

## Schedule "A" to Offer to Purchase

ATTACHED TO AND FORMING PART OF THE OFFER TO PURCHASE AGREEMENT FOR THE LAND  
AND LAND PREMISES KNOWN AS:

\_\_\_\_\_ STONEY CREEK DRIVE, BLUMENORT, MB.

LEGAL DESCRIPTION: LOT \_\_\_\_\_, PLAN \_\_\_\_\_, RM OF HANOVER

WLTO MADE BETWEEN:

SOUTHVIEW DEVELOPMENTS, 450 CENTER AVENUE, BLUMENORT, MB, ROA OC1 AS VENDOR,  
AND \_\_\_\_\_ AS PURCHASER

WHICH AGREEMENT IS DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_\_.

This Offer to Purchase is subject to the following conditions:

- 1) The Purchaser is aware GST is applicable to the purchase price.
- 2) The 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 on said lands.
- 3) Vendor will supply and install a shared well including trenching of 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 if applicable.
- 4) Purchasers agree to take title subject to the caveats by the RM of Hanover for Development Agreement and Manitoba Telephone and Manitoba Hydro for the easement agreements.
- 5) Purchaser to be aware that the listing agent has interest in the land described above.
- 6) Purchaser agrees to the following minimum building sizes

Bungalow – 1150 sq ft

Bi-Level – 1150 sq ft

2 Storey – 1600 sq ft

Must have minimum (2) two vehicle garage

- 7) Developer will have first right of refusal of any fill from site at no cost to developer save cartage cost with carrier of developer's choice.
- 8) Purchaser agrees to keep lot clear of weeds and debris.
- 9) Developer to approve final plan including exterior colors and materials, and site plan before construction of said home is commenced.
- 10) Semi trucks, tractors, school buses, and all commercial vehicles cannot be stored in front yard or driveway of any property.
- 11) This agreement shall survive Closing and be binding upon any heirs or assigns as a caveat to this property.
- 12) Vendor to have the right to register this agreement as a caveat at Winnipeg Land Titles office.
- 13) Purchase price includes staking certificate.

Purchase price to be \$ \_\_\_\_\_ (plus applicable GST)

WITNESS my hand this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Purchaser