

General Terms and Conditions

1. HV Nine Ltd. (Heritage Valley Acquisition)

Market Value: **\$991,458**
(\$741,000/ha x 1.34 ha)
rate set by the Arterial Road Assessment Bylaw, 143800

Purchase Price **\$496,470**
(\$370,500/ha x 1.34 ha)
50% of the rate set by the Arterial Road Assessment Bylaw, 143800

The Purchase Price is broken down as follows:

Acquisition Lands: **\$477,945** (\$370,500/ha x 1.29 ha)

Previously Dedicated PUL: **\$ 18,525** (\$370,500/ha x 0.05 ha)
(compensation Land)

Purchase Land Legal Description: Portion of MERIDIAN 4 RANGE 25 TOWNSHIP
51 SECTION 13 QUARTER SOUTH EAST
CONTAINING 64.7 HECTARES (160 ACRES)
MORE OR LESS

Vendor: HV Nine Ltd.

Land Area to be Acquired: 1.34 hectare subject to legal survey (more or less)

Vendor's Conditions Precedent: Exchange Condition

City's Conditions Precedent: Exchange Condition

Closing Date To Be Determined

2. HV Corner Ltd. (Heritage Valley Acquisition):

Market Value **\$356,421.00**
 (\$741,000/ha)
 rate set by the Arterial Road Assessment Bylaw, 143800

Purchase Price **\$181,545**
 (\$370,500/ha x 0.49 ha)
 50% of the rate set by the Arterial Road Assessment Bylaw, 143800

The Purchase Price is broken down as follows:

Acquisition Lands: \$85,215 (\$370,500/ha x 0.23 ha)

Previously Dedicated Road Right of Way (Compensation Land): \$96,330 (\$370,500/ha x 0.26 ha)

Purchase Land Legal Description: Portion of Plan: 9824939, Lot 1

Vendor: HV Corner Ltd.

Land Area to be Acquired: 0.49 hectare subject to legal survey (more or less)

Vendor's Conditions Precedent: Exchange Condition

City's Conditions Precedent: Exchange Condition

Closing Date To Be Determined

3. HV Development Ltd. (Heritage Valley Roadway Sale):

Market Value	\$602,699/ha
Sale Price	\$781,706.25 (\$602,699/ha)
Deposit:	\$78,170.00
Purchase Land Legal Description:	Portion of A DEVELOPED PUBLIC ROAD (127 STREET S.W.) NORTH AND SOUTH OF 30 AVENUE S.W.
Purchaser:	HV Developments Ltd.
Land Area to be Sold:	1.297 hectare (3.207 acres) subject to legal survey (more or less)
Purchaser's Conditions Precedent:	<ul style="list-style-type: none">● Soils Condition● Road Closure Bylaw Condition● Exchange Condition
City's Conditions Precedent:	<ul style="list-style-type: none">● Exchange Condition● Road Closure Bylaw Condition
Closing Date:	To Be Determined

Agreement:

The Acquisition and Sale Agreements and all ancillary agreements resulting from the acquisition and sale shall be in a form acceptable to Legal Services, and in content acceptable to the Branch Manager of Real Estate. Approval of the acquisition of the Acquisition Land and sale of the Sale Land shall include the approval of such corrective, conformance and incidental amendments to the General Terms and Conditions and the form and contents of the Acquisition and Sale Agreements as necessary or desirable to give effect to or implement the

Attachment #4

acquisition of the Acquisition Land and sale of the Sale Land, all as may be subsequently approved by the Branch Manager of Real Estate.