

NAME OF UNDERTAKING:

Cottage Development Area, Bay D'Espoir Highway/Exploits River

PROPONENT:

- (i) Name of Proponent:
Alex Cooke
- (ii) Address:
P.O. Box 304
Grand Falls-Windsor, NL
A2A 2J7
- (iii) Owner:
Alex Cooke
(709) 486-5158
- (iv) Principal Contract:
Same as above

THE 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 cottage lots in a forested setting in the central part of the province along the bank of the Exploits River.

DESCRIPTION OF THE UNDERTAKING:

The proposed development area is approximately nine (9) hectares in size and consists of twenty-one (21) waterfront lots. The development is located across the Exploits River from the Town of Bishop's Falls along the river bank between the Forest Access Road just west of the dam at the Bishop's Falls Generating Plant and the Bishop's Falls Trestle where it crosses the Exploits River just west of the Phase II planned development. On Schedules A and B attached to this document, the surveyor has provided the locations of the thirteen lots in Phase I and eight lots in Phase II, respectively. As well, these schedules show the boundary for the land owned by the Proponent. On Schedules C and D, we have noted the location of the lot development with respect to its proximity to the Town of Bishop's Falls, Trans Canada Highway, Bay D'Espoir Highway and access roads and the T' Railway Provincial Park (old railroad trackbed). The main access road leading from the Bay D'Espoir Highway to the development is marked as well as the road through Phase I to Phase II which crosses the trackbed and runs parallel to the trackbed in a south-westerly direction before crossing the trackbed to enter the Phase II site.

The project has been carried out in 2 phases of 13 cottage lots in Phase I, with initial cottage lots prepared for sale and development in 2013 - 2014 and Phase II with 8 cottage

lots prepared for sale and development in 2016 - 2017. All the lots in Phase I have been sold and in Phase II, Lots 14 and 16 are sold (not four as previously stated) in 2016 and the Proponent is in discussion with prospective buyers for the sale of three other lots (15, 19 and 20).

The combined road construction for the two phases in the 2012 and 2015 years was 1.76 km in length and the road width measures 15.24m. Electrical power to the initial phase was in place in 2015 and the power line will be accessed from adjacent property owners as determined by Newfoundland Power. As identified on the attached maps, the proposed development is located along the Exploits River and is situated approximately 2.0 km south of the community of Bishop's Falls and across the Exploits River. The road leading into the cottage development from the Bay D'Espoir highway is three-quarters of a km and the road leading is approximately 2.2 km down the Bay D'Espoir highway from its interception with the Trans Canada Highway.

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

Water supply for each cottage has been/will be done by a professional company, specializing in artesian well establishment and, each lot has/will have its own artesian well.

Septic systems for the cottages will be/have been designed by a Government approved designer in accordance with all provincial legislation and guidelines. It will be/has been installed according to the approved design for that particular structure, soil conditions, and topography. The system was/will be inspected by Service NL personnel during installation and prior to use.

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. In addition, there is a 15 metre reserve along the bank of the Exploits River that is planned to be left in its naturally vegetated state.

The proponent does not foresee any current or potential conflicts for this development. There are currently in excess of 80 cottages to the east of this proposed development along the Exploits River.

Operation occupations that were/may be associated with the proposal include:

1 Excavator Operator (National Occupation Class #7521)

1 Truck Driver (National Occupation Class #7511)

APPROVAL OF THE UNDERTAKING:

Any permits or approvals associated with this development will be acquired as deemed necessary through: Department of Environment and Climate Change, Department of Fisheries and Land Resources, Department of Municipal Affairs, Service NL, and Newfoundland Power.

SCHEDULE:


Road construction commenced in June 2012 for the initial thirteen (13) lots in Phase I and the installation of the power line commenced in July 2015 once the lots were sold. Once all the Phase I lots were sold, the road was extended to Phase II site August 2015 in preparation of selling the eight (8) cottage lots in Phase II.

FUNDING:

The construction of the access road for the two phases was constructed at the Proponent's expense as well as the initial installation by Newfoundland Power.

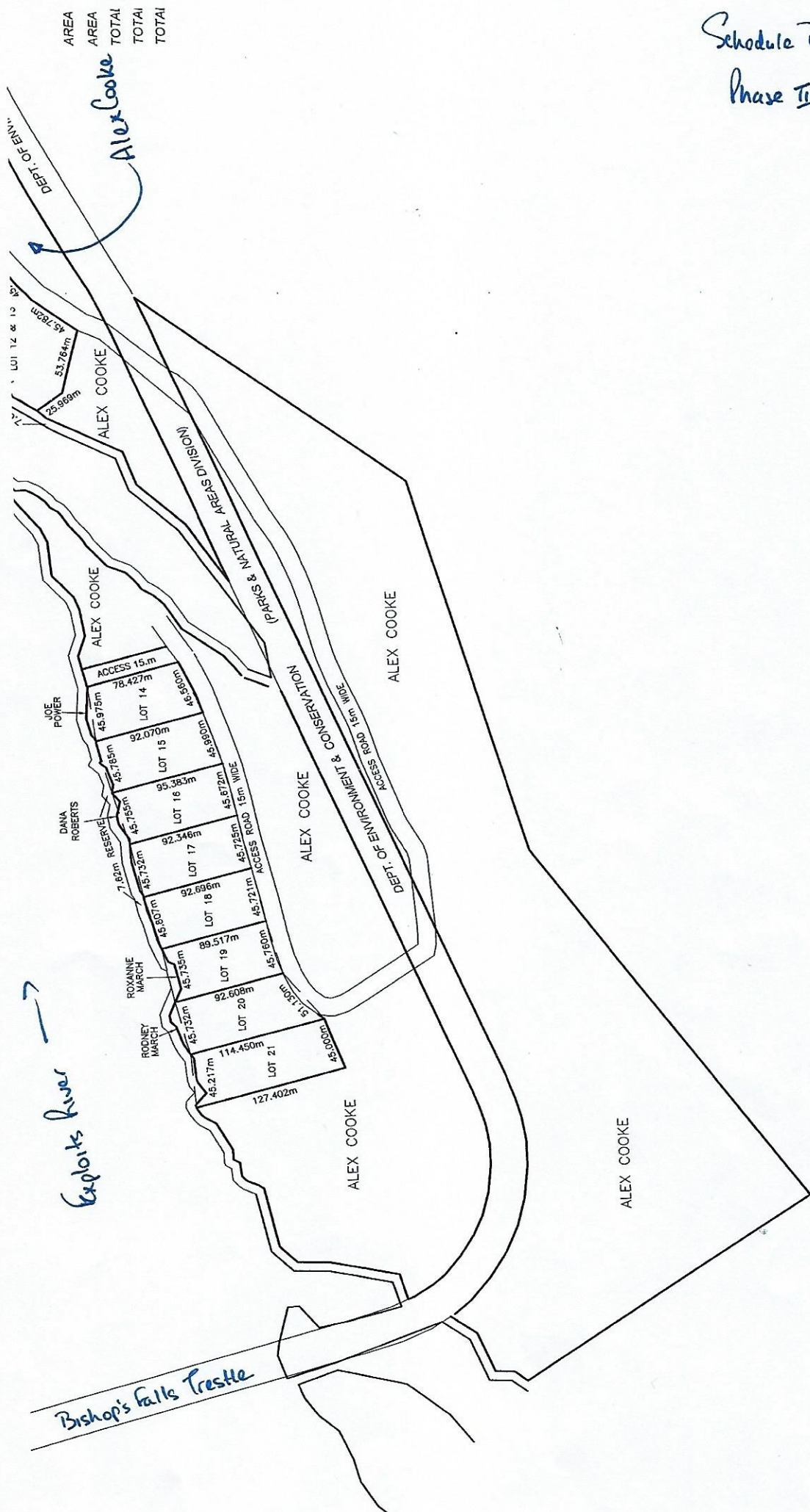
November 3, 2018

Date



Signature of Chief Executive Officer

Schedule B
Phase II

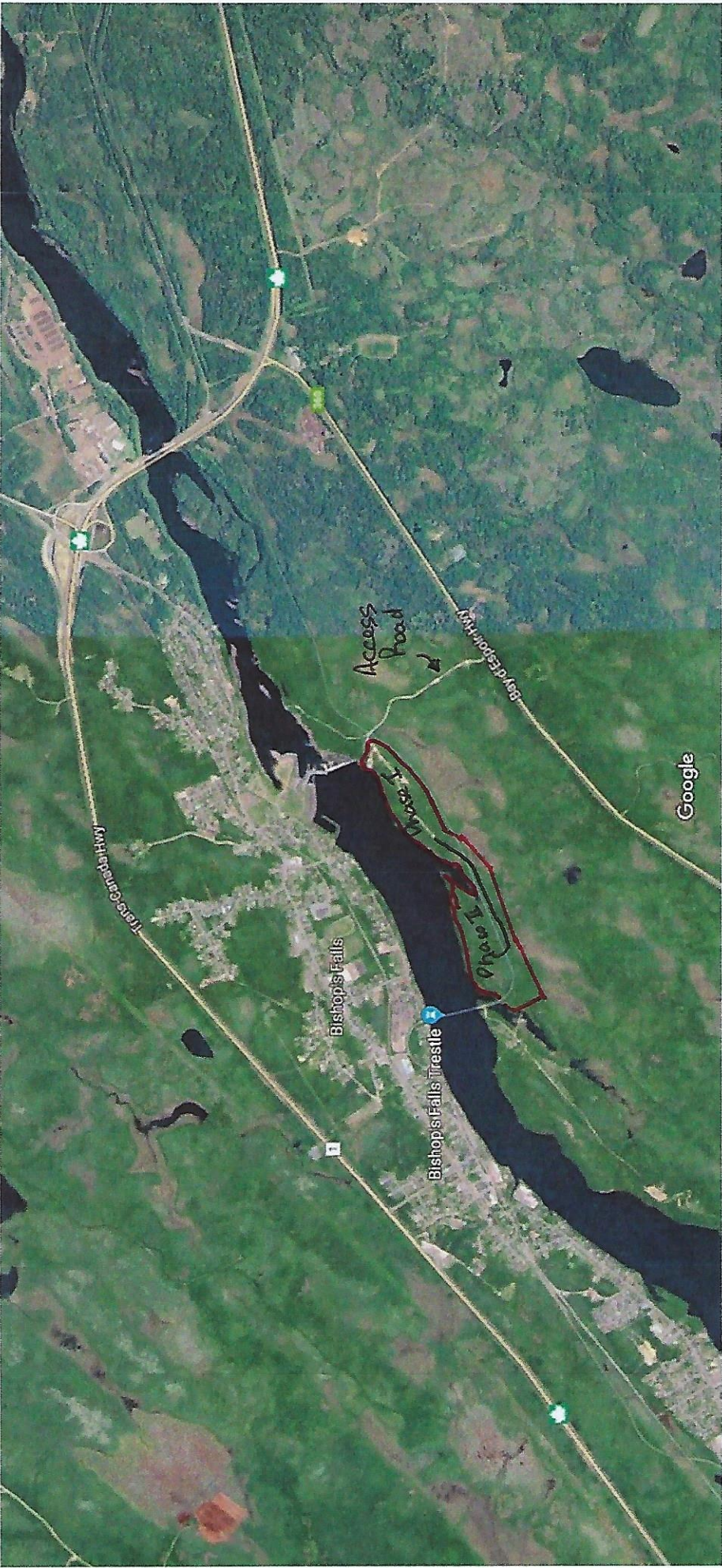


AREA
AREA
TOTAL
TOTAL
TOTAL

Alex Cooke

Exploits farm

Bishop's Falls Trestle



Schedule C



Imagery ©2018 DigitalGlobe, Map data ©2018 Google 100 m

Schedule D