

SCHEDULE "A"

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All that certain lot, piece or parcel of land situated at Joan Drive, Beaver Bank, Halifax County, Nova Scotia shown as Lot 107 on a Plan of Survey of Lots 103 to 115 inclusive, Lots 127 to 131 inclusive, Parcels JD-5A, JD-5B, RD-8 and PK-1, a Subdivision of Lands of Barrett Enterprises Limited & Ramar Developments Limited, signed by Joseph R. Alcorn, N.S.L.S., dated November 25, 2002 and filed as Alderney Surveys Limited Drawing No. 001817-4, being more particularly described as follows:

Beginning at a point on a southwestern boundary of Joan Drive (Parcel JD-5A), said point being the most northern corner of Lot 108 as shown on the above plan;

Thence South $64^{\circ} 17' 08''$ West, a distance of 119.64 feet along a northwestern boundary of said Lot 108 to a point;

Thence South $67^{\circ} 42' 36''$ West, a distance of 219.88 feet along a northwestern boundary of Lot 108 to a witness survey marker;

Thence South $67^{\circ} 42' 36''$ West, a distance of 4 feet, more or less, continuing along said northwestern boundary of Lot 108 to the northeastern shore of Duck Lake Brook at ordinary high water mark;

Thence northwesterly, following the various courses of said northeastern shore of Duck Lake Brook at ordinary high water mark, a distance of 169 feet, more or less, to the most southern corner of Lot 106;

Thence North $68^{\circ} 27' 34''$ East, a distance of 18 feet, more or less, along a southeastern boundary of said Lot 106 to a witness survey marker, said marker being North $32^{\circ} 24' 30''$ West a distance of 160.00 feet from the last mentioned witness survey marker;

Thence North $68^{\circ} 27' 34''$ East, a distance of 122.43 feet continuing along said southeastern boundary of Lot 106 to a point;

Thence North $56^{\circ} 30' 17''$ East, a distance of 102.47 feet along a southeastern boundary of Lot 106 to a point;

Thence North $64^{\circ} 17' 08''$ East, a distance of 134.15 feet along a southeastern boundary of Lot 106 to the most eastern corner thereof, said point being on the aforementioned southwestern boundary of Joan Drive (Parcel JD-5A);

Thence South $25^{\circ} 42' 52''$ East, a distance of 177.00 feet along said southwestern boundary of Joan Drive (Parcel JD-5A) to the PLACE OF BEGINNING.

Containing 60,307 square feet, more or less.

Subject to a 20 foot wide utility line and vegetation management easement in favour of Nova Scotia Power Inc., said easement being adjacent to and parallel to the southwestern boundary of Joan Drive (Parcel JD-5A) as shown on the above mentioned plan;

Also subject to a 100 foot wide "No Site Disturbance Area" identified in a development agreement recorded at the Registry of Deeds, Halifax in Book 6852, Pages 60-91, said area being adjacent to the southwestern boundary of the herein described lot as shown on the above mentioned plan.

Together with Access Easement AE-107 over a portion of Lot 108 as shown on a Sketch signed by Joseph R. Alcorn, N.S.L.S., dated October 30, 2003 and filed as Alderney Surveys Limited Drawing No. 033833-1, being more particularly described as follows:

See over
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Beginning at a point on a southwestern boundary of Joan Drive, said point being the most eastern corner of Lot 108 as shown on the above sketch;

Thence North $64^{\circ} 28' 30''$ West, a distance of 218.55 feet through said Lot 108 to a point on a northwestern boundary thereof;

Thence North $64^{\circ} 17' 08''$ East, a distance of 94.83 feet along a portion of said northwestern boundary of Lot 108 to its intersection with a southwestern boundary of Joan Drive;

Thence South $25^{\circ} 42' 52''$ East, a distance of 86.17 feet along said southwestern boundary of Joan Drive to a point;

Thence North $64^{\circ} 17' 08''$ East, a distance of 42.00 feet along a southeastern boundary of Joan Drive to a point;

Thence South $25^{\circ} 42' 52''$ East, a distance of 84.26 feet along a southwestern boundary of Joan Drive to the PLACE OF BEGINNING.

Containing 8,040 square feet.

Bearings are based on 3° M.T.M. Grid North, Central Meridian $64^{\circ} 30'$ West.

Reference is made to Book 7540 at Page 486.

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