

SCHEDULE “A”

ALL THAT PARCEL of land situate northerly of Mitchell Road in Brookside, County of Halifax, Province of Nova Scotia, being designated as PID 41075581 on a “Plan of Survey Showing PID 41075581, Lands Assessed to In Care of William D. Yeadon and Walter Yeadon Estate”, prepared by WSP Canada Inc., dated August 19, 2022 and signed by Timothy Crowell, NSLS; said PID 41075581 having an area of 596.3 square metres, more or less, and being more particularly described as follows:

PREMISING that all bearings herein are grid derived from GNSS observation referenced to the Nova Scotia Coordinate Survey System (N.S.H.P.N. 227830) and are referred to meridian 64 degrees 30 minutes West, Zone 5, NAD83 (2010 Epoch).

COMMENCING at a found iron bar, being at a southwesterly corner of Lot 2A (PID 00492090) and on a northerly boundary of Mitchell Road, as shown on the aforementioned plan;

THENCE South 37 degrees 51 minutes 12 seconds West along a northerly boundary of said Mitchell Road, a distance of 3.562 metres to a placed nail, being at a northerly corner of said Mitchell Road, as shown on the aforementioned plan;

THENCE South 71 degrees 12 minutes 35 seconds West along a northerly boundary of said Mitchell Road, a distance of 14.906 metres to a point, being on a northerly boundary of said Mitchell Road and at a southeasterly corner of lands now or formerly of Jean Louis Comeau (PID 40255085), as shown on the aforementioned plan;

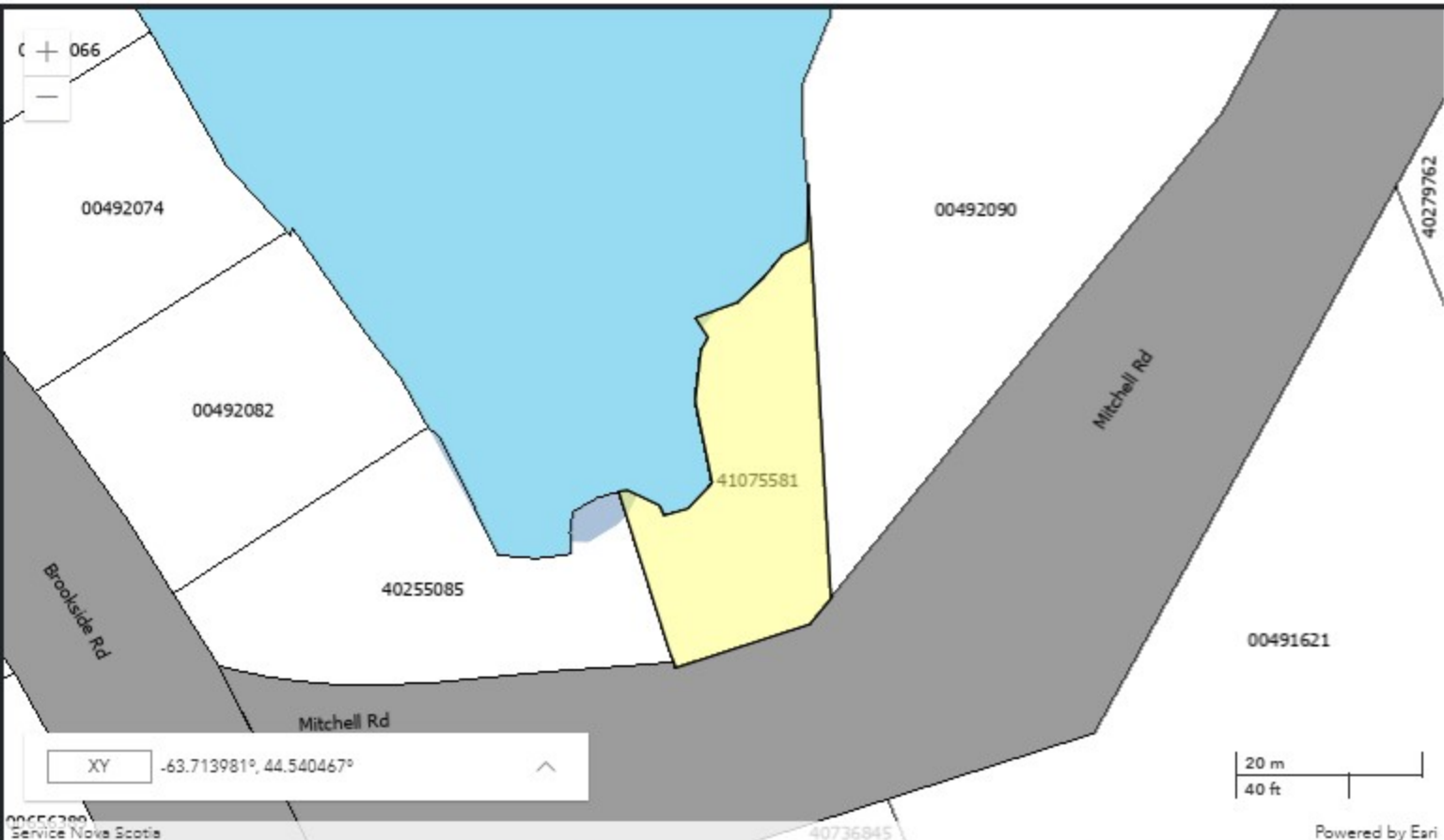
THENCE North 18 degrees 47 minutes 25 seconds West along an easterly boundary of said lands now or formerly of Jean Louis Comeau, a distance of 19.500 metres, more or less, to a point, being at a northeasterly corner of said lands now or formerly of Jean Louis Comeau, also being a point on the ordinary high water mark of McGrath Lake,

THENCE in a northeasterly direction following the various course of the ordinary high water mark of said McGrath Lake, a distance of 50.0 metres, more or less, to a point on the ordinary high water mark of said McGrath Lake, also being on a westerly boundary of said Lot 2A, as shown on the aforementioned plan;

THENCE South 04 degrees 13 minutes 29 seconds East along a westerly boundary of said Lot 2A, a distance of 43.733 metres, more or less, to the point of commencement.

SUBJECT TO a right of way in favour of Macintyre Developments Limited, said right of way being recorded at the Land Registration Office in Book 7424, Page 1073.

Reference is made to Book 2997 at Page 1049



Lat: 44-32-026N

Long: 063-42-050W

Scale: 563

Go

Zoom: 18

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.