



RESIDENTIAL LAND TRANSACTION SUMMARY

Kinniburgh

GENERAL SUMMARY

Record Status: Final

Inventory Number: AB-RLN-2010-12-30-0600

Address: Kinniburgh Crescent
Kinniburgh Drive
Kinniburgh Road
Kinniburgh Way

Location: Located on the east side of Chestermere Lake, north of Township Road 240.

Municipality: Chestermere

Quadrant:

Event Date: 2010-12-30

Land Use: Low Density

Price: \$28,620,513.00

Land Area (acres): 6.520

Price per Acre: \$4,389,649

Price per Sq Ft Buildable:

Price per Unit Buildable:

Estimated Time to Develop:

Sale Type: Non-Arms

Percentage Transferred: 100.00%

Estate Type: Fee Simple

Brokers:



LEGAL DETAILS

Link Number: 0034625138, 0034625146, 0034625154, 0034625187, 0034625179

Title Number: 101 374 365

Roll Number:

Legal Description: Plan 1014889, Block 13, lot 1

Lot Details: Frontage on :

Lot Area: 6.520 acres

Building Assessment: n/a

Total Assessment:

Vendors: Isle of Mann Chestermere Lake Inc.

Signing Officer: Dave Mann, ASO

Address: 8322 130th Street, Suite 212, Surrey, British Columbia, V3W 8J9

Purchasers: Pollyco (Kinniburgh) Developments Ltd. - Developer

Signing Officer: Connie Chow, ASO

Address: 8508 206 Street, Langley, British Columbia, V2Y 2B6

PRICE STRUCTURE

Cash and Assumed Consideration:	\$0.00	(0%)
VTB Price:	\$0.00	(0%)
Other Considerations Price:	\$28,620,513.00	(100%)
Chattels Price:	\$0.00	(0%)
Total Price:	\$28,620,513.00	

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Percentage Transferred:	100	.00%
100% Equivalent:	\$28,620,513.00	
Price Structure Notes:	The other considerations price is the value placed on the land. The amount registered on title is \$28,620,513 by exchange of interest in land.	

PROPERTY DETAILS

This property contains the following land uses:

R-1M, a Residential Modified District classification, the purpose and intent of this district is to provide for high quality, architecturally controlled single detached housing only, in a comprehensively designed neighbourhood, incorporating a high degree of active and passive recreational amenities. This designation requires a minimum site area of 4,887 square feet, with a maximum site coverage of 45% for all buildings.

Land Use Details:

R-1S, a Residential Single-Detached classification which permits a maximum lot coverage of 45% and a minimum lot area of 3,550 square feet. Parcels designated R-1s are intended to accommodate a secondary suite on the same parcel as the single detached dwelling.

R-1E, a Residential Estate District classification, the purpose and intent of this district is to provide for low density single detached residential dwellings located on large lots with high standards of design and appearance. This designation requires a minimum site area of 10,000 square feet, with a maximum site coverage of 40% for all buildings.

GENERAL NOTES

At the time of sale the property had undergone preliminary grading.

This transaction involved a non-arms length sale between affiliated organizations.

General Remarks:

The total consideration of \$28,620,513 represents a price per acre of \$4,389,649 and a price per square foot of site area of \$101.

At the time of verification, assessment information regarding the property was unavailable from the City of Chestermere.

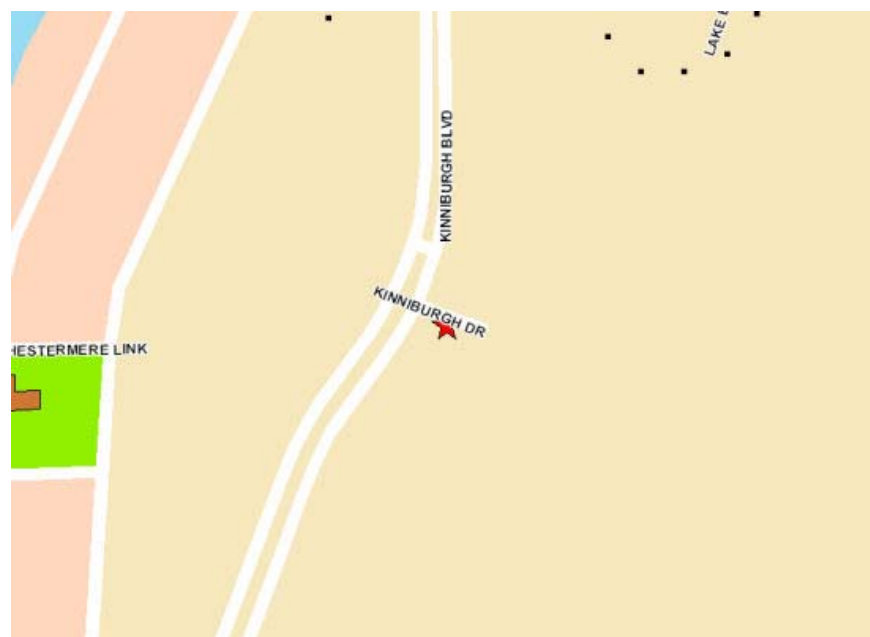
At the time of verification, information regarding any possible building and/or development permits could not be obtained from the City of Chestermere.

PROPERTY LOCATION

Surrounding Uses:

SITE IMAGE

Site Image:



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