

Estates at River's Edge Now Selling

TRUNK ROAD

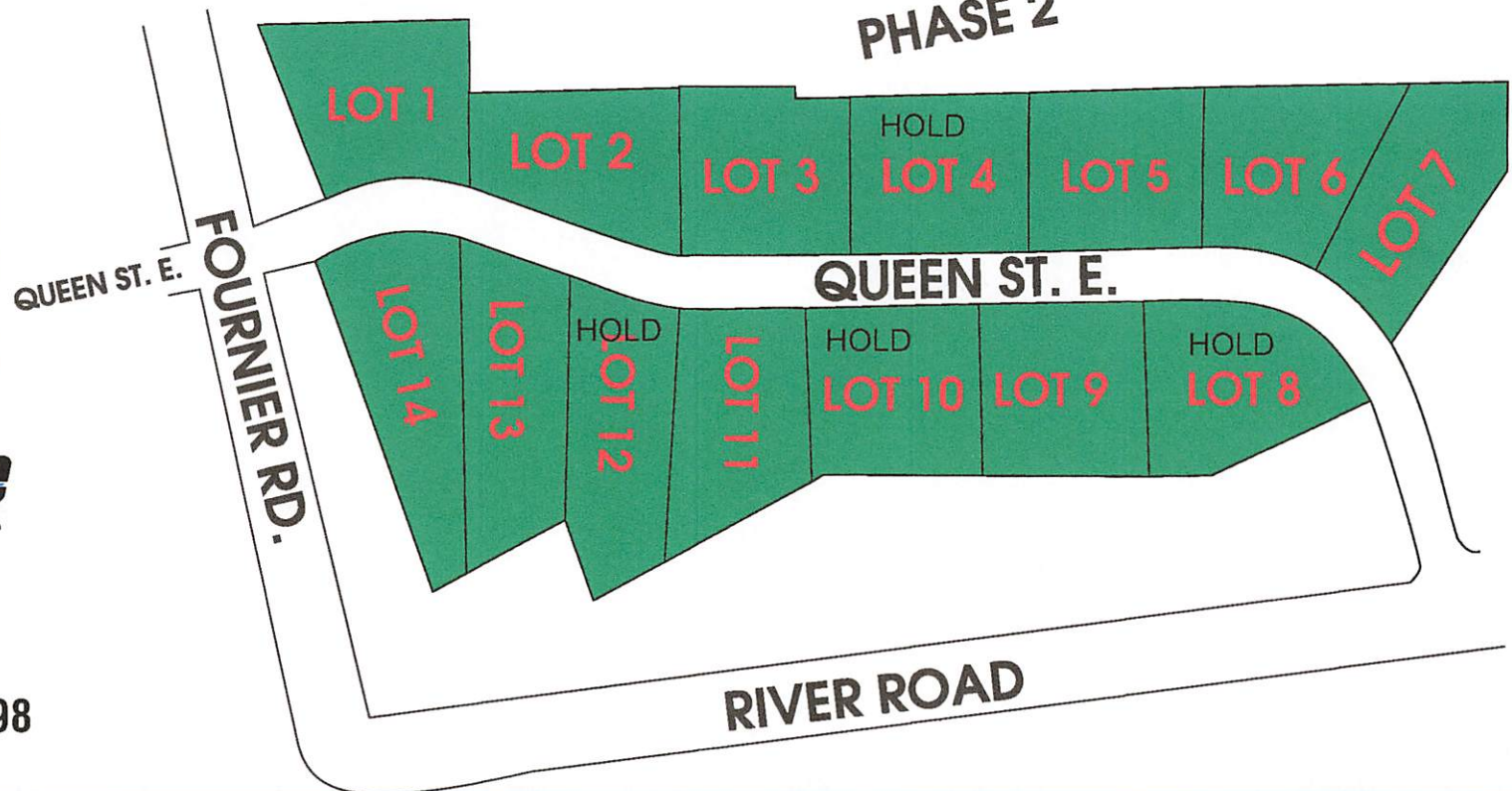
PHASE 2



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Broker of Record
Cell: 705-941-8970

Rainone
SERVICES
*Northern Ontario
Contractors*

Mark Rainone
Cell: 705-542-7798



ESTATES AT RIVER'S EDGE
PRICE LIST

LOT #	HOLD	SOLD	WELL	PRICE
1			NO	\$ 80,000
2			YES	\$ 90,000
3			NO	\$ 80,000
4	HOLD		NO	\$ 80,000
5			NO	\$ 80,000
6			NO	\$ 80,000
7			YES	\$ 90,000
8	HOLD		NO	\$ 80,000
9			NO	\$ 80,000
10	HOLD		NO	\$ 80,000
11			YES	\$ 90,000
12	HOLD		NO	\$ 80,000
13			NO	\$ 80,000
14			NO	\$ 80,000

HST IS IN ADDITION TO THE QUOTED PRICES
\$90,000 LOTS HAVE A DRILLED WELL

BUILDING SCHEME
RIVER'S EDGE SUBDIVISION – PHASE TWO
REGISTAR'S COMPLIED PLAN H-714 BEING PART OF RANKIN LOCATION

The following restrictions are imposed by the subdivision owner as a building scheme on all lots in the River's Edge Subdivision, Phase Two and shall be observed and complied with by the owner(s) of each lot:

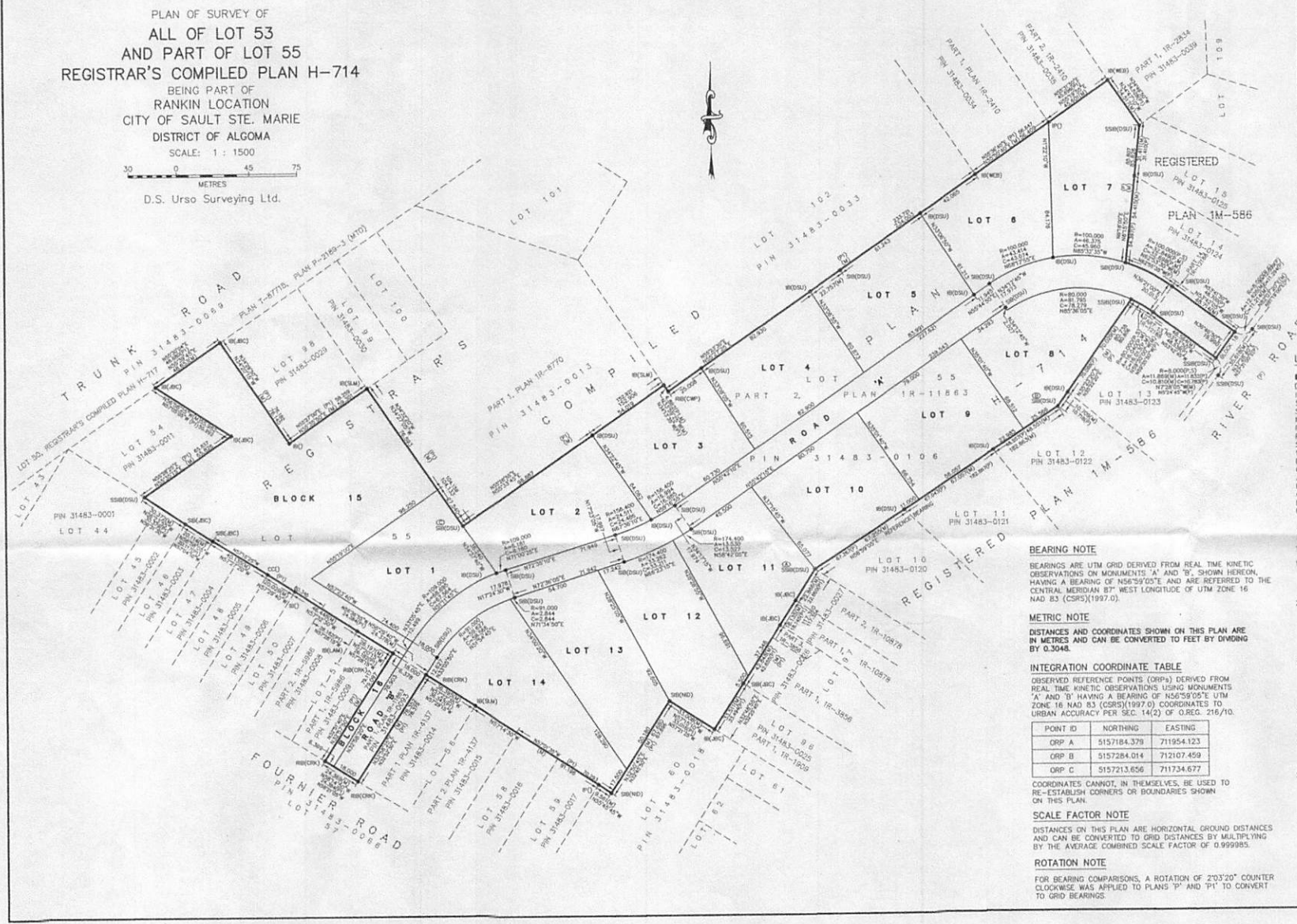
- a. No house shall be constructed on lots 1 to 14 inclusive having an interior area, exclusive of basement and garage, of less than One Thousand Two Hundred (1,200) square feet. No house shall be erected on any lot except in compliance with the applicable provisions of the Subdivision Agreement between the Subdivider and the Corporation of the City of Sault Ste. Marie registered as _____.
- b. The lot grades and elevations for the lots shall comply with the lot grading and drainage plans prepared by the Subdivider's consulting engineer and filed with the Building Department for the City of Sault Ste. Marie and with the Drainage Agreement between the Subdivider and the Corporation of the City of Sault Ste. Marie registered as _____.
- c. No excavation shall be made on the lots except for the purpose of house construction or for the improvement of the gardens and grounds.
- d. All lots shall be kept in a neat and tidy condition during the course of construction.
- e. No ground mount solar panels shall be constructed, installed or erected upon any lot without City of Sault Ste. Marie approval.
- f. No temporary structures of any nature or kind including specifically portable fabric garages, shall be constructed or placed on any lot.
- g. No firewood shall be placed, kept, stored or piled in the front yard of any lot.
- h. Each of the foregoing restrictions shall be deemed to run with the land and to bind the lands herein described notwithstanding any subsequent transfers thereof. The Subdivider shall have power to waive, alter or modify these restrictions in their application to any lot without notice to any other lot owners.
- i. In the event that any one or more of these covenants shall be adjudged void or voidable then only that restriction so adjudged shall be effected and the remainder of these covenants shall remain in full force and effect and shall be interpreted as if such covenant had not been included herein.

PLAN OF SURVEY OF
 ALL OF LOT 53
 AND PART OF LOT 55
 REGISTRAR'S COMPILED PLAN H-714

BEING PART OF
 RANKIN LOCATION
 CITY OF SAULT STE. MARIE
 DISTRICT OF ALGOMA
 SCALE: 1 : 1500



D.S. Urso Surveying Ltd.



BEARING NOTE
 BEARINGS ARE UTM GRID DERIVED FROM REAL TIME KINETIC OBSERVATIONS ON MONUMENTS 'A' AND 'B' SHOWN HEREON, HAVING A BEARING OF N56°59'03"E AND ARE REFERRED TO THE CENTRAL MERIDIAN 87° WEST LONGITUDE OF UTM ZONE 16 NAD 83 (CSRS)(1997.0).

METRIC NOTE
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

INTEGRATION COORDINATE TABLE
 OBSERVED REFERENCE POINTS (ORP's) DERIVED FROM REAL TIME KINETIC OBSERVATIONS USING MONUMENTS 'A' AND 'B' HAVING A BEARING OF N56°58'05"E UTM ZONE 16 NAD 83 (CSRS)(1997.0) COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG. 216/10.

POINT ID	NORTHING	EASTING
ORP A	5157184.378	711954.123
ORP B	5157284.014	712107.459
ORP C	5157213.656	711734.677

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SCALE FACTOR NOTE
 DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999985.

ROTATION NOTE
 FOR BEARING COMPARISONS, A ROTATION OF 2°03'20" COUNTER CLOCKWISE WAS APPLIED TO PLANS 'P' AND 'P1' TO CONVERT TO GRID BEARINGS.