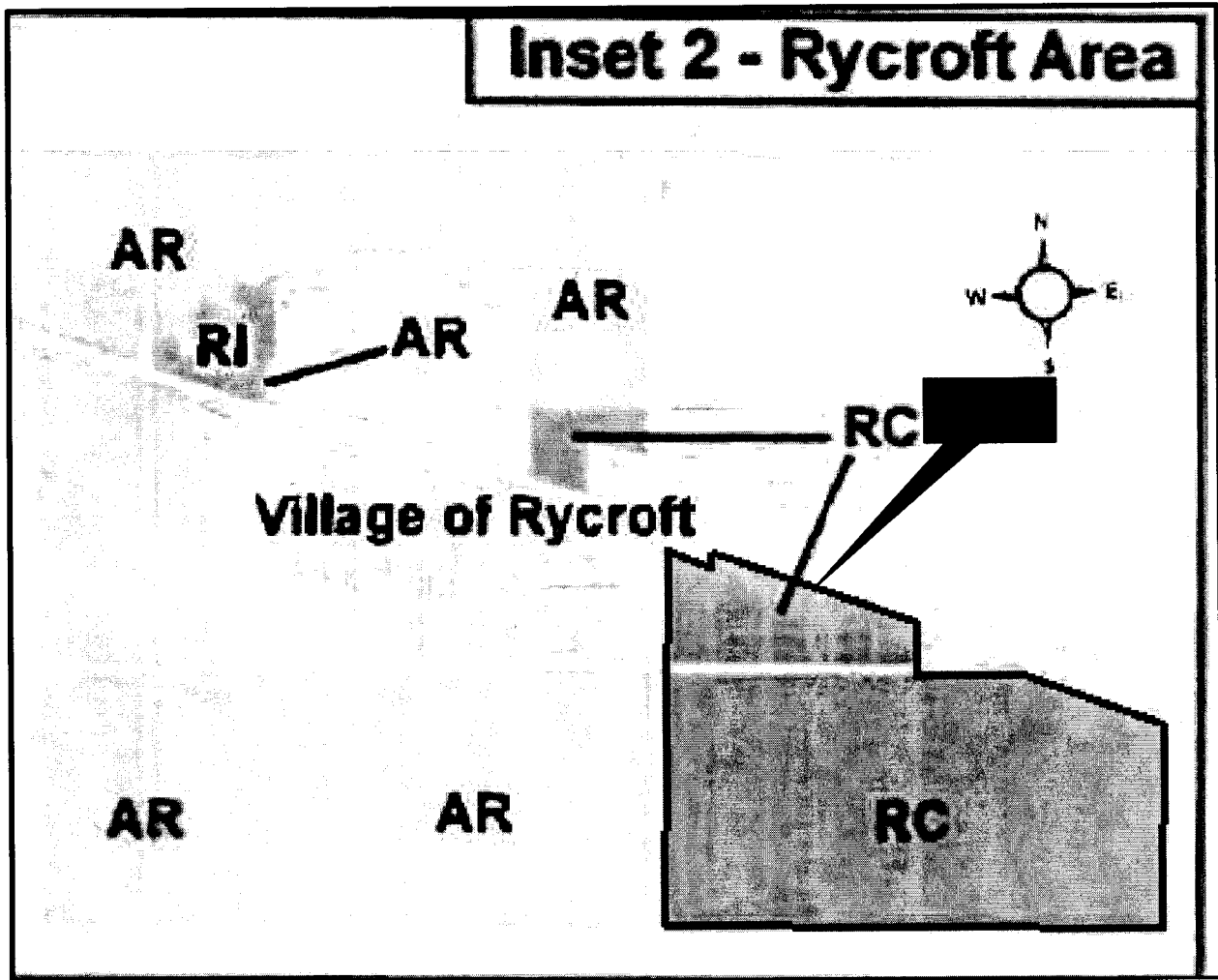


Neighbourhood Map

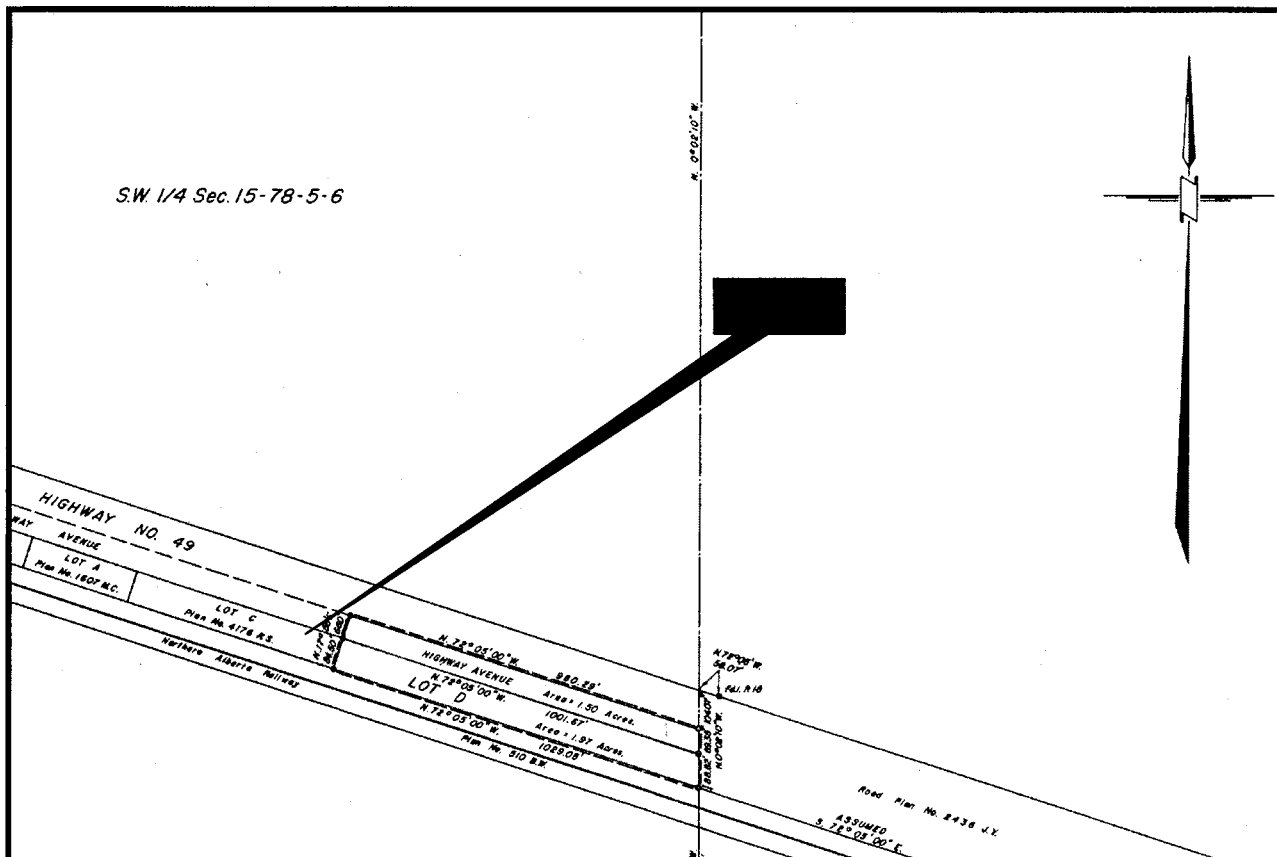


6. Site Information

Legal	
Civic Address	East of Highway #2 on Highway #49, M.D. of Spirit River No. 133, Alberta
Legal Description	Lot C, Plan 4176RS, Lot A, Plan 1607MC, Lot D, Plan 194TR, all within the Southwest Section 15, Township 78, Range 5, W6M
Zoning	RC, Rural Commercial District
Restrictions/Easements	<p>There are the following registrations against the titles of the subject property:</p> <p>Lot C, Plan 4176RS: A utility right of way, two mortgages, a caveat regarding a right of first refusal and writ by a creditor.</p> <p>Lot A, Plan 1607MC: A utility right of way, a mortgage, a caveat regarding a right of first refusal and writ by a creditor.</p> <p>Lot D, Plan 194TR: Two utility rights of way, two mortgages, a caveat regarding a right of first refusal and writ by a creditor.</p> <p>These registrations have not been investigated and are assumed not to have a negative effect on value. The reader is cautioned to consult a real estate attorney to determine the full effect of these registrations. <i>Copies of the Land Registry Searches are included in the addenda of this report.</i></p>
Physical Characteristics	
Topography	The site has been built up and is generally level
Drainage	Assumed Adequate
Existing Use	Seed Cleaning Plant with a total main floor area +/- 23,933 Sq. Ft.
Lot Size	<p>Lot C, Plan 4176RS: +/- 1.13 Acres</p> <p>Lot A, Plan 1607MC: +/- 0.58 Acres</p> <p><u>Lot D, Plan 194TR:</u> +/- 1.97 Acres</p> <p>Total: +/- 3.68 Acres</p>
Site Coverage Ratio	14.65% <i>(based on the main floor area)</i>
Site Configuration	<p>The subject property is mostly rectangular in shape.</p> <p>Lot A, Plan 1607MC forms the northwest portion of the site and is +/- 84.5' x 300'. The centre portion is the Lot C, Plan 4176RS is +/- 84.5' x 580'. The southeast portion is Lot D, Plan 194Tr is +/- 84.5' in width with north-eastern boundary of +/- 1,001.67' and the south-western boundary is +/- 1029.05' Overall, the subject property has +/- 1,881.67' of frontage on the Highway #49 frontage road to the northeast and +/- 1,909.05' of frontage on the CN railway to the southwest.</p> <p>A copy of the site plan is included on the following pages.</p>

Services	
Street Improvements	The subject property is located on a Highway #49 Frontage Road which is a gravel road with open ditches with exposure to Highway #49 which is asphalt paved with open ditches. Electrical service is above ground on wood standards and telephone services are underground.
Utilities	Electricity and Gas are supplied by ATCO, telephone is supplied by Telus Ltd while water and septic service are the responsibility of the owner.
Off Site Factors	
Visibility	Good with frontage on Highway #49
Access (egress)	Good from Highway #49

Plan 194TR (Cropped)



Google Earth Aerial Photograph



7. Description of the Improvements

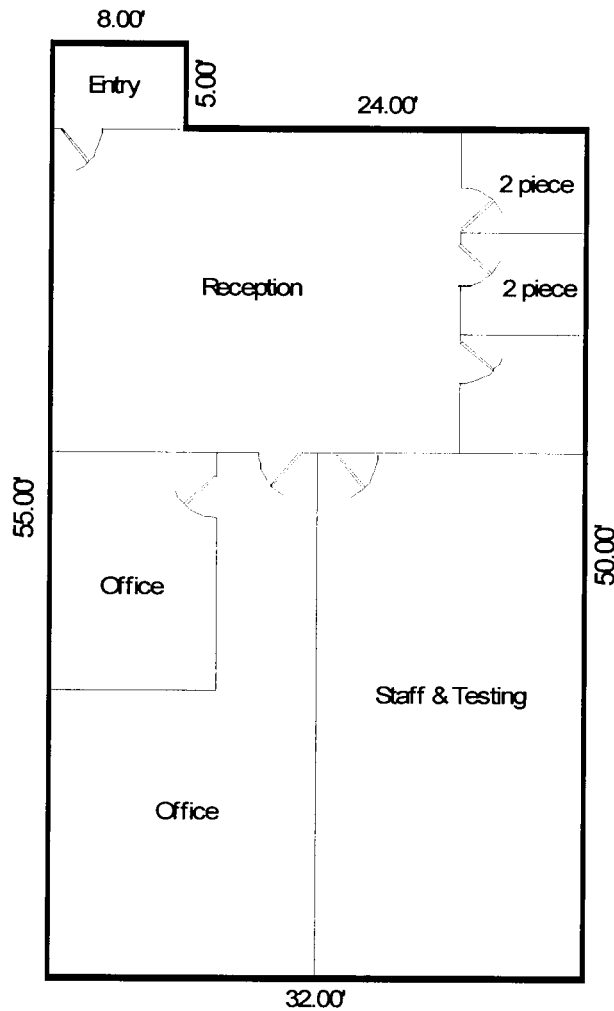
General Details - Office	
Type of Improvement	<p>The subject property is improved with a seed cleaning facility. The facility is configured with a single storey office and a seed cleaning plant and attached loading area and attached warehouse.</p> <p>The office is separate from the seed cleaning plant and is configured with a reception, a staff / testing area, two offices, two washrooms and a mechanical area.</p> <p>A sketch of the basic building layout is provided on the following page.</p>
Chronological Age	Our client estimates the construction year of the office as 1980 which indicates a chronological age as 33 years.
Effective Age	The effective age is considered to be 30 years based on observed condition.
Remaining Economic Life	Estimated at 20 years
Type of Construction	Wood Frame
Building Area	+/- 1,640 Sq. Ft.
Exterior	
Siding	Metal and Wood Siding
Foundation	Poured Concrete Foundation
Roof	Gable Roof with Metal Cladding
Eave Height	+/- 8'
Windows	Double Glazed Wood Sash Windows
Exterior Doors	Insulated Metal Doors
Interior	
Floors	Wood Joist with Concrete Foundation
Flooring	Carpet & Linoleum
Interior Walls	Painted Drywall
Ceilings	Painted Drywall
Ceiling Height	+/- 8'
Lighting	Fluorescent
Interior Doors	Wood
Mechanical	
Power	200 Amp, 1 Phase, 3 Wire
Hot Water	40 Litre Natural Gas Fired
Heating	Hot Water Baseboard from Natural Gas Boiler
Washrooms	Two 2 Piece Washrooms
Yard Improvements	Concrete Sidewalk

Deferred Maintenance:

The office portion of subject property was inspected for appraisal purposes (*except the roof*) on **April 19th, 2013**. As of the inspection date, there were no items of deferred maintenance. No adjustment for deferred maintenance has been applied in this report.

Improvement Sketch:

Office Floor Area: +/- 1,640 Sq. Ft.



Sketch by Apex IV™

General Details – Seed Plant & East Loading Dock	
Type of Improvement	<p>The seed plant is a three storey structure with an attached +/- 448 Sq. Ft. drive-thru covered scale at the north-eastern corner with an attached loading dock to the west side.</p> <p>The loading dock was constructed as +/- 40' x 84'; however, +/- 17' of the easterly end has been converted to a second line for the seed plant. The remaining loading dock area is +/- 2,680 Sq. Ft. of unfinished cold storage.</p> <p>The main floor of the seed cleaning plant is +/- 4,856 Sq. Ft. with +/- 306 Sq. Ft. of Plant Office area with a storage mezzanine above with the remainder of the main floor being open. The second floor contains cleaning machinery and the electrical room. The interior of the third floor was not accessed and only viewed from the exterior while on the roof of the second floor. The plant manager reports that this area houses cleaning machinery. The +/- 1,200 Sq. Ft. basement area is open.</p> <p>A sketch of the basic building layout is provided on the following pages.</p>
Chronological Age	Our client estimates the construction year of the seed cleaning plant and the loading dock at 1971 which indicates a chronological age of 42 years.
Effective Age	The effective age is considered to be 30 years based on observed condition.
Remaining Economic Life	Estimated at 20 years
Type of Construction	Steel and Wood Frame
Building Area	<p>Main Floor: +/- 5,120 Sq. Ft. <i>plus +/- 448 Sq. Ft. for the scale house</i></p> <p>Second Floor: +/- 1,984 Sq. Ft.</p> <p>Third Floor: +/- 432 Sq. Ft.</p> <p>Total Area: +/- 7,536 Sq. Ft.</p> <p><i>plus +/- 1,200 Sq. Ft. basement area under the seed cleaning plant and +/- 306 Sq. Ft. mezzanine over the office</i></p>
Exterior	
Siding	Metal
Foundation	Concrete
Roof	Seed Plant: Flat with Tar & Gravel Loading Dock: Metal Clad Gable
Eave Height	Seed Cleaning Plant: +/- 27' for the first two storeys with +/- 10' for the third floor Loading Dock: +/- 16'
Windows	Double Glazed Wood Sash Windows in the Plant Office
Exterior Doors	Metal Exit Doors
Overhead Doors	One 8' x 10' Insulated Overhead Door and One 12' x 14' Insulated Overhead Door

Interior	
Floors	Basement, Plant Line 2 and Loading Dock: Concrete Slab Seed Plant: Wood Joist
Flooring	Exposed Concrete Slab and Painted Plywood
Interior Walls	Painted Plywood in the Seed Plant Areas and Scale House with the Loading Dock being unlined exposed wood framing
Ceilings	Exposed Wood Joist with Drywall in the Office Area
Ceiling Height	Plant Area: +/- 14' Loading Dock: +/- 16'
Lighting	Explosion Proof
Interior Doors	Wood
Mechanical	
Power	225 Amp, 600 Volt Main
Hot Water	Nil
Heating	Electric Baseboard in Plant Office Area with the remainder being unheated.
Washrooms	Nil
Yard Improvements	<ul style="list-style-type: none"> - +/- 1,876 Sq. Ft. of concrete aprons (excluding concrete aprons under the bins) - +/- 448 Sq. Ft. Drive-thru scale house with 30 ton scale and loading and unloading equipment - 3 @ 10,000 Bushel Steel Bins on a concrete apron - 12 @ 960 Bushel Hopper Steel Bins on a concrete apron - +/- 480 Sq. Ft. of steel walkways over the bins listed above plus conveyor belt <p>Note: all equipment including the scale and the bins are excluded from this report.</p>

Deferred Maintenance:

The seed cleaning plant and loading dock portion of subject property was inspected for appraisal purposes on *April 19th, 2013*. As of the inspection date, there were no items of deferred maintenance. No adjustment for deferred maintenance has been applied in this report.

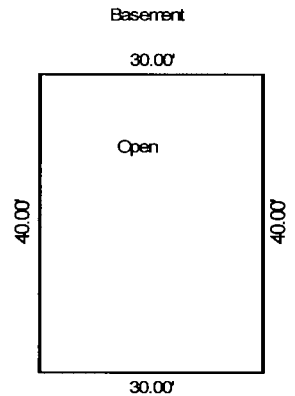
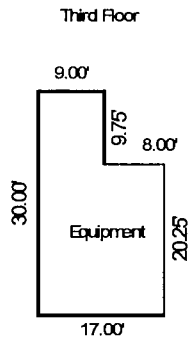
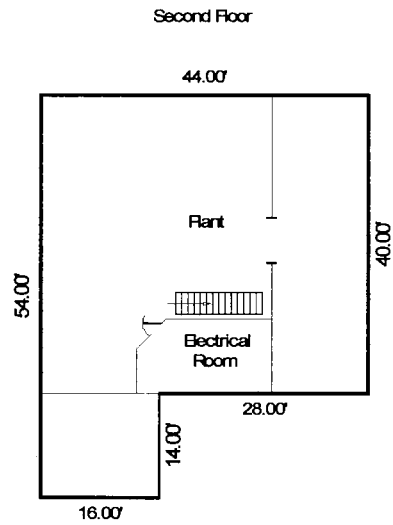
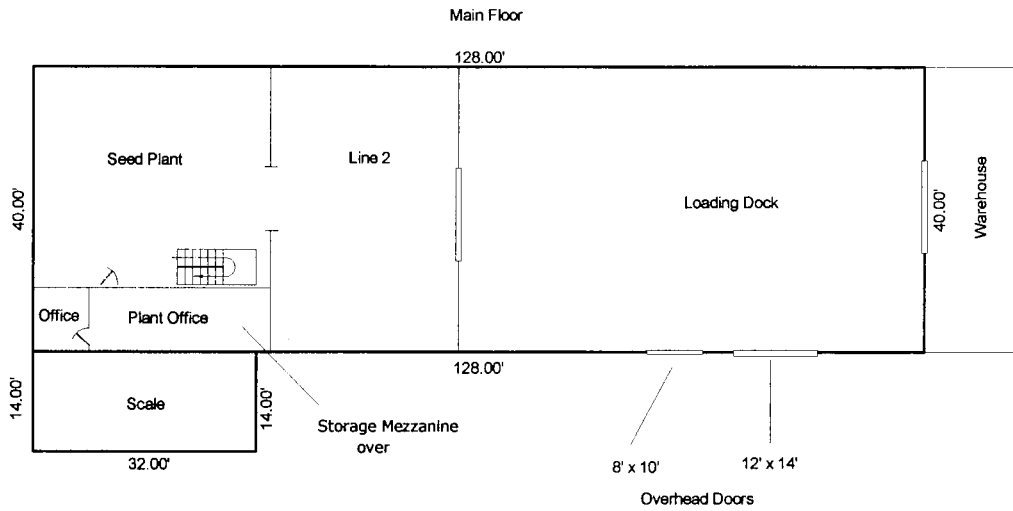
Improvement Sketch: Seed Cleaning Plant and Loading Dock

Main Floor: +/- 5,120 Sq. Ft. *plus +/- 448 Sq. Ft. for the scale house*

Second Floor: +/- 1,984 Sq. Ft.

Third Floor: +/- 432 Sq. Ft.

plus +/- 1,200 basement and +/- 306 Sq. Ft. mezzanine over office



Sketch by Apex IV™



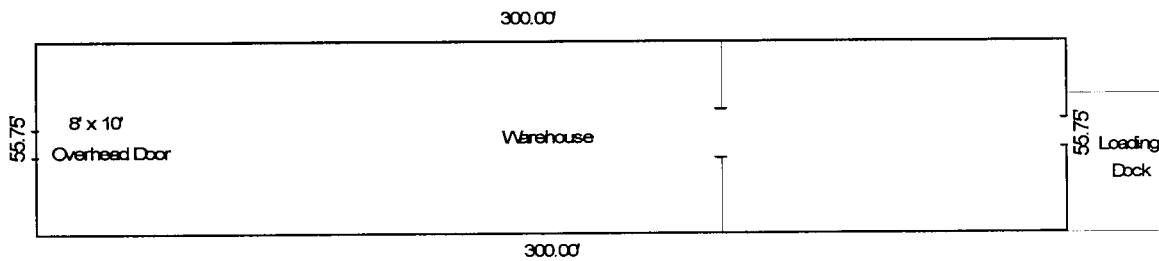
General Details - Warehouse	
Type of Improvement	The warehouse is connected to the seed plant and east loading dock on the east side. The warehouse is open cold storage.
Chronological Age	Our client estimates the construction year of the eastern 100 feet of the warehouse as 1971 with the western addition estimated as being added in 1989 which indicates a chronological age as 42 and 24 years.
Effective Age	The effective age is considered to be 25 years based on observed condition.
Remaining Economic Life	Estimated at 25 years
Type of Construction	Steel Frame
Building Area	+/- 16,725 Sq. Ft.
Exterior	
Siding	Metal
Foundation	Poured Concrete Foundation
Roof	Gable Roof with Metal
Eave Height	+/- 20'
Windows	Nil
Exterior Doors	Metal Exit Doors
Overhead Doors	1 – 10'h by 8'w Overhead Door
Interior	
Floors	Concrete Slab
Flooring	Exposed Concrete
Interior Walls	Unlined with exposed Steel Frame
Ceilings	Unfinished with exposed Steel Trusses
Ceiling Height	+/- 15' clearance at the eave
Lighting	Explosion Proof
Interior Doors	Nil
Mechanical	
Power	Assumed Adequate from the Seed Cleaning Plant
Hot Water	Nil
Heating	Nil
Washrooms	Nil

Deferred Maintenance:

The warehouse portion of the subject property was inspected for appraisal purposes (*except the roof*) on **April 19th, 2013**. As of the inspection date, there were no items of deferred maintenance. No adjustment for deferred maintenance has been applied in this report.

Improvement Sketch:

Warehouse Floor Area: +/- 16,725 Sq. Ft.



Sketch by Apex IV™