

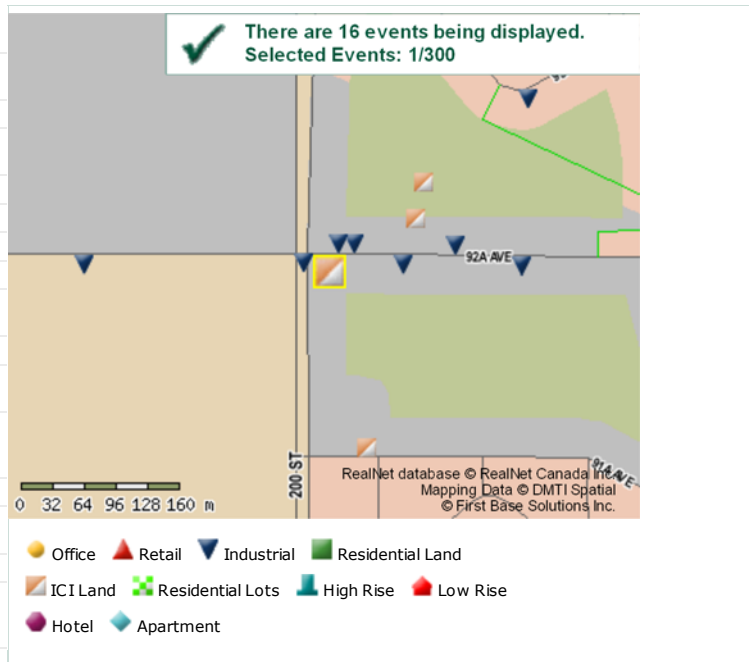


## ICI LAND TRANSACTION SUMMARY

9228 200th Street

### GENERAL SUMMARY

<b>Record Status:</b>	Final
<b>Inventory Number:</b>	BC-ICI-2010-12-15-047AD
<b>Address:</b>	9228 200th Street
<b>Location:</b>	Located on the southeast corner of 200th Street and 92A Avenue
<b>Municipality:</b>	Langley
<b>Event Date:</b>	2010-12-15
<b>Land Use:</b>	Industrial
<b>Price:</b>	\$1,000,000.00
<b>Land Area (acres):</b>	1.202
<b>Price per Acre:</b>	\$831,947
<b>Price per Sq Ft Buildable:</b>	
<b>Estimated Time to Develop:</b>	Six Months
<b>Sale Type:</b>	Market
<b>Percentage Transferred:</b>	100.00%
<b>Estate Type:</b>	Fee Simple
<b>Brokers:</b>	CB Richard Ellis Canada (M Negriz) CB Richard Ellis Canada (A Beruschi)



### LEGAL DETAILS

<b>PID(s):</b>	014-798-557
<b>Title Document</b>	
<b>Instrument Number:</b>	CA 1839793
<b>Transfer Document</b>	
<b>Title Type:</b>	Standard
<b>Legal Description:</b>	Lot 8, Except: Part Dedicated Road on Plan BCP24477; Section 35, Township 8, NWD Plan 81873
<b>Lot Details:</b>	Frontage on 200th Street: 193.76 feet Frontage on 92A Avenue: 232.76 feet
<b>Lot Area:</b>	1.202 acres
<b>Land Assessment:</b>	\$1,331,000.00
<b>Building Assessment:</b>	n/a
<b>Total Assessment:</b>	\$1,331,000.00 (2010)
<b>Vendors:</b>	Shell Canada Limited
Signing Officer:	David Stanford, ASO
Address:	c/o P.O. Box 100, Station M, Calgary, Alberta, T2P 2H5
<b>Purchasers:</b>	Beedie Group (BDC (Langley Property) Ltd.) - Developer
Signing Officer:	Erin Tait, Lawyer, Koffman Kalef LLP Barristers & Solicitors
Address:	3030 Gilmore Diversion, Burnaby, B.C., V5G 3B4

### PRICE STRUCTURE

<b>Cash and Assumed Consideration:</b>	\$1,000,000.00	(100%)
<b>VTB Price:</b>	\$0.00	(0%)
<b>Other Considerations Price:</b>	\$0.00	(0%)
<b>Chattels Price:</b>	\$0.00	(0%)

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Total Price:	\$1,000,000.00	
Percentage Transferred:	100	.00%
100% Equivalent:	\$1,000,000.00	

## PROPERTY DETAILS

### Land Use Details:

The Township of Langley Official Community Plan designates the General Land use for the property as Light Industrial within the Northwest Langley Area Plan. The Zoning for the property is M-1A, a Service Industrial classification which permits a maximum lot coverage of 0.6 times the area of the lot.

## GENERAL NOTES

### General Remarks:

At the time of sale the property was being remediated, but was otherwise vacant and unimproved. The property had formerly been utilized by the Vendor in this transaction as a service station site.

As of the date of sale, no applications had been submitted to the Township of Langley Planning Department regarding development of the property. Based on the anticipated time required to submit a Development Proposal, together with the review and approval process, we have estimated the time to development to be approximately six months from the date of an application.

The total consideration of \$1,000,000 represents a price per square foot of site area of \$19.

## PROPERTY LOCATION

### Surrounding Uses:

## SITE IMAGE

### Site Image:



## SITE PLAN

### Site Plan:



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