

**NAME OF UNDERTAKING:**

Cottage Development Area, Red Indian Lake

**PROPONENT:**

- (i) **Name of Proponent:**  
Floyd O. Verge
- (ii) **Address:**  
10 Power Street, Grand Falls-Windsor, NL, A2A 2T6
- (iii) **Owner:**  
Floyd O. Verge  
(709) 489-7182
- (iv) **Principal Contact:**  
Same as above

**UNDERTAKING:**

Proposal to establish a cottage development area.

The purpose of this undertaking is to provide the public with an opportunity to purchase attractive, quality cottages in a wilderness setting in the central interior part of the Province.

**DESCRIPTION OF UNDERTAKING:**

The proposed development area is about 16 Hectares in size, which will be divided into 40-50 cottage lots. The project will be carried out in 2-3 phases of 15-25 cottages per phase, with initial construction of 3-4 cottages being constructed in 2010.

To adequately prepare this cottage development area, approximately 1.3 km of road will be constructed and approximately 500 Metres of power line will be accessed from the community of Millertown.

The road construction will consist of 2-3 phases of about 400 – 700 M of road in each of years 2010, 2011 and 2012. It is anticipated that electrical power to the

initial phase will be in place in 2010. As identified on the attached maps, the geographic location is approximately 48°48'20.78" N and 56°33'17.49" W and is situated approximately 400 M Southwest of the Community of Millertown.

During construction of the power line, road and cottages, all conditions associated with the Environmental Protection Act and Forestry Act will be strictly followed. There will be no fuels stored on site and environmental awareness and proper operating procedures will be delivered to all associated contractors involved in various activities such as: timber clearing, road construction, power line installation, culvert installation and emergency response.

Operational occupations that may be associated with the proposal include:

- 1 Mechanical harvester
- 1 Excavator operator
- 1 Truck driver
- 2 Carpenters
- 1 Supervisor

**APPROVAL OF THE UNDERTAKING:**

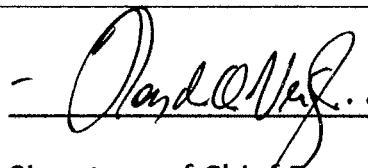
Any permits / approvals associated with this development will be acquired as deemed necessary through : Department of Environment and Conservation, Department of Natural Resources and NL Power.

**SCHEDULE:**

It is anticipated that road construction will commence July 2010, with the construction of cottages and associated power line commencing August, 2010.

April 30, 2010 \_\_\_\_\_

Date



\_\_\_\_\_  
Signature of Chief Executive Officer



**Cottage similar to those proposed in the undertaking**

# PROPOSED CABIN DEVELOPMENT AREA

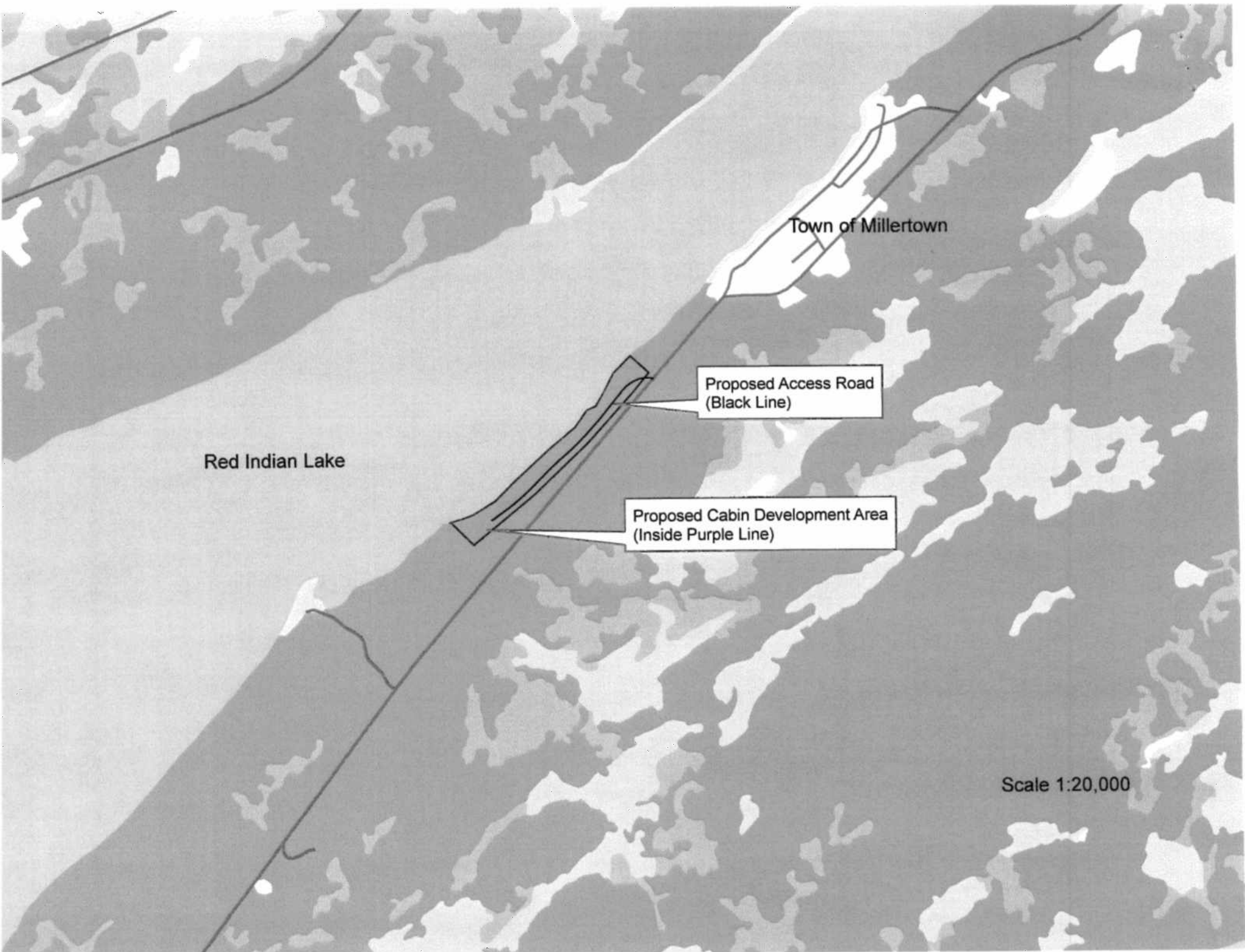


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© 2010 Tele Atlas

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48°52'07.77" N 58°44'07.61" W elev. 1214 ft

Eye alt. 1



Red Indian Lake

Town of Millertown

Proposed Access Road  
(Black Line)

Proposed Cabin Development Area  
(Inside Purple Line)

Scale 1:20,000

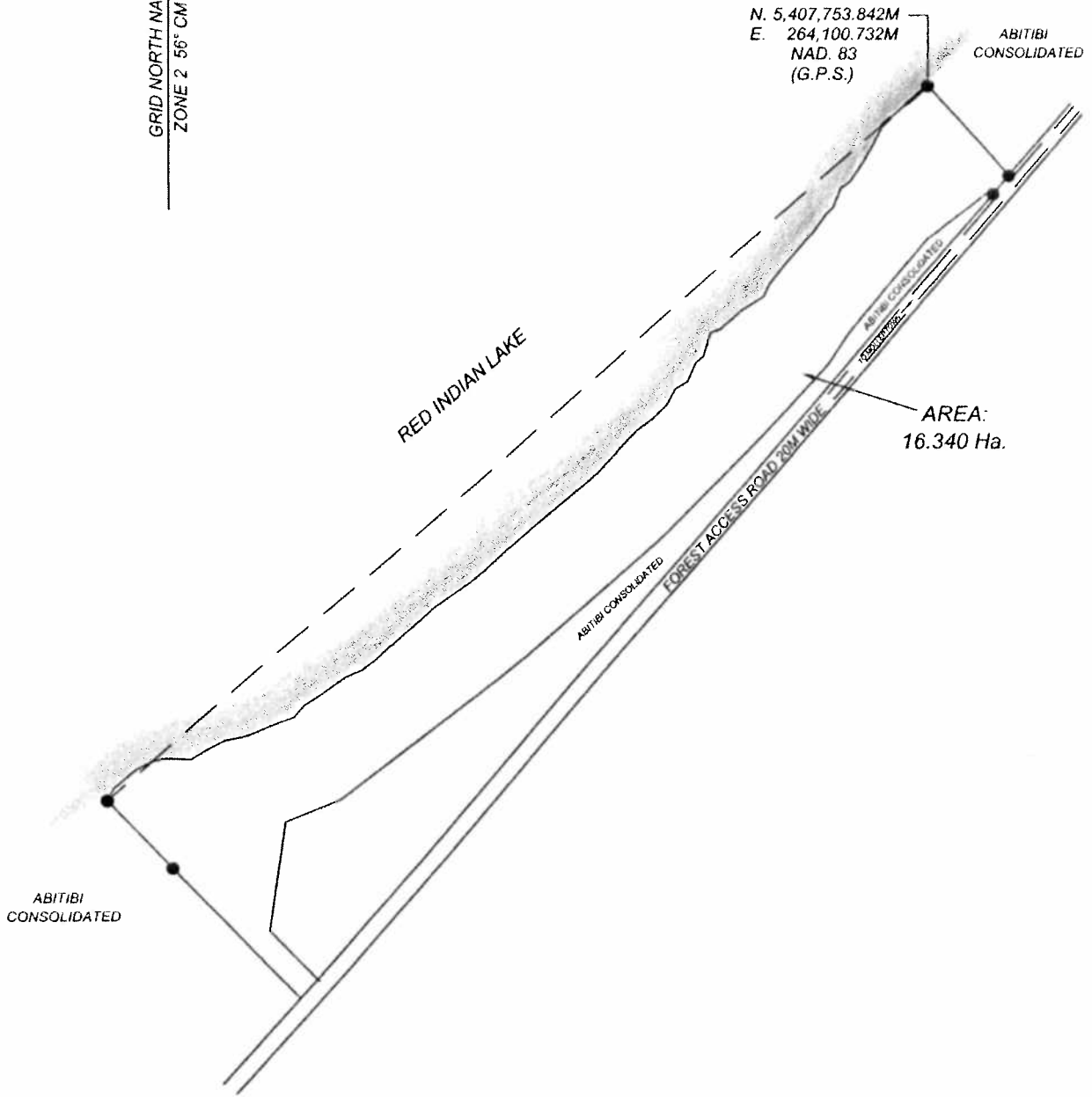
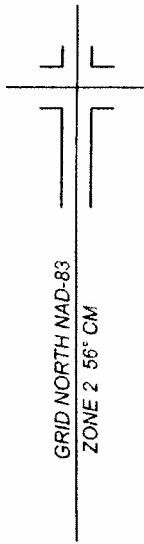
## ADDENDUM TO REGISTRATION DOCUMENT

- (1) **Issue:** Details on proposed water supply  
**Details:** Water supply for the structures will be done by a professional company specializing in artesian well establishment. Water will be sampled and tested for quality by the Department of Health.
- (2) **Issue:**Details on proposed septic systems  
**Details:** Septic systems for the structures will designed by a Government approved designer in accordance with all Provincial Legislation and Guidelines. It will be installed according to the approved design for that particular structure, soil conditions and topography. The system will be inspected by Government Services personnel during installation and prior to use.
- (3) **Issue:**Whether the proposed undertaking falls within municipal boundaries (If so, details on zoning)  
**Details:** To the best of my knowledge, there does not exist, a planning boundary for the municipality of Millertown. I am not aware of any official zoning within the Community.
- (4) **Issue:**Potential further expansion in the future?  
**Details:** Pursuant to the approval of, and success of this endeavour, it is possible that other opportunities will be explored in the general area. There are no current plans to this effect.
- (5) **Issue:**Buffers to be established for Red Indian Lake and other waterbodies  
**Details:** A reasonable 'no-grub' buffer will be maintained around all water bodies in accordance with current legislation. It is the intent of the developer to maintain as much of the natural surface conditions surrounding the structures as is possible. There are no plans for lawn establishment on the lots. Please note however, that the proponent has clear title to the parcel to the high water mark.
- (6) **Issue:**Layout of cottage lots (a clearer map identifying phased development would be useful)  
**Details:** Please refer to additional attachments.
- (7) **Issue:**Identification of existing resources or businesses/users of the area --- would this development cause potential conflicts?  
**Details:** The proponent does not foresee any current or potential conflicts for this development. There are currently in excess of 100 cottages around Red Indian Lake itself. The lake is about 70 kilometres in length with a shoreline in excess of 150 kilometres and has great potential for future development for recreational cottage establishment. There are two recognized big game outfitters in the area at Wiley's Brook on the north shore of the lake and off the Buchans Highway between Badger and Buchans Junction, with neither establishment within fifteen kilometres of the undertaking. Both of these establishments are commercial in nature and would not interfere with the recreational nature of this development.
- (8) **Issue:**Acknowledgment that lots will not be cleared to the water's edge (maintenance of tree buffer)  
**Details:** It is the intent of the developer to maintain as much of the natural surface conditions surrounding the structures as is possible. There are no plans for lawn establishment on the lots and great care will be taken to remove only enough of the forest cover to provide a firebreak. Please note however, that the proponent has clear title to the parcel to the high water mark.





SCHEDULE "B"



3' MTM COORDINATES

STATION	NORTHING	EASTING
91G7047	5,410,086.657M	242,518.211M

SCALE FACTOR = 0.999906

LEGEND

CONTROL MONUMENT	▲
CAPPED IRON PIN	○
PLACED IRON PIN	○
NAIL	●
POLE OR LIGHT STANDARD	●
PROPERTY DEALT WITH	—
FENCE LINES	—x—x—
CHAIN LINK FENCE LINES	—○—
POWER TELEPHONE LINES	—
EASEMENTS	---
FOUND	Fd

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