

Parcel 1: 42.76± Acres Of Land For Future Development



37424 Waskasoo Ave, Red Deer County, AB

Due Diligence Package

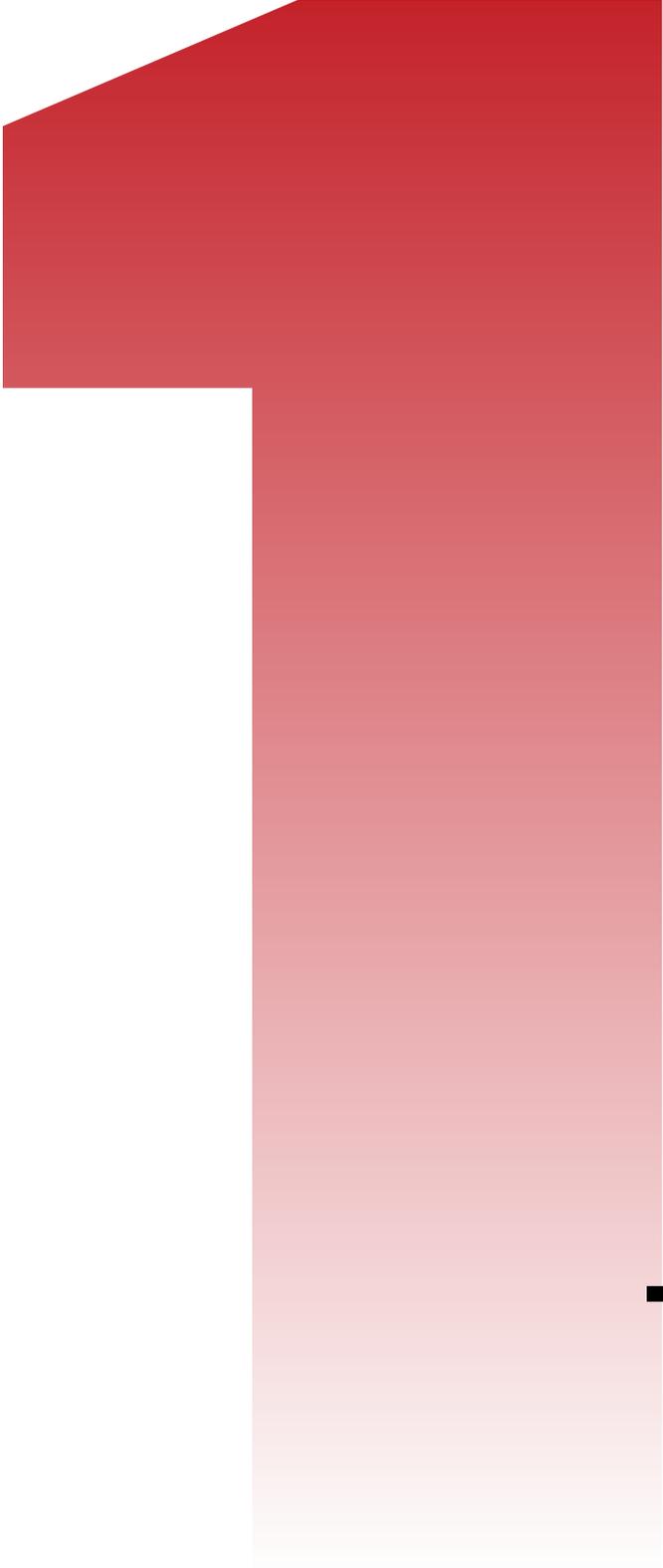
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TEAM **AUCTIONS**

Sekura Auctions Since 1966

Due Diligence Package for 37424 Waskasoo Ave, Red Deer County, AB

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Title



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 075 174 4;27;37;30;SE 162 054 274

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 27 TOWNSHIP 37
SECTION 30

ALL THAT PORTION OF THE SOUTH EAST QUARTER
WHICH LIES SOUTHEAST OF THE SOUTHEASTERLY LIMIT OF THE CALGARY
AND EDMONTON RAILWAY AS SHOWN ON RAILWAY PLAN C. & E. NO. 1 AND
NORTHWEST OF THE NORTHWESTERLY LIMIT OF THE ROAD AS SHOWN ON
ROAD PLAN 1596EU CONTAINING 21.0 HECTARES (52 ACRES) MORE OR LESS
EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

- A) ALL THAT PORTION COMMENCING AT THE INTERSECTION OF THE SAID
SOUTHEASTERLY LIMIT AND THE NORTH BOUNDARY OF THE SAID QUARTER
SECTION; THENCE SOUTH WESTERLY ALONG THE SAID SOUTH EASTERLY
LIMIT 978.30 FEET; THENCE SOUTH EASTERLY AND AT RIGHT ANGLES TO
THE SAID SOUTH EASTERLY LIMIT 50.50 FEET; THENCE NORTH EASTERLY
AND PARALLEL TO THE SOUTHEASTERLY LIMIT TO THE SAID NORTH BOUNDARY;
THENCE WESTERLY ALONG THE SAID NORTH BOUNDARY TO THE POINT OF
COMMENCEMENT CONTAINING ... 0.458 1.13
B) PLAN 8722510 - ROAD 3.037 7.50
C) PLAN 1620754 - ROAD 0.246 0.61
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: RED DEER COUNTY

REFERENCE NUMBER: 142 372 113

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 054 274 19/02/2016 ROAD PLAN

OWNERS

PEKISKO RANCH LTD.
OF BOX 109
BLUFFTON
ALBERTA T0C 0M0

2

Appraisal

**AN APPRAISAL REPORT
OF A
DIRECT CONTROL HOLDING**



LOCATED AT

**PART E ½ 30-37-27 W4
RED DEER COUNTY, ALBERTA**

PREPARED BY

W. W. (BILL) HALDANE, AACI, P.APP.





158 ALBERTS CLOSE, RED DEER, ALBERTA, T4R 3J6
PHONE: (403) 309-3500 FAX: (403) 309-3190

July 22, 2022

RE: Appraisal of a Direct Control Holding
Part E ½ 30-37-27 W4
Containing 64.91 acres more or less
Red Deer County, Alberta
Our File #SRD 11182

Pursuant to your request for an appraisal of the above described property, we have conducted the required investigations, gathered the necessary data, and made certain analyses that have enabled us to undertake the appraisal. We confirm that the purpose of the appraisal is to estimate the market value of the fee simple interest of the above referenced property.

Based on the inspection of the property and the investigation and analyses undertaken, we have formed the opinion, subject to the Assumptions and Limiting Conditions contained herein, that the market value of the subject property as of **July 20, 2022** is estimated to be:

<p>ONE MILLION NINE HUNDRED FIFTY THOUSAND DOLLARS \$1,950,000</p>
--

Values contained in this appraisal are based on market conditions as at the effective date of this report. This appraisal does not provide a prediction of future values. In the event of market instability and/or disruption, values may change rapidly, and such potential future events have NOT been considered in this report. As this appraisal does not and cannot consider any changes to the property appraised or market conditions after the effective date, readers are cautioned in relying on this appraisal after the effective date noted herein.

As of the effective date of this report, Canada and the Global Community is experiencing unprecedented measures undertaken by various levels of government to curtail health related impacts of the Covid-19 Pandemic. The duration of this event is not known.

While there is potential for negative impact with respect to micro and macro-economic sectors, as well as upon various real estate markets, it is not possible to predict such impact at present, or the impact of current and future government countermeasures.

There is some risk that the Covid-19 Pandemic increases the likelihood of a global recession. However, without knowledge of further anticipated government countermeasures at the national and global levels, it is not possible to predict any impact at this point in time.

Accordingly, this point-in-time valuation assumes the continuation of current market conditions, and that current longer-term market conditions remain unchanged.

Given the market uncertainties of the Covid-19 pandemic, a force majeure event, we reserve the right to revise the value estimation set out in this report for a fee, with an updated appraisal report under a separate appraisal engagement, incorporating market information available at that time.

A reasonable exposure time for the subject property at the value concluded would have been approximately **six (6) to twelve (12) months**. This assumes an active and professional marketing plan would have been employed by the current owner.

The Narrative Appraisal Report which follows sets forth the identification of the property, the critical assumptions and limiting conditions, pertinent definitions, facts about the area and subject property, comparable data, the results of the investigation and analyses, and the reasoning leading to the value conclusion. This report is to be read in its entirety with this letter of transmittal attached to the following report in order for the value estimate to be considered valid.

Sincerely,

A handwritten signature in blue ink, appearing to read 'W. W. Haldane', enclosed within a faint, light blue oval border.

W. W. (Bill) Haldane, AACI, P.APP

**Click [Here](#) To
View The
Supporting
Documents**

A large, stylized number '3' in a vibrant red color with a vertical gradient, transitioning from a darker red at the top to a lighter, almost white red at the bottom. The number is positioned on the left side of the page.

Well Report



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 1067208
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 2013/10/18

GOWN ID

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

Well Identification and Location										Measurement in Imperial
Owner Name		Address			Town		Province		Country	Postal Code
							ALBERTA		CANADA	
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description	
	8	30	37	27	4					
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)					
_____ ft from _____					Latitude <u>52.206600</u> Longitude <u>-113.840280</u>					Elevation <u>2984.00</u> ft
_____ ft from _____					How Location Obtained					How Elevation Obtained
					Hand held autonomous GPS 20-30m					Hand held autonomous GPS 20-30m

Drilling Information	
Method of Drilling Rotary - Air	Type of Work New Well
Proposed Well Use Domestic	

Formation Log			Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description	
18.00		Brown Clay	
22.00		Gray Clay	
30.00		Clay & Gravel	
40.00		Sand & Gravel	
108.00		Clay & Sand	
120.00	Yes	Gravel	
125.00		Clay	

Yield Test Summary			Measurement in Imperial
Recommended Pump Rate <u>10.00</u> igpm			
Test Date	Water Removal Rate (igpm)	Static Water Level (ft)	
2013/09/25	40.00	40.00	

Well Completion				Measurement in Imperial
Total Depth Drilled	Finished Well Depth	Start Date	End Date	
125.00 ft	118.00 ft	2013/09/25	2013/09/25	
Borehole				
Diameter (in)	From (ft)	To (ft)		
Surface Casing (if applicable)		Well Casing/Liner		
Stainless Steel				
Size OD :	<u>5.56</u> in	Size OD :	_____ in	
Wall Thickness :	<u>0.258</u> in	Wall Thickness :	_____ in	
Bottom at :	<u>118.00</u> ft	Top at :	_____ ft	
		Bottom at :	_____ ft	
Perforations				
From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)
Perforated by _____				
Annular Seal				
Placed from _____ ft to _____ ft				
Amount _____				
Other Seals				
Type		At (ft)		
Screen Type				
Size OD : _____ in				
From (ft)	To (ft)	Slot Size (in)		
Attachment _____				
Top Fittings _____		Bottom Fittings _____		
Pack				
Type <u>Natural</u>		Grain Size _____		
Amount _____				

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well RILEY PEARSON	Certification No 83061A
Company Name ALKEN BASIN DRILLING LTD.	Copy of Well report provided to owner Yes
	Date approval holder signed 2013/09/27



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 1067208
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 2013/10/18

GOWN ID

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Well Identification and Location										Measurement in Imperial
Owner Name		Address			Town		Province		Country	Postal Code
							ALBERTA		CANADA	
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description	
	8	30	37	27	4					
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)					
_____ ft from _____					Latitude <u>52.206600</u>		Longitude <u>-113.840280</u>		Elevation <u>2984.00</u> ft	
_____ ft from _____					How Location Obtained					How Elevation Obtained
					Hand held autonomous GPS 20-30m					Hand held autonomous GPS 20-30m

Additional Information										Measurement in Imperial
Distance From Top of Casing to Ground Level <u>24.00</u> in										
Is Artesian Flow _____					Is Flow Control Installed _____					
Rate _____ igpm					Describe _____					
Recommended Pump Rate <u>10.00</u> igpm					Pump Installed _____		Depth _____		ft	
Recommended Pump Intake Depth (From TOC) <u>80.00</u> ft					Type _____		Make _____		H.P. _____	
										Model (Output Rating) _____
Did you Encounter Saline Water (>4000 ppm TDS) _____					Depth _____ ft		Well Disinfected Upon Completion <u>Yes</u>			
Remedial Action Taken					Gas _____		Depth _____ ft		Geophysical Log Taken _____	
										Submitted to ESRD _____
										Sample Collected for Potability _____
										Submitted to ESRD _____
Additional Comments on Well _____										

Yield Test			Taken From Top of Casing	Measurement in Imperial
			Depth to water level	
Test Date	Start Time	Static Water Level		
2013/09/25	2:00 PM	40.00 ft		
Method of Water Removal				
Type <u>Air</u>				
Removal Rate <u>40.00</u> igpm				
Depth Withdrawn From <u>100.00</u> ft				
If water removal period was < 2 hours, explain why _____				

Pumping (ft)	Elapsed Time Minutes:Sec	Recovery (ft)
40.00	0:00	100.00
	1:00	60.00
	2:00	50.00
	3:00	45.00
	4:00	42.00
	5:00	40.00

Water Diverted for Drilling		
Water Source	Amount Taken	Diversion Date & Time
SHOP	1200.00 ig	2013/09/25 7:30 AM

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well	Certification No
RILEY PEARSON	83061A
Company Name	Copy of Well report provided to owner
ALKEN BASIN DRILLING LTD.	Yes
	Date approval holder signed
	2013/09/27



Flood Fringe Area

Flood Fringe Area



A large, stylized number '5' is the central graphic element. It features a vertical bar on the left and a horizontal bar at the top, both in a dark red color. The bottom curve of the '5' is filled with a gradient that transitions from a light pink at the top to a very light, almost white, pink at the bottom. The text 'Land Use Bylaws' is positioned within the lower part of this gradient area.

Land Use Bylaws

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View The
Supporting
Documents**



**Gasoline Alley West Major
Area Structure Plan**

**Click [Here](#) To
View The
Supporting
Documents**



Questions about our Auction Process?

TEAM
AUCTIONS

Sekura Auctions Since 1966

Rod McLennan
587-998-2095

587-464-2125

Questions about the properties?

Sotheby's
INTERNATIONAL REALTY

Canada

Chelsea Cunningham
403-638-8338

teamauctions.com