

SCHEDULE "A" TO OFFER TO PURCHASE

Duplex

Lots 38-45 Crestview Lane, Blumenort

By _____ To Alluss Land Development Corp.

For the Lands Described as _____

Legally described as Lot _____

This offer to purchase is subject to the following conditions:

1. The purchaser agrees to take title subject to caveats by the Rm of Hanover for a Development Agreement and MTS and Manitoba Hydro for easement agreements.
2. The Purchaser is aware that GST of 5% is payable on the purchase price of said lands.
3. The Purchaser agrees to the following building specifications for a Duplex or Side by Side construction:

Must have at lease a single attached car garage

Bungalow: at least 1000 sq ft on main level

Bi-Level: at least 1000 sq ft on upper level

2 Storey: at least 1600 sq ft on total of 2 levels
4. Landscaping to be completed within 1 year of substantial completion of house.
5. Purchaser is aware that preparation of the boulevard and road adjacent to the lot has been done to RM of Hanover specifications. The Purchaser is responsible for damage done to road or adjacent property by or on behalf of the Purchaser during construction of said lands.
6. Vendor will supply and install a shared well including trenching to property line of said lot. A well agreement to be supplied for said well. Purchaser responsible for own pressure system and trenching to property line and hook up to water line and power to pump as applicable.
7. Vender to approve final plans and site plan for the building before said building construction commences.
8. Purchase price to be \$ _____ PLUS APPLICABLE GST.
9. Purchaser is aware that the listing agent has an interest in the lands and Purchaser is advised that he/she may seek independent legal council before signing this agreement.
10. This Schedule shall run with the land, and be binding against heirs and successors in interest to the lands described above.
11. This Schedule shall survive Closing and be binding upon any heirs or assigns to this property. Purchaser herein agrees to keep lot clear of debris and weeds and not store anything on said lot until site is prepared for construction and building of residence commences.
12. Vendor shall have right to register this Schedule as a caveat in Winnipeg Land Titles Office. The buyer shall at the buyer's cost, prepare the discharge of the caveat and shall be responsible for the cost of registration of this discharge in the Winnipeg Land Titles Office.
13. Developer will have first right of refusal of any extra fill from said site at no cost to developer save cartage cost with carrier of developers choice.

14. The Purchaser shall be responsible for any and all sodding or seeding of boulevards adjacent to the Property, boulevards being defined as all that portion of land lying between the edge of road surface and property line on each street.
15. The Purchaser agrees that the RM of Hanover may have a 10 foot drainage easement over the back (rear) of lots 38-45 Crestview Lane inclusive and agrees to sign such documents as the RM of Hanover may reasonably require in that regard.
16. Purchase price shall include shared well with maximum of 4 parties and well agreement for same. Purchaser shall notify Vendor when home is ready for well. Said well will be installed as soon as possible by Vendor and water lines to adjacent lots (3 maximum) will be trenched at the same time. Purchaser responsible for well trenching and hookup from Purchaser home to well or to property line extension of well as appropriate, and to supply and install own pressure tank of sufficient size and pump

Witness my hand this _____ day of _____, 20_____

Witness

Purchaser

Witness

Purchaser

Per: _____
ALLUSS LAND DEVELOPMENT CORP.