

SCHEDULE "A"

In addition to the other terms of the Agreement dated _____ day of _____, 20___, between the Vendor, GREY OWL LOGGING LTD. And the Purchaser, _____, the parties agree to be bound by the following additional conditions:

1. VENDOR AGREES TO

1.1 Obtain all necessary approvals for the subdivision of the property.

1.2 Provide the following services:

- (a) Gravelled roads (Eagle Drive and Kingfisher Way) to municipal standards, as shown in the attached Plan.
- (b) Electrical service prepaid to the lot. The Purchaser will be responsible for the SPC connection fee and extension of the services to the house.
- (c) Telephone service prepaid to each lot. The Purchaser will be responsible for the SaskTel connection fee and extension of services to the house.
- (d) Natural gas service prepaid to the lot. The Purchaser will be responsible for the SaskPower connection fee and extension of services to the house.

1.3 The Vendor agrees to obtain the necessary approvals and provide the above noted services. If the approvals are not obtained and/or service agreements not in place prior to the _____ day of _____, 20___, the Purchaser may obtain a refund of the deposit, without abatement or interest.

2. THE PURCHASER AGREES:

2.1 That the land is being purchased as is. The Purchaser will have no right to demand levelling, filling or top soil from the Vendor.

2.2 The Purchaser warrants that they are purchasing the said land for the sole purpose of building a dwelling house thereon.

2.3 The Purchaser acknowledges that the dwelling house that they construct on the said land or move and attach to the purchased lot will comply with the following conditions:

- (a) To be of new construction only.
- (b) Have a living area of not less than 1200 square feet.
- (c) Be fit for human habitation and meet all Federal and Provincial laws, regulations and codes and all Municipal By-Laws.
- (d) No modular or mobile homes are permitted.

- 2.4 The Purchaser will be responsible for building approaches and culverts for their respective lot.**
- 2.5 There shall be no live stock of any kind (including but not limited to cattle, pigs, sheep or horses) allowed to be kept on the property.**
- 2.6 The Purchaser agrees not to cut down any trees on the said land without the express permission of the Vendor.**
- 2.7 The Purchase price does not include the Goods and Services Tax and the Purchaser will be responsible for paying the GST on the purchase price of the lot.**
- 2.8 This clause (clause 2) shall continue in full force and effect after any transfer of the land to the Purchaser and shall not be merged with any such transfer. The Purchaser further agrees that this clause herein shall be deemed to be a covenant running with the Land and that the Vendor shall have the right to register and maintain a caveat against the title thereto, in perpetuity, to ensure compliance with this clause; in addition to any other remedies that may be available to the Vendor to ensure compliance with this clause.**

Purchaser

Purchaser

Vendor