

Parcel 2: 22.15± Acres Of Land For Future Development

PARCEL 2
22.15 ACRES



37442 Range Road 275, Red Deer County, AB

Due Diligence Package

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**TEAM
AUCTIONS**

Sekura Auctions Since 1966

**Due Diligence Package for
37442 Range Road 275,
Red Deer County, AB**

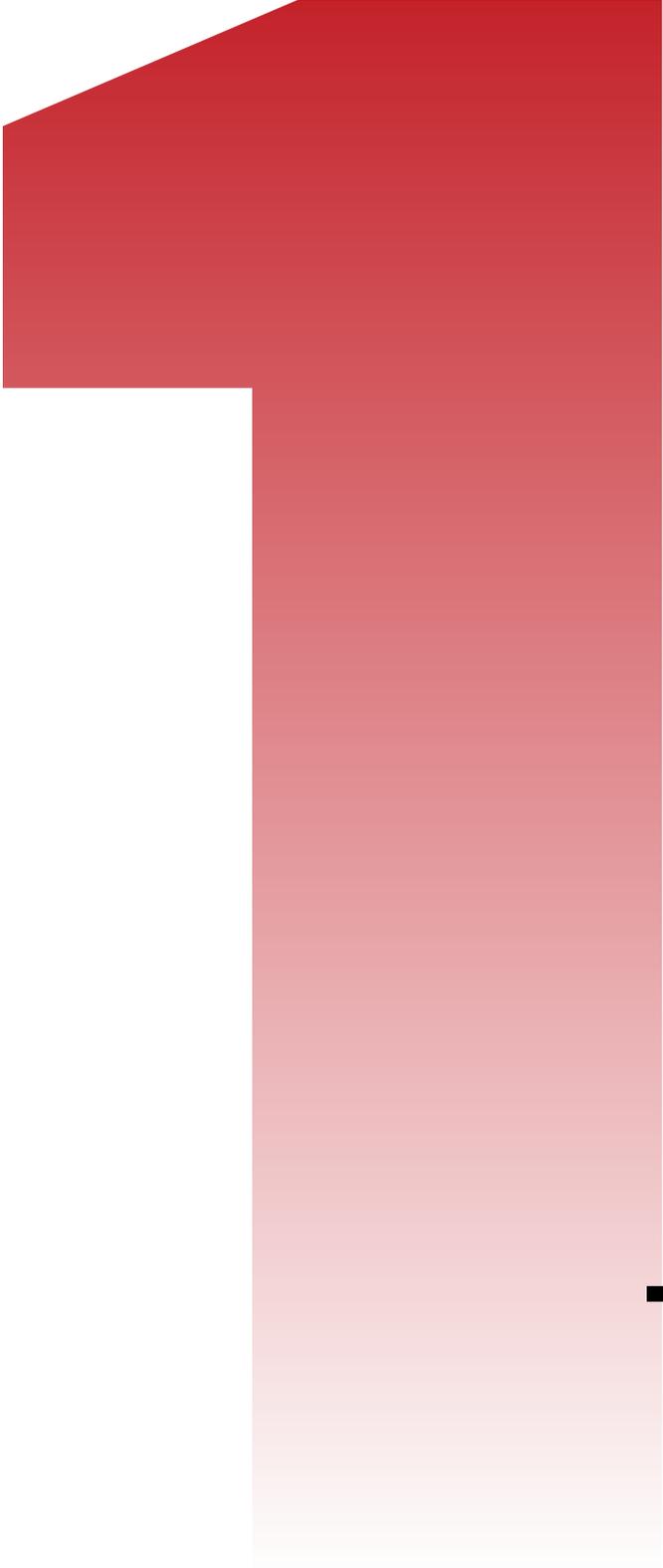
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Title



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0014 533 898 4;27;37;30;NE 142 372 113 +1

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH EAST QUARTER OF SECTION THIRTY (30)
TOWNSHIP THIRTY SEVEN (37)
RANGE TWENTY SEVEN (27)
WEST OF THE FOURTH MERIDIAN
WHICH LIES SOUTH EAST OF THE SOUTH EAST LIMIT OF THE
RIGHT OF WAY OF THE CALGARY AND EDMONTON RAILWAY AS
SHOWN ON RAILWAY PLAN C. AND E. NO. 1, CONTAINING 11.9
HECTARES (29.57 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

ALL THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE
INTERSECTION OF THE SOUTH BOUNDARY OF SAID QUARTER SECTION
WITH THE SAID SOUTH EAST LIMIT OF THE SAID RIGHT OF WAY;
THENCE NORTH EASTERLY ALONG THE SAID EAST LIMIT SIXTEEN
HUNDRED AND EIGHT AND FIVE TENTHS (1608.5) FEET; THENCE
SOUTH EASTERLY AT RIGHT ANGLES TO THE SAID SOUTH EAST
LIMIT FIFTY AND FIVE TENTHS (50.5) FEET; THENCE SOUTH
WESTERLY AND PARALLEL TO THE SAID SOUTH EAST LIMIT
FIFTEEN HUNDRED AND EIGHTY FOUR AND ONE TENTH (1584.1)
FEET MORE OR LESS TO THE SAID SOUTH BOUNDARY; THENCE
WESTERLY ALONG THE SAID SOUTH BOUNDARY TO THE POINT OF
COMMENCEMENT, CONTAINING 0.741 HECTARES (1.83 ACRES)
MORE OR LESS

B. 2.264 HECTARES (5.59 ACRES) MORE OR LESS FOR ROAD PLAN 8722510.
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: RED DEER COUNTY

REFERENCE NUMBER: 042 005 393

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
142 372 113	04/11/2014	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

PEKISKO RANCH LTD.

OF BOX 109
BLUFFTON
ALBERTA T0C 0M0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
792 273 889	06/11/1979	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. "PART, TAKES PRIORITY DATE OF CAVE 792197389" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 012021657)
862 283 119	29/12/1986	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. 10035-105 ST EDMONTON ALBERTA T5J2V6 "DISC. AS TO PART AS DESCRIBED #882023259, 03/02/1988" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 012020219)
142 102 977	08/04/2014	MORTGAGE MORTGAGEE - CALLIDUS CAPITAL CORPORATION. 4320 ROYAL TRUST TOWER 77 KING STREET WEST TORONTO ONTARIO M5K1K2 ORIGINAL PRINCIPAL AMOUNT: \$6,000,000
152 156 277	28/05/2015	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 142102977

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 30 DAY OF AUGUST,
2023 AT 05:46 P.M.

ORDER NUMBER: 48213355

CUSTOMER FILE NUMBER:

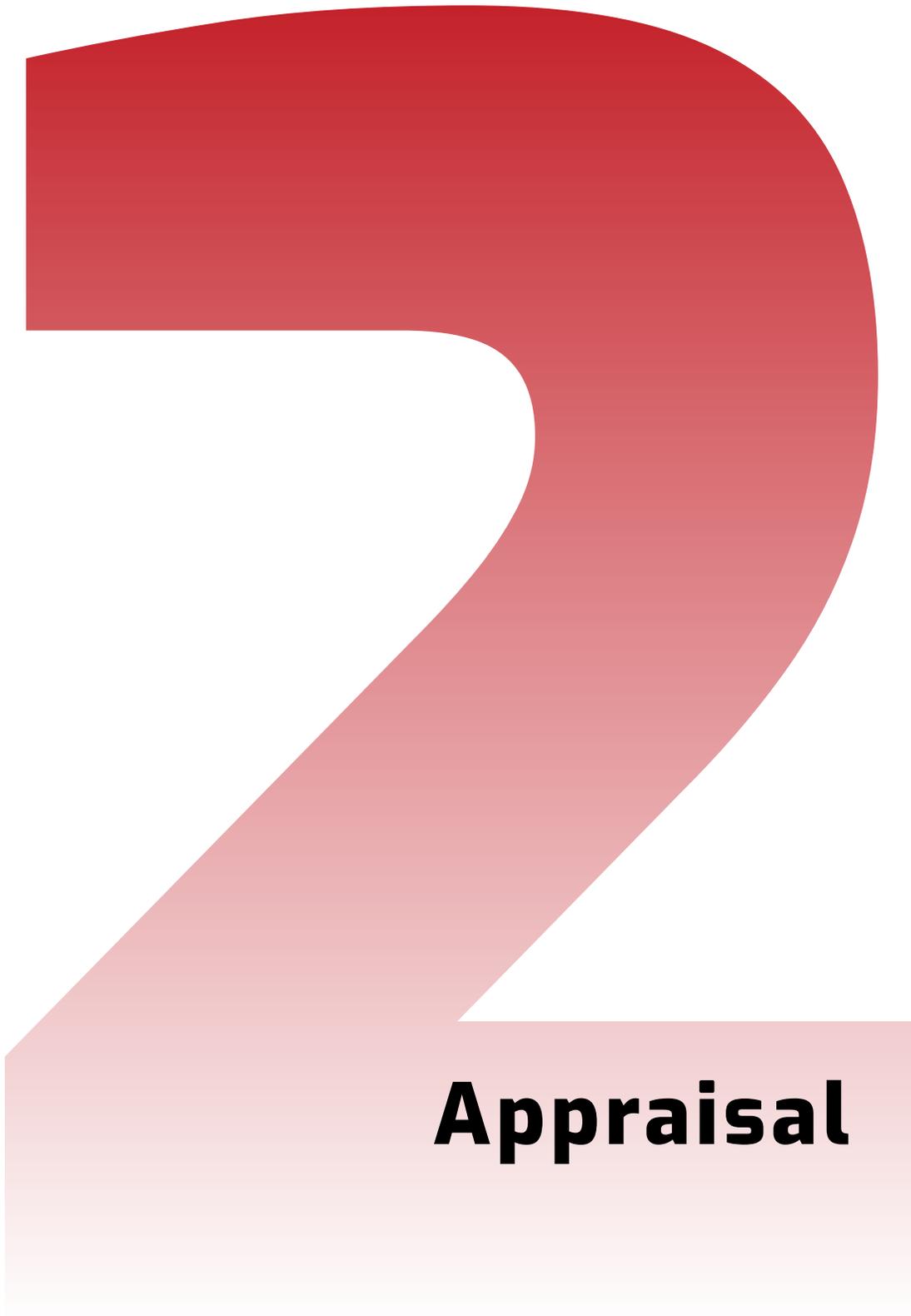


END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

A large, stylized number '2' in a dark red color, positioned on the left side of the page. The number is thick and has a slight shadow effect. At the bottom of the '2', there is a horizontal rectangular bar in a lighter red shade. The word 'Appraisal' is written in bold black text on this bar.

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 rectangular border.

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

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

A large, stylized number '3' is the central focus of the page. It is filled with a vertical gradient that transitions from a deep red at the top to a light pink at the bottom. The number has a thick, rounded font style with a white cutout in the middle. The text 'Flood Fringe Area' is positioned at the bottom of the number, centered horizontally.

Flood Fringe Area

Flood Fringe Area





Land Use Bylaws

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Supporting
Documents**

A large, stylized number '5' graphic in shades of red and pink, serving as a background for the title text.

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