

SCHEDULE « A »

TECHNICAL SPECIFICATIONS

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Prepared in collaboration with:

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1.0 INTRODUCTION

1.1 PROJECT OVERVIEW

“Domaines de la Rive-Sud” is a residential project comprised solely of isolated, single-family houses in a distinctive, country-like setting. The development concept values the natural elements highlighted by sinuous streets and magnificent landscaping. The plan favours large lots so as to ensure the desired flexibility for the siting and the architectural design of houses.

The project’s brand image is based on the application of norms and criteria that guide the execution of each residential project, for greater harmonization and quality control. When applied to the development of the site, to the architecture and to the choice of materials, these quality standards will ensure the integrity of the overall environment as well as its long-term value.

The present document completes and is an integral part of the offer to purchase to be agreed upon between the Buyer (hereafter called the "OWNER") and Groupe Frank Catania & associés inc. (hereafter called the "DEVELOPER").

1.2 SCOPE OF DOCUMENT

The following norms and criteria, exclusive to Domaines de la Rive-Sud, are to be used as a guide for homeowners to carry out their specific project. They are intended to complement any applicable regulation, whether municipal, provincial, or other. Application of these norms rests with the developer. These standards and criteria are subject to strict interpretation; nevertheless, exceptional measures might apply where the proposed exemption from the standards and criteria of the specifications does not go against the intent of Construction Catania's development objectives; nonetheless, Groupe Frank Catania & associés inc. reserves the right to accept or refuse the exemption proposed by any owner on the Domaines de la Rive-Sud project.

These criteria pertain to the following aspects:

- ♦ siting of buildings on the land
- ♦ design of architecture
- ♦ use of materials
- ♦ street lighting
- ♦ surveying
- ♦ landscaping

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For ease of comprehension, the attached illustrations provide a graphic overview of some of the norms explained in the next section. Please note that metric measurements prevail over imperial measurements.

2.0 IMPLEMENTATION AND ARCHITECTURAL CRITERIA

2.1 SETBACKS

2.1.1 PRINCIPLES OF APPLICATION

- ♦ Setbacks in the Domaines de la Rive-Sud residential project are established beyond municipal norms. The developer must verify that the proposed building is compliant with these norms, by way of a certificate delivered by a certified land surveyor and based on architectural plans prepared by the municipality's duly authorized professionals. It is the owner's responsibility to provide 2 copies of these documents to the developer for approval. The owner can then take one copy of the signed documents to the municipality's urban planning department and file a request for a building permit.
- ♦ No foundation wall will be allowed outside the construction zone determined by the setbacks described below. For example, a cold storage room or a balcony built on a foundation wall is considered an integral part of the main building and its limits must be within the construction zone.
- ♦ Any owner who contravenes to the implementation principles of the project or to the documents approved by the developer may have to rebuild the foundations to comply with these norms.

2.1.2 DETERMINATION OF SETBACKS

Setbacks are determined based on the external side of the main building's foundation walls, calculated from the nearest points of the limits of the lot.

- ♦ Front → 12.5 m (41.0') minimum/30.0 m (98.0') maximum.
- ♦ Back → 15.0 m (49.0') minimum/35.0 m (115.0') maximum.
- ♦ Lateral → 7.0 m (23.0') minimum

☞ REFER TO ILLUSTRATION "1.0"

2.1.3 EXCEPTION TO SETBACKS

- ♦ In the case of a corner lot at the intersection of 2 streets, a typical lot is shown as a reference, on Illustration 1.0. However, because many of these lots are irregular, the Developer may apply a very specific regulation.

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2.1.4 PRINCIPLES OF IMPLEMENTATION

- ♦ Aim to arrange main façade so it is parallel to the street.
- ♦ Aim to arrange a new building slightly offset (i.e., slightly forward or recessed) from its neighbours so as to break the symmetrical alignment of buildings on a same street.

2.1.5 EXTENSION

- ♦ Any extension or addition to the main building must be contained within the setbacks outlined in 2.1.

2.2 ARCHITECTURE

2.2.1 NET FLOOR AREA

- ♦ 220 m² (2,400 ft²) minimum, excluding garage and basement.

2.2.2 ROOF

- ♦ Flat or pitched roof with a rake superior to 6/12.

2.2.3 EXTERIOR WALL FINISHES

- ♦ **APPLICATION**

All façades must be treated with materials of equal quality.

- ♦ **MAIN COVERING**

Natural stone of similar masonry.
Brick masonry.

- ♦ **COMPLEMENTARY COVERING**

Stucco, roughcast or similar finish, for accent only.

- ♦ **PROHIBITED COVERING**

Wood, clapboard made with any other material.

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2.2.4 FENESTRATION

- ♦ Face wall and back wall → 20% minimum.
- ♦ Side walls → 10% minimum.

2.2.5 CHIMNEYS

- ♦ Same covering as for façades.

2.2.6 BALCONY, VERANDA AND PERRONS

- ♦ A balcony, perron, veranda, raised deck or any other architectural component that might be considered as such must be built as a separate component of the main structure of the building.
- ♦ These structures may be installed within the setbacks provided for in the articles under section 2.1, provided that an unbuilt area of at least 3 meters wide, calculated from any lot line, is maintained.
- ♦ The foundations must be made up of pillars or columns so as to meet the requirements of article 2.1.
- ♦ The space underneath a balcony, veranda or perron may not be a closed space incorporated into the main building.
- ♦ The style, architectural treatment and materials must be of a type and quality similar to those of the main building.
- ♦ The use of wood is prohibited.

2.2.7 FOUNDATIONS

- ♦ The exposed part of the foundation walls above 300 mm (12'') from ground level must be finished with the same covering used for façades or any other material approved by the developer.
- ♦ The part of the foundation wall immediately above ground must be covered with cement roughcast.

2.2.8 CORNER LOT BUILDING (INTERSECTION OF 2 STREETS)

- ♦ Special architectural treatment to highlight the corner of the building (e.g.: turret, front building, distinctive fenestration, etc.).
- ♦ The two walls facing the streets must be of equivalent architectural quality.
- ♦ For lots intersecting with the main boulevard, the façade may be located either on the boulevard or on the secondary street.

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2.2.9 ACCESSORY BUILDING, DETACHED GARAGE AND GARDEN SHED

- ♦ The style, architectural treatment and materials must be of a type and quality similar to those of the main building.
- ♦ The dimension and proportions must be compatible with the architecture of the main building.
- ♦ The installation must not exceed the building line of the main building within the front boundary.
- ♦ The sides that are visible from the street must be treated as main facades.
- ♦ Prefabricated sheds made out of sheet metal or wood, or of a type that could be considered as such, are prohibited.
- ♦ The threshold of garage doors must not exceed the level of the centre of the street (top of pavement) by more than 400 mm (16’’).

3.0 STREET LIGHTING

3.1 BASIC PRINCIPLES

- ♦ Lighting in public areas (park, site entry, etc.) is the responsibility of the municipality. Street lighting is the responsibility of each homeowner. Owners must install one lamp post on each lot; the style and exact location of the lamp post are determined by the developer.

You must provide the information contained in this section to your constructor and to your electrician as soon as possible, so that the next steps may be planned ahead in order to avoid additional costs.

3.2 CHOICE OF LAMP POST

- ♦ The homeowner is responsible for the lamp post’s purchase and power supply.
- ♦ On each lot, there must be a lamp post of the following model:

Lighting fixture :

Model: 70MH-L60S-GL-C-SR5-120-SF60S-CPTC-BKTX-LMS23100A

Post :

Model: P134C-9-LBC3-PH7/120-BKTX-LMS23100A

☞ **REFER TO ILLUSTRATION “2.0”**

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- ♦ The lamp post must be in good working condition at all times.
- ♦ The lamp post is operated by a photoelectric cell and a 70-watt bulb.
- ♦ The lamp post cannot be modified. The fixture must remain at 70 watts, the light source must remain clear and the stand must be painted in black and no other colour.

3.3 LOCATION OF LAMP POST

- ♦ The lamp post must be set on the private property, at less than 1.5 m (5'0") of the lot's right lateral line (when facing the property), and at 3 m (10'0") of the front line, for regular lots.

☞ REFER TO ILLUSTRATION "2.0"

- ♦ For corner lots, a sketch shows the exact location of lamp post. The "Private Lighting General Plan" ensures the lamp posts are positioned for regular and even lighting. The owner must conform to this plan.

☞ REFER TO ILLUSTRATION "2.1"

3.4 PURCHASING THE LAMP POST

- ♦ The purchase price for the lamp post must be paid to the notary, at the close of the transaction for the purchase of the lot.
- ♦ An electrical contractor chosen by the developer will install the lamp post: Pierre Brossard (1981) Ltée, hereafter referred to as "the electrician".

FOR ANY INFORMATION CONCERNING INSTALLATION OF LAMP POSTS, PLEASE CONTACT RICHARD DESROSIERS OF PIERRE BROSSARD (1981) LTÉE, AT 450-659-9641.

- ♦ Price is tree thousand four hundred and twenty-five dollars (\$3,425.00) plus applicable taxes in force and is subject to yearly revision. This price includes:
 - Supplies:
 - lamp post as specified in article 3.2
 - one (1) photoelectric cell
 - concrete base
 - one (1) 70-watt metallic halide, "Pulse start" type bulb, ED 17 cap, medium base, 10,000 hours
 - 2.5 cm (1") electrical conduct, maximum 15 m (50').
 - One (1) exterior junction box

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- Installation:
 - excavation and filling of both lamp post base and trench for electrical conduct
 - connection to the foundation of the building
 - work of two (2) teams:
 - one for installing base and conducts
 - one for installing lamp post and connecting power supply to the foundation.

- Transportation costs for lamp post.

3.5 DEADLINE FOR INSTALLATION

- ♦ Lamp post must be installed on the property at the latest six (6) months following the issue of the building permit by the municipality.
- ♦ The electrician will install lamp posts on three (3) set dates during the year: June 15th, August 15th and November 15th of each year.

3.6 TECHNICAL SPECIFICATIONS FOR INSTALLATION

- ♦ The power supply outlet must be located on the foundation, on the side nearest to the lamp post, at more or less 30 cm (1') from the corner of the building.
- ♦ The junction box to be installed by the owner's electrician must allow for a conduct input of 2.5 cm (1'').
- ♦ It is important to install the lamp post prior to doing any landscaping work. Additional costs can be incurred if obstacles (paving, underground sprinkler system, trees, etc.) are in the way.
- ♦ Lamp post installation costs do not include any repair to earthworks.
- ♦ The owner must ensure that the surveying markers are visible so that the lamp post is installed in the proper location as stated in the rules of the project. **NO INSTALLATION WILL BE MADE WITHOUT THESE MARKERS.**

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3.7 ADDITIONAL COSTS

- ♦ The electrician may bill the owner additional costs for any work relative to the following:
 - material not included in the list described in article 3.4;
 - additional installation team;
 - installation that doesn't comply with criteria explained in article 3.4;
 - installation date other than those on the official schedule in article 3.5;
 - obstacles that hinder installation, as described in article 3.6.

4.0 SURVEYING

4.1 BASIC PRINCIPLES

- ♦ The developer is responsible for the subdivision of lots, their cadastral description, and costs thereof. The work is performed by a professional land surveyor recognized by the province of Québec.
- ♦ Surveying of the property is the owner's responsibility. The owner must enter into an agreement with a land surveyor regarding the delimitation of his/her property within the project, whether for stake-out, limiting, sitting or localization certificate, and assume all inherent costs.

4.2 LEVEL OF LOTS

- ♦ In order to ensure uniformity of the project, preserve the value of both site and properties and prevent additional costs during construction, the owner must respect the final elevation level prescribed by the developer. The purpose of this norm is three-fold: regularize grading around all residences, confer a harmonious look to the project, and conform to municipal regulations.
- ♦ Information relative to levels is provided for each individual lot, by way of two measurements indicated in the exterior back corners of the lot. A third parameter determines the final height at the centre of the frontage.

☞ **REFER TO ILLUSTRATION "3.0" (FOR PHASES 1 & 2)**

☞ **REFER TO ILLUSTRATION "3.1" (FOR PHASE 3)**

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- ♦ Enclosed, in table form, are the customized elevations for each of the lots in Phases 1 and 2 as well as the information currently available for Phase 3. If information on your lot isn't available in this document, you may contact the developer to obtain such details, at (450) 659-6501.

☞ **REFER TO CHART “1.0” (FOR PHASE 1) “2.0” (FOR PHASE 2) “3.0” (FOR PHASE 3)**

it is recommended that you transmit this information to your constructor and your land surveyor as soon as possible.

5.0 LANDSCAPING

5.1 WATER OUTFLOW

- ♦ Since there is neither curb nor water drainage system in the project, the owner must take great care when landscaping his/her property.
- ♦ There will be one (1) coat of asphalt in the streets.
- ♦ Some basic rules must be adhered to, notably, the construction of a drainage ditch along the entire width of the lot in front of the house and completed by stone shoulder adjacent to the paving. Please find herewith a sketch explaining the recommended drainage technique.

☞ **REFER TO ILLUSTRATION “4.0” (FOR PHASES 1 & 2)**

☞ **REFER TO ILLUSTRATION “4.1” (FOR PHASE 3)**

Please transmit THIS SECTION to your landscaping contractor.

5.2 ELECTRICAL PEDESTALS

- ♦ Electrical feed is provided to all residences through an underground network. Owners may want to conceal external structures on their lots with vegetation. A brochure entitled « Le bon arbre au bon endroit » (“The right tree in the right place”), published by Hydro-Québec, details all norms pertaining to clearance of equipment, network-compatible landscaping, as well as obligations of owners and customers.
- ♦ You can order your copy of the brochure simply by contacting Hydro-Québec customer service, at the number indicated on your electricity bill.

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5.3 PLANTING TREES

- ♦ On the front yard, planting of at least one tree per 10.0 m (33'.0") of land façade (broadleaf or conifers).
- ♦ Minimum calibre of broadleaf trees: 80 mm (3"). The following are the favoured species: fraxinus americana, fraxinus pennsylvania and their different varieties; acer platanoides and its different varieties; quercus palustris.
- ♦ Minimal height of conifers: 2 m (6'6"). The following are the favoured species: Norwegian spruce; white spruce; Colorado spruce; white pine.
- ♦ In the case of corner lots, these norms apply for each of the 2 exposed sides.
- ♦ Planting of large calibre trees on the front yard must be completed at the latest twelve (12) months after delivery of the building permit by the municipality.

5.4 FENCES

- ♦ Recommended types: ornamental iron or chain link fences in neutral colours that blend into the elements (black, earth colours, vegetation colours, etc.).
- ♦ Integration of chain link fences: conceal completely by planting a hedge.
- ♦ Location of fences is limited to the part of the lot defined from the alignment of the façade to the back of the lot.
- ♦ Maximum height: 1.5 m (5'0").

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