



April 14, 2025

Re: Substantive Development Agreement Amendment Application for 131 Hanwell Drive (PID 41292822) in Middle Sackville, NS

To whom it may concern,

On behalf of our client, ACA Holdings Ltd., WSP Canada Inc. (WSP) is applying for a substantive amendment to an existing Development Agreement (Document No. 91735762) for a proposed multiple unit dwelling with ground floor commercial located at 131 Hanwell Drive (PID 41292822) in Middle Sackville. This proposed amendment intends to allow for a time extension to the commencement of development date and completion of development date.

On July 10, 2008, North West Community Council approved a Development Agreement for development and subdivision of lands between Highway 101 and Sackville Drive. On March 7, 2011, and June 20, 2022, First and Second Amending Agreements were subsequently approved by North West Community Council that together comprise the existing Agreement.

SUPPORTING MATERIAL

To assist with this application, the following supporting materials are enclosed as attachments:

1. Appendix 1: Registered Development Agreement No. 91735762 and associated amendments
2. Appendix 2: Legal Description of Parcel

1 Spectacle Lake Drive
Dartmouth, NS
Canada B3B 1X7

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F: +1 902-835-1645
wsp.com

SITE OVERVIEW

The subject site is located within the Sackville Plan area, under the Sackville Land Use Bylaw (LUB). The property has approximately 68.8 m frontage on Hanwell Drive and 46.5 m on Swindon Drive and backs onto Margeson Drive right-of-way. The site consists of PID 42192822 and has a total area of approximately 5,625 sq m. The site is designated for Rural Residential within the Sackville Municipal Planning Strategy (MPS) and is zoned CDD (Comprehensive Development District) under the Sackville LUB. The site has an existing Development Agreement that permits the construction of a multiple dwelling unit with ground floor commercial.

Figure 1: Subject Site



PROPOSED AMENDMENTS

ACA Holdings Ltd. requests that a Substantive Development Agreement Amendment be considered on the site. An overview of the proposed substantive amendments requested as part of this application are as follows:

1. Section 8.3.3 of the Agreement stipulates that if the development of the multiple unit dwelling with ground floor commercial space has not commenced within three (3) years of the date of registration (August 4, 2022) of the Second Amending Agreement, the Agreement shall have no further force. The applicant proposes to amend the existing Development Agreement to allow for a time extension to the commencement of development. The request is to extend the commencement date by eight (8) years resulting in a commencement date of August 4, 2033.
2. Section 8.3.4 of the Agreement stipulates that if the development of the multiple unit dwelling with ground floor commercial space has not been completed within five (5) years of the date of registration (August 4, 2022) of the Second Amending Agreement, the lands shall conform with



the provisions of the Land-Use-By-law. The applicant proposes to amend the existing Development Agreement to allow for a time extension to the completion date. The request is to extend the completion date by eight (8) years resulting in a completion date of date of August 4, 2035.

3. Section 6.2 of the Agreement stipulates the types of amendments that are to be considered non-substantive. The applicant proposes that 6.2.c of the Agreement be amended to include Section 8.3.3. This would result in any future amendments requesting extensions to a commencement date for the multiple unit dwelling with ground floor commercial space to be considered as a non-substantive amendment. The applicant also proposes amending 6.2.d to include reference to Section 8.3.4. This would result in any future amendments requesting extensions to a completion date for the multiple unit dwelling with ground floor commercial space to be considered as a non-substantive amendment.

PLANNING RATIONALE

Extension Request

An eight (8) year commencement extension to Section 8.3.3 of the Agreement is requested. ACA Holdings Ltd. has been actively working to initiate construction. All required permits have been applied for and have either been received (approved) or are in progress. Additionally, detailed engineering work is underway and nearing completion. The extension request for commencement is due to financial constraints and the time required to secure additional funding to meet lender requirements. Ongoing tariff discussions and their implementation have also added uncertainty, further destabilizing financial targets. Obtaining a time extension would allow for adequate time to secure the required financing. The request is to extend the commencement date by eight (8) years resulting in a new commencement date of August 4, 2033 and completion date of August 4, 2035.

Non-Substantive Amendments Request

Future extension to commencement and completion dates are requested to be considered non-substantive amendments. HRM's typical process for development agreements is to consider time extension requests as non-substantive amendments. Additionally, any time extension requests for the other lands subject to the current development agreement (Document No. 91735762) are considered to be non-substantive. Following discussions with HRM Staff, it is understood that the exclusion of Sections 8.3.3 and 8.3.4., which were added as part of the Second Amending Agreement and related to time extension requests for development at 131 Hanwell Drive (PID 42192822), from Sections 6.2.c and 6.2.d. was likely a clerical error. The request to amend Sections 6.2.c and 6.2.d to consider future time extension requests as non-substantive would bring the requirement into alignment with HRM's typical approach.



CLOSING

ACA Holdings Ltd. is committed to delivering high-quality developments throughout Halifax, especially in Middle Sackville. Middle Sackville has continued to grow and is expected to continue to grow for years to come. The proposed development reflects a path forward for mixed-use development supporting complete communities, in a timeline that is more reasonable given current market and political conditions.

The proposed substantive development agreement amendment is consistent with the intent of applicable municipal policies, and we look forward to discussing the proposed development with Staff.

We appreciate your timely review to determine the fastest and most efficient path for this application and respectfully request that you provide us with an estimated schedule for processing the substantive development agreement amendment. Should you have any questions or comments at this time regarding this application, please do not hesitate to contact me.

Yours sincerely,



WSP ref.: 0049171.9102

APPENDIX 1

REGISTERED
DEVELOPMENT
AGREEMENT NO. 91735762
AND ASSOCIATED
AMENDMENTS

37

Form 44

Request to the Registrar of Deeds to Register a Document

Registration district: SackvilleSubmitter's name: Cheryl Byrne, Planning Controller, Regional and Community Planning

Take notice that the attached document relates to 3 parcels that are not registered under the *Land Registration Act*, and the document may be accepted for registration under the *Registry Act* because it is (select one only)

- ☐ not a transfer for valuable consideration
- ☐ not a mortgage or security interest as defined in the *Land Registration Administration Regulations*.
- ☐ a transfer of a parcel between persons married to one another
- ☐ a transfer of a parcel between persons formerly married to one another, if the transfer is for the purpose of division of matrimonial assets.
- ☐ transfer of a parcel between persons who are parties to a registered domestic partnership agreement.
- ☐ a transfer of a parcel acquired by Her Majesty in right of the Province or a municipality for the purpose of road widening, alignment or movement.
- ☐ a deed to a predecessor in title being registered in order to feed the estoppel or clarify title.
- ☐ a transfer of an unregistered piece of land that is being created as a parcel under the subdivision provisions of Part IX of the *Municipal Government Act* solely for purposes of consolidation with an abutting unregistered parcel.
- ☐ a transfer of a parcel from the Nova Scotia Farm Loan Board to a borrower under the *Agriculture and Rural Credit Act*.
- ☒ any other instrument not mentioned above that is not required to be registered or recorded under the *Land Registration Act*

I hereby request that this document be registered under the *Registry Act*.

Dated at Dartmouth, in the County of Halifax, Province of Nova Scotia, September 25, 2008.

HALIFAX COUNTY LAND REGISTRATION OFFICE	
I certify that this document was registered or recorded as shown here.	
Registrar	
91735762	LR <input type="checkbox"/> ROD <input checked="" type="checkbox"/>
SEP 29 2008	13:19
MM DD YYYY	Time

mw

THIS AGREEMENT made this 23 day of, 2008,

BETWEEN:

ARMCO CAPITAL INCORPORATED
(hereinafter called the "Developer")

OF THE FIRST PART

-and-

HALIFAX REGIONAL MUNICIPALITY,
a body corporate, in the County of
Halifax, Province of Nova Scotia
(hereinafter called the "Municipality")

OF THE SECOND PART

WHEREAS the Developer is the registered owner of certain lands located between Highway 101 and Sackville Drive in Middle Sackville, referenced by P.I.D. Nos. 40281479, 40152670, and 40875346, and which said lands are more particularly described in the Schedules "A" to this Agreement ("the Lands");

AND WHEREAS the Developer has requested that the Municipality enter into a development agreement to allow for subdivision and development of the Lands pursuant to the provisions of the Municipal Government Act, Halifax Regional Municipal Planning Strategy and the Municipal Planning Strategy and Land Use By-law for Sackville;

AND WHEREAS North West Community Council ("the Community Council") approved this Agreement at a meeting held on July 10, 2008;

THEREFORE in consideration of the benefits accrued to each party from the covenants herein contained, the Parties agree as follows:

PART 1: GENERAL REQUIREMENTS AND ADMINISTRATION

1.1 Applicability of Agreement

The Developer agrees that the Lands shall be developed and used only in accordance with and subject to the terms and conditions of this Agreement.

1.2 Applicability of Land Use By-law and Subdivision By-law

Except as otherwise provided for herein, the development and use of the Lands shall comply with the requirements of the Sackville Land Use By-law ("the Land Use By-law") and the Regional Subdivision By-law for Halifax Regional Municipality ("the Subdivision By-law"), as may be amended from time to time.

1.3 Applicability of Other By-laws, Statutes and Regulations

Further to Section 1.2, nothing in this Agreement shall exempt or be taken to exempt the Developer, lot owner or any other person from complying with the requirements of any by-law of the Municipality applicable to the Lands (other than the Land Use By-law to the extent varied by this Agreement), or any statute or regulation of the Provincial/Federal Government and the Developer or Owner agrees to observe and comply with all such laws, by-laws and regulations in connection with the development and use of the Lands.

The Developer shall be responsible for securing all applicable approvals associated with the on-site and off-site servicing systems required to accommodate the development, including but not limited to sanitary sewer system, water supply system, stormwater sewer and drainage system, and utilities. Such approvals shall be obtained in accordance with all applicable by-laws, standards, policies, and regulations of HRM and other approval agencies. All costs associated with the supply and installation of all servicing systems and utilities shall be the responsibility of the Developer. All design drawings and information shall be certified by a Professional Engineer.

1.4 Conflict

Where the provisions of this Agreement conflict with those of any by-law of the Municipality applicable to the Lands (other than the Land Use By-law to the extent varied by this Agreement) or any provincial or federal statute or regulation, the higher or more stringent requirements shall prevail.

Where the written text of this Agreement conflicts with information provided in the Schedules attached to this Agreement, the written text of this Agreement shall prevail.

1.5 Costs, Expenses, Liabilities and Obligations

The Developer shall be responsible for all costs, expenses, liabilities and obligations imposed under or incurred in order to satisfy the terms of this Agreement and all federal, provincial and municipal regulations, by-laws or codes applicable to any lands.

1.6 Provisions Severable

The provisions of this Agreement are severable from one another and the invalidity or unenforceability of one provision shall not affect the validity or enforceability of any other provision.

PART 2: DEFINITIONS AND AGREEMENT

2.1 All words unless otherwise specifically defined herein shall be as defined in the applicable Land Use By-law and Subdivision By-law.

2.2 In this Agreement, unless the context otherwise requires:

- (a) "Community Planning Strategy" means the Municipal Planning Strategy for Sackville, as amended from time to time.
- (b) "Regional Planning Strategy" means the Regional Municipal Planning Strategy of the Municipality.

PART 3 USE OF LANDS AND DEVELOPMENT PROVISIONS

3.1 SUBDIVISION

3.1.1 Any subdivision application shall substantially conform with the permitted development, lot layout and minimum lot frontage and area design standards presented on Schedule B.

3.1.2 Unless otherwise acceptable to the Development Officer, subdivision applications shall be submitted in accordance with the Phasing Plan presented as Schedule C and the Development Officer shall grant subdivision approvals for the phase for which approval is sought subject to all applicable terms and conditions of this Agreement.

3.1.3 The Parties acknowledge that, prior to entering into this Agreement, the Municipality granted final subdivision design approval under the provisions of the former County of Halifax Subdivision By-law, referenced by the Municipality as file 19980686-19-F, for lots with frontage on Sackville Drive which are located within a tree retention area shown on Schedule E. In consideration of the benefits accrued by this Agreement, the Developer agrees that, upon registration of this Agreement, the said subdivision approval is null and void and shall not be registered at the Registry of Deeds and, in the event that the said subdivision plan is registered at the Registry of Deeds prior to the registration of this

Agreement, this Agreement shall be null and void and no municipal approvals shall be granted pursuant to its provisions.

3.2 SCHEDULES

The Developer shall develop the lands in a manner, which, unless otherwise provided for by this Agreement, are, in the opinion of the Development Officer, in conformance with the Schedules attached to this Agreement.

The Schedules are:

Schedule A:	Legal Description of the Lands
Schedule B:	Concept Plan
Schedule C:	Phasing Plan
Schedule D:	Streets, Sidewalks and Walkway Plan
Schedule E:	Tree Retention Plan
Schedule F:	Water System Plan
Schedule G:	Storm Water Plan
Schedule H:	Sanitary Sewer Plan
Schedule I:	Architectural Design Criteria for Townhouses and Apartment Buildings

3.3 REQUIREMENTS PRIOR TO APPROVAL

3.3.1 No subdivision approvals shall be granted unless:

- (a) if required, a parkland dedication agreement has been entered into in accordance with the requirements of Section 3.6.1 of this Agreement; and
- (b) notification has been received from the Engineer that a left hand turning lane has been constructed in accordance with the requirements of Section 4.3.2 of this Agreement.

3.3.2 No municipal development permit shall be granted unless:

- (a) a lot grading plan has been prepared in accordance with the requirements of Section 3.5.9 of this Agreement and the plan has been approved by the Engineer; and
- (b) a landscaping plan has been prepared by a Professional Landscape Architect in accordance with the requirements of Section 3.8 of this Agreement.

- 3.3.3 No building permit shall be granted unless the Developer has completed the Municipality's MICI (Multi-unit/Industrial/Commercial/Institutional/Commercial) process for any multi-unit or commercial development.
- 3.3.4 Notwithstanding any other provision of this Agreement, the Developer shall not occupy or use the Lands for any of the uses permitted by this Agreement unless an Occupancy Permit has been issued by the Municipality. No Occupancy Permit shall be issued by the Municipality unless and until the Developer has complied with all applicable provisions of this Agreement and the Land Use By-law (except to the extent that the provisions of the Land Use By-law are varied by this Agreement) and with the terms and conditions of all permits, licenses, and approvals required to be obtained by the Developer pursuant to this Agreement.
- 3.3.5 No Occupancy Permit shall be granted for any multi-unit development or any commercial development unless a certification has been received from a Professional Landscape Architect in accordance with Section 3.8 of this Agreement.
- 3.3.6 Prior to the acceptance of any streets and municipal services within any phase of subdivision, the Developer shall provide the Development Officer with certification from a Professional Engineer that the Developer has complied with the required Erosion and Sedimentation Control Plan as required by Part 5 of this Agreement.

3.4 GENERAL DESCRIPTION OF LAND USE

The use of the Lands permitted by this Agreement are the following:

- (a) 128 single unit dwellings;
- (b) 108 semi-detached dwelling units;
- (c) 55 townhouse units;
- (d) 2 multi -unit buildings containing a maximum of 128 dwelling units; and
- (e) a commercial development as prescribed by this Agreement.

3.5 DETAILED PROVISIONS FOR LAND USE

- 3.5.1 Any single unit dwelling development shown on Schedule B shall conform with the R-1 (Single Unit Dwelling) Zone provisions and requirements of the Land Use By-law except that:
- (a) the lot frontage requirements may be reduced to the minimum presented on Schedule B;
 - (b) the minimum side yard may be reduced to four (4) feet on one side provided that a minimum separation distance of twelve (12) feet is maintained between buildings; and
 - (c) a minimum of two (2) parking spaces shall be provided.

- 3.5.2 Any semi-detached development shown on Schedule B shall conform with the provisions and requirements of the R-2 (Two Unit Dwelling) Zone of the Land Use By-law except that a minimum of two (2) parking spaces shall be provided.
- 3.5.3 Any townhouse development shown on Schedule B shall conform with:
- (a) the provisions and requirements of the R-5 (Townhouse) Zone of the Land Use By-law except that the minimum side yard may be reduced to eight (8) feet and the requirements of Section 11.3(b) shall not apply and a minimum of two (2) parking spaces shall be provided; and
 - (b) the architectural design criteria for townhouses in Schedule I.
- 3.5.4 Any multi-unit development shown on Schedule B shall:
- (a) have a maximum building height of four (4) habitable stories above grade exclusive from any underground parking area;
 - (b) have a minimum of fifty percent (50%) of the required parking spaces located under the building or buildings;
 - (c) have a walkway that extends from all public entrances of each building to a public sidewalk in front of the building;
 - (d) conform with the architectural design criteria in Schedule I; and
 - (e) otherwise conform with the provisions and requirements of the R-4 (Multiple Unit Dwelling) Zone of the Land Use By-law except that the minimum required lot frontage shall not apply.
- 3.5.5 Any commercial development shown on Schedule B shall conform with the provisions and requirements of the C-2 (Community Commercial) Zone of the Land Use By-law except that uses shall be restricted to the following: retail stores; food stores; service and personal service uses; offices; commercial schools; banks and financial institutions; restaurants and take-out restaurants but shall not include drive-in restaurants; or re-cycling depots. A walkway shall extend from all public entrances of any building to a public sidewalk in front of the building.

3.5.6 Encroachments may be permitted in accordance with and subject to the following:

Structural Element	Location	Maximum Encroachment
sills, cornices, eaves, gutters, and chimneys	any yard	1.5 feet
window bays	front and rear yards	3 feet
decks	rear and side yards	4 feet provided that a minimum 4 foot side yard is maintained.
Open, roofed porches not exceeding 1 storey in height	front and rear yards	4 feet
steps and stairs	any yard	4 feet provided that a minimum 4 foot side yard is maintained

3.5.7 Any development of the Lands shall conform with the provisions and requirements of Parts 4 and 5 of the Land Use By-law.

3.5.8 The Municipality agrees that the variance provisions and procedures made under the Municipal Government Act shall apply to the development of the Lands permitted under this Agreement except that, where the Act references "land use by-law", the words "this Agreement" shall be substituted therefor.

3.5.9 Where any portion of a lot includes a non-disturbance area delineated pursuant to Section 3.7 of this Agreement, the non-disturbance area shall be shown on any lot grading plan submitted to the Municipality for approval in accordance with the Municipality's Lot Grading By-law and no development shall be permitted within the non-disturbance area.

3.6 PARKLAND

3.6.1 If required, prior to any subdivision approvals being granted, the Parties agree to enter into a park dedication agreement for the proposed parks illustrated on Schedule B and the agreement may contain terms for any site preparation or site development as agreed upon by the Development Officer.

3.6.2 The Developer shall submit a site preparation plan for the Neighborhood Park illustrated on Schedule B for approval by the Development Officer at the time subdivision approval is sought for Phase 3 and the site work shall be undertaken in accordance with this plan as a condition of acceptance by the Municipality.

3.7 TREE RETENTION

No trees shall be cut within the tree retention area illustrated on Schedule E except as provided for by this Agreement to allow for the installation of a municipal service system or to allow for the construction of a trail or parkland facility or as may otherwise be required for safety reasons or to prevent a hazard. The Developer agrees to show the tree retention areas as a non-disturbance area on any subdivision grading plan and any subdivision plan submitted for final approval with a note on the plan that no trees are to be cut within tree retention areas.

3.8 LANDSCAPING PLAN

Any municipal development permit submitted for a multi-unit development or commercial development pursuant to the provisions of Sections 3.5.4 or 3.5.5 of this Agreement shall include a landscaping plan, prepared by a Professional Landscape Architect in good standing, which illustrates the landscaping measures to be undertaken to all areas disturbed by construction. No Occupancy Permit shall be granted unless a Professional Landscape Architect certifies that the landscaping has been undertaken in accordance with the plan submitted for approval or a security has been provided, in form acceptable to the Development Officer, in the amount of one hundred and twenty percent (120%) of the estimated cost of completing the landscaping plan.

PART 4 STREETS AND MUNICIPAL SERVICES

4.1 General

All applicable construction shall satisfy the Design Guidelines unless otherwise provided for in this Agreement and shall receive written approval from the Engineer prior to undertaking the work. The Development Officer, in consultation with the Engineer, may give consideration to minor changes, provided the modifications serve to maintain or enhance the intent of this Agreement.

4.2 Off-Site Disturbance

Any disturbance to existing off-site infrastructure resulting from the development, including but not limited to, streets, sidewalks, curbs and gutters, street trees, landscaped areas and utilities, shall be the responsibility of the Developer, and shall be reinstated, removed, replaced or relocated by the Developer as directed by the Development Officer, in consultation with the Engineer.

4.3 Streets

4.3.1 Where any street is proposed to service townhouse developments and which said street is not proposed to be owned and maintained by the Municipality, no subdivision approvals shall be granted with lot frontage on the street and a note shall be placed on the subdivision plan that the Municipality does not own or maintain the street.

4.3.2 The Developer shall, at its own cost, construct a west bound left turning lane on Sackville Drive at the entrance to the street identified as Drive F on Schedule B. The turning lane shall conform with the Design Guidelines and the timing of construction shall be as directed by

the Engineer.

4.4 Water Distribution System

The water distribution system shall conform with the Halifax Regional Water Commission Design and Construction Specifications unless otherwise acceptable to the Water Commission.

4.5 Sanitary Sewer System and Storm Drainage System

The sanitary sewer system and the storm drainage system shall conform with the Design Guidelines, unless otherwise acceptable to the Engineer.

4.6 Solid Waste Facilities - Within Multi-Unit Buildings

The multi-unit buildings shall include a designated space for three stream (refuse, recycling and composting) source separation services. This designated space for source separation services shall be shown on the building plans and approved by the Development Officer and Building Inspector in consultation with Solid Waste Resources. This solid waste storage area shall be screened from public view by means of opaque fencing or masonry walls with suitable landscaping.

5.0 ENVIRONMENTAL PROTECTION MEASURES

5.1. The Developer agrees to have prepared by a Professional Engineer and submitted to the Municipality and the Department of the Environment (if applicable) a detailed Erosion and Sedimentation Control Plan for the development of the Lands. The plans shall comply with the Erosion and Sedimentation Control Handbook for Construction Sites as prepared and revised from time to time by the Nova Scotia Department of the Environment. Notwithstanding other Sections of this Agreement, no work is permitted on the Lands until the requirements of this clause have been met and implemented.

5.2 The Developer agrees to undertake all construction activities in accordance with the erosion and sedimentation control plan, unless otherwise directed by the Nova Scotia Department of the Environment and also agrees to assume sole responsibility for compliance with all environmental regulations of the Nova Scotia Department of the Environment. A security deposit in the amount of twenty thousand dollars (\$20,000.00) per phase shall be provided by the Developer in the form acceptable to the Municipality. In the event that two or more phases are under construction at the same time, an additional deposit of ten thousand dollars (\$10,000) shall be provided for each subsequent phase. The deposit shall be provided prior to the commencement of any clearing and grubbing, and may be transferred from phase to phase as development proceeds. The Municipality may use the deposit to remedy any and all environmental problems that may result from development of the Lands. The developer shall be responsible for all costs in this regard exceeding twenty thousand dollars (\$20,000.00). For any phase, the security deposit or the unused portion of the security deposit shall be returned to the Developer once any environmental problems that result from non-compliance with this Agreement are remedied or where no environmental problems have resulted, upon acceptance of the primary and secondary services by the Municipality;

- 5.3 If the Developer fails at any time during any site work or construction to fully conform to the approved plans as required under Section 5, the Municipality shall require that all site and construction works cease, except for works which may be approved by the Engineer to ensure compliance with the erosion and sedimentation control plan.

PART 6: AMENDMENTS

6.1 Substantive Amendments

Amendments to any matters not identified under Section 6.2 shall be deemed substantive and may only be amended in accordance with the approval requirements of the Municipal Government Act.

6.2 Non-Substantive Amendments

The following items are considered by both parties to be non-substantive and may be amended by resolution of the Council.

- (a) amendments to the Concept Plan presented as Schedule B to this Agreement provided that the Community Council is satisfied that such amendments are minor and conform with the intent and all applicable policies of the Community Planning Strategy and Regional Planning Strategy;
- (b) amendments to the development standards adopted under Parts 3 and 4 of this Agreement provided that the Community Council is satisfied that such amendments are minor and conform with the intent and all applicable policies of the Community Planning Strategy and the Regional Planning Strategy;
- (c) The granting of an extension to the date of commencement of construction as identified in Section 8.3.1 of this Agreement; and
- (d) The length of time for the completion of the development as identified in Section 8.3.2 of this Agreement.

In considering the approval of a non-substantive amendment under Section 6.2, property owners within five hundred (500) feet of the site shall be informed by mail at least ten (10) days in advance of the proposed amendment being considered by Council.

PART 7. ENFORCEMENT AND RIGHTS AND REMEDIES ON DEFAULT

- 7.1 The Developer agrees that any officer appointed by the Municipality to enforce this Agreement shall be granted access onto the Lands during all reasonable hours without obtaining consent of the Developer.
- 7.2 If the Developer fails to observe or perform any covenant or condition of this Agreement after the Municipality has given the Developer thirty (30) days written notice of the failure or default, except that such notice is waived in matters concerning environmental protection and mitigation, then in each such case:
- (a) the Municipality shall be entitled to apply to any court of competent jurisdiction for injunctive relief including an order prohibiting the Developer from continuing such default and the Developer hereby submits to the jurisdiction of such Court and waives any defence based upon the allegation that damages would be an adequate remedy;
 - (b) in the event that trees or other vegetation are removed in contravention to the requirements of section 3.7 of this Agreement, the Municipality may direct that a site rehabilitation plan be prepared with measures including but not limited to, the replanting of trees or vegetation of a similar size, age, and appearance within the disturbed area. The property owner shall pay all expenses associated with preparing and undertaking the plan. The Municipality may enter onto the Property and perform any of the covenants contained in this Agreement whereupon all reasonable expenses whether arising out of the entry onto the lands or from the performance of the covenants may be recovered from the Developer by direct suit and such amount shall, until paid, form a charge upon the Property and be shown on any tax certificate issued under the *Assessment Act*;
 - (c) the Municipality may by resolution discharge this Agreement whereupon this Agreement shall have no further force or effect and henceforth the development of the Lands shall conform with the provisions of the Land Use By-law; and
 - (d) in addition to the above remedies the Municipality reserves the right to pursue any other remediation under the *Municipal Government Act* or Common Law in order to ensure compliance with this Agreement.

PART 8. REGISTRATION, EFFECT OF CONVEYANCES AND DISCHARGE

8.1 Registration

A copy of this Agreement and every amendment and/or discharge of this Agreement shall be recorded at the office of the Registry of Deeds at Halifax, Nova Scotia. The Developer shall incur all cost in recording such documents and shall provide all forms required by the Registry for the registration of this Agreement.

8.2 Subsequent Owners

- 8.2.1 This Agreement shall be binding upon the parties thereto, their heirs, successors, assigns, mortgagees, lessees and all subsequent owners, and shall run with the lands which is the subject of this Agreement until this Agreement is discharged by the Community Council.
- 8.2.2 Upon the transfer of title to any lot, the subsequent owner thereof shall observe and perform the terms and conditions of this Agreement to the extent applicable to the lot.

8.3 Commencement of Development

- 8.3.1 In the event that no subdivision applications have been submitted to the Municipality within two (2) years from the date of registration of this Agreement at the Registry of Deeds, as indicated herein, the Municipality may, by resolution of the Community Council, either discharge this Agreement, whereupon this Agreement shall have no further force or effect, or upon the written request of the Developer, grant an extension to the date of commencement of construction.
- 8.3.2 In the event that all subdivision approvals permitted by this Agreement have not been granted within ten (10) years from the date of registration of this Agreement at the Registry of Deeds, whichever time period is less, the Community Council may review this Agreement, in whole or in part, and may:
 - (a) retain the Agreement in its present form;
 - (b) negotiate a new Agreement; or
 - (c) discharge this Agreement.

8.4 Completion of Development

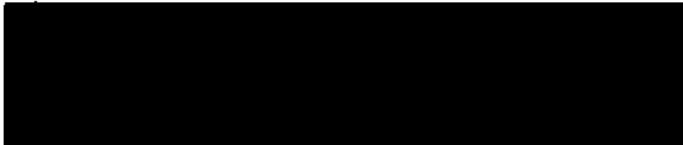
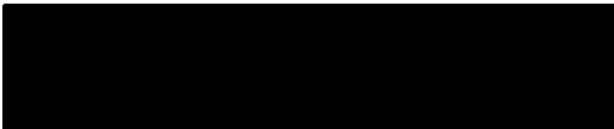
Upon the completion of the development or portions thereof, or after 5 years from the date of registration of this Agreement with the Registry of Deeds, whichever time period is less, the Community Council may review this Agreement, in whole or in part, and may:

- (a) retain the Agreement in its present form;
- (b) negotiate a new Agreement; or
- (c) discharge this Agreement on the condition that for those portions of the development that are deemed complete by Council, the Developer's rights hereunder are preserved and the Community Council shall apply appropriate zoning pursuant to the Municipal Planning Strategy and Land Use By-law for Sackville, as may be amended from time to time.

WITNESS that this Agreement, made in triplicate, was properly executed by the respective Parties on the 23 day of September, A.D., 2008.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

)ARMCO CAPITAL INC.

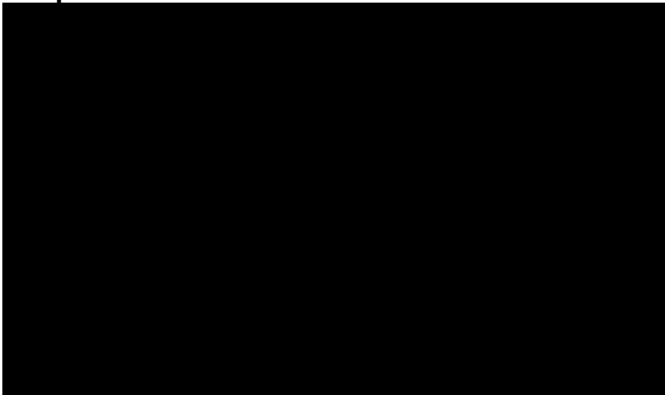
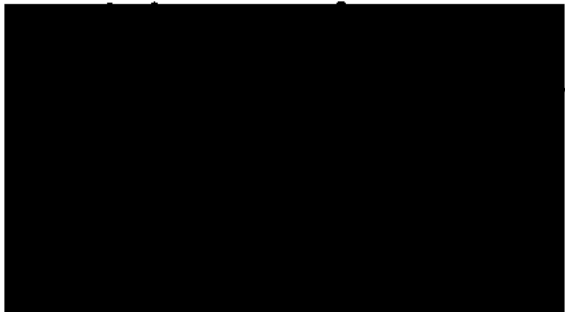


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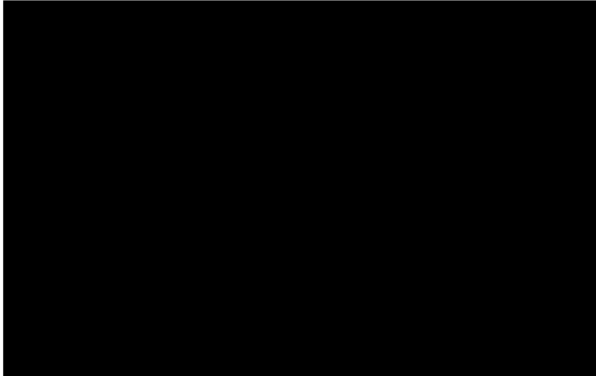
Sealed, Delivered and Attested
by the proper signing officers of
Halifax Regional Municipality
duly authorized on that behalf

) HALIFAX REGIONAL MUNICIPALITY
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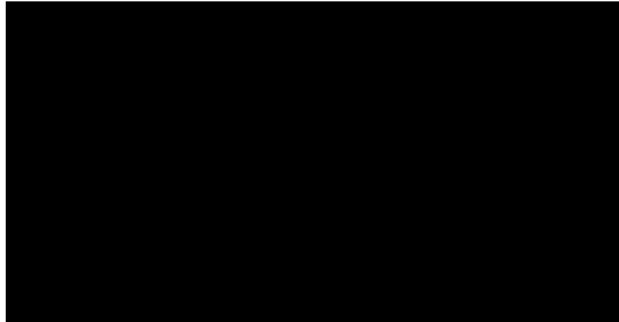
PROVINCE OF NOVA SCOTIA
COUNTY OF HALIFAX, NOVA SCOTIA

ON THIS 13th day of SEPTEMBER, A.D., 2008, before me, the subscriber personally came and appeared DARLANE VEDITO a subscribing witness to the within and foregoing Indenture, who, having been by me duly sworn, made oath and said that ARMCO CAPITAL INC., one of the parties thereto, signed, sealed and delivered the same in his presence.



PROVINCE OF NOVA SCOTIA
COUNTY OF HALIFAX, NOVA SCOTIA

ON THIS 23rd day of Sept, A.D., 2008, before me, the subscriber personally came and appeared before me Kelly Mazzamara + Pamela Henley the subscribing witness to the within and the foregoing Indenture, who, having been by me duly sworn, made oath and said that the Halifax Regional Municipality, one of the parties thereto, caused the same to be executed and its Corporate Seal to be thereunto affixed by the hands of Peter Kelly, its Mayor, and Julia Horncastle, its Acting Municipal Clerk, its duly authorized officers in his presence.



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SCHEDULE "A"
REMAINDER LOT 7

ALL THAT parcel of land situate on the southwesterly side of Highway No. 1, southeasterly side of Old Windsor Road and northeasterly side of Highway No. 101, at Middle Sackville, County of Halifax, Province of Nova Scotia, being designated as Remainder of Lot 7 on a "Plan of Survey of Remainder of Lot 7 Lands of Accurate Lock & Safe Co. Limited", said plan prepared by Wallace Macdonald & Lively, Ltd., dated May 29, 1997, and signed by J. Jeff Fee, N.S.L.S.; said Remainder of Lot 7 having an area of 152.41 acres, more or less, and being more particularly described as follows:

PREMISING that the line joining Nova Scotia Coordinate Monument 100 to Nova Scotia Coordinate Monument 14 has a grid bearing of North $42^{\circ}16'52''$ West, referred to Meridian $64^{\circ}30'$ West, and relating all bearings herein thereto.

COMMENCING AT a survey marker found on Highway No. 1 at the northern corner of Lot 7A, Now or Formerly Lands of The Wesleyan Church of Lower Sackville as shown on said plan;

THENCE South $74^{\circ}18'45''$ West along Lot 7A, a distance of 712.90 feet to a survey marker found at a corner of Remainder Lot 6, Lands of Arabid Investments Limited;

THENCE North $14^{\circ}30'22''$ West along Remainder Lot 6, a distance of 302.12 feet to a survey marker found at a corner thereof;

THENCE South $80^{\circ}49'31''$ West along Remainder Lot 6, a distance of 366.65 feet to a survey marker found on the easterly limit of Parcel A-65, Now or Formerly Lands of Memorial Gardens (Atlantic) Limited;

THENCE North $30^{\circ}38'34''$ West along Parcel A-65, a distance of 18.77 feet to a survey marker found at a corner thereof;

THENCE South $75^{\circ}05'19''$ West along Parcel A-65, a distance of 68.95 feet to a survey marker found at a corner thereof;

THENCE South $36^{\circ}32'54''$ West along Parcel A-65, a distance of 1,107.02 feet to a survey marker found at a corner thereof;

THENCE South $16^{\circ}57'49''$ East along Parcel A-65, a distance of 706.19 feet to a survey marker found at a corner of Remainder Lot 6;

THENCE South $20^{\circ}59'48''$ West, a distance of 3,635.98 feet to a survey marker found on a curve of Highway No. 101 having a radius of 3,629.56 feet;

THENCE along said curve of Highway No. 101 to the right, an arc distance of 468.92 feet, chord equivalent being 468.78 feet, measured on a course North $48^{\circ}37'30''$ West to a survey marker found at the end of said curve;

THENCE North $46^{\circ}13'47''$ West along Highway No. 101, a distance of 91.83 feet to a survey marker found at a corner thereof.

SCHEDULE "A"
REMAINDER LOT 7

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THENCE North 43°46'13" East along Highway No. 101, a distance of 40.00 feet to a survey marker found at a corner thereof;

THENCE North 46°13'47" West along Highway No. 101, a distance of 809.00 feet to a survey marker found at a corner thereof;

THENCE South 43°46'13" West along Highway No. 101, a distance of 40.00 feet to a survey marker found at a corner thereof;

THENCE North 46°13'47" West along Highway No. 101, a distance of 311.28 feet to the southerly corner of Lands of Hartland Developments Limited;

THENCE North 29°36'48" East along Lands of Hartland Developments Limited, a distance of 58.16 feet to a survey marker found at a corner thereof;

THENCE North 28°52'20" East along Lands of Hartland Developments Limited and Lot 18, a distance in all of 326.88 feet to the most southerly corner of Lot 17;

THENCE North 30°46'05" East along Lot 17, a distance of 209.78 feet to a survey marker found at the most southerly corner of Lot 16;

THENCE North 29°16'48" East along Lot 16, Lot 15, Lot 14, Lot 13, Lot 12 and Lot 11, a distance in all of 986.38 feet to a survey marker found at a corner of Lot 11;

THENCE North 30°41'36" East along Lot 11, Hector Crescent and Lot 9, a distance in all of 346.55 feet to a survey marker found at a corner of Lot 9;

THENCE North 28°36'48" East along Lot 9, Lot 8, Lot 7, Lot 6, Lot 5 and Lot 4, a distance in all of 920.93 feet to a survey marker found at the most southerly corner of Lot A;

THENCE North 29°23'20" East along Lot A, a distance of 231.71 feet to an iron bar found at the most southerly corner of Lot X-101;

THENCE North 29°22'11" East along Lot X-101, a distance of 304.34 feet to a survey marker placed at a corner of Old Windsor Road;

THENCE North 29°11'36" East along Old Windsor Road, a distance of 69.34 feet to an iron bar found at a corner of Lands of Department of Transportation and Public Works;

THENCE North 09°52'01" West along Lands of Department of Transportation and Public Works, a distance of 183.97 feet to a survey marker found at a corner of lands occupied by the Estate of Arthur Kelsie;

THENCE South 59°51'10" East along said Kelsie lands, a distance of 189.46 feet to a survey marker found at a corner thereof;

THENCE South 63°21'47" East along said Kelsie lands, a distance of 60.83 feet to a survey marker found at a corner thereof;

SCHEDULE "A"
REMAINDER LOT 1

THENCE South 63°23'13" East along said Kelsie lands, a distance of 149.49 feet to a survey marker found at a corner thereof;

THENCE North 26°57'19" East along said Kelsie lands, distance of 187.77 feet to a survey marker found at a corner thereof;

THENCE North 63°19'36" West along said Kelsie lands, a distance of 231.45 feet to a survey marker found on a curve of Old Windsor Road having a radius of 599.05 feet;

THENCE along said curve of Old Windsor Road to the left, an arc distance of 47.81 feet, chord equivalent being 47.81 feet, measured on a course North 42°13'47" East to a survey marker found at the end of said curve;

THENCE North 34°59'50" East along Old Windsor Road, a distance of 181.30 feet to a survey marker found at the beginning of a curve having a radius of 306.03 feet;

THENCE along said curve of Old Windsor Road to the right, an arc distance of 191.48 feet, chord equivalent being 188.37 feet, measured on a course North 52°53'31" East to a survey marker found at the end of said curve;

THENCE North 70°28'46" East along Old Windsor Road, a distance of 49.66 feet to a survey marker placed on a curve of Highway No. 1 having a radius of 1,178.00 feet;

THENCE along said curve of Highway No. 1 to the right, an arc distance of 836.39 feet, chord equivalent being 816.93 feet, measured on a course South 48°56'15" East to a survey marker placed at the most northerly corner of Lands of F. Reginald Kelsie;

THENCE South 65°59'22" West along said Kelsie lands, a distance of 188.36 feet to a survey marker found at a corner thereof;

THENCE South 24°00'38" East along said Kelsie lands, a distance of 149.46 feet to a survey marker found at a corner thereof;

THENCE North 65°59'22" East continuing along said Kelsie lands, a distance of 200.84 feet to a survey marker placed on a curve of Highway No. 1 having a radius of 1,178.00 feet;

THENCE along said curve of Highway No. 1 to the right, an arc distance of 51.95 feet, chord equivalent being 51.95 feet, measured on a course South 26°00'38" East to a survey marker placed at the end of said curve;

THENCE South 38°47'42" East along Highway No. 1, a distance of 25.32 feet to a survey marker placed at the most northerly corner of Lands of Mary H. Sheppard;

THENCE South 62°48'28" West along said Sheppard lands, a distance of 618.28 feet to a survey marker placed at a corner thereof;

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SCHEDULE "A"
REMAINDER LOT 7

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THENCE South $21^{\circ}45'48''$ East along said Sheppard lands, a distance of 75.34 feet to a survey marker placed at a corner thereof;

THENCE North $62^{\circ}48'28''$ East along said Sheppard lands, a distance of 618.14 feet to a survey marker found on the southwesterly limit of Highway No. 1;

THENCE South $18^{\circ}47'42''$ East along Highway No. 1, a distance of 321.65 feet to a survey marker found at the beginning of a curve having a radius of 1,427.00 feet;

THENCE along said curve of Highway No. 1 to the left, an arc distance of 170.92 feet, chord equivalent being 378.80 feet, measured on a course South $26^{\circ}25'20''$ East to a survey marker found at the end of said curve;

THENCE South $34^{\circ}02'39''$ East along Highway No. 1, a distance of 287.68 feet to a survey marker found at the most northerly corner of Lot B-1;

THENCE South $38^{\circ}20'37''$ West along Lot B-1, a distance of 237.72 feet to a survey marker placed at a corner thereof;

THENCE South $32^{\circ}38'23''$ East along Lot B-1 and Lot A-1, a distance in all of 180.00 feet to a survey marker found at a corner of Lot A-1;

THENCE North $38^{\circ}20'37''$ East along Lot A-1, a distance of 241.19 feet to a survey marker found on a curve of Highway No. 1 having a radius of 1,648.00 feet;

THENCE along said curve of Highway No. 1 to the right, an arc distance of 588.41 feet, chord equivalent being 583.29 feet, measured on a course South $23^{\circ}32'37''$ East to the point of commencement

TOGETHER WITH a 66-foot wide Right of Way (formerly Old Windsor Road) over Remainder Lot 6, Lands of Amble Investments Limited, said Right of Way having an area of 2.76 acres, more or less, and extending from Old Sackville Road in a northwesterly direction to Remainder Lot 7 as shown on the aforementioned plan dated May 29, 1997;

SUBJECT TO a 66-foot wide Right of Way in favour of Nova Scotia Power Inc. over, along, and upon that portion of Remainder Lot 7 being designated as Parcel NS-7B and Parcel NS-7C as shown on the aforementioned plan dated May 29, 1997;

ALSO SUBJECT TO a 125-foot wide Easement in favour of Nova Scotia Power Inc. over, along, and upon that portion of Remainder Lot 7 being designated as Parcel NS-7A as shown on the aforementioned plan dated May 29, 1997

SCHEDULE "A"

ALL that lot of land in the vicinity of Maroon Hill, in Middle Sackville, Halifax County and described as follows:

BEGINNING at a stake set on the southwestern margin of the new Windsor Road at a distance of thirty-three feet (33') in a northwesterly direction from the centre line of the pavement and on the division line between lands formerly of Robert Penarty and Thomas Kelsey and from said point of commencement to run southwesterly by said division line a distance of five hundred feet (500') more or less to the school house line;

THENCE at a right angle northwesterly seventy-five feet (75');

THENCE at a right angle northeasterly five hundred feet (500') more or less to the southwest side of the new Windsor Road;

THENCE by said new Windsor Road southeasterly seventy-five feet (75') more or less to the place of beginning;

BEING the southern half part of the lot conveyed to the Grantor by Percy B. Anderson and wife by deed of April 7, 1941 and recorded in Book 828 at Page 209 and also being the southern half part of the lot conveyed to the Grantor herein by deed of recent date by Thomas Kelsey.

SCHEDULE "A"

Page 1

ALL THAT parcel of land situate on the westerly side of the Old Saxeville Road, the northwesterly side of the Lucasville Road and the northwesterly side of Highway No. 101, at Saxeville, in the County of Halifax, Province of Nova Scotia, designated as Lot 6 on a "Plan of Survey of Subdivision of Lands of Culverwell Holdings Limited and Subdivision of Lands of C. Hughes Ingher"; said plan prepared by Wallace, Macdonald & Givley, Ltd., signed by A.E. Wallace, M.S.L.S. and dated the 10th day of August 1961; said lot having an area of 28.813 acres, more or less, and being more particularly described as follows:

PREMISING that the line joining Nova Scotia Control Monument 100 to Nova Scotia Control Monument 14 has a grid bearing of North $42^{\circ}16'22''$ West and relating all bearings herein thereto;

COMMENCING at a Survey Marker placed at the intersection of the northwesterly limit of the Lucasville Road with the southwesterly limit of the Old Saxeville Road as shown on said plan;

THENCE South $58^{\circ}03'21''$ West, along the northwesterly limit of the Lucasville Road, 74.15 feet to a survey marker placed at the beginning of a curve having a radius of 443.00 feet;

THENCE along said curve to the left, an arc distance of 137.89 feet, chord equivalent being 137.43 feet, measured on a course South $49^{\circ}11'22''$ West to a survey marker placed at the northeasterly corner of Lands of Lucasville as shown on said plan;

THENCE South $85^{\circ}43'17''$ West, along the northerly limit of said Castle lands, 87.73 feet to a survey marker placed at the beginning of a curve having a radius of 289.00 feet as shown on said plan;

THENCE along said curve to the left, an arc distance of 213.09 feet, chord equivalent being 207.13 feet, measured on a course South $61^{\circ}45'41''$ West, to a survey marker placed at the end of said curve;

THENCE South $38^{\circ}11'23''$ West, continuing along the northerly limit of said Castle lands, 50.73 feet to a survey marker placed at the beginning of a curve having a radius of 181.00 feet as shown on said plan;

THENCE along said curve to the right, an arc distance of 74.25 feet, chord equivalent being 73.73 feet, measured on a course South $49^{\circ}16'12''$ West to a point;

THENCE North $41^{\circ}19'32''$ West, along the northeasterly limit of said Castle lands, 350.55 feet to a survey marker placed on the northeasterly limit of said Castle lands;

THENCE South $33^{\circ}41'14''$ West, along the northeasterly limit of said Castle lands, 772.83 feet to a point on the northeasterly limit of Highway No. 101 as shown on said plan; said point lying on a curve having a radius of 3,629.58 feet as shown on said plan;

THENCE along said curve to the right, an arc distance of 1,262.81 feet, chord equivalent being 1,259.57 feet, measured on a course North $37^{\circ}25'42''$ West, to a survey marker placed at the most southerly corner of Lot 7 as shown on said plan;

THENCE North $30^{\circ}00'00''$ East, along the southeasterly limit of said Lot 7, 1,632.50 feet to a survey marker placed at the east southerly corner of Parcel A-63, Lands of Eastern and Chartered Trust Company as shown on said plan;

THENCE North $37^{\circ}18'24''$ East, along the southeasterly limit of said Parcel A-63, a distance of 998.00 feet to a survey marker placed at an angle therein;

THENCE North $74^{\circ}11'26''$ East, continuing along the limit of said Parcel A-63, a distance of 22.70 feet to a survey marker placed on the westerly limit of a right-of-way as shown on said plan;

THENCE North $18^{\circ}23'10''$ West, along the westerly limit of said Parcel A-63, a distance of 44.47 feet to a survey marker placed at an angle therein;

THENCE North $39^{\circ}53'45''$ West, continuing along the westerly limit of said Parcel A-63, a distance of 255.26 feet to a survey marker placed at an angle therein;

THENCE North $20^{\circ}19'25''$ West, continuing along the westerly limit of said Parcel A-63, a distance of 255.37 feet to a survey marker placed at an angle therein;

THENCE North $10^{\circ}55'20''$ West, continuing along the westerly limit of said Parcel A-63, a distance of 167.67 feet to a survey marker placed at an angle therein;

THENCE North $29^{\circ}42'00''$ West, continuing along the westerly limit of said Parcel A-63, a distance of 3.91 feet to a survey marker placed on the southerly limit of Lot 7 hereinafter;

THENCE North 83°43'42" East, along the southerly limit of said Lot 7, a distance of 360.70 feet to a survey marker;

THENCE South 14°30'12" East, along a westerly limit of said Lot 7, a distance of 852.36 feet to a survey marker;

THENCE South 24°17'24" West, along a limit of said Lot 7, a distance of 92.25 feet to a survey marker;

THENCE South 28°39'27" East, along a westerly limit of said Lot 7, a distance of 913.62 feet to a survey marker placed on the northwesterly limit of Melish Drive as shown on said plan;

THENCE South 60°08'41" West, along the northwesterly limit of said Melish Drive, 226.11 feet to a survey marker placed on the westerly limit of the Old Sackville Road as shown on said plan;

THENCE South 24°15'35" East, along the westerly limit of the Old Sackville Road, 327.66 feet to a survey marker placed at an angle therein;

THENCE South 26°18'27" East, continuing along the westerly limit of the said Old Sackville Road, 120.75 feet to a survey marker placed at the most northerly corner of lands of the Sackville United Baptist Church as shown on said plan;

THENCE South 40°20'46" West, along the northwesterly limit of said Church lands, 143.84 feet to a survey marker found at an angle therein;

THENCE South 22°11'02" West, continuing along the northwesterly limit of said Church lands, 113.02 feet to a survey marker found at the most westerly corner thereof;

THENCE South 22°12'16" East, along the westerly limit of Lot 13 as shown on said plan, 263.78 feet to a survey marker placed at the southwesterly corner thereof;

THENCE South 63°25'35" East, along the southerly limit of said Lot 13, a distance of 150.00 feet to a survey marker placed on the westerly limit of the Old Sackville Road aforesaid;

THENCE South 1°27'25" West, along the westerly limit of said Old Sackville Road, 174.62 feet to a survey marker placed at the beginning of a curve having a radius of 254.25 feet as shown on said plan;

THENCE along said curve to the left, an arc distance of 246.12 feet, chord equivalent being 236.38 feet, measured on a course South $16^{\circ}04'00''$ East to a survey marker placed at the end of said curve which is also the beginning of a curve having a radius of 332.00 feet as shown on said plan;

THENCE along said last mentioned curve to the left, an arc distance of 44.18 feet, chord equivalent being 44.13 feet, measured on a course South $43^{\circ}21'25''$ East to the point of commencement;

SUBJECT TO a right-of-way in common with others entitled thereto, over, along and upon a strip of land having a perpendicular width of 66 feet and being more particularly described as follows:

COMMENCING at a survey marker placed at the intersection of the westerly limit of the Old Sackville Road with the northerly limit of Melish Drive as shown on said plan;

THENCE North $26^{\circ}36'38''$ West, a distance of 428.83 feet to a point;

THENCE North $33^{\circ}40'22''$ West, a distance of 314.87 feet to a point;

THENCE North $18^{\circ}23'10''$ West, a distance of 100.86 feet to a survey marker placed at the most easterly corner of Parcel A-65 as shown on said plan;

THENCE North $18^{\circ}23'10''$ West, along the easterly limit of said Parcel A-65, a distance of 44.47 feet to a survey marker placed at an angle therein;

THENCE North $02^{\circ}03'42''$ West, continuing along the easterly limit of said Parcel A-65, a distance of 388.98 feet to a survey marker placed at an angle therein;

THENCE North $20^{\circ}19'35''$ West, continuing along the easterly limit of said Parcel A-65, a distance of 253.27 feet to a survey marker placed at an angle therein;

THENCE North $10^{\circ}16'20''$ West, continuing along the easterly limit of said Parcel A-65, a distance of 187.67 feet to a survey marker placed at an angle therein;

THENCE North $20^{\circ}42'00''$ West, continuing along the easterly limit of said Parcel A-65, a distance of 3.91 feet to a survey marker placed on the southerly limit of Lot 7 as shown on said plan;

- * Including R.H. Oland Real Estate Limited, Memorial Gardens (Atlantic) Limited, The Board of Trustees of Lindwood Cemetery and all the descendants of the late Colonel Sidney C. Oland and their respective spouses pursuant to certain grants of Right of Way and Licence of Right of Way granted to them by indentures bearing even date herewith.

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THENCE NORTH 89°49'42" EAST, along the southerly limit of said Lot 7, a distance of 58.79 feet to a point;

THENCE SOUTH 10°36'27" EAST, a distance of 104.65 feet to a point;

THENCE SOUTH 20°13'22" EAST, a distance of 258.88 feet to a point;

THENCE SOUTH 08°32'45" EAST, a distance of 317.29 feet to a point;

THENCE SOUTH 18°23'10" EAST, a distance of 222.55 feet to a point;

THENCE SOUTH 30°49'22" EAST, a distance of 308.85 feet to a point;

THENCE SOUTH 25°28'38" EAST, a distance of 477.29 feet to a point on the northeasterly limit of Public Drive aforesaid;

THENCE SOUTH 80°08'17" WEST, along the last mentioned limit, 48.11 feet to the point of commencement;

ALSO SUBJECT TO a right-of-way in favour of the Nova Scotia Power Corporation for transmission line purposes over, along and upon a strip of land having a perpendicular width of 15 feet, lying 22 feet on either side of the following described centre line:

COMMENCING at a point on the northerly limit of the heretofore described Lot 6 and being distant 52.73 feet, measured on a course South 80°49'42" West, from a survey marker placed at the northeasterly corner of said Lot 6;

THENCE South 27°31'57" East, a distance of 226.91 feet to the intersection with the easterly limit of the heretofore described Lot 6;

ALSO SUBJECT TO a right-of-way in favour of the Nova Scotia Power Corporation for transmission line purposes over, along and upon a strip of land having a perpendicular width of 125 feet and lying 62.5 feet on either side of the following described centre line:

COMMENCING at a point on the northeasterly limit of Highway No. 101, said point being on a curve having a radius of 8,523.55 feet and being distant 139.88 feet, measured on a course South 67°58'10" West from the intersection of the northeasterly limit of said Highway No. 101 with the northeasterly limit of Lands of Lucania Castle as shown on said plan;

THENCE North 25°37'31" West, a distance of 1,343.09 feet to the southeasterly limit of Lot 7 as shown on said plan.

SAVING AND EXCEPTING:

ALL that certain lot, piece or parcel of land situate lying and being on the west side of a 66' wide Right of Way, Middle Sackville in the County of Halifax, Province of Nova Scotia and shown as Lot 5 on a Plan of Survey of Lots 1, 2 & 5, "Lindwood Estates Subdivision" lands acquired by Adare Developments Limited under conveyance to 2254949 Nova Scotia Limited prepared by Thompson Conn & Associates, dated November 23, 1993, certified by R. E. Humphreys, N.S.L.S., and being more particularly described as follows:

BEGINNING at the intersection of the western boundary of a 66' wide right of way with a eastern boundary of the remainder of Lot 6;

THENCE along the eastern boundary of the remainder of Lot 6 on a bearing of south 64 degrees, 08 minutes, 38 seconds west for a distance of 397.96 feet to an angle therein;

THENCE continuing along the eastern boundary of the remainder of Lot 6 on a bearing of north 27 degrees, 26 minutes, 34 seconds west for a distance of 182.93 feet to the southern boundary of lands conveyed to Memorial Gardens (Atlantic) Limited;

THENCE along the southern boundary of Memorial Gardens (Atlantic) Limited on a bearing of north 37 degrees, 18 minutes, 24 seconds east for a distance of 436.40 feet to an angle therein;

THENCE continuing along the southern boundary of Memorial Gardens (Atlantic) Limited on a bearing of north 74 degrees, 17 minutes, 24 seconds east for a distance of 22.70 feet to the western boundary of a 66' wide right of way;


THENCE along the western boundary of a 66' wide right of way on a bearing of south 18 degrees, 23 minutes, 10 seconds east for a distance of 190.56 feet to an angle therein;

THENCE continuing along the western boundary of a 66' wide right of way on a bearing of south 30 degrees, 48 minutes, 22 seconds east for a distance of 188.00 feet to the point of beginning;

CONTAINING 122,117 square feet;

TOGETHER with a 66' wide Right of Way leading from the Old Sackville Road to the above described lot and shown and mathematically delineated on the above referred to plan;

BEARINGS are grid based on the 3 degree N.T.M. projection Central Meridian 64 degrees, 30 minutes west longitude, 1979 adjustment.


R. E. Humphreys, N.S.L.S.
THOMPSON CONN & ASSOCIATES
December 13, 1993

LOT 2

AND ALSO SAVING AND EXCEPTING:

All that certain lot, piece or parcel of land situate lying and being on the west side of Old Sackville Road, Middle Sackville in the County of Halifax, Province of Nova Scotia and shown as Lot 2 on a Plan of Survey of Lots 1, 2 & 3, "Lindwood Estates Subdivision" lands acquired by Adara Developments Limited under conveyance to 2254848 Nova Scotia Limited prepared by Thompson Conn & Associates, dated November 23, 1983, certified by R. E. Humphreys, R.S.L.S., and being more particularly described as follows:

BEGINNING at the intersection of the western boundary of Old Sackville Road with the northern boundary of Lot 1:

THENCE along the northern boundary of Lot 1 on a bearing of south 63 degrees, 18 minutes, 56 seconds west for a distance of 388.40 feet to the eastern boundary of the remainder of Lot 1;

THENCE along the eastern boundary of the remainder of Lot 1 on a bearing of north 17 degrees, 28 minutes, 34 seconds west for a distance of 240.60 feet to an angle thereon;

THENCE continuing along the eastern boundary of the remainder of Lot 1 on a bearing of north 63 degrees, 23 minutes, 22 seconds east for a distance of 198.21 feet to the western boundary of a 66' wide Right of Way;

THENCE along the western boundary of a 66' wide Right of Way on a bearing of south 28 degrees, 18 minutes, 30 seconds east for a distance of 61.66 feet to the northwest corner of Melish Drive;

THENCE along the western boundary of Old Sackville Road on a bearing of south 24 degrees, 19 minutes, 16 seconds east for a distance of 178.31 feet to the point of beginning;

CONTAINING 94,820 square feet;

BEARINGS are given based on the 3 degree N.T.M. projection Central Meridian 64 degrees, 10 minutes west longitude, 1979 adjustment.

LOT 1

AND ALSO SAVING AND EXCEPTING:

ALL that certain lot, piece or parcel, of land situated lying and being on the west side of Old Sackville Road, Middle Sackville in the County of Halifax, Province of Nova Scotia and shown as Lot 1 on a Plan of Survey of Lots 1, 2 & 3, "Lindwood Estates Subdivision" lands acquired by Adams Developments Limited under conveyance to 1234567 Nova Scotia Limited prepared by Thompson Conn & Associates, dated November 23, 1993, certified by R. E. Humphreys, N.S.L.S., and being more particularly described as follows:

BEGINNING at the intersection of the western boundary of Old Sackville Road with the northern boundary of lands conveyed to Trustees of the Sackville United Baptist Church;

THENCE along the northern boundary of lands conveyed to Trustees of the Sackville United Baptist Church on a bearing of south 40 degrees, 10 minutes, 46 seconds west for a distance of 142.74 feet to an angle therein;

THENCE continuing along the northern boundary of lands conveyed to Trustees of the Sackville United Baptist Church on a bearing of south 32 degrees, 55 minutes, 02 seconds west for a distance of 113.36 feet to the eastern boundary of the remainder of Lot 1;

THENCE along the eastern boundary of the remainder of Lot 1 on a bearing of north 10 degrees, 19 minutes, 02 seconds west for a distance of 188.22 feet to the southwestern corner of Lot 2;

THENCE along the southern boundary of Lot 1 on a bearing of north 81 degrees, 14 minutes, 14 seconds east for a distance of 188.40 feet to the western boundary of Old Sackville Road;

THENCE along the western boundary of Old Sackville Road on a bearing of south 24 degrees, 11 minutes, 18 seconds east for a distance of 19.23 feet to an angle therein;

THENCE continuing along the western boundary of Old Sackville Road on a bearing of south 16 degrees, 18 minutes, 17 seconds west for a distance of 180.73 feet to the point of beginning;

CONTAINING 94.411 square feet;

BEARING are grid based on the 1 degree N.T.M. projection Central Meridian 64 degrees, 30 minutes west longitude, 1979 adjustment.

LOT 7

AND ALSO SAVING AND EXCEPTING:

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ALL that certain lot, piece or parcel of land situate lying and being on the north side of Melham Drive, Middle Sackville, in the County of Halifax, Province of Nova Scotia and shown as Lot 7 on a Plan of Survey of Lot 7, "Lindtforest Estates Subdivision" subdivisions of lands conveyed to 2284948 Nova Scotia Limited, prepared by Thompson Conn & Associates, dated September 30, 1984, certified by R. E. Humphreys, N.S.L.S., and being more particularly described as follows:

BEGINNING at the intersection of the eastern boundary of remaining lands of 2284948 Nova Scotia Limited with the northern boundary of Melham Drive;

THENCE along the northern boundary of Melham Drive on a bearing of north 00 degrees, 00 minutes, 41 seconds east for a distance of 188.88 feet to the western boundary of lands conveyed to Stanbury Olds Real Estate Company Limited;

THENCE along the western boundary of lands conveyed to Stanbury Olds Real Estate Company Limited on a bearing of north 28 degrees, 58 minutes, 28 seconds west for a distance of 844.00 feet to the eastern boundary of the remaining lands of 2284948 Nova Scotia Limited;

THENCE along the eastern boundary of the remaining lands of 2284948 Nova Scotia Limited on a bearing of south 63 degrees, 54 minutes, 04 seconds west for a distance of 173.88 feet;

THENCE continuing along the eastern boundary of the remaining lands of 2284948 Nova Scotia Limited on a bearing of south 68 degrees, 22 minutes, 28 seconds west for a distance of 5.00;

THENCE continuing along the eastern boundary of the remaining lands of 2284948 Nova Scotia Limited on a bearing of south 24 degrees, 37 minutes, 34 seconds east for a distance of 200.00 feet;

THENCE continuing along the eastern boundary of the remaining lands of 2284948 Nova Scotia Limited on a bearing of south 68 degrees, 22 minutes, 28 seconds west for a distance of 6.00 feet;

THENCE continuing along the eastern boundary of the remaining lands of 2284948 Nova Scotia Limited on a bearing of south 24 degrees, 37 minutes, 34 seconds east for a distance of 387.88 feet to the point of beginning;

CONTAINING 104,078 square feet;

BEARINGS are grid based on the 3 degree M.T.M. projection Central Meridian 64 degrees, 30 minutes west longitude, 1979 adjustment.

TOGETHER with a right of way over the remaining lands of 2284948 Nova Scotia Limited along a portion of the former Old Sackville Road, to provide ingress and egress to the dwelling to be situate on the above described lot.



FUTURE MARGISON ROAD

RECTOR CRES EXT

COMMERCIAL

C COURT

A STREET

PROP PARK

E COURT

F DRIVE

D ROAD

TOWNHOUSE UNITS

ROW (20'w)

C COURT

LINDFOREST

EX. PARK

EXISTENT

SACKVILLE DRIVE



THE SCIENCE OF PRACTICAL SOLUTIONS

ANAHID INVESTMENTS LTD.

	MIN. FRONTAGE (sq. feet)	MIN. AREA (sq. feet)	UNIT COUNT	%
SINGLE UNIT	32	3,200	108	25.7
SINGLE FAMILY	20	2,000	55	13.1
SEMI DETACHED	20	2,000	55	13.1
TOWNHOUSE	20	2,000	55	13.1
MULTI-UNIT (4 STOREY)	-	-	128	30.5
COMMERCIAL LOT	-	-	1	0.2
TOTAL UNITS	-	-	420	100%
CDD APPLICATION AREA	-	-	70 AC±	
GROSS DENSITY (units/AC)	-	-	6.0*	

*GROSS DENSITY OF CDD APPLICATION AREA ONLY

TERRAIN REF. NO. B04040 K:\2004\B04040\DW



FUTURE MARGISON ROAD

COMMERCIAL

PHASE 6

PHASE 7

PHASE 5

D ROAD

C COURT

PHASE 4

A STREET

PROP. PARK

PHASE 3

E COURT

PHASE 1

SACKVILLE DRIVE

F DRIVE

D ROAD

PHASE 2

LINDFOREST

COURT

PHASE BOUNDARY

EX. PARK

PROP. PARK



THE SCIENCE OF PRACTICAL SOLUTIONS

ANAHID INVESTMENTS LTD.

OLD SACKVILLE ROAD

ROW (20.3m)

TERRAIN REF. NO. B04040 K:\2004\B04040\



FUTURE MARJISON ROAD

COMMERCIAL

C COURT

A STREET

PROP PARK

WALKWAY

E COURT

D DRIVE

SACKVILLE DRIVE

PROP PARK

EX. PARK

UNIMFOREST

COURT

WALKWAY TO
WESLEYAN
CHURCH

PRIVATE
DRAINAGE

ROW (30.1m)

OLD SACKVILLE ROAD



ANAHID INVESTMENTS LTD.

1.5m SIDEWALKS/
1.8m WALKWAYS



FUTURE MARGISON ROAD

COMMERCIAL

MECH. CRPS. EXT.

C COURT

A STREET

PROP. PARK

E COURT

F DRIVE

D ROAD

SACKVILLE DRIVE

PROP. PARK

EX. PARK

LINDFOREST

COURT

OLD SACKVILLE ROAD

ROW (20.1m)

terrain
THE SCIENCE OF PRACTICAL SOLUTIONS

ANAHID INVESTMENTS LTD.

TERRAIN REF. NO. B04040

K:\2004\B04040\DI

THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT



FUTURE MARGISON ROAD

130428 (2381) - 58%

COMMERCIAL

Booster Station

PROP. PARK

PROP. PARK

EX. PARK

LINDFOREST

COURT

OLD SACKVILLE ROAD

ROW (20' W)

213' (20' 10' 00") - 5.8%

SACKVILLE DRIVE

EX. WATER (400mmØ)

PROP. WATER

NOTES:
1. Nominal hydraulic grade line = 570ft (158.5m).



ANAHID INVESTMENTS LTD.

TERRAIN REF. NO. BQ4040 K:\2004\BQ4040



FUTURE MARGISON ROAD

Discharge to surface c/w dispersion apron

PROP. PARK

EX. PARK

UNDFOREST

COURT



ANAHID INVESTMENTS LTD.

OLD SACKVILLE ROAD

Discharge to existing ditch system

Connect to existing storm system

Connect to existing storm system

Existing 600mm Ø concrete culvert

Existing 900mm Ø Concrete Outfall

Existing 600mm Ø Concrete Box Culvert

SACKVILLE DRIVE

EX. DRAINAGE ROUTE

Connect to existing 600mm Ø Concrete Box Culvert

Existing 750mm Ø Concrete Outfall

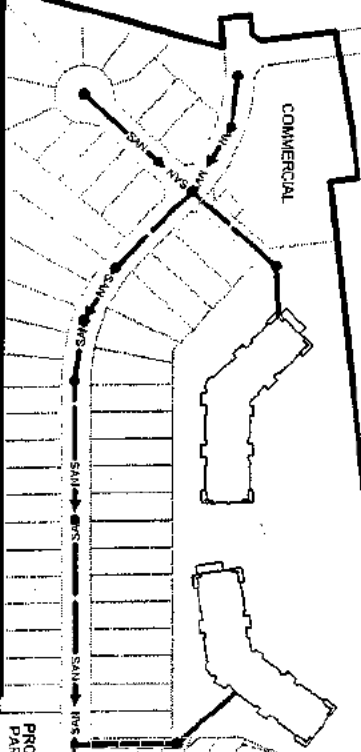
- EX. DITCH
- EX. STORM
- PROP. STORM

NOTES:
1. Storm system to connect to existing Sackville Drive system. Storm design to include measures to mitigate peak runoff to match design flows for Sackville Drive storm system.
2. Storm system discharging to existing ditch system and surface to include mitigative measures to balance pre-

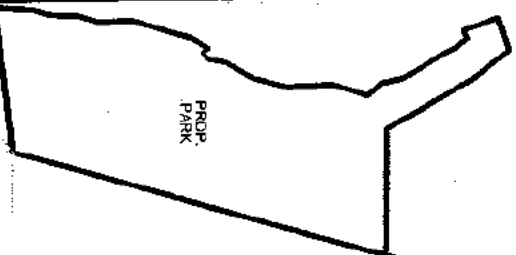


FUTURE MARGISON ROAD

COMMERCIAL



PROP. PARK



PROP. PARK

EX. PARK

UNFOREST

Private individual sanitary pumps required for townhouses

ROW (20 m)

OLD SACKVILLE ROAD

Connect to existing sanitary system

Connect to existing sanitary system

SACKVILLE DRIVE

NOTE:
— EX. SANITARY (450mm²)
— SAN — IWS — PROP. SANITARY



ANAHID INVESTMENTS LTD.

TERRAIN REF. NO. B04040 K:\2004\B04040\p

Schedule I: Architectural Design Criteria for Townhouses and Apartment Buildings

All townhouse developments shall conform with the following design criteria:

- (a) Architectural detailing including, but not limited to, lintels, pediments, pilasters, columns, porticos, overhangs, cornerboards, frieze, fascia boards, shall be incorporated.
- (b) Architectural treatment shall be continued around the side of the building.
- (c) Vinyl siding may be utilized to a maximum of seventy percent (70%) on front elevations. Vinyl siding may be permitted along the side and rear of the units.
- (d) Propane tanks and electrical transformers and all other exterior utility boxes shall be located and secured in accordance with the applicable approval agencies. These facilities shall be screened by means of opaque fencing, structural walls or suitable landscaping.
- (e) Any exposed lumber on the front facade of any townhouse shall be painted or stained.
- (f) Any exposed foundation in excess of 1 metre (0.30 feet) shall be architecturally detailed, veneered with stone or brick, painted, stucco, or an equivalent.

Apartment building developments shall conform with the following design criteria:

- (a) Architectural detailing including, but not limited to, lintels, pediments, pilasters, columns, porticos, overhangs, cornerboards, frieze, fascia boards, shall be incorporated.
- (b) Architectural treatment shall be continued around all sides.
- (c) Propane tanks and electrical transformers and all other exterior utility boxes shall be located and secured in accordance with the applicable approval agencies. These facilities shall be screened by means of opaque fencing, structural walls or suitable landscaping .
- (d) Electrical power, telephone, cable and similar utilities shall be brought by underground conduit to the building.
- (e) Any exposed foundation in excess of 0.61 metres (2 feet) in height and 1.86 square metres (20 square feet) in total area shall be architecturally detailed or veneered with stone or brick
- (f) Any exposed lumber on the exterior of any apartment building shall be painted or stained.

Form 24
Purpose: to change the registered interest, benefits or burdens

72
(Instrument code: 450)

(If change(s) requested relate(s) to one or more of the following and no other interests are being added or removed on this form: manner of tenure, description of manner of tenure, non-resident status, parcel access or NSFLB occupant. Note: This form cannot be used to correct an error in a parcel register).

(Instrument code: 451)

(Change to existing servient or dominant tenement PID number in a parcel register as a result of subdivision or consolidation. Note: This form cannot be used to correct an error in a parcel register)

For Office Use

Registration district: Halifax
Submitter's user number: 1730
Submitter's name: Elias Metlej /McInnes Cooper

HALIFAX COUNTY LAND REGISTRATION OFFICE	
Certify that this document was registered or recorded as shown here.	
Jim MacKay, Registrar	
98168983	LR <input checked="" type="checkbox"/> ROD <input type="checkbox"/>
APR 19 2011	14:02 <i>cm</i>
MM DD YYYY	Time

In the matter of Parcel Identification Number (PID)

PID	41291725
PID	41291733
PID	41290529
PID	41290925
PID	41291758
PID	40281479
PID	
PID	
PID	

The following additional forms are being submitted simultaneously with this form and relate to the attached document (check appropriate boxes, if applicable):

- ☒ Form 24(s)
☐ Form 8A(s)

Additional information (check appropriate boxes, if applicable):

- ☐ This Form 24 creates or is part of a subdivision or consolidation.
☐ This Form 24 is a municipal or provincial street or road transfer.
☐ This Form 24 is adding a corresponding benefit or burden as a result of an AFR of another parcel.
☐ This Form 24 is adding a benefit or burden where the corresponding benefit/burden in the "flip-side" parcel is already identified in the LR parcel register and no further forms are required.

Power of attorney (Note: completion of this section is mandatory)

- ☐ The attached document is signed by attorney for a person under a power of attorney, and the power of attorney is:
☐ recorded in the attorney roll
☐ recorded in the parcel register

May 4, 2009

☐ incorporated in the document
OR

X No power of attorney applies to this document

This form is submitted to make the changes to the registered interests, or benefits or burdens, and other related information, in the above-noted parcel register(s), as set out below.

The following burdens are to be added and/or removed in the parcel register(s):

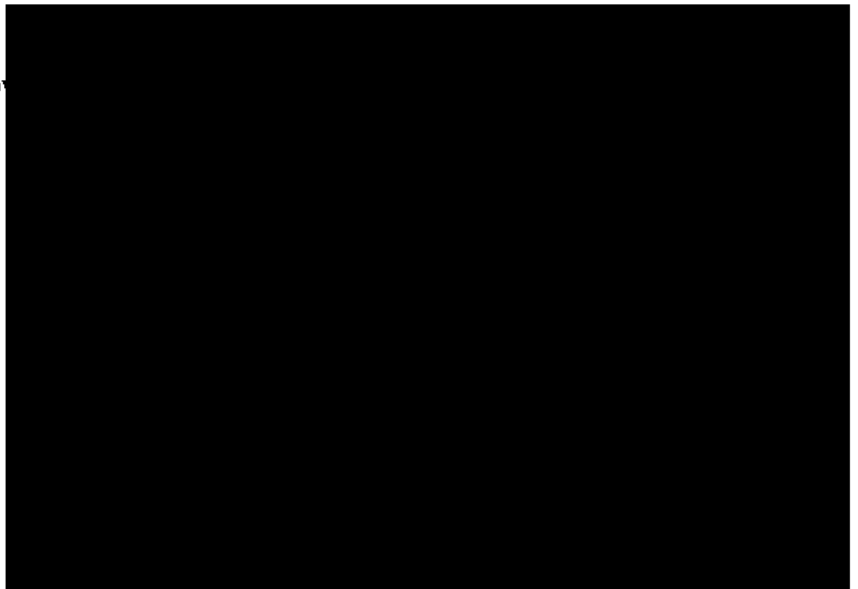
(Note: An amending PDCA is required if the changes being made to the burden section are not currently reflected in the description in the parcel register).

Instrument type	AMENDMENT (NOT CONDOMINIUM)
Interest holder and type to be removed (if applicable)	N/A
Interest holder and type to be added (if applicable) Note: include qualifier (e.g., estate of, executor, trustee, personal representative) (if applicable)	HALIFAX REGIONAL MUNICIPALITY PARTY TO AGREEMENT (BURDEN)
Mailing address of interest holder to be added (if applicable)	P.O BOX 1749 HALIFAX, NS B3J 3A5
Reference to related instrument in names-based roll/parcel register (if applicable)	### 91735762 EM
Reason for removal of interest (for use only when interest is being removed by operation of law) Instrument code: 443	N/A

Certificate of Legal Effect:

I certify that, in my professional opinion, it is appropriate to make the changes to the parcel register(s) as instructed on this form.

Dated at Halifax, in the County of Halifax, Prov



☐ This document also affects non-land registration parcels. The original will be registered under the *Registry Act* and a certified true copy for recording under the *Land Registration Act* is attached.

May 4, 2009

THIS AMENDING AGREEMENT made this 30 day of MARCH, 2011,

BETWEEN:

ARMCO CAPITAL INC.

a body corporate, in the Province of Nova Scotia
(hereinafter called the "Developer")

OF THE FIRST PART

- and -

J. BUNGAY CONSTRUCTION LIMITED

a body corporate, in the Province of Nova Scotia
(hereinafter called the "Developer")

OF THE SECOND PART

-and-

SAWLOR CONSTRUCTION LIMITED

a body corporate, in the Province of Nova Scotia
(hereinafter called the "Developer")

OF THE THIRD PART

-and-

STYLETTE CONSTRUCTION LTD.

a body corporate, in the Province of Nova Scotia
(hereinafter called the "Developer")

OF THE FOURTH PART

-and-

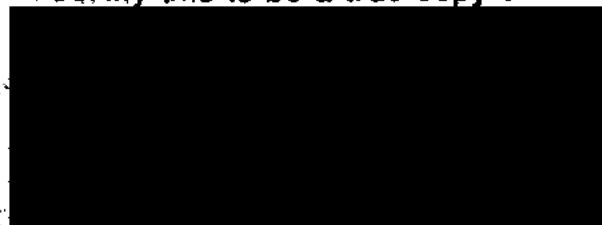
CITY STAR CONSTRUCTION LTD.

a body corporate, in the Province of Nova Scotia
(hereinafter called the "Developer")

OF THE FIFTH PART

-and-

I certify this to be a true copy of



RAMAR CONSTRUCTION LTD.

a body corporate, in the Province of Nova Scotia
(hereinafter called the "Developer")

OF THE SIXTH PART

-and-

QUANTUM DEVELOPMENTS LIMITED

a body corporate, in the Province of Nova Scotia
(hereinafter called the "Developer")

OF THE SEVENTH PART

-and-

HALIFAX REGIONAL MUNICIPALITY

a municipal body corporate, in the Province of Nova Scotia
(hereinafter called the "Municipality")

OF THE EIGHTH PART

WHEREAS the Developer is the registered owner of certain lands located between Highway 101 and Sackville Drive in Middle Sackville, the subdivision commonly known as Sunset Ridge, and which said lands are more particularly described in Schedule A hereto (hereinafter called the "Lands");

AND WHEREAS the North West Community Council approved an application to enter into a development agreement to allow for subdivision and development of the Lands and said development agreement is registered at the Land Registry in Halifax as Document Number 91735762 (hereinafter called the "Existing Agreement");

AND WHEREAS the Developer has requested an amendment to the provisions of the Existing Agreement to permit an a side yard setback of 8 feet for semi-detached dwellings on the Lands (hereinafter called the "Amending Agreement");

AND WHEREAS the North West Community Council for the Municipality approved this request at a meeting held on March 7, 2011, referenced as Municipal Case Number 16722;

THEREFORE in consideration of the benefits accrued to each party from the covenants herein contained, the Parties agree to the following amendments to the Existing Agreement:

1. Amend Section 3.5.2 by adding "the minimum side yard may be reduced to eight (8) feet (2.4 m) and" after the text "Zone of the Land Use By-law except that" and before the text "that a minimum of two (2) parking spaces shall be provided".

WITNESS that this Agreement, made in triplicate, was properly executed by the respective Parties on this 30 day of MARCH, 2011.

SIGNED, SEALED AND DELIVERED

[Redacted Signature]

ARMCO CAPITAL INC

[Redacted Signature]

VERED

[Redacted Signature]

[Redacted Signature]

SIGNED, SEALED AND DELIVERED

in the presence of

[Redacted Signature]

S

P

Per:

[Redacted Signature]

SIGNED, SEALED AND DELIVERED

in the

[Redacted Signature]

S

P

Per:

[Redacted Signature]

SIGNED, SEALED AND DELIVERED

in the presence of

[Redacted Signature]

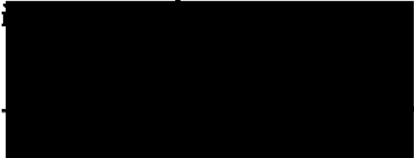
CITY STAR CONSTRUCTION LTD.

Pe

Per:

[Redacted Signature]

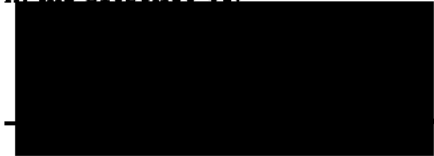
SIGNED, SEALED AND DELIVERED



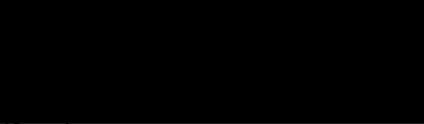
RAMAR CONSTRUCTION LTD.



SIGNED, SEALED AND DELIVERED
in the presence of:

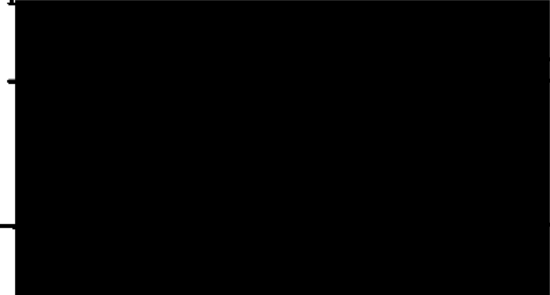


QUANTUM DEVELOPMENTS
LIMITED

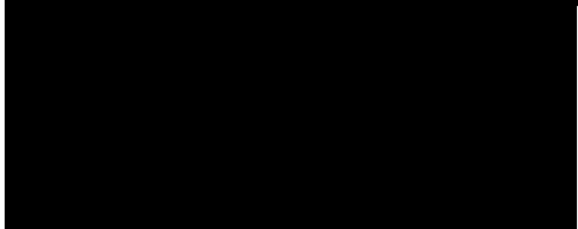


Per: _____

SEALED, DELIVERED AND
ATTESTED to by the proper signing
officers of Halifax Regional Municipality,
duly authorized in that behalf, in the
presence of:



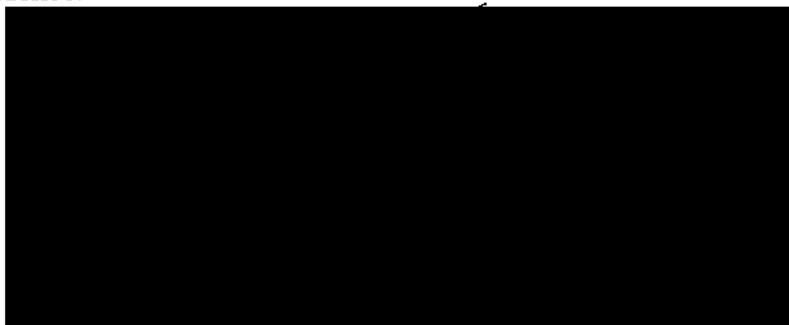
HALIFAX REGIONAL MUNICIPALITY



PROVINCE OF NOVA SCOTIA

COUNTY OF HALIFAX, NOVA SCOTIA

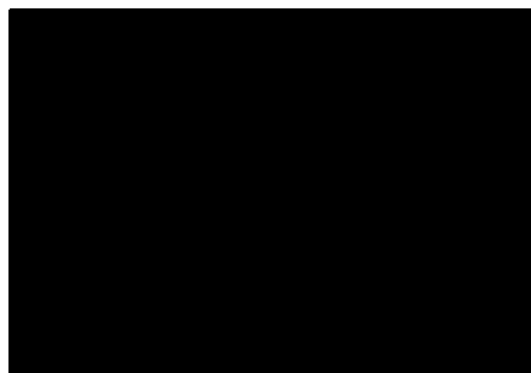
ON THIS 30 day of MARCH, A.D., 2011, before me, the subscriber personally came and appeared STEPHANIE PALMER a subscribing witness to the within and foregoing Indenture, who, having been by me duly sworn, made oath and said that ARMCO CAPITAL INC., one of the parties thereto, signed, sealed and delivered the same in his presence.



PROVINCE OF NOVA SCOTIA

COUNTY OF HALIFAX, NOVA SCOTIA

ON THIS 12th day of April, A.D., 2011, before me, the subscriber personally came and appeared before me D. Chambers & M. Sherouda the subscribing witness to the within and the foregoing Indenture, who, having been by me duly sworn, made oath and said that the Halifax Regional Municipality, one of the parties thereto, caused the same to be executed and its Corporate Seal to be thereunto affixed by the hands of Peter Kelly, its Mayor, and Cathy Mellett, its Municipal Clerk, its duly authorized officers in his presence.



rt

PROVINCE OF NOVA SCOTIA

COUNTY OF HALIFAX, NOVA SCOTIA

ON THIS 30 day of MARCH, A.D., 2011, before me, the subscriber personally came and appeared STEPHANIE PALMER a subscribing witness to the within and foregoing Indenture, who, having been by me duly sworn, made oath and said that **J. BUNGAY CONSTRUCTION LIMITED**, one of the parties thereto, signed, sealed and delivered the same in his presence.



PROVINCE OF NOVA SCOTIA

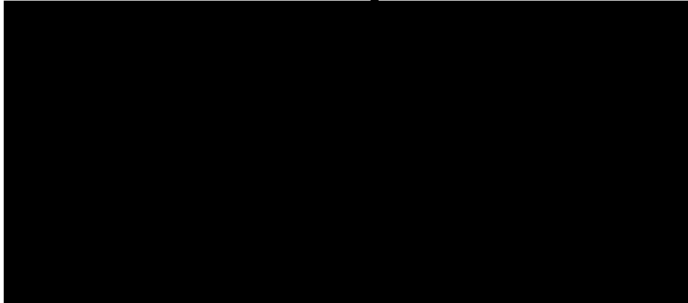
COUNTY OF HALIFAX, NOVA SCOTIA

ON THIS ____ day of _____, A.D., 2011, before me, the subscriber personally came and appeared before me _____ the subscribing witness to the within and the foregoing Indenture, who, having been by me duly sworn, made oath and said that the Halifax Regional Municipality, one of the parties thereto, caused the same to be executed and its Corporate Seal to be thereunto affixed by the hands of Peter Kelly, its Mayor, and Cathy Mellett, its Municipal Clerk, its duly authorized officers in his presence.

A Commissioner of the Supreme Court
of Nova Scotia

PROVINCE OF NOVA SCOTIA
COUNTY OF HALIFAX, NOVA SCOTIA

ON THIS 30 day of MARCH, A.D., 2011, before me, the subscriber personally came and appeared STEPHANIE PALMER a subscribing witness to the within and foregoing Indenture, who, having been by me duly sworn, made oath and said that **SAWLOR CONSTRUCTION LIMITED**, one of the parties thereto, signed, sealed and delivered the same in his presence.



PROVINCE OF NOVA SCOTIA
COUNTY OF HALIFAX, NOVA SCOTIA

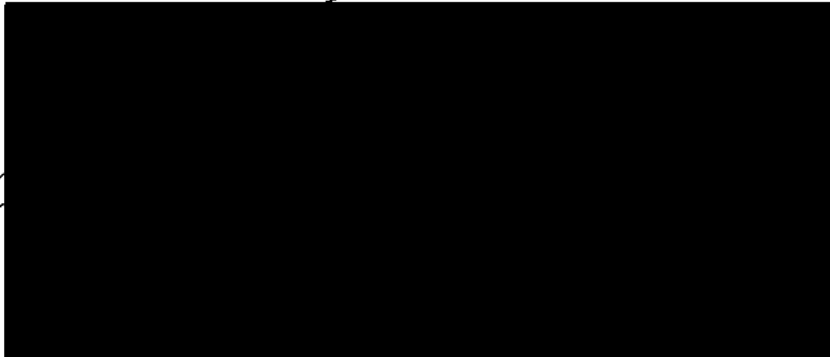
ON THIS ____ day of _____, A.D., 2011, before me, the subscriber personally came and appeared before me _____ the subscribing witness to the within and the foregoing Indenture, who, having been by me duly sworn, made oath and said that the Halifax Regional Municipality, one of the parties thereto, caused the same to be executed and its Corporate Seal to be thereunto affixed by the hands of Peter Kelly, its Mayor, and Cathy Mellett, its Municipal Clerk, its duly authorized officers in his presence.

A Commissioner of the Supreme Court
of Nova Scotia

PROVINCE OF NOVA SCOTIA

COUNTY OF HALIFAX, NOVA SCOTIA

ON THIS 30 day of MARCH, A.D., 2011, before me, the subscriber personally came and appeared STEPHANIE PALMER a subscribing witness to the within and foregoing Indenture, who, having been by me duly sworn, made oath and said that **STYLETTE CONSTRUCTION LTD.**, one of the parties thereto, signed, sealed and delivered the same in his presence.



PROVINCE OF NOVA SCOTIA

COUNTY OF HALIFAX, NOVA SCOTIA

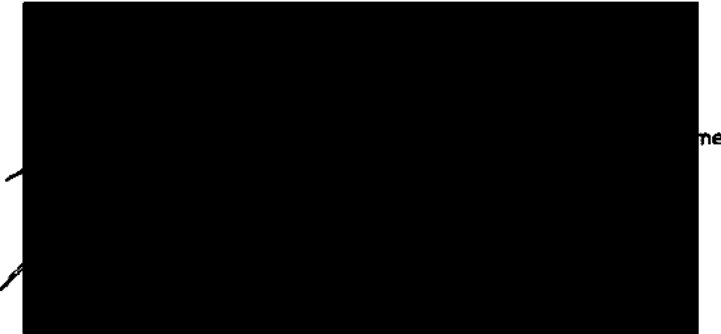
ON THIS ____ day of _____, A.D., 2011, before me, the subscriber personally came and appeared before me _____ the subscribing witness to the within and the foregoing Indenture, who, having been by me duly sworn, made oath and said that the Halifax Regional Municipality, one of the parties thereto, caused the same to be executed and its Corporate Seal to be thereunto affixed by the hands of Peter Kelly, its Mayor, and Cathy Mellett, its Municipal Clerk, its duly authorized officers in his presence.

A Commissioner of the Supreme Court
of Nova Scotia

PROVINCE OF NOVA SCOTIA

COUNTY OF HALIFAX, NOVA SCOTIA

ON THIS 30 day of MARCH, A.D., 2011, before me, the subscriber personally came and appeared STEPHANIE PALMER a subscribing witness to the within and foregoing Indenture, who, having been by me duly sworn, made oath and said that **CITY STAR CONSTRUCTION LTD.**, one of the parties thereto, signed, sealed and delivered the same in his presence.



PROVINCE OF NOVA SCOTIA

COUNTY OF HALIFAX, NOVA SCOTIA

ON THIS ____ day of _____, A.D., 2011, before me, the subscriber personally came and appeared before me _____ the subscribing witness to the within and the foregoing Indenture, who, having been by me duly sworn, made oath and said that the Halifax Regional Municipality, one of the parties thereto, caused the same to be executed and its Corporate Seal to be thereunto affixed by the hands of Peter Kelly, its Mayor, and Cathy Mellett, its Municipal Clerk, its duly authorized officers in his presence.

A Commissioner of the Supreme Court
of Nova Scotia

PROVINCE OF NOVA SCOTIA

COUNTY OF HALIFAX, NOVA SCOTIA

ON THIS 30 day of MARCH, A.D., 2011, before me, the subscriber personally came and appeared STEPHANIE PALMER a subscribing witness to the within and foregoing Indenture, who, having been by me duly sworn, made oath and said that **RAMAR CONSTRUCTION LTD.**, one of the parties thereto, signed, sealed and delivered the same in his presence.

PROVINCE OF NOVA SCOTIA

COUNTY OF HALIFAX, NOVA SCOTIA


ON THIS ____ day of _____, A.D., 2011, before me, the subscriber personally came and appeared before me _____ the subscribing witness to the within and the foregoing Indenture, who, having been by me duly sworn, made oath and said that the Halifax Regional Municipality, one of the parties thereto, caused the same to be executed and its Corporate Seal to be thereunto affixed by the hands of Peter Kelly, its Mayor, and Cathy Mellett, its Municipal Clerk, its duly authorized officers in his presence.

A Commissioner of the Supreme Court
of Nova Scotia

PROVINCE OF NOVA SCOTIA

COUNTY OF HALIFAX, NOVA SCOTIA

ON THIS 30 day of MARCH, A.D., 2011, before me, the subscriber personally came and appeared STEPHANIE PALMEL a subscribing witness to the within and foregoing Indenture, who, having been by me duly sworn, made oath and said that **QUANTUM DEVELOPMENTS LIMITED**, one of the parties thereto, signed, sealed and delivered the same in his presence.



PROVINCE OF NOVA SCOTIA

COUNTY OF HALIFAX, NOVA SCOTIA

ON THIS ____ day of _____, A.D., 2011, before me, the subscriber personally came and appeared before me _____ the subscribing witness to the within and the foregoing Indenture, who, having been by me duly sworn, made oath and said that the Halifax Regional Municipality, one of the parties thereto, caused the same to be executed and its Corporate Seal to be thereunto affixed by the hands of Peter Kelly, its Mayor, and Cathy Mellett, its Municipal Clerk, its duly authorized officers in his presence.

A Commissioner of the Supreme Court
of Nova Scotia

SCHEDULE "A"
PORTION OF SUNSET RIDGE

PID: 41290412

Registration County: HALIFAX COUNTY

Street/Place Name: BEACONSFIELD WAY /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL;
LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-
1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL
INC.

Designation of Parcel on Plan: **LOT 101**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September
29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7,
2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7,
2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12,
2011 as document number 97570221.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an
easement agreement recorded on January 12, 2011 as document number 97568522.

Subject to an easement in favour of Halifax Regional Water Commission more particularly
described in an easement agreement recorded on January 12, 2011 as document number
97566625.

PID: 41290420

Registration County: HALIFAX COUNTY

Street/Place Name: BEACONSFIELD WAY /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL;
LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-
1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL
INC.

Designation of Parcel on Plan: **LOT 102**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September
29, 2008 as document number 91735762.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570221.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568522.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566625.

PID: 41290438

Registration County: HALIFAX COUNTY

Street/Place Name: BEACONSFIELD WAY /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 103**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570221.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568522.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566625.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

PID: 41290446

Registration County: HALIFAX COUNTY

Street/Place Name: BEACONSFIELD WAY/SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL;
LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-
1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL
INC.

Designation of Parcel on Plan: **LOT 104**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September
29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7,
2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7,
2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12,
2011 as document number 97570221.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an
easement agreement recorded on January 12, 2011 as document number 97568522.

Subject to an easement in favour of Halifax Regional Water Commission more particularly
described in an easement agreement recorded on January 12, 2011 as document number
97566625.

PID: 41290453

Registration County: HALIFAX COUNTY

Street/Place Name: BEACONSFIELD WAY /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL;
LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-
1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL
INC.

Designation of Parcel on Plan: **LOT 105**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September
29, 2008 as document number 91735762.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570221.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568522.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566625.

PID: 41290461

Registration County: HALIFAX COUNTY

Street/Place Name: BEACONSFIELD WAY/SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 106**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570221.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568522.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566625.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

PID: 41290479

Registration County: HALIFAX COUNTY

Street/Place Name: BEACONSFIELD WAY /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL;
LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-
1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL
INC.

Designation of Parcel on Plan: LOT 107

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September
29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7,
2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7,
2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12,
2011 as document number 97570221.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an
easement agreement recorded on January 12, 2011 as document number 97568522.

Subject to an easement in favour of Halifax Regional Water Commission more particularly
described in an easement agreement recorded on January 12, 2011 as document number
97566625.

PID: 41290487

Registration County: HALIFAX COUNTY

Street/Place Name: BEACONSFIELD WAY /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL;
LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-
1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL
INC.

Designation of Parcel on Plan: LOT 108

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September
29, 2008 as document number 91735762.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570221.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568522.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566625.

PID: 41290495

Registration County: HALIFAX COUNTY

Street/Place Name: BEACONSFIELD WAY /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 109**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570221.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568522.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566625.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

PID: 41290503

Registration County: HALIFAX COUNTY

Street/Place Name: BEACONSFIELD WAY /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL;
LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-
1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL
INC.

Designation of Parcel on Plan: **LOT 110**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September
29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7,
2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7,
2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12,
2011 as document number 97570239.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an
easement agreement recorded on January 12, 2011 as document number 97568621.

Subject to an easement in favour of Halifax Regional Water Commission more particularly
described in an easement agreement recorded on January 12, 2011 as document number
97566682.

PID: 41290511

Registration County: HALIFAX COUNTY

Street/Place Name: BEACONSFIELD WAY /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL;
LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-
1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL
INC.

Designation of Parcel on Plan: **LOT 111**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September
29, 2008 as document number 91735762.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570239.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568621.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566682.

PID: 41291196

Registration County: HALIFAX COUNTY

Street/Place Name: BEACONSFIELD WAY /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: LOT 112

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570239.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568621.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566682.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-7 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569868.

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-7 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569868.

PID: 41291204

Registration County: HALIFAX COUNTY

Street/Place Name: BEACONSFIELD WAY /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 113**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570239.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568621.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566682.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-7 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569892.

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-7 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569892.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

PID: 41291212

Registration County: HALIFAX COUNTY

Street/Place Name: BEACONSFIELD WAY /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL;
LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-
1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL
INC.

Designation of Parcel on Plan: LOT 114

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September
29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7,
2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7,
2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12,
2011 as document number 97570239.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an
easement agreement recorded on January 12, 2011 as document number 97568621.

Subject to an easement in favour of Halifax Regional Water Commission more particularly
described in an easement agreement recorded on January 12, 2011 as document number
97566682.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-7 and more
particularly described in the easement agreement recorded on January 12, 2011 as document
number 97569934.

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-7 and
more particularly described in the easement agreement recorded on January 12, 2011 as
document number 97569934.

PID: 41291220

Registration County: HALIFAX COUNTY

Street/Place Name: BEACONSFIELD WAY /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL;
LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-
1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL
INC.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Designation of Parcel on Plan: **LOT 115**
Registration Number of Plan: 97442900
Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570239.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568621.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566682.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-7 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569959.

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-7 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569959.

PID: 41291238

Registration County: HALIFAX COUNTY

Street/Place Name: BEACONSFIELD WAY /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL;
LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 116**
Registration Number of Plan: 97442900
Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570239.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568621.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566682.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-7 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569975.

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-7 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569975.

PID: 41291246

Registration County: HALIFAX COUNTY

Street/Place Name: BEACONSFIELD WAY /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: LOT 117

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570239.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568621.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566682.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-7 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97570007.

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-7 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97570007.

PID: 41291253

Registration County: HALIFAX COUNTY

Street/Place Name: BEACONSFIELD WAY /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 118**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570239.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568621.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566682.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-7 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97570015.

PID: 41291261

Registration County: HALIFAX COUNTY

Street/Place Name: BEACONSFIELD WAY /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL;
LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: LOT 119

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570270.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568712.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566724.

PID: 41291287

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL;
LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Designation of Parcel on Plan: **LOT 120A**
Registration Number of Plan: 97442900
Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570270.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568712.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566724.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-10 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97570056.

PID: 41291295

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 120B**
Registration Number of Plan: 97442900
Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570270.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568712.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566724.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-10 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97570072.

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-10 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97570072.

PID: 41291303

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 121A**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570270.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568712.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566724.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-10 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97570106.

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-10 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97570106.

PID: 41291311

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: LOT 121B

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570270.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568712.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566724.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-10 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97570130.

PID: 41291329

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: LOT 122A

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570270.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568712.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566724.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-11 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569322.

PID: 41291337

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT/SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Designation of Parcel on Plan: **LOT 122B**
Registration Number of Plan: 97442900
Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570270.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568712.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566724.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-11 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569280.

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-11 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569280.

PID: 41291345

Registration County: HALIFAX COUNTY
Street/Place Name: AVEBURY COURT/SACKVILLE
Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL;
LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.
Designation of Parcel on Plan: **LOT 123A**
Registration Number of Plan: 97442900
Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570270.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568712.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566724.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-11 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569256.

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-11 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569256.

PID: 41291352

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: LOT 123B

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570270.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568712.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566724.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-11 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569223.

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-11 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569223.

PID: 41291360

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 124A**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570338.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568738.

Subject to an easement in favour of Halifax Regional Water Commission more particularly

SCHEDULE "A"
PORTION OF SUNSET RIDGE

described in an easement agreement recorded on January 12, 2011 as document number 97566740.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-11 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569207.

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-11 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569207.

PID: 41291378

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 124B**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570338.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568738.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566740.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-11 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569199.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-11 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569199.

PID: 41291386

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT/SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 125A**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570338.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568738.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566740.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-11 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569140.

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-11 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569140.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

PID: 41291394

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL;
LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-
1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL
INC.

Designation of Parcel on Plan: **LOT 125B**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September
29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7,
2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7,
2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12,
2011 as document number 97570338.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an
easement agreement recorded on January 12, 2011 as document number 97568738.

Subject to an easement in favour of Halifax Regional Water Commission more particularly
described in an easement agreement recorded on January 12, 2011 as document number
97566740.

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-11 and
more particularly described in the easement agreement recorded on January 12, 2011 as
document number 97569116.

PID: 41291402

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL;
LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-
1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL
INC.

Designation of Parcel on Plan: **LOT 126A**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570338.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568738.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566740.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-3 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569710.

PID: 41291410

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 126B**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570338.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568738.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566740.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-3 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569678.

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-3 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569678.

PID: 41291428

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: LOT 127A

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570338.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568738.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566740.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-3 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569629.

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-3 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569629.

PID: 41291436

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 127B**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570338.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568738.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566740.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-3 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569595.

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-3 and more particularly described in the easement agreement recorded on January 12, 2011 as

SCHEDULE "A"
PORTION OF SUNSET RIDGE

document number 97569595.

PID: 41291444

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL;
LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-
1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL
INC.

Designation of Parcel on Plan: **LOT 128A**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570338.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568738.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566740.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-3 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569561.

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-3 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569561.

PID: 41291451

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL;
LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-

SCHEDULE "A"
PORTION OF SUNSET RIDGE

1,WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 128B**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570429.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568779.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566773.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-3 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569512.

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-3 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569512.

PID: 41291469

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1,WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 129A**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570429.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568779.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566773.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-3 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569488.

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-3 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569488.

PID: 41291477

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: LOT 129B

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7,

SCHEDULE "A"
PORTION OF SUNSET RIDGE

2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570429.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568779.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566773.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-3 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569447.

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-3 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569447.

PID: 41291485

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 130A**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570429.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568779.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566773.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-3 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569413.

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-3 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569413.

PID: 41291493

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 130B**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570429.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568779.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566773.

Subject to a drainage easement identified on Plan Number 97442900 as Parcel DE-3 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569397.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-3 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569397.

PID: 41291501

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 131A**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570429.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568779.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566773.

Together with a drainage easement identified on Plan Number 97442900 as Parcel DE-3 and more particularly described in the easement agreement recorded on January 12, 2011 as document number 97569363.

PID: 41291519

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL

SCHEDULE "A"
PORTION OF SUNSET RIDGE

INC.

Designation of Parcel on Plan: **LOT 131B**
Registration Number of Plan: 97442900
Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865585.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570429.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568779.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566773.

PID: 41291527

Registration County: HALIFAX COUNTY
Street/Place Name: AVEBURY COURT /SACKVILLE
Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL;
LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-
1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL
INC.

Designation of Parcel on Plan: **LOT 132A**
Registration Number of Plan: 97442900
Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865585.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570429.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568779.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566773.

PID: 41291535

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 132B**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570429.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568779.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566773.

PID: 41291543

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-

SCHEDULE "A"
PORTION OF SUNSET RIDGE

1,WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: LOT 133A

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570494.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97569025.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566823.

PID: 41291550

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1,WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: LOT 133B

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570494.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97569025.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566823.

PID: 41291568

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: LOT 134A

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570494.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97569025.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566823.

PID: 41291576

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-

SCHEDULE "A"
PORTION OF SUNSET RIDGE

1,WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 134B**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570494.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97569025.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566823.

PID: 41291584

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1,WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 135A**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570494.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97569025.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566823.

PID: 41291592

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 135B**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570494.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97569025.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566823.

PID: 41291600

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-

SCHEDULE "A"
PORTION OF SUNSET RIDGE

1,WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 136A**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570494.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97569025.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566823.

PID: 41291618

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1,WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 136B**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570494.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97569025.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566823.

PID: 41291626

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 137A**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570494.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97569025.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566823.

PID: 41291634

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-

SCHEDULE "A"
PORTION OF SUNSET RIDGE

1,WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 137B**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570510.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97569066.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97568831.

PID: 41291642

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1,WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 138A**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570510.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97569066.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566831.

PID: 41291659

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: LOT 138B

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570510.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97569066.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566831.

PID: 41291667

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-

SCHEDULE "A"
PORTION OF SUNSET RIDGE

1,WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 139A**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570510.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97569066.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566831.

PID: 41291675

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1,WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 139B**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570510.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97569066.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566831.

PID: 41291683

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL;
LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: LOT 140A

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570510.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97569066.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566831.

PID: 41291691

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL;
LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-

SCHEDULE "A"
PORTION OF SUNSET RIDGE

1,WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 140B**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570510.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97569066.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566831.

PID: 41291709

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1,WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 141A**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570510.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97569066.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566831.

PID: 41291717

Registration County: HALIFAX COUNTY

Street/Place Name: AVEBURY COURT /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMC0 CAPITAL INC.

Designation of Parcel on Plan: **LOT 141B**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570510.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97569066.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566831.

PID: 41291725

Registration County: HALIFAX COUNTY

Street/Place Name: BEACONSFIELD WAY /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-

SCHEDULE "A"
PORTION OF SUNSET RIDGE

1,WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 142**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570544.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97569082.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566872.

PID: 41291733

Registration County: HALIFAX COUNTY

Street/Place Name: BEACONSFIELD WAY /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1,WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 143**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570544.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97569082.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566872.

PID: 41290529

Registration County: HALIFAX COUNTY

Street/Place Name: BEACONSFIELD WAY /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1, WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **LOT 201**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

Subject to a development agreement with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to a development agreement with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to restrictive covenants more particularly described in a deed recorded on January 12, 2011 as document number 97570544.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on January 12, 2011 as document number 97569082.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on January 12, 2011 as document number 97566872.

PID: 41290925

Registration County: HALIFAX COUNTY

Street/Place Name: SACKVILLE DRIVE /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-

SCHEDULE "A"
PORTION OF SUNSET RIDGE

1,WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **PARCEL BZ-2**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

PID: 41291758

Registration County: HALIFAX COUNTY

Street/Place Name: SACKVILLE DRIVE /SACKVILLE

Title of Plan: SUNSET RIDGE (PHASE 1) PLAN OF SURVEY OF LOTS 101 TO 119 INCL; LOTS 120A & B TO 141A & B INCL., LOTS 142, 143 & 201 & PARCELS SD-1, BW-1, AC-1,WW-2, BZ-2 & BZ-3 BEING A S/D & CONSOLIDATION OF LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: **PARCEL BZ-3**

Registration Number of Plan: 97442900

Registration Date of Plan: 2010-12-17 14:04:11

PORTION OF PID 40281479

ALL THAT PARCEL of land situate on the southwestern side of Sackville Drive (Highway No. 1) at Middle Sackville, County of Halifax, Province of Nova Scotia, being a Portion of PID 40281479 in Sunset Ridge Subdivision and being more particularly described as follows:

PREMISING that all bearings referred to herein are grid and distances are imperial and metric as noted.

COMMENCING at a point on the southwestern limit of Sackville Drive (Highway No. 1) at the northeasterly corner of Lot 7A-2, Now or Formerly Lands of The Wesleyan Church of Lower Sackville, as shown on Plan Number 35707, Drawer 391 at the Halifax County Land Registration Office;

THENCE South 74 degrees 18 minutes 49 seconds West along Lot 7A-2, a distance of 812.69 feet to a point at the northwesterly corner thereof;

THENCE South 25 degrees 58 minutes 56 seconds East continuing along Lot 7A-2, a distance of 369.82 feet to a point at the northeasterly corner of Lot 7B, Now or Formerly Lands of Peter George Simpkin and Maxine Ruby Simpkin as shown on Plan at Book 5852 Page 699, Drawer 288 at the Halifax County Land Registration Office;

THENCE South 63 degrees 54 minutes 04 seconds West along Lot 7B, a distance of 173.65 feet to a point at an angle therein, as shown on Plan Number 30304, Drawer 330 at the Halifax County Land Registration Office;

THENCE South 65 degrees 22 minutes 26 seconds West continuing along Lot 7B, a distance of 5.00 feet to a point at the northwesterly corner thereof;

SCHEDULE "A"
PORTION OF SUNSET RIDGE

THENCE South 24 degrees 37 minutes 34 seconds East continuing along Lot 7B, a distance of 193.34 feet, more or less, to a point at the northwesterly corner of Parcel SR-1B (Old Sackville Road), as shown on Plan at Book 6342 Page 955, Drawer 288 at the Halifax County Land Registration Office;

THENCE South 65 degrees 22 minutes 26 seconds West along Parcel SR-1B (Old Sackville Road), a distance of 90.05 feet to a point on the easterly limit of Lindforest Court;

THENCE North 24 degrees 37 minutes 34 seconds West along Lindforest Court, a distance of 17 feet to a point at a southeasterly corner of Lot 51, Now or Formerly Lands of Scott Christopher Francis O'Donnell and Kimberly Dawn O'Donnell, as shown on Plan Number 33344, Drawer 365 at the Halifax County Land Registration Office;

THENCE North 26 degrees 36 minutes 38 seconds West along Lot 51, a distance of 93.96 feet to a point at an angle therein;

THENCE North 30 degrees 48 minutes 22 seconds West continuing along Lot 51, a distance of 126.61 feet to a point at the southeasterly corner of Lot 5, Now or Formerly Lands of Michelle Lee Moxon, as shown on Plan Number 29700, Drawer 316 at the Halifax County Land Registration Office;

THENCE North 30 degrees 48 minutes 22 seconds West along Lot 5, a distance of 188.00 feet to a point at an angle therein;

THENCE North 18 degrees 23 minutes 10 seconds West continuing along Lot 5, a distance of 190.56 feet to a point at the southeasterly corner of Parcel A-65, Now or Formerly Lands of Memorial Gardens Canada Limited (PID 40152639), as shown on Plan Number 7646, Drawer 117 at the Halifax County Land Registration Office;

THENCE North 18 degrees 23 minutes 10 seconds West along Parcel A-65 (PID 40152639), a distance of 44.47 feet to a point at an angle therein, as shown on Plan Number 18799, Drawer 227 at the Halifax County Land Registration Office;

THENCE North 09 degrees 53 minutes 45 seconds West continuing along Parcel A-65, a distance of 355.96 feet to a point at an angle therein;

THENCE North 20 degrees 19 minutes 35 seconds West continuing along Parcel A-65, a distance of 255.27 feet to a point at an angle therein;

THENCE North 10 degrees 56 minutes 20 seconds West continuing along Parcel A-65, a distance of 187.67 feet to a point at an angle therein;

THENCE North 20 degrees 42 minutes 00 seconds West continuing along Parcel A-65, a distance of 22.33 feet to a point at the northeasterly corner thereof;

SCHEDULE "A"
PORTION OF SUNSET RIDGE

THENCE South 75 degrees 11 minutes 36 seconds West continuing along Parcel A-65, a distance of 61.00 feet to a point at an angle therein;

THENCE South 36 degrees 31 minutes 36 seconds West continuing along Parcel A-65, a distance of 1307.42 feet to a point at the southwesterly corner thereof;

THENCE North 36 degrees 57 minutes 40 seconds West a distance of 77.081 metres to a point;

THENCE North 17 degrees 00 minutes 42 seconds West a distance of 22.188 metres to a point;

THENCE North 28 degrees 35 minutes 55 seconds West a distance of 33.608 metres to a point on a curve having a radius of 92.000 metres;

THENCE along said curve to the left, an arc distance of 9.777 metres, chord equivalent being 9.772 metres measured on a course South 33 degrees 02 minutes 40 seconds West to a point at the end of said curve;

THENCE South 30 degrees 00 minutes 00 seconds West a distance of 12.022 metres to a point;

THENCE North 60 degrees 00 minutes 00 seconds West a distance of 18.500 metres to a point;

THENCE North 15 degrees 03 minutes 17 seconds West a distance of 6.358 metres to a point;

THENCE North 60 degrees 06 minutes 34 seconds West a distance of 38.072 metres to a point on a curve of Parcel K, Now or Formerly Lands of Her Majesty the Queen in the Right of the Province of Nova Scotia, having a radius of 1,455.000 metres;

THENCE along said curve of Parcel K to the right, an arc distance of 87.778 metres, chord equivalent being 87.765 metres measured on a course North 28 degrees 00 minutes 13 seconds East to a point, as shown on Plan Number 33331, Drawer 182 at the Halifax County Land Registration Office;

THENCE South 59 degrees 18 minutes 43 seconds East along Parcel K, a distance of 15.000 metres to a point on a curve having a radius of 1440.000 metres;

THENCE along said curve of Parcel K to the right, an arc distance of 24.251 metres, chord equivalent being 24.249 metres measured on a course North 30 degrees 12 minutes 27 seconds East to a point at the end of said curve;

THENCE North 30 degrees 41 minutes 17 seconds East continuing along Parcel K, a distance of 103.483 metres to a point at a beginning of a curve having a radius of 5060.000 metres;

SCHEDULE "A"
PORTION OF SUNSET RIDGE

THENCE along said curve of Parcel K to the left, an arc distance of 297.543 metres, chord equivalent being 297.501 metres measured on a course North 29 degrees 00 minutes 12 seconds East to a point at the end of said curve;

THENCE North 27 degrees 19 minutes 08 seconds East a distance of 65.000 metres to a point;

THENCE North 62 degrees 40 minutes 54 seconds West a distance of 15.000 metres to a point;

THENCE North 27 degrees 19 minutes 08 seconds East a distance of 204.763 metres to a point on the southwesterly limit of Parcel A, Now or Formerly Lands of Her Majesty the Queen in the Right of the Province of Nova Scotia, as shown on Plan Number 33041, Drawer 182 at the Halifax County Land Registration Office;

THENCE South 55 degrees 50 minutes 15 seconds East along Parcel A, a distance of 8.804 metres to a point at the most southerly corner thereof;

THENCE North 37 degrees 04 minutes 52 seconds East continuing along Parcel A, a distance of 34.138 metres to a point on a curve of the southwesterly boundary of Sackville Drive (Highway No. 1) having a radius of 1178.00 feet as shown on Plan Number 32372, Drawer 356 at the Halifax County Land Registration Office;

THENCE along said curve of Sackville Drive (Highway No. 1) to the right, an arc distance of 500.05 feet, chord equivalent being 496.30 feet measured on a course South 40 degrees 45 minutes 29 seconds East to a point at the northeasterly corner of Lands Now or Formerly of F. Reginald Kelsie (PID 40151292);

THENCE South 65 degrees 59 minutes 22 seconds West along Lands Now or Formerly of F. Reginald Kelsie (PID 40151292), a distance of 198.22 feet to a point at the most westerly corner thereof;

THENCE South 24 degrees 00 minutes 38 seconds East continuing along Lands Now or Formerly of F. Reginald Kelsie (PID 40151292), a distance of 149.46 feet to a point at the most southerly corner thereof;

THENCE North 65 degrees 59 minutes 22 seconds East continuing along Lands Now or Formerly of F. Reginald Kelsie (PID 40151292), a distance of 31.256 metres to a point at the most northerly corner of Lot 131B, as shown on Plan Number 97442900 at the Halifax County Land Registration Office;

THENCE South 43 degrees 15 minutes 46 seconds West along Lot 131B, a distance of 53.694 metres to a point at the most northerly corner of Lot 131A;

THENCE South 34 degrees 10 minutes 55 seconds West along Lot 131A, a distance of 34.057 metres to a point at the most northerly corner of Lot 130B;

SCHEDULE "A"
PORTION OF SUNSET RIDGE

THENCE South 26 degrees 39 minutes 05 seconds West along Lot 130B, and continuing along Lot 130A, Lot 129B, Lot 129A and Lot 128B, a distance in all of 75.957 metres to a point at the northwestern corner of Lot 128A;

THENCE South 13 degrees 08 minutes 02 seconds West along Lot 128A, and continuing along Lot 127B, a distance in all of 31.180 metres to a point at the northwestern corner of Lot 127A;

THENCE South 17 degrees 21 minutes 43 seconds East along Lot 127A, and continuing along Lot 126B and Lot 126A, a distance in all of 66.806 metres to a point on the northwestern boundary of Parcel WW-2 (Walkway);

THENCE South 42 degrees 29 minutes 17 seconds West along Parcel WW-2 (Walkway), a distance of 55.195 metres to a point at the most westerly corner thereof;

THENCE South 47 degrees 03 minutes 43 seconds East continuing along Parcel WW-2 (Walkway), a distance of 6.096 metres to a point at the most southerly corner thereof;

THENCE North 42 degrees 29 minutes 17 seconds East continuing along Parcel WW-2 (Walkway), a distance of 55.195 metres to a point at the most westerly corner of Lot 125A;

THENCE South 47 degrees 30 minutes 43 seconds East along Lot 125A, and continuing along Lot 124B, Lot 124A, Lot 123B, Lot 123A, Lot 122B, Lot 122A, Lot 121B, Lot 121A, Lot 120B and Lot 120A, a distance in all of 134.819 metres to a point at a westerly corner of Lot 118;

THENCE South 10 degrees 49 minutes 47 seconds West along Lot 118, and continuing along Lot 117, Lot 116, Lot 115 and Lot 114, a distance in all of 50.791 metres to a point at the most northerly corner of Lot 113;

THENCE South 19 degrees 32 minutes 20 seconds West along Lot 113, and continuing along Lot 112, a distance in all of 23.431 metres to a point at a corner thereof;

THENCE South 35 degrees 55 minutes 36 seconds East continuing along Lot 112, a distance of 36.977 metres to a point on a curve of the northwesterly boundary of Beaconsfield Way (Parcel BW-1) having a radius of 92.000 metres;

THENCE along said curve of Beaconsfield Way (Parcel BW-1) to the right, an arc distance of 4.058 metres, chord equivalent being 4.058 metres measured on a course South 55 degrees 20 minutes 12 seconds West to a point at the southwesterly corner thereof;

THENCE South 33 degrees 23 minutes 59 seconds East continuing along Beaconsfield Way (Parcel BW-1), a distance of 16.000 metres to a point on a curve having a radius of 108.000 metres;

SCHEDULE "A"
PORTION OF SUNSET RIDGE

THENCE along said curve of Beaconsfield Way (Parcel BW-1) to the left, an arc distance of 8.340 metres, chord equivalent being 8.338 metres measured on a course North 54 degrees 23 minutes 18 seconds East to a point at the most westerly corner of Lot 201;

THENCE South 37 degrees 49 minutes 26 seconds East along Lot 201, a distance of 42.103 metres to a point at the most southerly corner thereof;

THENCE North 74 degrees 18 minutes 49 seconds East continuing along Lot 201, a distance of 17.717 metres to a point at a southeasterly corner thereof;

THENCE North 31 degrees 19 minutes 01 second East continuing along Lot 201, Lot 111, Lot 110, Lot 109, Lot 108 and Lot 107, a distance in all of 112.125 metres to a point at the most westerly corner of Lot A-1, Now or Formerly Lands of Stephanie Lynn Robichaud and Ann Marie Robichaud, as shown on Plan Number 20473, Drawer 236 at the Halifax County Land Registration Office;

THENCE South 32 degrees 59 minutes 23 seconds East along Lot A-1, a distance of 100.0 feet to a point at the most southerly corner thereof;

THENCE North 38 degrees 30 minutes 37 seconds East continuing along Lot A-1, a distance of 241.19 feet to a point on a curve of the southwesterly boundary of Sackville Drive (Highway No.1) having a radius of 1648.00 feet, as shown on Plan Number 32372, Drawer 356 at the Halifax County Land Registration Office;

THENCE along said curve of Sackville Drive (Highway No.1) to the right, an arc distance of 588.41 feet, chord equivalent being 585.29 feet measured on a course South 23 degrees 32 minutes 52 seconds East to the point of commencement.

THE parcel of land described herein is subject to survey.

SUBJECT TO a right of way in common with others, including R.H. Oland Real Estate Limited, Memorial Gardens (Atlantic) Limited, The Board of Trustees of Lindwood Cemetery and all the descendants of the late Colonel Sidney C. Oland and their respective spouses entitled thereto, Lot 7 (PID 40281479) and Parcel A-65 (PID 40152639) over, along and upon a strip of land having a perpendicular width of 66 feet and being more particularly described as follows:

COMMENCING at a point on the intersection of the westerly limit of the Old Sackville Road with the northwesterly limit of Melish Drive as shown on Plan Number 18749 Drawer 227 at the Halifax County Land Registration Office;

THENCE North 26 degrees 36 minutes 38 seconds West a distance of 478.65 feet to a point;

THENCE North 30 degrees 48 minutes 22 seconds West a distance of 314.62 feet to a point;

SCHEDULE "A"
PORTION OF SUNSET RIDGE

THENCE North 18 degrees 23 minutes 10 seconds West a distance of 190.56 feet to a point at the most easterly corner of Parcel A-65 as shown on said plan;

THENCE North 18 degrees 23 minutes 10 second West along the easterly limit of said Parcel A-65 a distance of 44.47 feet to a point at an angle therein;

THENCE North 9 degrees 53 minutes 45 seconds West, continuing along the easterly limit of said Parcel A-65 a distance of 355.96 feet to a point at an angle therein;

THENCE North 20 degrees 19 minutes 35 seconds West continuing along the easterly limit of said Parcel A-65 a distance of 255.27 feet to a point at an angle therein;

THENCE North 10 degrees 56 minutes 20 seconds West continuing along the easterly limit of said Parcel A-65 a distance of 187.67 feet to a point at an angle therein;

THENCE North 20 degrees 42 minutes 00 seconds West, continuing along the easterly limit of said Parcel A-65 a distance of 3.91 feet to a point on the southerly limit of Lot 7 as shown on said plan;

THENCE North 80 degrees 49 minutes 42 seconds East along the southerly limit of said Lot 7 a distance of 66.70 feet to a point;

THENCE South 10 degrees 56 minutes 20 seconds East a distance of 184.06 feet to a point;

THENCE South 20 degrees 19 minutes 35 seconds East a distance of 255.88 feet to a point;

THENCE South 9 degrees 53 minutes 45 seconds East a distance of 357.09 feet to a point;

THENCE South 18 degrees 23 minutes 10 seconds East a distance of 222.95 feet to a point;

THENCE South 30 degrees 48 minutes 22 seconds East a distance of 309.85 feet to a point;

THENCE South 26 degrees 36 minutes 38 seconds East a distance of 477.29 feet to a point on the northwesterly limit of said Melish Drive aforesaid;

THENCE South 60 degrees 6 minutes 41 seconds West along the last mentioned limit, 66.11 feet to the point of commencement.

ALSO SUBJECT TO a right of way in favour of Nova Scotia Power Inc. for utility service easements, as more particularly shown on Plan 34098 in drawer 381, at the Halifax County Land Registration Office and more particularly described in an easement recorded in Book 6931 at Page 133.

SCHEDULE "A"
PORTION OF SUNSET RIDGE

ALSO SUBJECT TO a temporary turning tee easement designated as Parcel TT-1, having an area of 1,377.6 square metres, more or less, and being more particularly described in Document Number 97804158 at the Halifax County Land Registration Office and more particularly shown on Plan Number 97442900.

ALSO SUBJECT TO an access and service easement in favour of Halifax Regional Water Commission designated as Parcel ASE-DD-1, having an area of 151.4 square metres, more or less, and being more particularly described in Document Number 97566872 at the Halifax County Land Registration Office and more particularly shown on Plan Number 97442900.

TOGETHER WITH a 4.500 metre wide drainage easement over Lots 112 to 118 Inclusive designated as Parcel DE-7, having an area of 474.4 square metres, more or less, and being more particularly described in Document Number 97569769 at the Halifax County Land Registration Office and more particularly shown on Plan Number 97442900.



Map 1 **Generalized Future Land Use**

Sackville Plan Area

UR Urban Residential Designation
RR Rural Residential Designation



Existing Development Agreement

Beaver Bank, Hammonds Plains and Upper Sackville Plan Area

MU-C Mixed Use C Designation

HALIFAX
REGIONAL MUNICIPALITY
Community Development
Planning Services

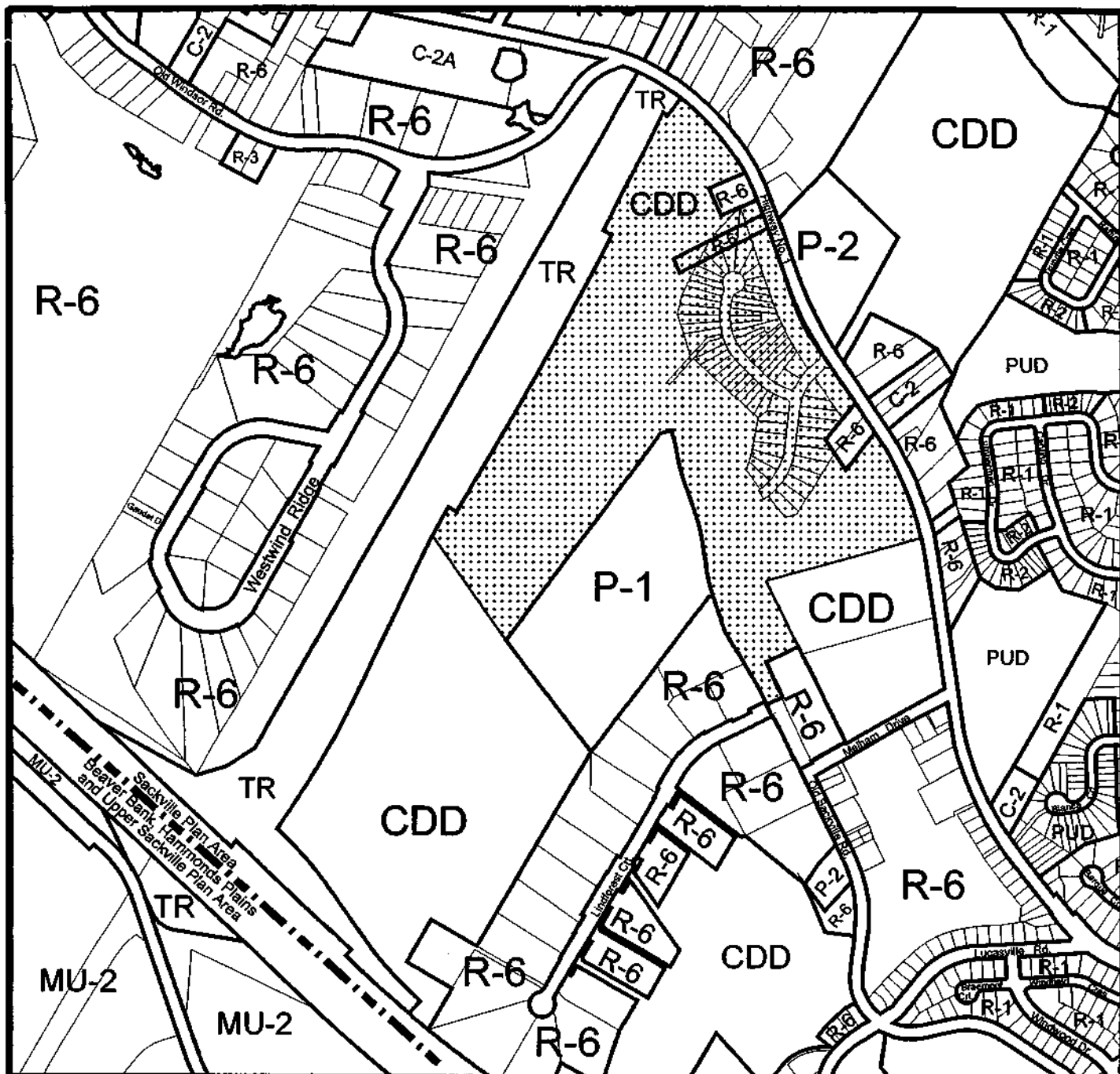


100 50 0 100 200 300 400
Meters

Jan. 13, 2011

HRM does not guarantee the accuracy of any base map information on this map.

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Map 2 Zoning



Existing Development Agreement

Sackville Plan Area

- R-1 Single Unit Dwelling Zone
- R-2 Two Unit Dwelling Zone
- R-3 Mobile Dwelling Zone
- R-6 Rural Residential Zone
- C-2 Community Commercial Zone
- C-2A Minor Commercial Zone
- P-2 Community Facility Zone
- PUD Planned Unit Development
- TR Transportation Reserve Zone

Beaver Bank, Hammonds Plains and Upper Sackville Plan Area

- MU-2 Mixed Use 2 Zone
- TR Transportation Reserve Zone

HALIFAX
REGIONAL MUNICIPALITY
Community Development
Planning Services



100 50 0 100 200 300 400
Meters

Jan. 13, 2011

HRM does not guarantee the accuracy of any base map information on this map.

T:\Repmaps\Devagree\16722\Zone.mxd (AKT)

Form 24

Purpose: to change the registered interest, benefits or burdens

(Instrument code: 450)

(If change requested relates to one or more of the following and no other interests are being added or removed on this form: manner of tenure, description of manner of tenure, non-resident status, parcel access or NSFLB occupant. Note: This form cannot be used to correct an error in a parcel register).

(Instrument code: 451)

(Change to existing servient or dominant tenement PID number in a parcel register as a result of subdivision or consolidation. Note: This form cannot be used to correct an error in a parcel register).

Registration District:	Halifax County
Submitter's User Number:	2444
Submitter's Name:	Ian A. Sutherland / Stewart McKelvey
In the matter of Parcel Identification Number (PID)	
PID: 41292822	

For Office Use	
HALIFAX COUNTY LAND REGISTRATION OFFICE	
I certify that this document was registered or recorded as shown here.	
Kim MacKay, Registrar	
<u>12/15/23/19</u> Document #	LR <input checked="" type="checkbox"/> ROD <input type="checkbox"/>
<u>08 18 2022</u> M.M DD YYYY	<u>12:27pm</u> Time

The following additional forms are being submitted simultaneously with this form and relate to the attached document:

- ☐ Form 24(s)
- ☐ Form 8A(s)

Additional information:

- ☐ This Form 24 creates or is part of a subdivision or consolidation.
- ☐ This Form 24 is a municipal or provincial street or road transfer.
- ☐ This Form 24 is adding a corresponding benefit or burden as a result of an AFR of another parcel.
- ☐ This Form 24 is adding a benefit or burden where the corresponding benefit/burden in the "flip-side" parcel is already identified in the LR parcel register and no further forms are required.

Power of Attorney:

- ☐ The attached document is signed by attorney for a person under a power of attorney, and the power of attorney is:
 - ☐ Recorded in the attorney roll
 - ☐ Recorded in the parcel register
 - ☐ Incorporated in the document

OR

- ☒ No power of attorney applies to this document

This form is submitted to make the changes to the registered interests, or benefits or burdens, and other related information, in the above-noted parcel register, as set out below.

The registered interests and related information are to be changed as follows: **N/A**

The following tenant in common interests that appear in the section of the parcel register(s) labelled "Tenants in Common not registered pursuant to the *Land Registration Act*" are to be removed because the interests are being registered (*insert names to be removed*): **N/A**

I have searched the judgment roll with respect to this revision of the registered interest and have determined that it is appropriate to add the following judgment(s) or judgment-related documents to the parcel register, in accordance with the *Land Registration Act* and *Land Registration Administration Regulations*: **N/A**

The following benefits are to be added and/or removed in the parcel register(s): **N/A**

The following burdens are to be added and/or removed in the parcel register:

Instrument type	Amendment (Not Condominium)
Interest holder and type to be removed	N/A
Interest holder and type to be added	Halifax Regional Municipality – Party to Agreement (Burden)
Mailing address of interest holder to be added	PO Box 1749 Halifax, NS B3J 3A5
Reference to related instrument in names-based roll/parcel register	Agreement Re Use of Land / 2008 / Doc. 91735762
Reason for removal of interest: <i>Instrument code: 443</i>	N/A

The following recorded interests are to be added and/or removed in the parcel register(s): **N/A**

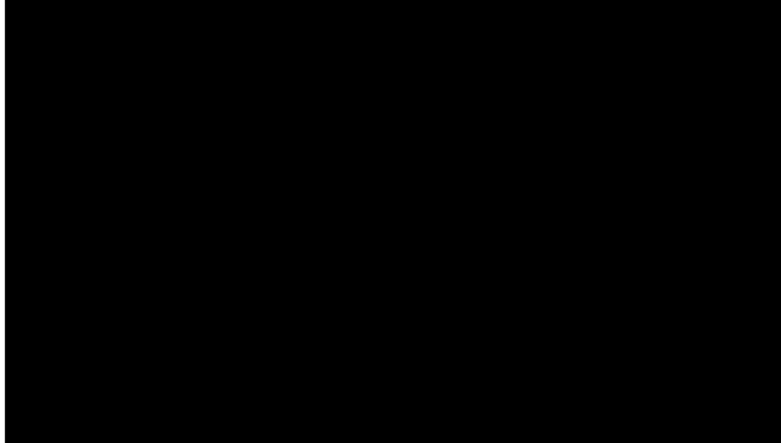
The textual qualifications are to be changed as follows: **N/A**

The following information about the occupier of the parcel, which is owned by the Nova Scotia Farm Loan Board, is to be changed: **N/A**

Certificate of Legal Effect:

I certify that, in my professional opinion, it is appropriate to make the changes to the parcel register as instructed on this form.

Dated at Halifax, in the County of Halifax and Province of Nova Scotia, on this 26th day of July, 2022.



- ☐ This document also affects non-land registration parcels. The original will be registered under the *Registry Act* and a certified true copy for recording under the *Land Registration Act* is attached.

THIS SECOND AMENDING DEVELOPMENT AGREEMENT made this 4 day of August, 2022.

BETWEEN:

SUNSET PLAZA INC.

a body corporate, in the Province of Nova Scotia,
(hereinafter called the "Developer")

OF THE FIRST PART

- and -

HALIFAX REGIONAL MUNICIPALITY

a municipal body corporate, in the Province of Nova Scotia,
(hereinafter called the "Municipality")

OF THE SECOND PART

WHEREAS the Developer is the registered owner of certain lands located at the intersection of Swindon Drive and Hanwell Drive, Middle Sackville (PID# 41292822), and which said lands are more particularly described in Schedule A hereto (hereinafter called the "Lands");

AND WHEREAS on July 10, 2008, North West Community Council approved an application to enter into a Development Agreement for the development and subdivision of lands known as Sunset Ridge subdivision between Highway 101 and Sackville Drive, Middle Sackville, said development agreement being registered at the Land Registry in Halifax as Document 91735762 (Case 01027) on September 29, 2008 (hereinafter called the "Original Agreement"), and which applies to the Lands;

AND WHEREAS on March 7, 2011, North West Community Council approved an application to amend the Original Agreement to permit side yard setbacks of 8 feet for semi-detached dwellings, the said amending agreement was registered at the Land Registry in Halifax as Document Number 98168983 (Case 016722) on April 19, 2011 (hereinafter called the "First Amending Agreement"), and which applies to the Lands;

AND WHEREAS the Original Agreement and the First Amending Agreement together comprise the Existing Agreement (hereinafter called the "Existing Agreement");

AND WHEREAS the Developer has requested amendments to the Existing Agreement to allow the commercial site to be developed with a multiple unit dwelling with ground floor commercial space, pursuant to the provisions of the Halifax Regional Municipal Charter and pursuant to Policies RR-3 and UR-10 of the Sackville Municipal Planning Strategy and Section 3.6(b) of the Sackville Land Use Bylaw;

AND WHEREAS the North West Community Council approved this request at a meeting held on June 20, 2022 referenced as Municipal Case 22820;

THEREFORE, in consideration of the benefits accrued to each party from the covenants herein contained, the Parties agree as follows:

1. Except where specifically varied by this Second Amending Development Agreement, all other conditions and provisions of the Existing Agreement, as amended, shall remain in effect.
2. The Developer agrees that the Lands shall be developed and used only in accordance with and subject to the terms and conditions of this Second Amending Agreement, and the Existing Agreement.
3. Section 3.2 of the Existing Agreement shall be amended by inserting the text shown below in bold immediately following "Schedule I: Architectural Design Criteria for Townhouses and Apartment Buildings":

Schedule J	Commercial/ Residential Site Plan
Schedule K	Commercial/ Residential Landscape Plan
Schedule L	Commercial/ Residential Front Elevation
Schedule M	Commercial/ Residential Rear Elevation
Schedule N	Commercial/ Residential Side Elevations

4. The Existing Agreement shall be amended by inserting the following Schedules after Schedule I

Schedule J	Commercial/ Residential Site Plan
Schedule K	Commercial/ Residential Landscape Plan
Schedule L	Commercial/ Residential Front Elevation
Schedule M	Commercial/ Residential Rear Elevation
Schedule N	Commercial/ Residential Side Elevations

5. Section 3.4 (e) of the Existing Agreement shall be amended by inserting the following text shown in bold, immediately before the period at the end of the sentence:

(e) a commercial development as prescribed by this Agreement, or, notwithstanding Schedules B through H, a multiple unit dwelling with ground floor commercial space, pursuant to Section 3.5.5.1.

6. The Existing Agreement shall be amended by adding new Section 3.5.5.1 immediately following Section 3.5.5, as shown in bold, as follows:

3.5.5.1 Notwithstanding Sections 3.4 (d), 3.5.4, 3.5.5 the commercial site shown on Schedules B through H may be replaced with a multiple unit dwelling with ground floor commercial space which conforms with Schedules J, K, L, M and N, and the following:

- (a) The building location and parking shall be in conformance with Schedule J and the exterior design of the multiple unit dwelling with ground floor commercial space shall be in conformance with Schedules L, M and N;
- (b) Architectural design criteria shall be in conformance with the architectural design criteria for apartment buildings found in Schedule I, except for subsection a);
- (c) Landscaping and amenity areas shall conform with Schedule K and Section 3.8;
- (d) The maximum building height shall be four (4) habitable stories above grade exclusive from any underground parking area;
- (e) The numbers of each dwelling unit type may vary by up to 20 percent of the amounts shown on Schedule J, provided the total number of dwelling units does not exceed 52;
- (f) The amount of amenity space may vary by up to 10 percent of the amount shown on Schedule J;
- (g) A minimum of 2,500 square feet of ground floor commercial space shall be provided. Any commercial uses shall conform with the provisions and requirements of the C-2 (Community Commercial) Zone of the Land Use By-law except that uses shall be restricted to the following: retail stores, food stores, service and personal service uses, offices, commercial schools, banks and financial institutions, restaurants and take-out restaurants but shall not include drive-in restaurants or recycling depots; and
- (h) Facial signs and projecting signs shall be permitted and shall comply with Section 2.70 and Part 5 of the Land Use By-law.

- 7 The first sentence of section 3.8 of the Existing Agreement shall be amended by deleting the text shown in ~~strikeout~~ and inserting the text shown in **bold** as follows

Any municipal development permit submitted for a multi-unit development or commercial development pursuant to the provisions of Sections 3.5.4, ~~or~~ 3.5.5, or 3.5.5.1 of this Agreement shall include a landscaping plan, prepared by a Professional Landscape Architect in good standing, which illustrates the landscaping measures to be undertaken to all areas disturbed by construction

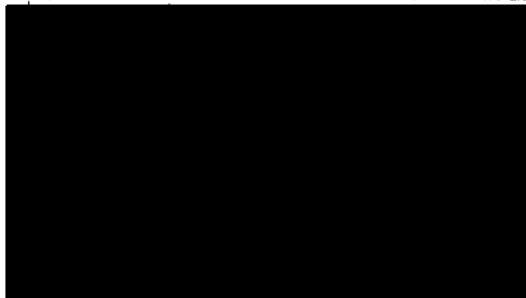
8. The Existing Agreement shall be amended by inserting the following sections 8.3.3 and 8.3.4 immediately following 8.3.2 as follows:

8.3.3 In the event that the development of the multiple unit dwelling with ground floor commercial space has not commenced within three (3) years of the date of registration of this Second Amending Agreement at the Land Registry Office the Agreement shall have no further force or effect and henceforth the development of the Lands shall comply with the provisions of the Land-Use By-law. For the purposes of this section, commencement shall mean the installation of the footings and foundation of the building.

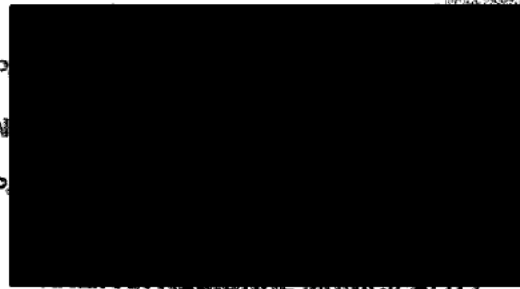
8.3.4 In the event that the development of the multiple unit dwelling with ground floor commercial space has not been completed within five (5) years of the date of registration of this Second Amending Agreement at the Land Registry Office the Lands shall conform with the provisions of the Land-Use By-law. For the purposes of this section, completion shall mean the issuance of an occupancy permit.

IN WITNESS WHEREAS the said parties to these presents have hereunto set their hands and affixed their seals the day and year first above written.

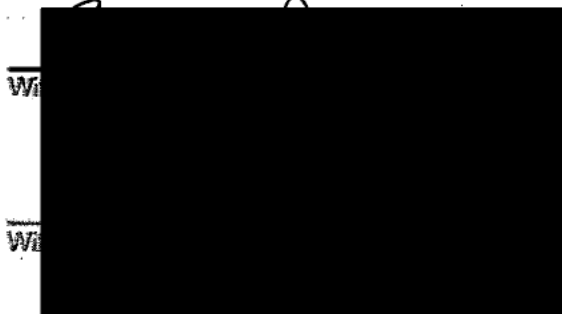
SIGNED, SEALED AND DELIVERED in the



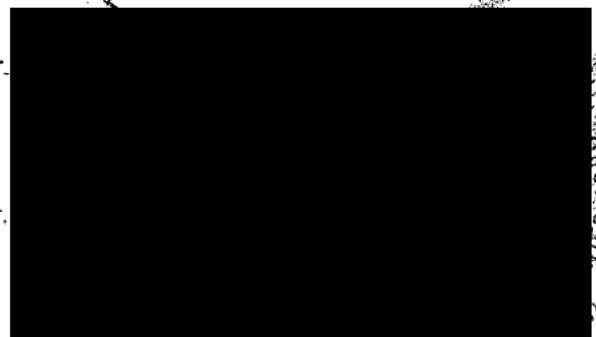
SUNSET PLAZA INC.



SIGNED, DELIVERED AND ATTESTED to by the proper signing officers of Halifax Regional Municipality, duly authorized in that behalf, in the presence of



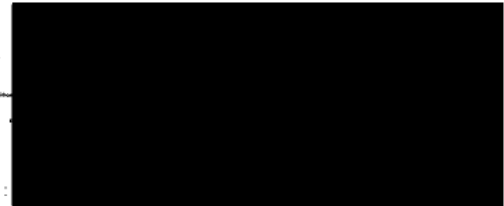
Per.



Per.

PROVINCE OF NOVA SCOTIA
COUNTY OF HALIFAX

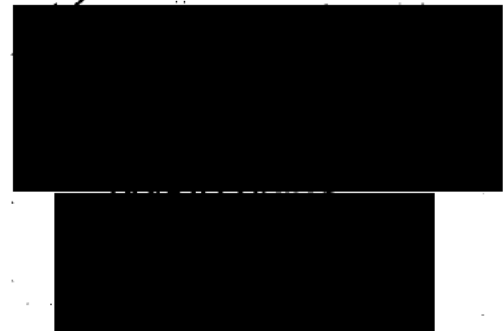
On this 22nd day of July, A.D. 2022, before me, the subscriber personally came and appeared Damdad Akzli a subscribing witness to the foregoing indenture who having been by me duly sworn, made oath and said that Sunset Plaza Inc. of the parties thereto, signed, sealed and delivered the same in his/her presence.



of the Supreme Court of

PROVINCE OF NOVA SCOTIA
COUNTY OF HALIFAX

On this 4 day of Aug, A.D. 2022, before me, the subscriber personally came and appeared Brenda Murphy-Johnson & Lisa Dwyer the subscribing witness to the foregoing indenture who being by me sworn, made oath, and said that Mike Savage, Mayor and Iain MacLean, Clerk of the Halifax Regional Municipality, signed the same and affixed the seal of the said Municipality thereto in his/her presence.



Schedule A -- Legal Description of the Lands

PID Number 41292822, Block CL-1, Swindon Drive and Hanwell Drive, Middle Sackville

Registration County: HALIFAX COUNTY

Street/Place Name: HANWELL DRIVE /MIDDLE SACKVILLE

Title of Plan: PLAN OF SURVEY OF BLOCK APT-1 AND BLOCK CL-1 BEING A SUBDIVISION AND CONSOLIDATION OF BLOCK APT AND BLOCK CL, LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: BLOCK CL-1

Registration Number of Plan: 100979781

Registration Date of Plan: 2012-06-26 13:17:00

Subject to an agreement regarding use of land with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762 and amended on April 19, 2011 by an Agreement recorded as document number 98168983.

Subject to an agreement regarding use of land with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

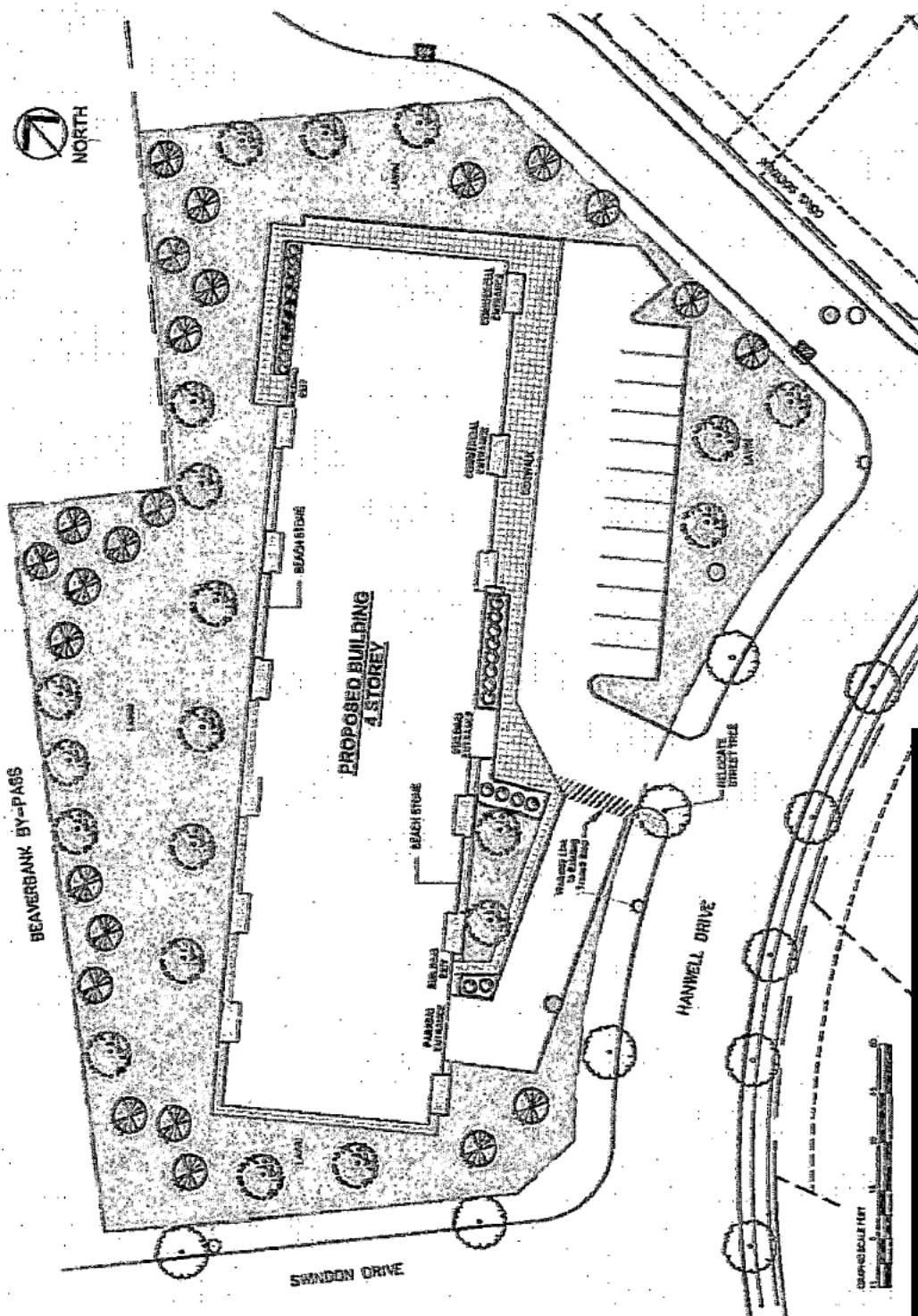
Subject to an agreement regarding use of land with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on June 17, 2011 as document number 98537542.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on June 17, 2011 as document number 98534929.

Subject to an easement/right of way as described in document number 98534358 recorded on June 17, 2011.

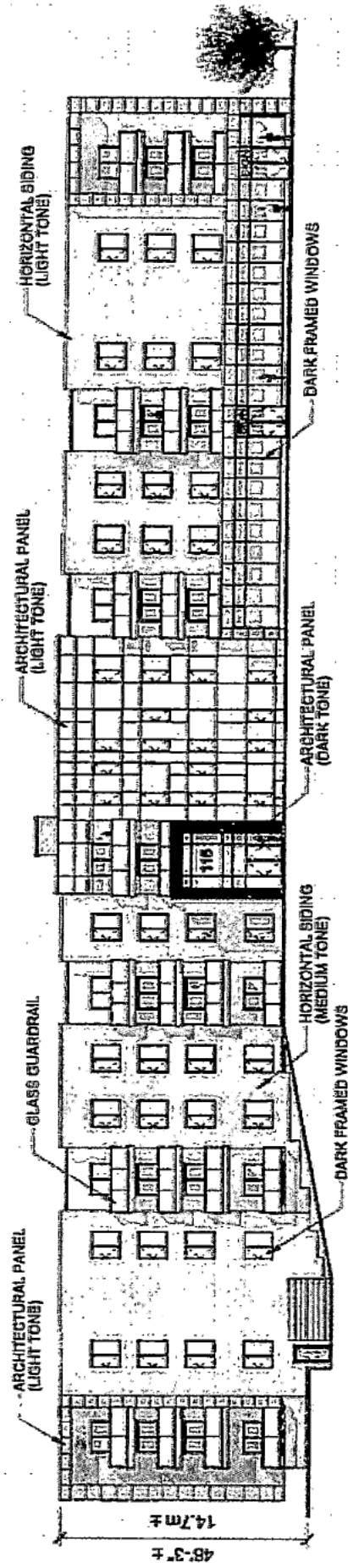
BEAVERBANK BY-PASS



Drawing Title: LANDSCAPE PLAN	Project No: 2817-1		L-101
	Date: AS NOTED MARCH 21, 2021		

4:16:38 PM

Schedule L - Commercial/ Residential Front Elevation

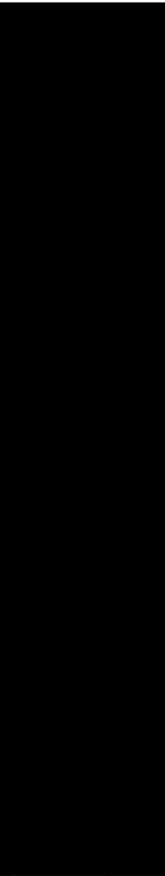
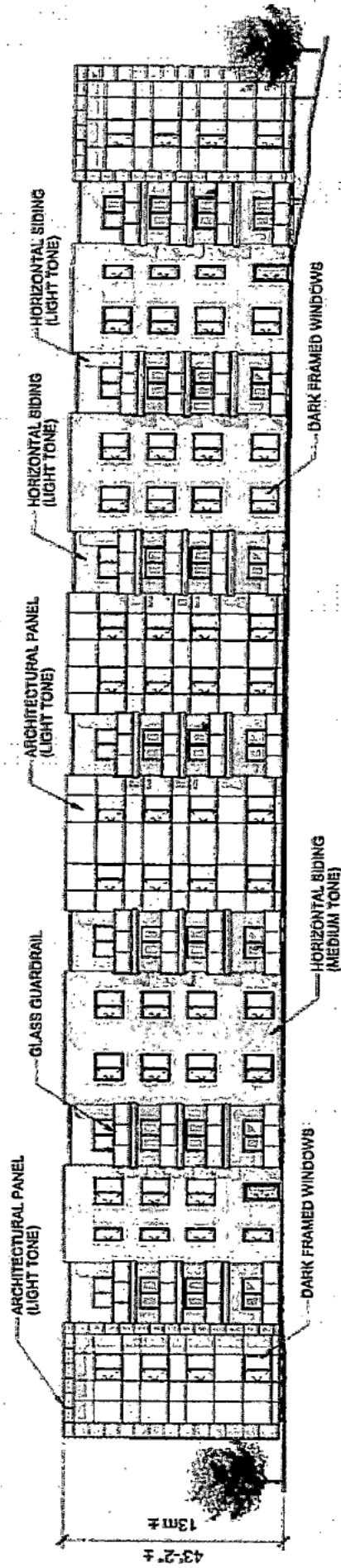


HANWELL DRIVE

HANWELL DRIVE, MIDDLE SACKVILLE NS

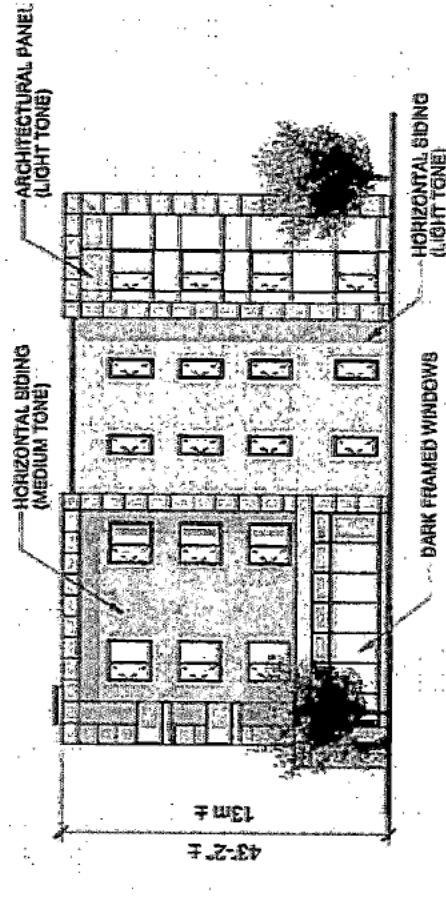
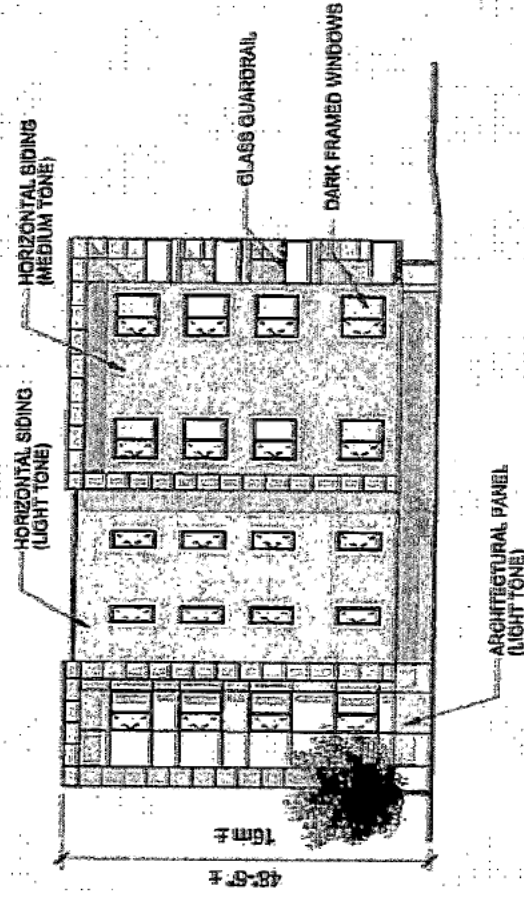
ELEVATION - FRONT

Schedule M - Commercial/ Residential Rear Elevation



HANWELL DRIVE HANWELL DRIVE, MIDDLE SACKVILLE NS	ELEVATION • REAR
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Schedule N - Commercial/ Residential Side Elevations



HANWELL DRIVE

HANWELL DRIVE, MIDDLE SACKVILLE NS

ELEVATION - SIDES

Project No.

Scale

Sheet

APPENDIX 2

LEGAL DESCRIPTION OF PARCEL



Parcel Description

PID: 41292822

Registration County: HALIFAX COUNTY

Street/Place Name: HANWELL DRIVE /MIDDLE SACKVILLE

Title of Plan: PLAN OF SURVEY OF BLOCK APT-1 AND BLOCK CL-1 BEING A SUBDIVISION AND CONSOLIDATION OF BLOCK APT AND BLOCK CL, LANDS OF ARMCO CAPITAL INC.

Designation of Parcel on Plan: BLOCK CL-1

Registration Number of Plan: 100979781

Registration Date of Plan: 2012-06-26 13:17:00

Subject to an Agreement regarding use of land with Halifax Regional Municipality recorded on September 29, 2008 as document number 91735762; amended on April 19, 2011 by document number 98168983; and amended on August 18, 2022 by document number 121152319.

Subject to an agreement regarding use of land with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865565.

Subject to an agreement regarding use of land with Halifax Regional Municipality recorded on May 7, 2010 as document number 95865581.

Subject to an easement in favour of Nova Scotia Power Inc. more particularly described in an easement agreement recorded on June 17, 2011 as document number 98537542.

Subject to an easement in favour of Halifax Regional Water Commission more particularly described in an easement agreement recorded on June 17, 2011 as document number 98534929.

