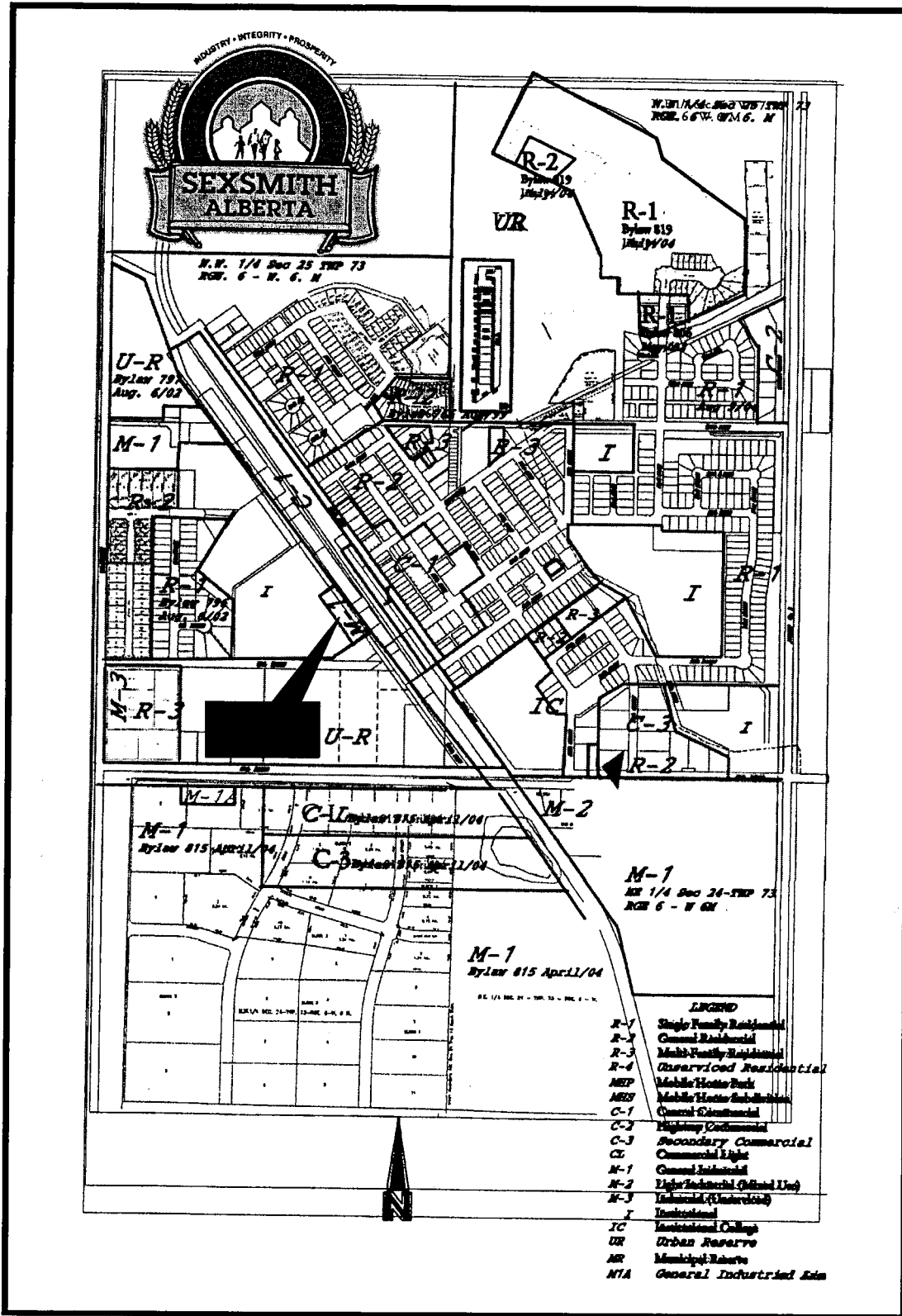


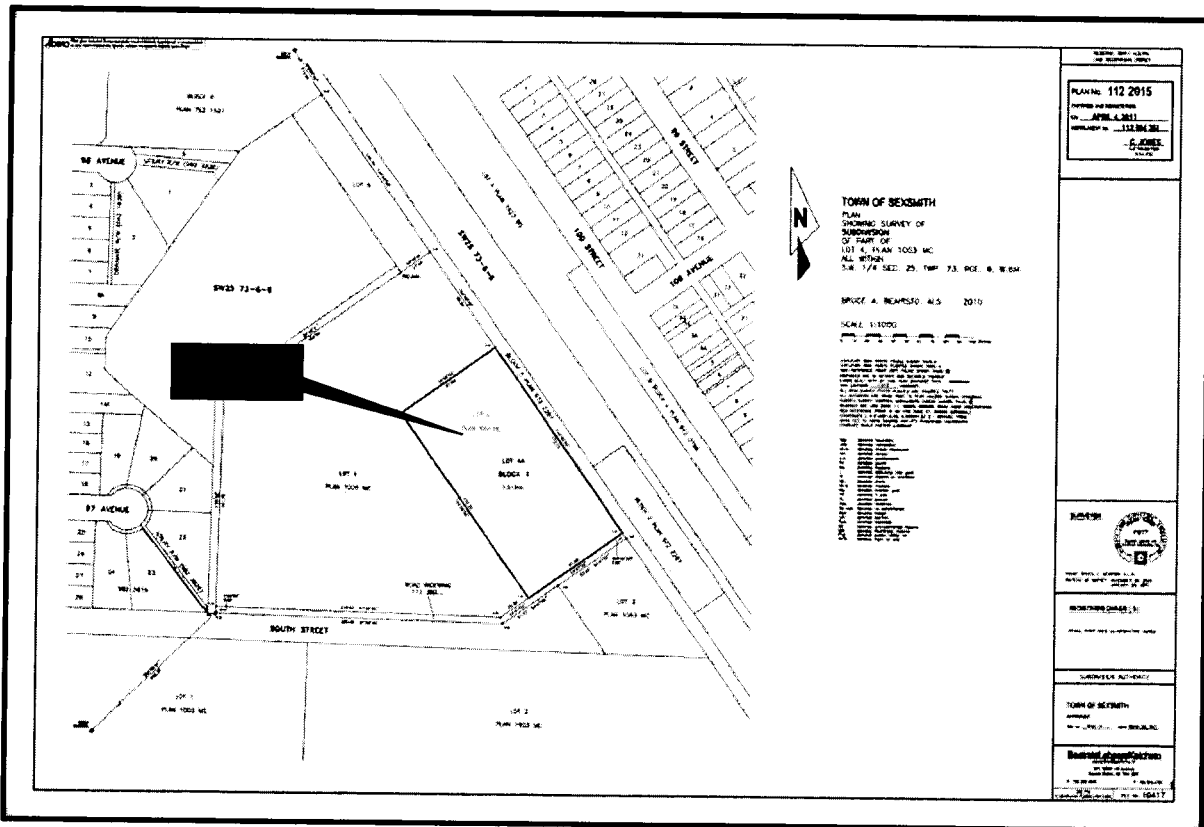
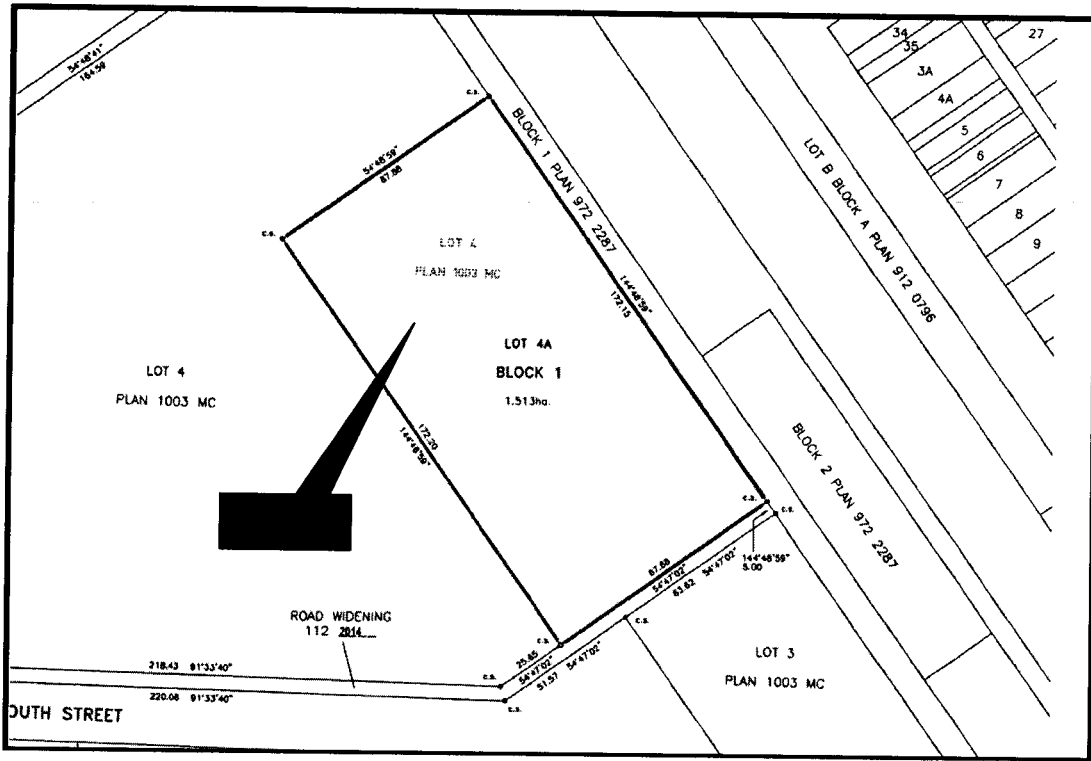
Neighbourhood Map



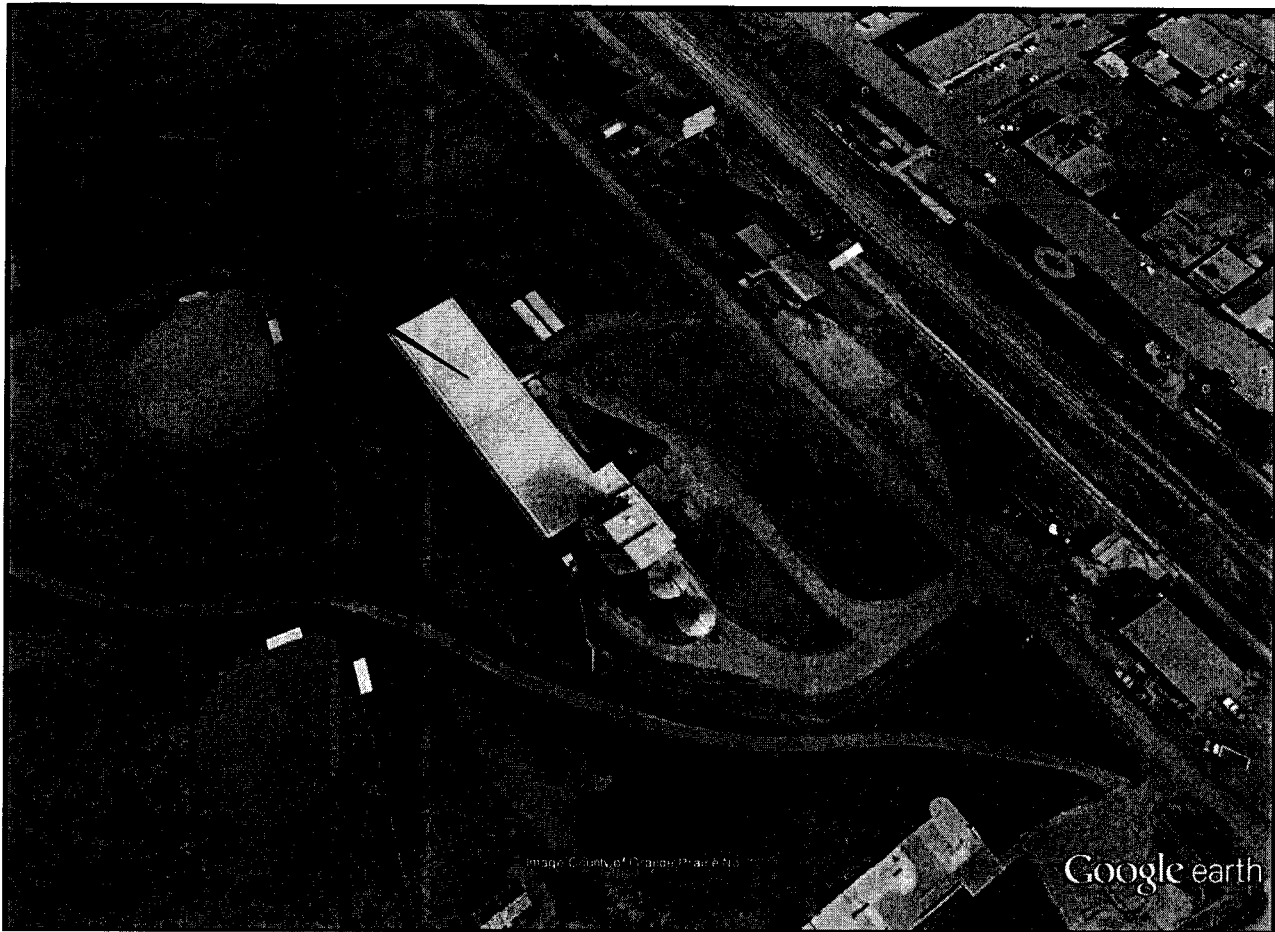
6. Site Information

Legal	
Civic Address	9908 – 101 st Street, Town of Sexsmith, Alberta
Legal Description	Lot 4A, Block 1, Plan 112-2015, Southwest Section 25, Township 73, Range 6, W6M
Zoning	M1, General Industrial District
Restrictions/Easements	<p>There is a mortgage and a writ registered against the title the subject property.</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>A copy of the Land Registry Search is included in the addenda of this report.</i></p>
Physical Characteristics	
Topography	Slight Slope to the South
Drainage	Assumed Adequate
Existing Use	The subject property is improved with the Wild Rose Seeds inc. plant which has a total main floor area of +/- 18,952 Sq. Ft.
Lot Size	+/- 3.74 Acres
Site Coverage Ratio	11.63% <i>(based on the main floor area)</i>
Site Configuration	<p>The subject property is mostly regular in shape with +/- 564.80 feet (+/- 172.15m) of frontage on 101st Street to the east with a western boundary of +/- 564.96 feet (+/- 172.20m). The subject property has a depth of +/- 288.32 feet (+/- 87.88m).</p> <p>A copy of the site plan is included on the following page.</p>
Services	
Street Improvements	<p>The subject property is located with frontage on 101st Street to the west which is a gravel road with open ditches.</p> <p>Electrical service is above ground on wood standards with telephone service being underground.</p>
Utilities	Electricity is supplied by ATCO Power; Telephone is supplied by Telus Ltd. Gas is supplied by ATCO GAS. Water and septic are supplied by the owner.
Off Site Factors	
Visibility	Average located on 101 st Street on the west side of the railway.
Access (egress)	Average located on 101 st Street on the west side of the railway.

Plan 112-2015



Google Earth Aerial Photograph



7. Description of the Improvements

General Details	
Type of Improvement	<p>The subject property is improved with a seed cleaning facility. This plant is configured with an office, a scale house, two warehouse areas and the main seed cleaning plant. Building diagrams have been included on Pages 7-6 to 7-9.</p> <p>The office building is a wood frame +/- 1,200 Sq. Ft. one story building on crawl space configured with a reception area, an office, lab/office, testing room, lunch room, mechanical room and three washrooms.</p> <p>The scale house is a steel frame +/- 1,512 Sq. Ft. building located between the office and the main plant with the scale reported at 70 tonne.</p> <p>The two warehouses are open steel frame cold storage buildings with a total area of +/- 14,400 Sq. Ft.</p> <p>The plant has a main floor exterior foot print of +/- 1,840 Sq. Ft. This building is irregular in shape on inside with varying floor area per level. The interior floor area was measured as follows:</p> <p>Basement: +/- 1,016 Sq. Ft. Main Floor: +/- 1,372 Sq. Ft. Second Floor: +/- 940 Sq. Ft. Third Floor: +/- 940 Sq. Ft. Fourth Floor: +/- 1,504 Sq. Ft.</p> <p>The third floor effectively is two stories in height with a 10' x 14' landing in the elevator shaft between the third and fourth floors.</p> <p><i>All seed cleaning equipment and the hoppers have been excluded from this appraisal.</i></p>
Use	Seed Cleaning Plant
Condition	Average
Chronological Age	Information provided to the appraiser indicates that the office, the scale house, the main plant and the first warehouse were constructed in 1988 which indicates a chronological age of 25 years and the second warehouse was constructed in 1994 which indicates a chronological age of 19 years.
Effective Age	+/- 25 Year and 19 Years based on observed condition
Remaining Economic Life	+/- 25 Years and 31 Years

Building Details - Office	
Exterior	
Type of Construction	Wood Frame
Siding	Metal
Roof	Flat Tar & Gravel
Windows	Double Glazed Aluminum Sash
Exterior Doors	Metal Insulated
Interior	
Foundation	Concrete
Floors	Wood Deck (assumed) on Wood Joist
Flooring	Vinyl Sheet
Interior Walls	Drywall
Ceilings	T - Bar
Ceiling Height	+/- 8 feet
Lighting	Fluorescent
Interior Doors	Hollow Wood Core
Mechanical	
Power	200 Amp
Hot Water	25 Gallon Electrical
Heating	Hot Water Baseboards
Plumbing	Two – 2 piece and One – 3 piece Washroom

Building Details – Scale House	
Exterior	
Type of Construction	Steel Frame
Siding	Metal
Roof	Metal
Windows	In Overhead Doors Only
Exterior Doors	Two 14' x 14' overhead doors
Interior	
Floors	Concrete
Floors	Scale
Flooring	Wood Decking for Scale and Walkway
Interior Walls	Open Steel Frame and Metal Cladding
Ceilings	Exposed Steel Trusses
Ceiling Height	+/- 17 feet and +/- 20 feet
Lighting	Explosion Proof and High Bay Lighting
Interior Doors	Nil
Mechanical	
Power	Assumed Adequate
Hot Water	Nil
Heating	Nil
Plumbing	Nil

Building Details - Warehouse	
Exterior	
Type of Construction	Steel Frame
Siding	Metal
Roof	Metal
Windows	In Overhead Doors only
Exterior Doors	Metal Insulated and Two 10' x 10' overhead door
Interior	
Foundation	Concrete
Floors	Concrete
Flooring	Exposed Concrete
Interior Walls	Open to Steel Frame
Ceilings	Open to Exposed Steel Trusses
Ceiling Height	+/- 20 feet at Eave
Lighting	Explosion Proof and High Bay Lighting
Interior Doors	Nil
Mechanical	
Power	Assumed Adequate
Hot Water	Nil
Heating	Nil
Plumbing	Nil

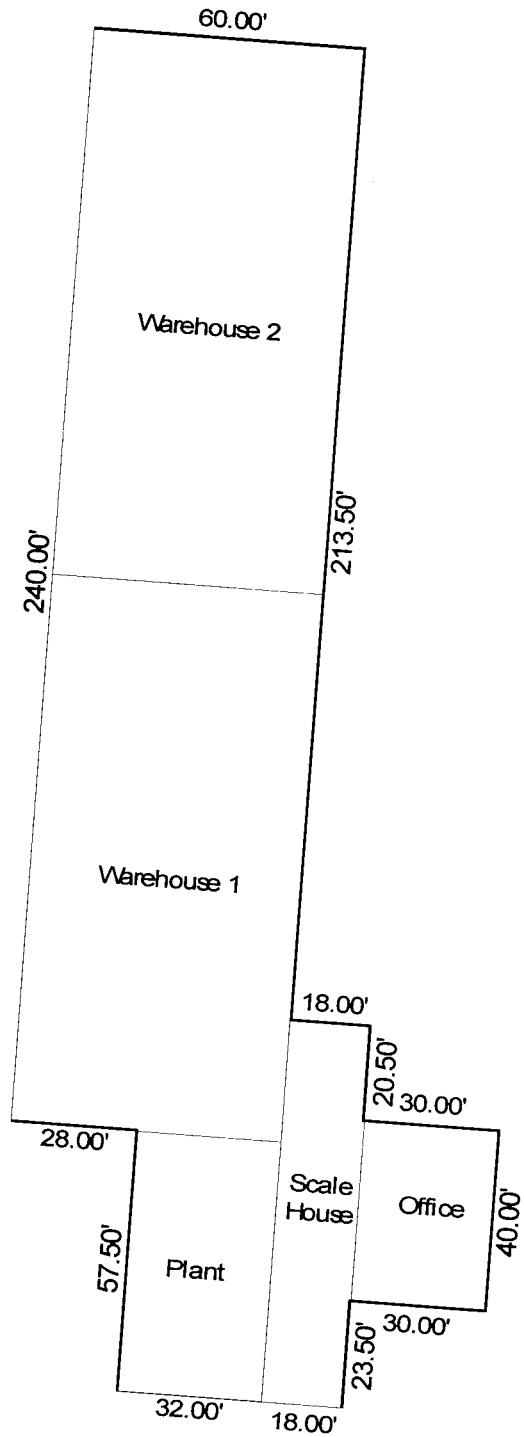
Building Details – Main Plant	
Exterior	
Type of Construction	Steel Frame
Siding	Metal
Roof	Metal
Windows	Nil
Exterior Doors	Metal Insulated and two 9' x 9' overhead doors
Interior	
Foundation	Concrete
Floors	Concrete Basement Floor with Steel and Wood Joists for all others
Flooring	Wood with Concrete in the Basement
Interior Walls	Drywall and Vinyl Backed Insulation
Ceilings	T-Bar and Vinyl Backed Insulation with Exposed Steel and Wood Trusses
Ceiling Height	The overall plant varies in height from 43' for the most northerly 10' feet of the plant building to 78' for the most southerly portion of the plant. The basement has a depth of 13'. Typical height between floors is +/- 13' with the fourth floor have various heights of 16' to 22'.
Lighting	Explosion Proof and High Bay Lighting
Interior Doors	Solid Metal Doors
Mechanical	
Power	Assumed Adequate
Hot Water	Nil
Heating	Nil
Plumbing	Nil
Miscellaneous	Open Belt Elevator Seed Cleaning Equipment Scale Operating Controls

Deferred Maintenance:

This building of the subject property was inspected for appraisal purposes (except the roof) on April 18th, 2013. As of the inspection date, no items of deferred maintenance were noted. No adjustment for deferred maintenance has been applied.

Improvement Sketch

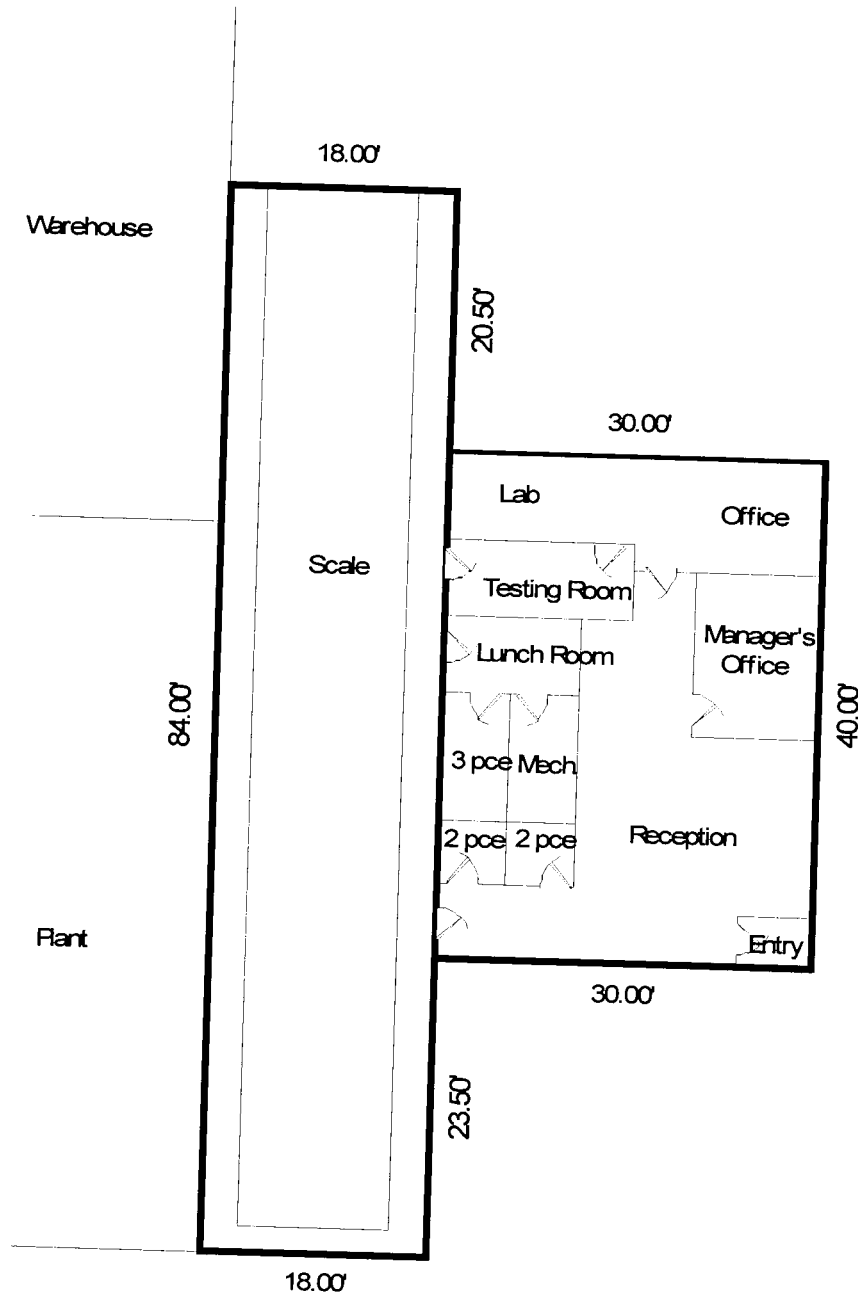
Total Main Floor: +/- 18,952 Sq. Ft. based on exterior measurements



Sketch by Apex I/V™

Date: April 18th, 2013

Office Area: +/- 1,200 Sq. Ft.
Scale House: +/- 1,512 Sq. Ft.

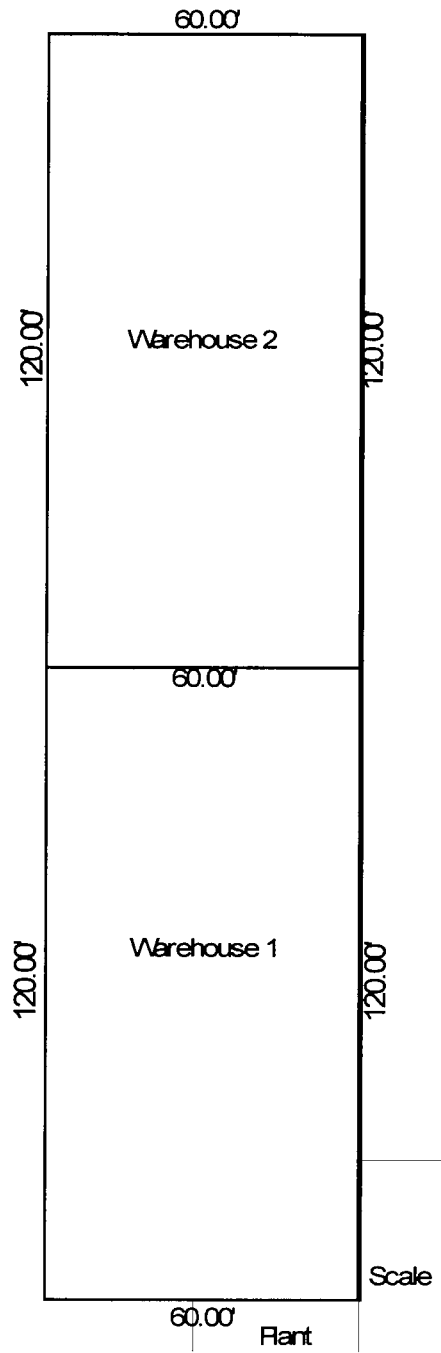


Sketch by Apex I/V™

Warehouse #1: +/- 7,200 Sq. Ft.

Date: April 18th, 2013

Warehouse #2: +/- 7,200 Sq. Ft.



Sketch by Apex IV™

Plant: Basement: +/- 1,016 Sq. Ft.

Date: April 18th, 2013

Main Floor: +/- 1,372 Sq. Ft.
Second Floor: +/- 940 Sq. Ft.
Third Floor: +/- 940 Sq. Ft.
Fourth Floor: +/- 1,504 Sq. Ft.

