

**SCHEDULE "A" TO OFFER TO PURCHASE
PERTAINING TO THE FOLLOWING LOTS**

Lot 62 & Lot 63 Penner Drive South, Blumenort

By _____ to Alluss Land Development Corp.

For the lands legally described as _____

The purchaser acknowledges and accepts the following conditions

Purchaser agrees to take title subject to the caveats and easements by the RM of Hanover for drainage plan and development agreement, and Manitoba telephone and Manitoba Hydro for the easement agreements.

The Purchaser is aware that GST is payable on the purchase price of said lands.

Purchase price to be \$ _____ PLUS APPLICABLE GST.

Purchaser is aware that the listing agent has an interest in the lands described above.

Purchaser is aware that the subject building lot is zoned industrial.

Purchaser herein agrees to keep lot clear of debris and weeds and not store anything on said lot until site is developed by the Purchaser.

This schedule shall run with the land, and be binding against heirs and successors in interest to the lands described above.

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.

The Purchaser shall be responsible for constructing the driveway access from the adjoining public road to the property which access shall include a culvert or such other appropriate structure as will allow proper drainage, in such a manner and to such specifications as may be directed by the municipality;

The Purchaser acknowledges that when the Purchaser connects to the above ground hydro service which is located directly at the front of the property, that the connection from the existing above ground service to the property is to be done by underground hydroelectric service which costs will be the Purchaser's responsibility.

Vendor shall have right to register this agreement as a caveat in Winnipeg Land Titles Office.

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.

The purchaser shall be responsible to construct the drainage ditch/swail on the west side of Penner Drive South fronting this subject property as per the RM of Hanover grading plan.

Witness my hand this _____ day of _____, 20_____.

Witness

Purchaser

Witness

Purchaser

ALLUSS LAND DEVELOPMENT CORP.

Per: _____