

Dec 11, 2011

Committee of Council,
City of Hamilton,
71 Main Street West,
Hamilton, Ontario
L8P 4Y5

Re: Extension to building covenant to start construction on
958, 962, 966 & 970 Beach Blvd. Hamilton, Ontario.

Dear Sirs,

Thank you very much for reconsidering my application and allowing myself to present my case before you again.

Attached are some of documents to clarify some of the question raised in the last General Council Meeting held on Nov.14th 2011. .

Sir, I can assure you that I will finish these homes, meeting all the requirements of agreement of sales and purchase.

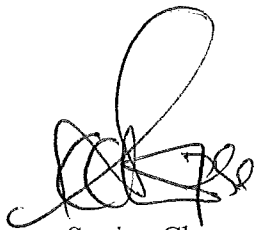
I spent countless hours preparing for this project. I am ready to start and this seems to be the right time to start this project as well. All the soft work of getting permits & approvals will be done in winter months and coming spring I'll be ready to start construction.

I have over \$200K of personal investment in this project. This is hard earned money of last 17 years since my immigration to Canada. Which I will loose most of it should I not get this chance.

I hereby request you again to please grant me an extension to 7.3 covenant of agreement of sale. I would accept all the penalties the city wants to impose should I fail to meet the conditions this time.

Thanks again for reconsidering my application.

Best Regards,



Sanjay Chopra
For 2202879, 2202919, 2202917 & 2201896 Ontario Inc.
198 Westvale Drive, Waterloo, Ontario – N2T 1C3
Phone: 519-746-8680 (home), 226-791-2580 (Cell)

Attached:

- Copy of commitment \$800K construction mortgage to build 4 homes
- Proof of funds
- Document showing the company we are going to use for modular homes is in fact CSA approved and does meet Ontario Building Codes.
- Revised Schedule / Timeline starting all 4 homes concurrently.
- Copy of Personal investments statement in the project

October 15, 2011

MORTGAGE COMMITMENT

To: **Neeru Chopra, Sanjay Chopra, and all corporations holding 958, 962, 966, 970 Beach Blvd, City of Hamilton, ON (Borrowers)**

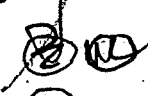
From: **Taxwatch Inc. (Lender)**

Re.: **2nd construction mortgage on 958, 962, 966, 970 Beach Blvd, City of Hamilton, ON**

Further to our discussion, **Taxwatch Inc. or approved lender** is prepared to commit to loan the sum of **Eight Hundred Thousand Dollars (\$ 800,000.00)** via a **syndicated mortgage** to facilitate the **construction** of Single Detached Residential Buildings municipally known as **958, 962, 966, 970 Beach Blvd, City of Hamilton, ON**, which loan is to be secured by a **second mortgage** and shall be pursuant to the following terms:

Principal Amount: **\$ 800,000**

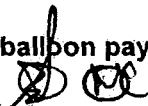

Properties Mortgaged: **958, 962, 966, 970 Beach Blvd, City of Hamilton, ON**

Jan 15/2013 

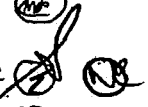

Term: **12 months (due date ~~Nov 25, 2012~~)** 

Interest Rate: **10.0 % of funds disbursed – 4 draws**

Amortization: **Interest Only balloon payment on take-out**

Jan 15/2012 
~~Nov 25, 2011~~ 

Anticipated Closing Date:

Jan 15/2012 
~~Nov 25, 2011~~ 

Interest Adjustment Date:

Regular Payments: **None – balloon payment**

Amount of Payment: **balloon payment on take-out**

First Payment: **on first property take-out**

Prepayment Privilege: **Provided that the Chargor, when not in default Hereunder, shall have the privilege of prepaying The whole or any part or parts of the principal Hereby secured, provided 1 months' written notice**

has been given with a 1 months' penalty interest applied – Chargor further has the right to prepay 25% of principal without penalty upon sale of each completed residential project or from mortgage proceeds of each residential project, upon which a discharge of one mortgage/lot will be given

Other Terms:

The principal amount outstanding together with any interest accrued shall become due and payable at the option of the Chargee upon sale or transfer of the property above described. This mortgage or the property is not transferable at will by the Chargor without the Chargee's consent.

This commitment is subject to and conditional upon the Chargor being able to give valid and enforceable 2nd mortgage respectively on the subject properties.

Conditions are as follows:

- 1) Chargors shall provide **proof of property taxes and utilities paid in full** up to date – if in arrears, to be paid from proceeds (*solicitor's condition*)
- 2) Chargor's to provide personal **Notice of Assessments for 2009 and 2010 or alternately, Copies of T1 Income Tax Returns filed**, indicating no income taxes owing, as well as corporate T2 tax returns filed for 2009 and 2010, indicating no taxes owing (*satisfied*).
- 3) Chargors to provide sufficient documentation to indicate that existing 1st mortgages not to exceed \$ 230,000 for all properties on Beach Blvd combined (*satisfied*)
- 4) Chargors authorize Lender's representative to do an optional visual inspection on properties, which have to be satisfactory to Lender at Lender's sole discretion (*satisfied*).
- 5) Accredited Appraiser acceptable to Lender to appraise Beach Blvd properties **COMPLETED SINGLE DETACHED HOMES** for no less than combined \$ 1,400,000 (*satisfied*).
- 6) Chargors to provide full mortgage application, outlining all personal assets and debts. (*satisfied*).
- 7) Chargor to provide recent Equifax Credit Report or authorization thereof, dated no older than 60 days (*satisfied*)
- 8) Chargors to provide acceptable proof of income via recent employment paystub or employment letter (*satisfied*)
- 9) Chargors to commence construction as defined in building covenant 7.3 of original Offer to Purchase of all 4 lots by no later than Nov 25, 2011, or alternately, to provide a further "extension of Building Covenants" letter from City of Hamilton for another minimum 12 months to Lender by that date (*borrower's condition*)
- 10) Funds to be disbursed in no more than 4 phases, timelines to be determined at the lender's representative's discretion and on a need basis

The Chargor agrees to supply to the Chargee **0 postdated cheques** for the mortgage payments in full.

In the event the Chargors are in default of the monthly mortgage payment or other payments due, the said Charge will become due and payable on Demand. An NSF fee of \$ 200.00 per dishonored or late payment will apply. An administrative lender discharge fee of \$ 250.00 will apply to have said mortgage discharged.

The Chargor will be responsible for all legal fees incurred by the solicitor's involved (to be approved by the Lender's representative), as well as all appraisal fees, if applicable. This includes any additional legal

fees at the appropriate cost or administrative fees of lender's representative, calculated at \$ 100/hour, necessary, if applicable, to collect mortgage, either through negotiation, foreclosure, or power of sale.

This commitment is subject to the solicitors report on title, which must be satisfactory to the Lender and his solicitor.

This mortgage can be renewed at the option of the borrower for an additional 12 months on similar terms with an open term with 30 days written notice and an additional half percent (0.5%) lender fee of principal owing at renewal date, subject to borrower being in good standing at the sole discretion of the lender. If borrower exceeds due date, without making acceptable renewal arrangements, three percent (3%) penalty fee applies along with an additional late fee of \$ 20/day starting five(5) business days from the due date.

This mortgage is fully assignable to a third party without the consent of the Chargor, provided all terms and conditions remain the same.

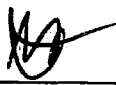
DEC 31, 2011
~~Nov 10, 2011~~

The commitment, when not accepted, expires on ~~Nov 10, 2011~~ and this commitment may be cancelled at the option of the Lender if not accepted by then.

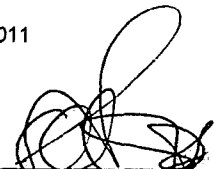
Commitment Fee: Lender Fee \$ 8000.00, \$ 7000.00 of that to be paid to Lender's representative by lawyer from closing funds as per irrevocable letter of direction on closing, and \$ 1000.00 in certified funds or cash to be paid upon acceptance to Lender's representative as good faith deposit, non-refundable and to be retained as liquidated damages in the event that Borrower chooses not to go through with this arrangement before closing or because of Borrowers inability to meet conditions beyond the control of the lender. Broker fees applicable for Chargor's broker are to be arranged directly between Chargor and Broker.

The Borrower and Lender hereby accept the terms and conditions of the mortgage loan.

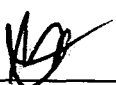
Dated and Accepted this 21st day of October, 2011



Witness




Borrower



Witness

Nancy Chopra


Borrower



Witness

Nancy Chopra

Borrower on behalf of all corporations



Witness

Michael Krane

Lender's representative

Taxwatch Inc.

PO Box 22091 50 Westmount Road North, Waterloo, ON N2L 6J7
 Tel.: (519) 725-4277 Fax.: (519) 725-2451
 email: mkrause297@rogers.com

November 21, 2011

Re.: Chopra Financing on 958, 962, 966, and 970 Beach Boulevard, Hamilton

To whom it may concern:

As per Mr Chopra's request, we would like to clarify our position with respect to the financing on the above mentioned lots, as he indicated that my last response may not have been clear and concise enough to assure your panel that sufficient funds have been committed to this project, so it can move forward immediately in a timely fashion towards all parties' mutually beneficial goal of completing the construction on these lots.

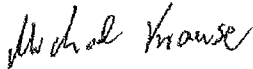
We represent a number of private lenders that furnish funds for mortgages on real estate based projects in Southwestern Ontario. We have committed to loan Mr. Chopra funds to **concurrently commence and complete** the construction of 4 pre-fabricated homes over the next 12 months with a 12 month extension option, if necessary, with an authorized amount of \$ 800,000.

These funds have been syndicated from our private lender base, and are ready to be released on a progressive basis, pending the extensions necessary by your panel. We ask that you keep the following information and attached supporting documentation confidential within your panel and use it only in reference to this file, and assure you that we have been duly authorized by these lenders to release this information to you. All confidential information regarding account numbers has been concealed as per lender's request:

Lender 1	Irmgard Krause	\$ 150,000 (as per attached LOC statement)
Lender 2	Helmut and Mary Hell	\$ 300,000 (as per attached LOC statement)
Lender 3	Baer Farms Inc.	\$ 350,000 (as per attached Investment stmls)

We hope this is satisfactory to confirm our lending position; we usually would not go to this extent to confirm funding, however, considering Mr. Chopra's positive borrowing history with us and the importance of this project to his financial existence, we made an exception and went beyond. Please feel free to contact us for further information, if necessary, by phone at 519 725 4277.

Sincerely,



Michael Krause, *Taxwatch Inc.*



GIVING YOU THE TOOLS TO SUCCEED

Borrower(s): Irmgard Krause

290 Carla Cres
Petawawa, Ontario
K8H3N2

Statement Date
October 18, 2011

FirstLine of Credit

Statement For
September 19, 2011 to October 18, 2011

Account Number

~~XXXXXXXXXX~~

Your Account Summary

Balance on your last statement	\$0.00
Discharge Reversal Transactions	\$0.00
Payments you have made	\$0.00
New Charges you have incurred	\$0.00
Interest Charges	\$0.00
New Balance on your account	\$0.00
Pre-authorized payment amount (FirstLine will debit your account in this amount.)	\$0.00
Pre-authorized payment due date	November 08, 2011
Your interest rate	3.00 %

Your Credit Limit

Your credit limit	\$162,750.00
Amount over your credit limit	\$0.00
Your available credit limit	\$162,750.00

To make unscheduled payments on your FirstLine of Credit you can visit our website or contact our office.

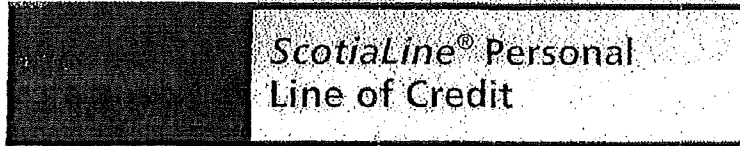
WHERE TO REACH US

Phone 416-865-1999 or 1-800-970-0700
 Fax 416-945-6500 or 1-800-267-2080
 Website www.firstline.com
 E-mail servicing@firstline.com

\$162,000



491 HIGHLAND ROAD WEST
 KITCHENER, ONTARIO N2M 5K2



DNSD110100_8781216_001 E D 45252 37070

MR HELMUT HELL
 MRS MARYLINDA HELL
 764 NAFZIGER RD
 NEW HAMBURG, ON N3A 3G6

If you have any questions about this statement, call us at:
 1-800-387-6508 / 416-288-8035
 TTY Service 1-800-645-0288

Payment due date	Nov 22, 2011
Total minimum payment	\$125.51
Current minimum payment	\$125.51
Previous balance, Sep 27/11	\$43,769.99
Interest	+ \$125.51
Payments/credits	-\$42.24
Debits	+ \$0.00
New balance	= \$43,753.26

Borrowers on this account:
 MR HELMUT HELL, MRS MARYLINDA HELL

Credit limit \$375,000.00
 Credit available \$331,246.00

Transactions since your last statement

REF.#	TRANS. DATE	DETAILS	AMOUNT(S)
001	Oct 4	PAYMENT-THANK YOU SCOTIABANK KITCHENER ON	142.24

Interest information

Annual interest rate as of statement date: 3.50%
 On September 9, 2010, the Scotiabank Prime Rate increased by 0.25%.

Interest charges

Cash advances/cheques	\$125.66
Special rate offers	\$0.00

\$330,000

45252-002 1D
 SCOTIABANK
 HIGHLAND PARK
 KITCHENER, ON
 NOV 03 2011
 \$125.51
 1D 45252-002

DNSD110100_8781216_001 - 0037070 HR - 1 - 1 - 1 - 008573



200-130 ADELAIDE ST W
TORONTO, ONTARIO M5H 3P5

000595

ACCOUNT STATEMENT

BAER FARMS INC
C.O. ANDY BAER
RR 7 LCD MAIN
WOODSTOCK ON N4S 7W2

623

YOUR ADVISOR
Name: LAWRENCE MACKESY
Telephone Number: (519) 639-2076

SAVINGS ACCOUNT

PERIOD	BRANCH	ACCOUNT NUMBER		
FROM SEPTEMBER 01, 2011 TO SEPTEMBER 30, 2011	623			
DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE \$
	BALANCE - PREVIOUS STATEMENT			101,410.31
SEP 30	Deposit - deposit account interest		125.00	101,535.34
SEP 30	NEW BALANCE			101,535.34
TOTAL TRANSACTIONS :			125.00	

All chequing accounts, savings accounts and official cheques issued by B2B Trust are eligible for deposit insurance protection up to \$100,000 per depositor. B2B Trust is a member of the Canada Deposit Insurance Corporation.

YOUR BRANCH :

623 : 200-130 ADELAIDE ST W, TORONTO, ONTARIO, M5H 3P5, TEL.: (866) 334-4434

Bank on your own time. You can access your accounts whenever and wherever it's most convenient for you. View your balances, pay bills, transfer funds and more. Register online at onlinebanking.b2btrust.com or by calling 1.866.334.4434.

For further information, please contact your branch. Any error or omission should be addressed in writing to your branch within the next thirty (30) days. To minimize searches, please attach a photocopy of the appropriate statement to your notice.

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PAGE: 1 OF 1

003 14-8290 (10/01/2008)



ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement

R99DA11010_893/507 E D 06092 20529
BAER FARMS INC.
RR 7 STN MAIN
WOODSTOCK ON N4S 7W2

September 30, 2011 to October 31, 2011

Account number:

How to reach us:

Please contact your RBC Ba

www

Account Summary for this Period

Business Current Account

Royal Bank of Canada
492 DUNDAS ST, WOODSTOCK, ON N4S 1C1

Opening balance on September 30, 2011	\$82,149.53
Total deposits & credits (1)	+ 5,665.51
Total cheques & debits (15)	- 17,245.81
Closing balance on October 31, 2011	= \$70,569.23

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			82,149.53
03 Oct	Service fee	8.00		
	Items on deposit fee 4 10 @ 0.20	0.80		82,140.73
06 Oct	Cheque - 1305	3,164.19		78,976.54
13 Oct	Misc Payment CIBC CPD	607.25		78,369.29
18 Oct	Deposit		5,665.51	84,034.80
26 Oct	Hydro Bill Pmt ONTARIO HYDRO 5643001231	102.34		
	Hydro Bill Pmt ONTARIO HYDRO 4383008002	190.30		
	Hydro Bill Pmt ONTARIO HYDRO 0643001656	418.81		83,323.35
27 Oct	Cheque - 1310	2,523.06		
	Cheque - 1307	4,576.50		76,223.79
28 Oct	Cheque - 1309	25.00		
	Cheque - 1308	1,929.56		74,269.23

R99DA11010_893/507 060929 492 . 2 . 1 . 1 . 17 . . 064928

ROYAL BANK OF CANADA
452 DUNDAS ST
WOODSTOCK ON
N4S 1C1 08082

Investment Account
Investment Confirmation

TEL: (519) 537-5574
FAX: (519) 537-8838

September 26, 2011

BAER FARMS INC.,
RR 7 STN MAIN
WOODSTOCK ON
N4S 7W2

000010

Account Number:
Investment Number:
Ownership:

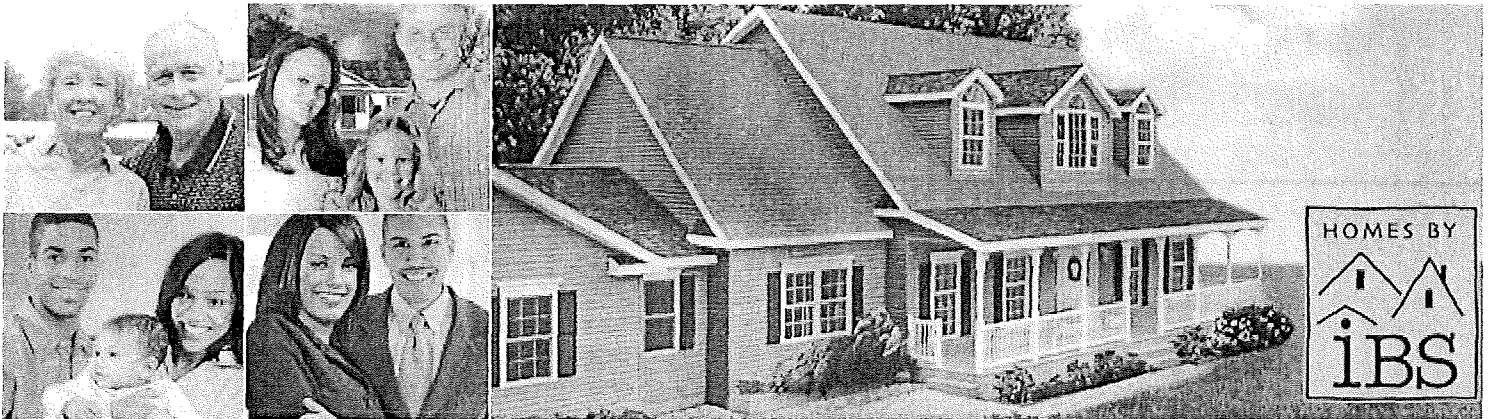
Investment Details

Investment	Non Redeemable GIC
Issued By	Royal Bank of Canada
Amount Invested	\$175,000.00
Redeemable	No
Term	92 Days
Investment Date	26 Sep 2011
Maturity Date	27 Dec 2011
Interest Rate	1.2500 % per annum
Interest Payment Frequency	At Maturity
Interest Disbursement	Credit Account 6462-64656
Anticipated Interest	\$551.37
Maturity Instructions	Credit Account 5462-64656

Additional Investment Holders/Special Instructions/Other Information



HOME | CONTACT | COMPANY PROFILE



HOME STYLES

HOME LINES

FIND BUILDER

SEARCH HOMES

FACTORY TOUR

Building Green

Indiana Building Systems...

Building Environmentally Friendly Homes

Our systems built construction methodology is based on the premise that responsible

environmental behavior and sound business decisions can co-exist. High-performance, engineered green homes are better for our homeowners and our environment. Increased energy efficiency, air quality, and stewardship of our natural resources will preserve our environment for future generations. We are committed to using wood products from lumber companies that practice sustainable forestry methods and we are committed to recycling and using renewable materials wherever feasible.

Building Green
INDIANA BUILDING SYSTEMS
BUILDING ENVIRONMENTALLY FRIENDLY HOMES

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You're Making a Difference in Our Environment

Standard	Optional
<ul style="list-style-type: none"> • 20% Energy Star Home • 20% Energy Star Home • 20% Energy Star Home • 20% Energy Star Home • 20% Energy Star Home • 20% Energy Star Home • 20% Energy Star Home • 20% Energy Star Home • 20% Energy Star Home • 20% Energy Star Home 	<ul style="list-style-type: none"> • 20% Energy Star Home • 20% Energy Star Home • 20% Energy Star Home • 20% Energy Star Home • 20% Energy Star Home • 20% Energy Star Home • 20% Energy Star Home • 20% Energy Star Home • 20% Energy Star Home • 20% Energy Star Home

Ask About Our Green Home Today!

INDIANA BUILDING SYSTEMS
11111 S. STATE ST. #1000
INDIANAPOLIS, IN 46203

NEWS AND EVENTS

ENERGY STAR HOMES...THE NEW STANDARD IN HOUSING!

Indiana Building Systems is proud to announce that all homes produced after December 1, 2008 will be **ENERGY STAR** compliant. High-performance, engineered, green homes are better for our homeowners and our environment. Increased energy efficiency, air quality, and stewardship of our natural resources will preserve our environment for future generations.

[Click here to view brochure.](#)

WE ARE CSA CERTIFIED!

Indiana Building Systems, LLC Offers Affordable Housing Solutions To Our Neighbors In Canada



Indiana Building Systems, LLC is very pleased to announce that we have **Certification of Mobile Homes under the CSA-A277 Program** and

You're Making a Difference in Our Environment

Standard GREEN offerings:

- Low E, Argon Filled Energy Star Windows
- R19 Insulation in 2" x6" Walls
- Low Flow Toilets
- Insulated Exterior Doors
- OSB Sheathing and Decking
- Low VOC Paint
- Engineered Joists
- Insulated Hydronic Heat Pipe
- Recycled Cellulose Insulation
- Formaldehyde-Free Fiberglass Insulation
- Recycled-Content Carpet Pad
- Recycling of Scrap Materials

Optional GREEN offerings:

- R49 Ceiling Insulation
- Tankless Hot Water Heating Systems
- Radiant Barrier Reflective Insulation
- High Density Insulation
- Insulated Domestic Hot Water Lines
- Mechanical Air Exchange Systems

conforming to the **CSA-Z240 MH Series**, and **Certification of Modular Homes under the CSA-A277 Program** from **CSA International**. Browse our numerous home styles and home lines to find the perfect home for your home site in **Canada**. To locate a **Canadian home builder** near you, contact us direct at 1-866-427-4676.

Building Green

Indiana Building
Systems...

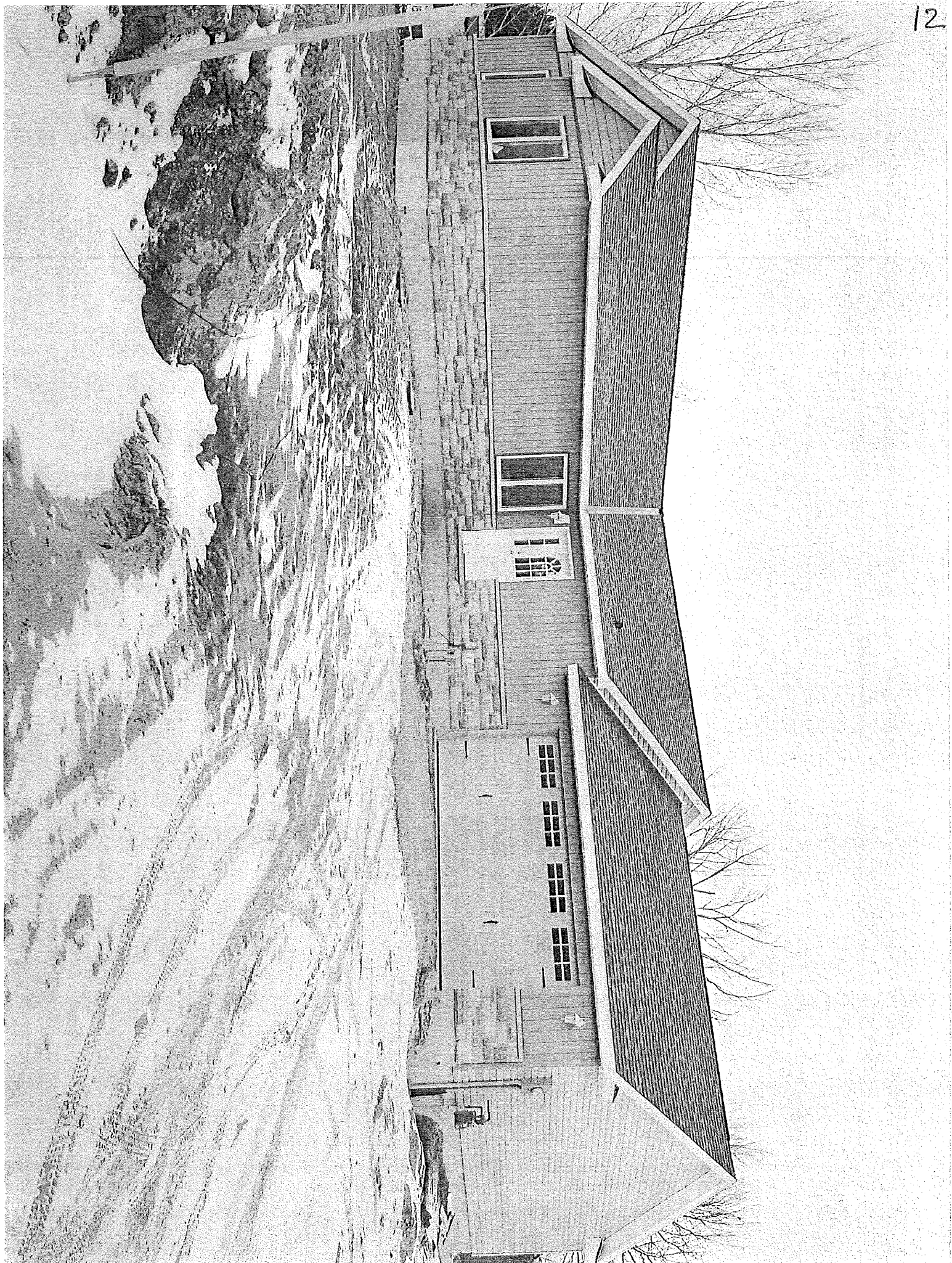
Building Environmentally
Friendly Homes

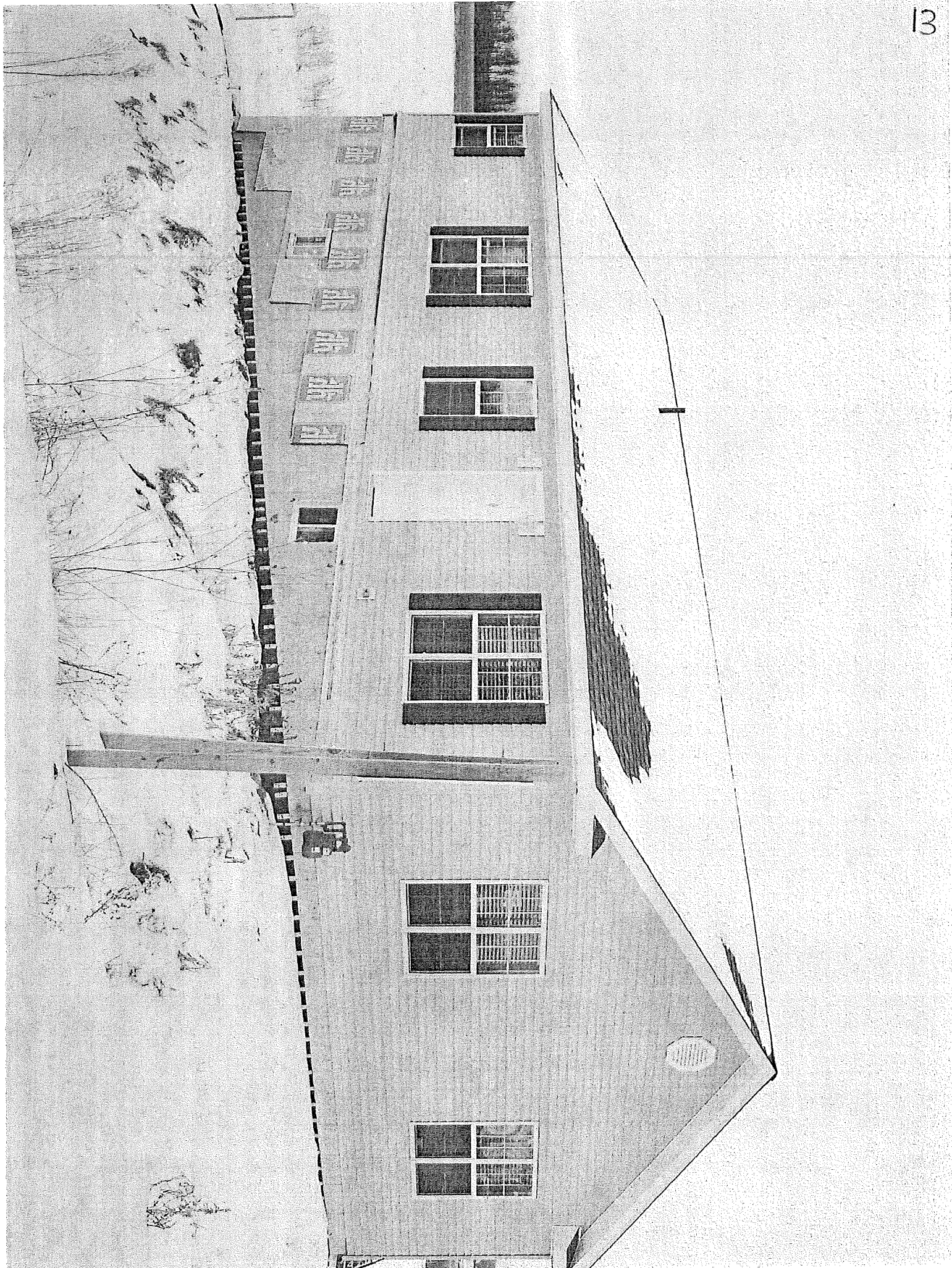
Our systems built construction methodology is based on the premise that responsible environmental behavior and sound business decisions can co-exist. High-performance, engineered green homes are better for our homeowners and our environment. Increased energy efficiency, air quality, and stewardship of our natural resources will preserve our environment for future generations. We are committed to using wood products from lumber companies that practice sustainable forestry methods and we are committed to recycling and using renewable materials wherever feasible.

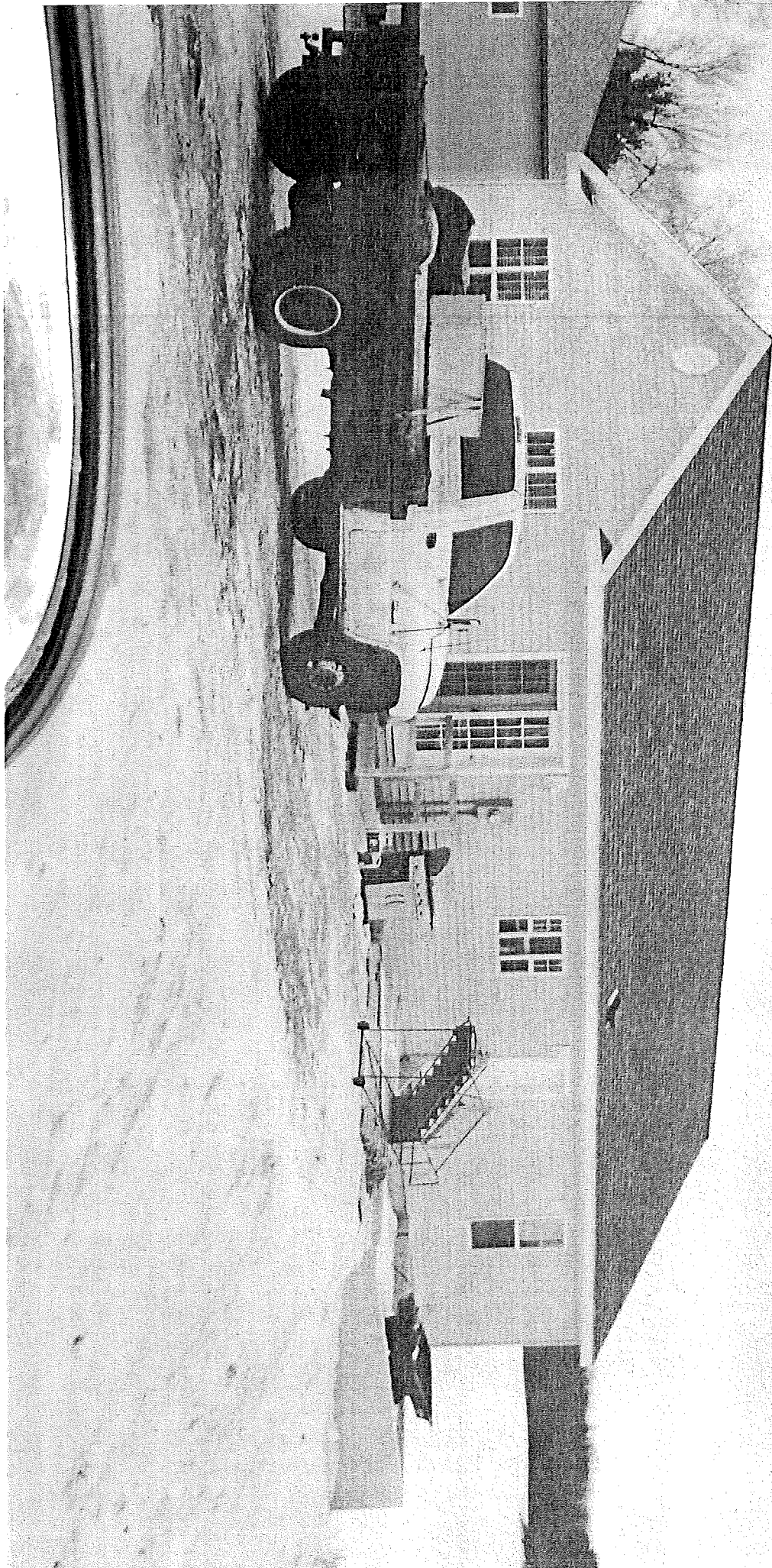
[Click here to read more.](#)

Ask About Your Green Home Today?

[Download The Building Green Flyer Here](#)







Estimated TIMELINE to complete 4 homes on 958 thru 970 Beach Blvd., Hamilton , Ontario

	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12
1 Completion of Design for 4 homes	█											
2 Consultation with Heritage & Site plan office		█	█									
3 Submit for Heritage approval for 4 homes			█	█	█	█						
4 Submit for Site plan approval for 4 homes			█	█	█	█						
5 Minor Variance for full BSMT + Ht if reqd						█	█					
6 Building permit - 4 homes							█					
7 4 Basements + Garage pads Construction							█	█	█			
8 Delivery of 1st & 2nd house + installation									█	█		
9 Garage Installation-1&2								█				
10 Grading for home 1 & 2										█	█	
11 Inspection and occupancy permit											█	█
12 Delivery of 3rd & 4th house + installation									█	█		
13 Garage Installation of home 3 & 4											█	
14 Grading for home 3 & 4											█	█
15 Grade inspection and occupancy permit												█
16												

← Homes will be listed for sale

← Meeting Covenant 7.3 of contract
 ← 2 crews (4 each) will start working
 ← Water, Sewage connection to be contracte out

Scope of work for crew onsite

- Home to be installed and sealed on the day it arrives
- Finishing the merging walls required
- Merging Garages with the main house
- Sidings to be finished onsite -
- Deck Building onsite

To be contracted out

- Excavation
- Water and Sewage and Stormwater connections
- Foundation / Basement / Garage Pad concrete work
- Furnace and A/C installation
- Troughs and down spouts
- Flooring



sanjay chopra <muskurata@gmail.com>

958- 974 BEACH BLVD., Hamilton, Ontario

De Iulio, Peter <Peter.DeIulio@hamilton.ca>

Wed, Nov 23, 2011 at 10:34 AM

To: muskurata@gmail.com

Cc: "DeAbreu, Jessica" <Jessica.DeAbreu@hamilton.ca>, "Muller, Joseph" <Joseph.Muller@hamilton.ca>, "Walsh, Cathy" <Cathy.Walsh@hamilton.ca>

Sanjay,

Applications for Site Plan approval and Heritage Permits can be submitted at the same time and should be submitted before a Minor Variance application.

Peter J. De Iulio, MCIP, RPP
Senior Project Manager
Development Planning Section (East)
Planning Division
Planning & Economic Development Department
71 Main Street West, 5th Floor
Hamilton ON L8P 4Y5

P: (905)546-2424, Ext. 1345

F: (905)546-4202

E: Peter.DeIulio@hamilton.ca**VISION:**

To be the best place in Canada to raise a child, promote innovation, engage citizens and provide diverse economic opportunities.

-----Original Message-----

From: DeAbreu, Jessica**Sent:** Wednesday, November 23, 2011 10:30 AM**To:** De Iulio, Peter**Subject:** FW: 958- 974 BEACH BLVD., Hamilton, Ontario

[Quoted text hidden]



sanjay chopra <muskurata@gmail.com>

958- 974 BEACH BLVD., Hamilton, Ontario

Muller, Joseph <Joseph.Muller@hamilton.ca>

Wed, Nov 23, 2011 at 2:04 PM

To: muskurata@gmail.com

Cc: "DeAbreu, Jessica" <Jessica.DeAbreu@hamilton.ca>, "Walsh, Cathy" <Cathy.Walsh@hamilton.ca>, "De lulio, Peter" <Peter.Delulio@hamilton.ca>, "Chan, Alvin" <Alvin.Chan@hamilton.ca>

Hello Sanjay:

As Alvin and Peter have stated, the site plan and heritage permit applications can be submitted and reviewed in parallel, although the site plan cannot be approved prior to approval of the heritage permits (one per property).

This ensures that the two applications will be in conformity with each other, and any need for minor variances will be identified prior to their respective approvals.

Because this is new construction, legislation requires that each application be approved by Council, meaning approval will take between 60-90 days once a complete heritage permit application has been received. In order to expedite the process, consultation meetings between the applicant(s) and heritage planners prior to submission of heritage permit applications are advised.

The Heritage Permit Review Subcommittee meets monthly: the next meeting is December 7, and complete applications are due nine days prior to the meeting; the schedule for meetings in 2012 will soon be available through the Heritage Permits link via www.hamilton.ca/heritageplanning.

Thank-you for your interest in Hamilton's heritage,

Joe

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958 - 974 BEACH BLVD., HAMILTON LOTS - Major Costs to date

	Costs	Chopra's Share
Incorporating 5 companies @450/ company	2250	2250
Initial down payment to secure lots @ \$6000 x 5 Since March 2009	30000	30000
monthly interest payments @10% for 33 months	8250	6500
A Total cost at closing excluding down payment	279,119.95	Includes disbursements, Taxes etc
B Payment received from new haven @ 10.75%	199,722.92	
Personal share of the cost (A - B)	79,397.03	79397
monthly interest on \$79397 @10% (Oct 2009 - Dec 11)	17865	17865 (27 months)
Paid \$2099 / month paid to New Haven Mortgage - 12 months	25188	25188
Paid to secure refinancing	2000	2000
Mortgage refinanced Nov 2010 and still owed	230000	- Paid previous mortgage & closing costs
Mortgage payments of \$1916.66 / month for 13 months	24916.58	24916.58
Tree Removal from the lots	5000	5000
Site Plan	3000	3000
Property taxes @ \$1500 / lot x 5	7500	7500
Total Costs of 5 lots	435367	203616.58

Personal investments in the project till date	203616.58 on all 5 lots
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