Schedule "A"

PROPOSED TERMS AND CONDITIONS
For Construction of Water Main in Panet Road for Development of Lot 1, Plan 57254

WHEREAS 7332999 Manitoba Ltd. (the "Developer") is the registered owner of land in the City of Winnipeg, in Manitoba, located immediately north of 861 Panet Road as shown on Miscellaneous Plan No. 15231, attached hereto as Appendix "A", and legally described as follows:

LOT 1 PLAN 57254 WLTO
IN PARK LOT "O" PARISH OF KILDONAN

(the "Land");

AND WHEREAS the Developer wishes to develop the Land by constructing multi-family residential buildings;

AND WHEREAS The City of Winnipeg (the "City") has determined that the above-mentioned development will require the construction and installation of a 300 mm diameter water main and associated works from the current terminus in Panet Road north to the 300 mm water main in Molson Street (the "WM Works");

NOW THEREFORE the City will, subject to Council approval, permit the Developer to undertake the WM Works subject to the following terms and conditions:

1. The Developer shall, at its sole expense and at no cost to the City, retain the services of a qualified municipal engineer for design services, construction supervision services, and as the project manager to coordinate the WM Works (the "Engineer").

2. The Developer shall pay any and all costs associated with the WM Works, including without limitation the cost of all engineering services.

3. The latest version of the following City documents will apply to all materials supplied and all construction procedures related to the Developer's undertaking of the WM Works:

   (a) Standard Construction Specifications; and

   (b) Water and Sewer Standards Manual

4. The Computer Assisted Drafting (CAD)-Geographic Information System (GIS) Standards will apply to the construction drawing preparation related to Developer's undertaking of the WM Works.

5. Prior to the Developer undertaking the WM Works, the Developer shall submit construction drawings to the City for review and approval in accordance with the City's Underground Structures Approval process.

6. The Developer shall provide the City with letters of credit, in dollar amounts determined by the Director of Water and Waste and in a form satisfactory to the City Solicitor, as security to guarantee the performance of the Developer's obligations:

   (a) in the Agreement for Services; and

   (b) under The Builders' Liens Act (Manitoba),

   all to the satisfaction of the Directors of Water and Waste and Planning, Property and Development.

7. The Developer shall ensure that the Engineer:

   (a) obtains the appropriate rail crossing agreement required for the WM Works;

   (b) inspects the WM Works on behalf of the City while the WM Works are being installed;

   (c) provides the City with record drawings of the WM Works by March 31 of the year following the date of substantial completion of the WM Works; and

   (d) provides all other engineering consulting services related to the installation and acceptance of the WM Works.

8. The Developer shall enter into an Agreement for Services with the City embodying the foregoing Proposed Terms and Conditions and such other terms and conditions as the Director of Legal Services deems necessary and in a form satisfactory to the Director of Legal Services.

9. All terms and conditions contained herein are subject to Council approval and are not binding until such time as that approval is obtained.

7332999 MANITOBA LTD. hereby agree(s) to enter into an Agreement for Services with The City of Winnipeg for undertaking the WM Works in accordance with the terms and conditions as outlined herein.

Per: _____

Name: Kris Mailman

Title: COO + EVP

I am authorized to bind the Corporation

Nov 29/2018

Date

Please provide the following Developer contact information:

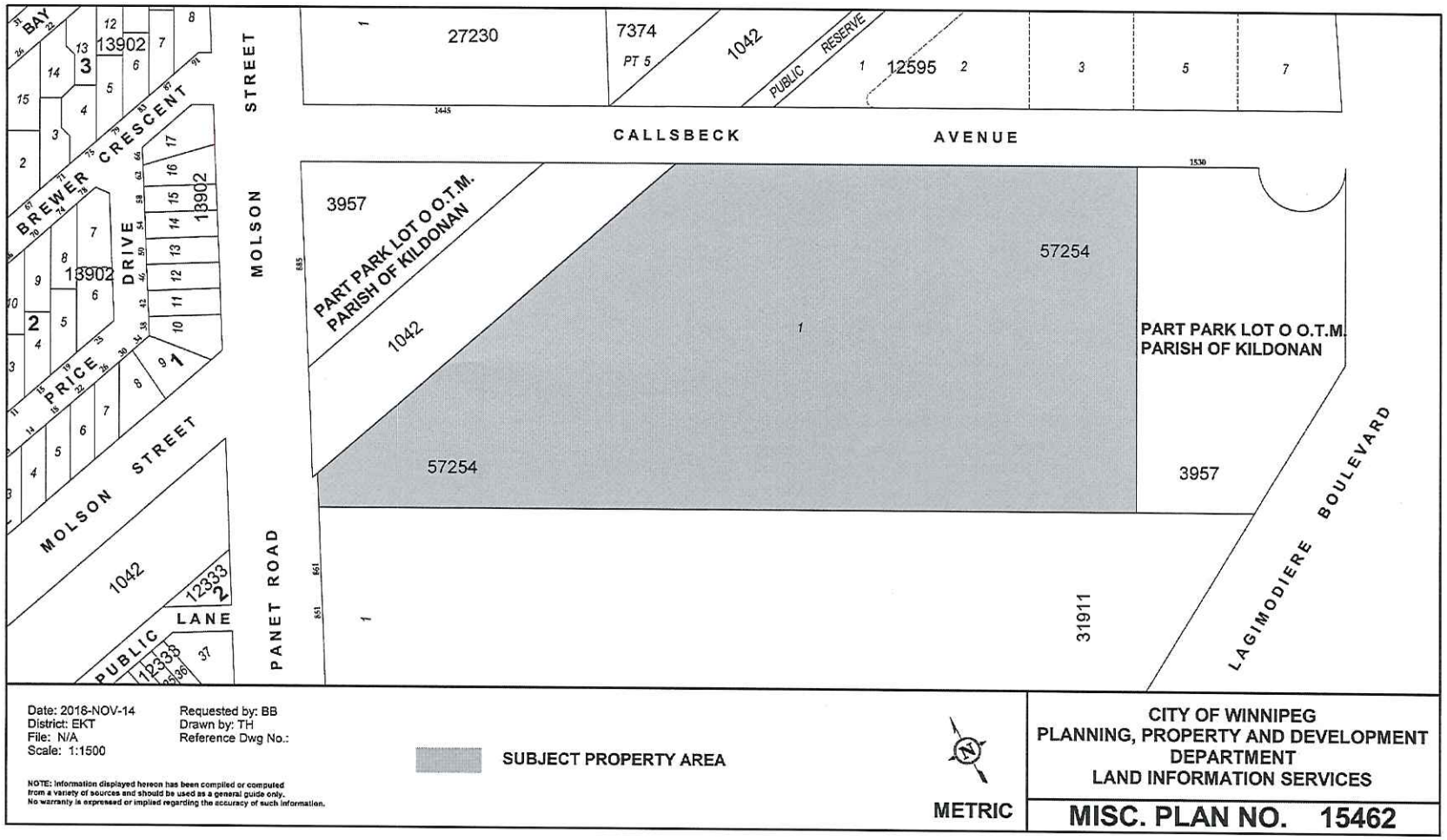
Contact Person:

Daytime: Dave Cooper Phone No.: 250-850-3184

After Hours: Dave Cooper Phone No.: 780-913-6837 (cell)

E-mail Address: dave.cooper@seymourpacific.ca

Appendix "A"



BAY
BREWER CRESCENT
PRICE DRIVE
MOLSON STREET
MOLSON STREET
PANET ROAD
PUBLIC LANE
CALLSBECK AVENUE
LAGIMODIERE BOULEVARD
PUBLIC RESERVE
27230
7374
PT 5
1042
12595
3957
PART PARK LOT O O.T.M.
PARISH OF KILDONAN
57254
31911
13902
12333
Date: 2018-NOV-14
District: EKT
File: N/A
Scale: 1:1500
Requested by: BB
Drawn by: TH
Reference Dwg No.:
NOTE: Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.
SUBJECT PROPERTY AREA
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 15462