beginning, containing an area of 7,939 square feet.

ALL BEARINGS in the foregoing description being based on the Nova Scotia Coordinate System, Zone 5, central meridian Longitude 64°-30' West.

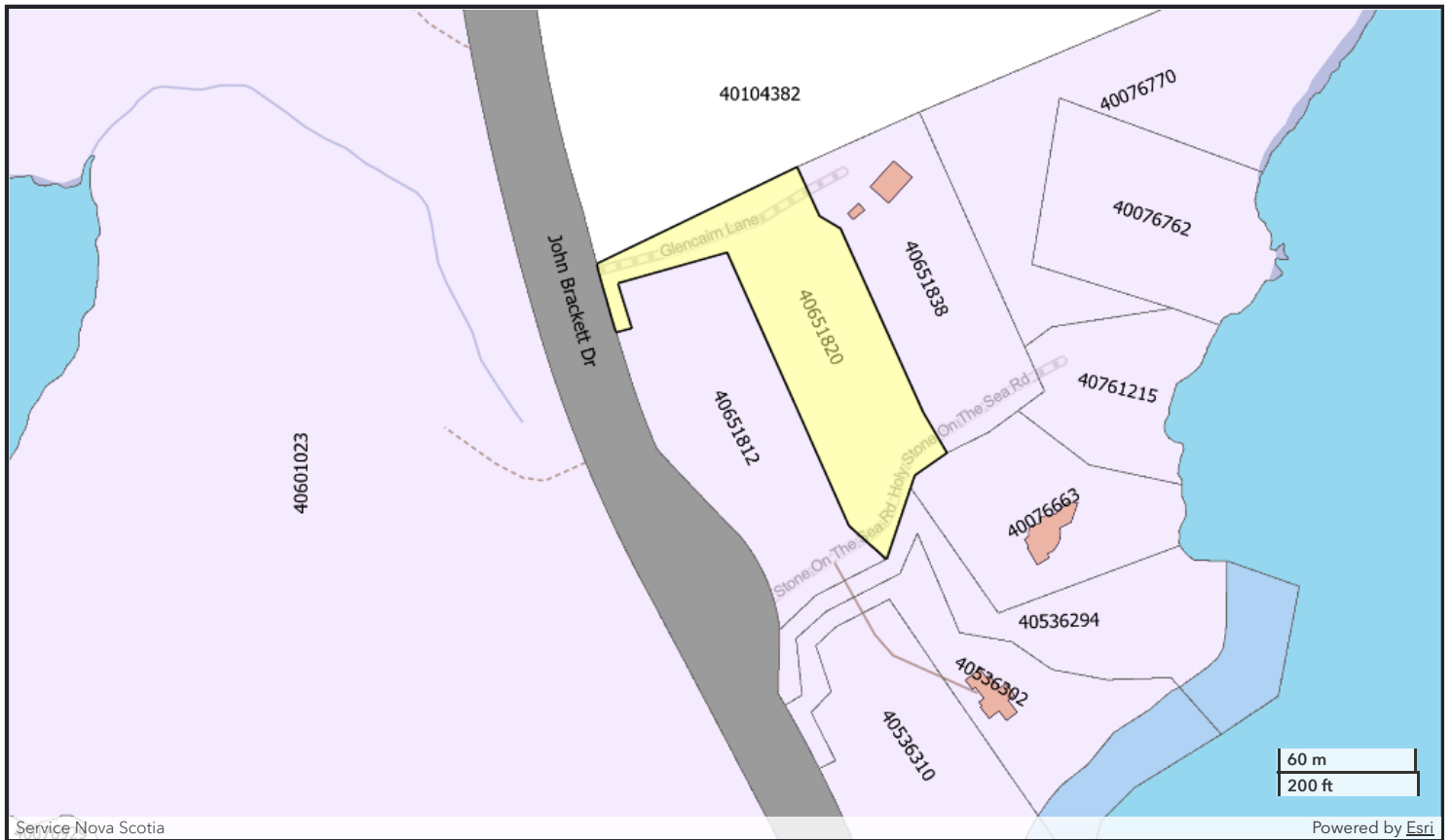
ALSO SUBJECT TO AND TOGETHER WITH the rights of way, easements and reservations as described in Crown Grant No. 23522 (Petition No. 35098, Order of the Governor in Council 92-753, dated July 28, 1992) made by Her Majesty the Queen in favour of Bastion Properties Limited dated May 31, 1993 and recorded at the Registry of Deeds office at Halifax on June 24, 1993 in Grant Book 14 at Page 12 as Document No. 23661.

ALSO SUBJECT TO AND TOGETHER WITH an agreement dated December 1, 1993 made among Bastion Properties Limited, Lowell L. Perry, Gladys M. Perry, Perry Construction Services Limited, J. William E. Mingo, Robert C. Risley, Dennis Farrell, Carolyn Stephens-Farrell, Special Projects Limited and Jacqueline Fortart and recorded at the Registry of Deeds office at Halifax on December 2, 1993 in Book 5501 at Page 789.

ALSO SUBJECT TO AND TOGETHER WITH an easement agreement dated March 7, 1997 made among Lowell L. Perry, Gladys M. Perry, Glencairn Holdings Limited and Donald J. Beaton and recorded at the Registry of Deeds office at Halifax on March 19, 1997 in Book 6029 at Page 611.

AND SUBJECT TO the restrictive covenants

Reference is made to Document No. 92006742



**PID:** 40651820  
**County:** HALIFAX COUNTY  
**LR:** NOT LAND REGISTRATION

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [Land Registration Act subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.