

# **Assets Description and Photographs**

## **K.M.B. Holdings Ltd**

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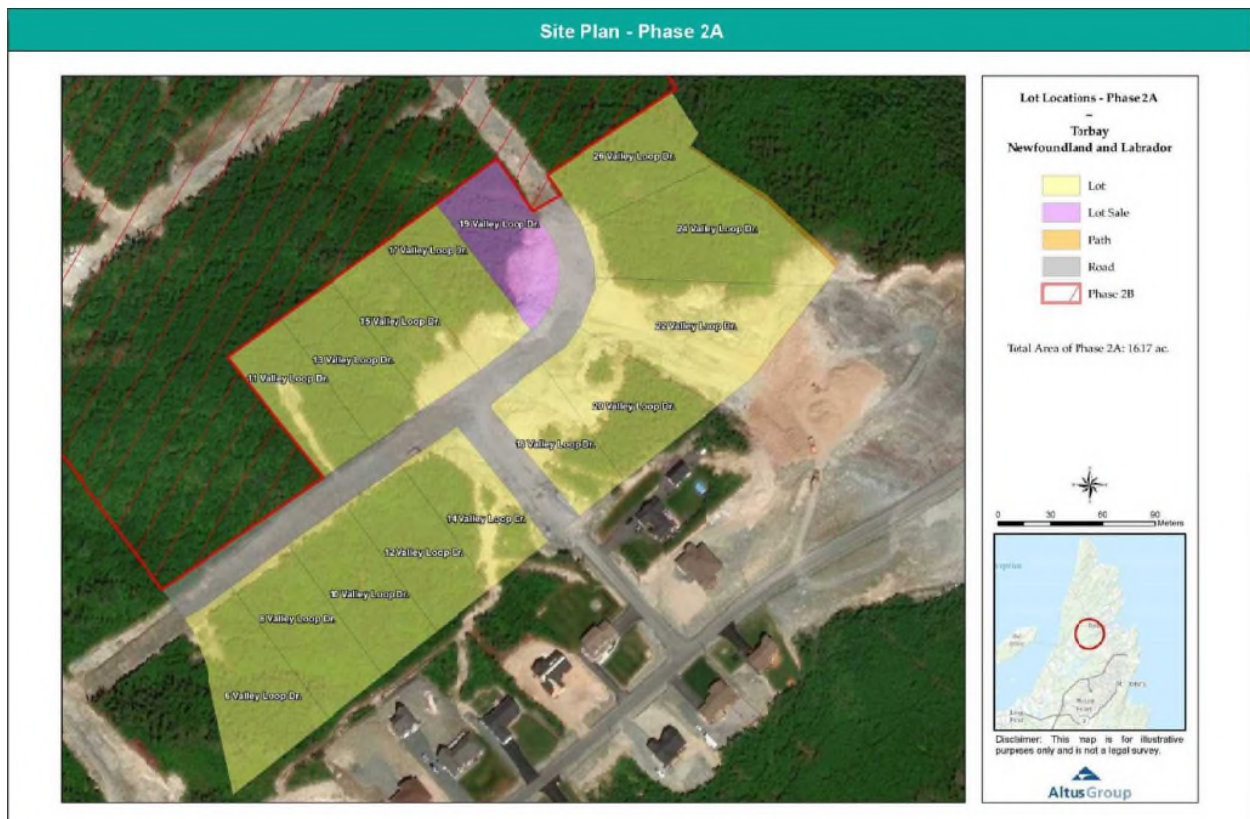
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## Lot 1

The subject property is located along the Western boundary of the Town of Torbay. The property is located in the Scenic View ridge subdivision, West of the Torbay Bypass Road and accessible from the Indian Meal Line. The primary land use in this area is residential, with the surrounding land being mostly vacant and undeveloped. A map indicating the exact location of the subject property is contained in the Photograph section of this document.

The subject property contains a total of 15 un-serviced building lots located along Valley Loop Drive. The total area of the un-serviced lots and unfinished road and is 15.28 acres. Civic # 19 Valley Loop Drive was sold in January 2017 (shown in pink in the map below). All other lots remain unsold.

The internal subdivision road and storm water drainage work has already been completed for this section of the available land.



## Lot 2

Located directly to the North of the un-serviced lots is undeveloped treed land. The proposed future road has been cut through and rock has been placed along the site as well as several artesian test wells have been dug. Total area for this portion of the site is 28.11 acres. The remaining land able to be developed is represented by the red portion of the map below.



## **Schedule B**

### **Lot 3**

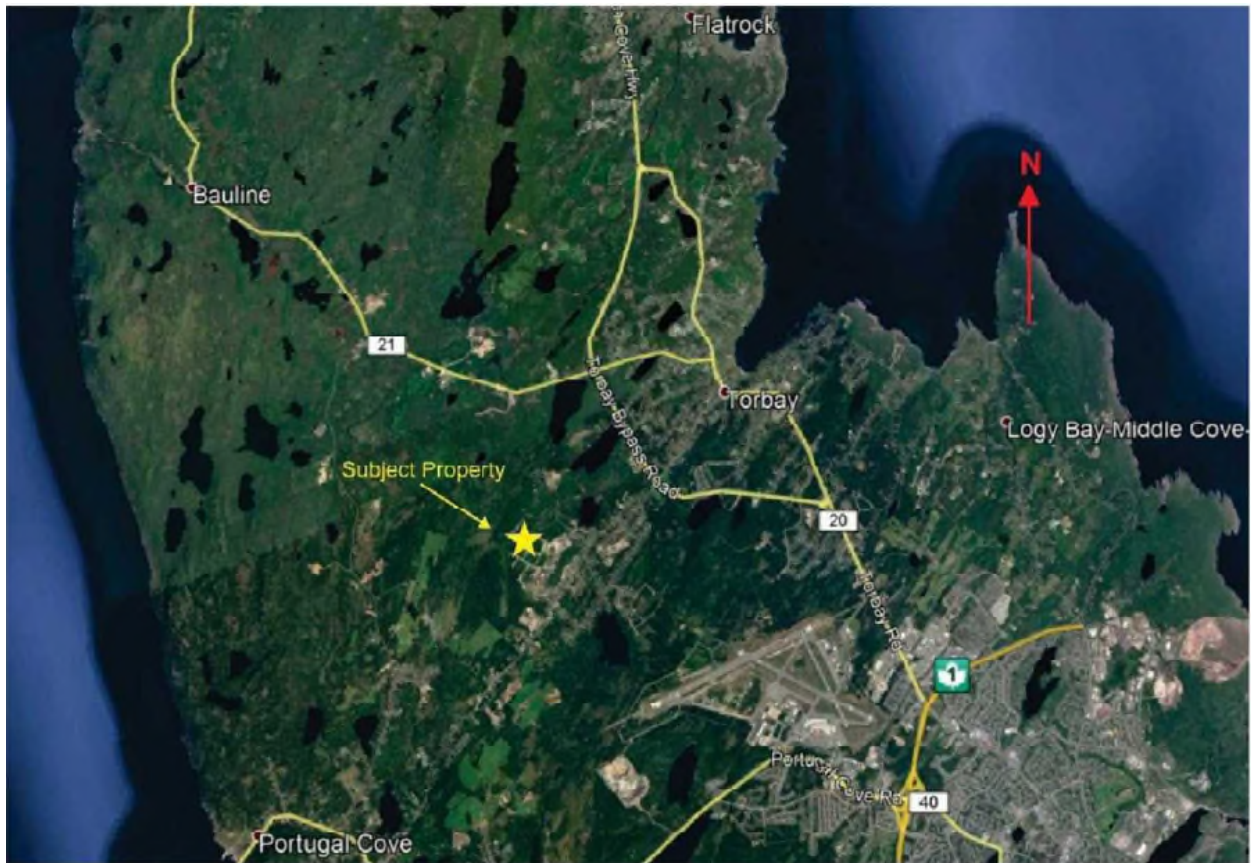
Lot 4 will be comprised of the undeveloped and developed land previously described in lots 1 and 2.

## Neighborhood Map

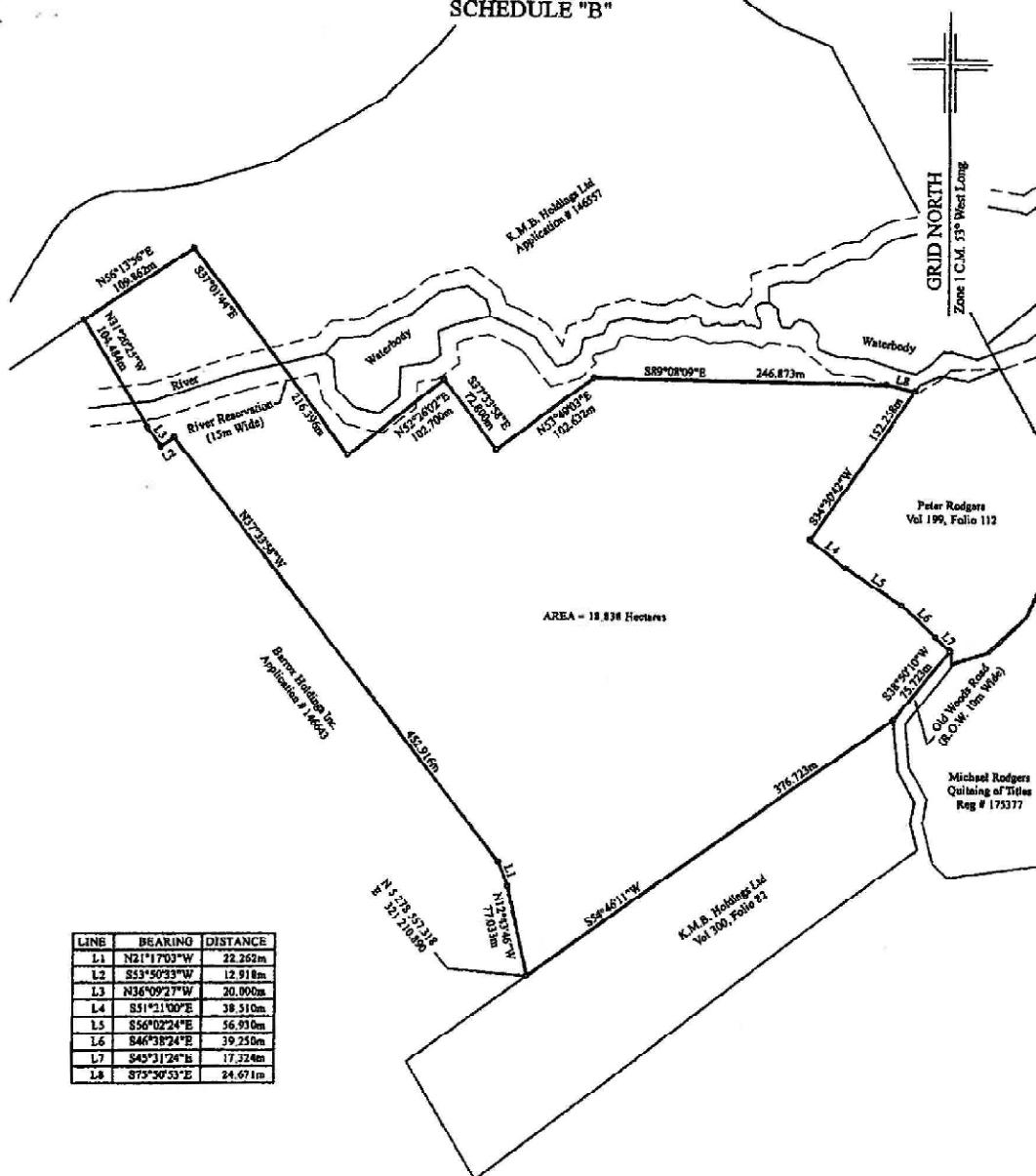




## Municipal Map



# **SCHEDULE "A"** **SCHEDULE "B"**



LINE	BEARING	DISTANCE
L1	N21°17'03"W	22.262m
L2	S53°50'33"W	12.918m
L3	N36°09'27"W	20.800m
L4	S51°21'00"E	38.310m
L5	S56°02'24"E	56.910m
L6	S46°38'24"E	39.250m
L7	S45°31'24"E	17.324m
L8	S75°50'53"E	24.671m

## **MONUMENTS USED: (NAD 83)**

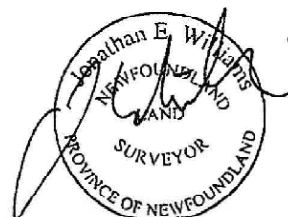
	NORTHING	EASTING
83G5308	5 278 658.656	522 053.380
83G5309	5 278 695.480	522 266.410

## **LEGEND:**

- A. = anchor
- = capped iron pin
- o.h.w. = overhead wire
- P. = pole

**NOTE: ALL DISTANCES ARE  
HORIZONTAL GROUND**

DATE: September 16 2015  
APPLICATION #: 146555



SCALE: 1:4500

NO

P.Q.

NO

17



## Photographs















## Schedule B



