Minute No. 503
Report - Standing Policy Committee on Property and Development – May 22, 2007

Item No. 16 **Sale - southwest corner of St. Mary's and Avalon Roads - 215 Holdings Ltd. File FI-2.4(35)**

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the sale of the subject City property, shown outlined on Misc. Plan No. 6622/36, be approved to 215 Holdings Ltd. for the price of $1,756,339.20 in accordance with the terms and conditions of the Offer to Purchase dated April 20, 2007.

2. That the net proceeds from the sale in excess of the listing price be allocated as follows:

   A. An amount sufficient to complete the western extension of the Bishop Grandin Greenway Project up to the Fort Garry Bridge.

   B. The balance to the Recreational Trails and Bike Paths Capital Works Program.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report - Standing Policy Committee on Property and Development – May 22, 2007

DECISION MAKING HISTORY:

Moved by Councillor Swandel,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 13, 2007, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On May 22, 2007, the Standing Policy Committee on Property and Development concurred in the administrative recommendation, as amended, namely:

- That Recommendation No. 2 be renumbered to Recommendation No. 3.

- That the following new recommendation No. 2 be added, namely:

    ”2. That the net proceeds from the sale in excess of the listing price be allocated as follows:

        A. An amount sufficient to complete the western extension of the Bishop Grandin Greenway Project up to the Fort Garry Bridge.

        B. The balance to the Recreational Trails and Bike Paths Capital Works Program.

and submitted the matter to the Executive Policy Committee and Council.

Re: Proposed Sale of the Southwest corner of St. Mary's and Avalon Roads
215 Holdings Ltd.
Riel Community
St. Vital Ward

For submission to: Standing Policy Committee on Property and Development

Original report signed by: A/Director of Planning, Property and Development

Report date: May 10, 2007

Recommendation(s):

1. That approval be given for sale of the subject City property shown outlined on Misc. Plan No. 6622/36 to 215 Holdings Ltd. for the price of $1,756,339.20 in accordance with the terms and conditions of the attached Offer to Purchase, dated April 20, 2007.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REPORT SUMMARY

Key Issues:

- The subject City property shown outlined on Misc. Plan No. 6622/36 forms part of the lands acquired in the 1970's for the Bishop Grandin/St. Mary's Road interchange. The interchange has been redesigned and the property is no longer required by the City.
- On September 27, 2006, Council declared the subject City-owned property surplus to the City's requirements.
- The Planning, Property and Development Department is recommending that the sale of the subject property be approved to 215 Holdings Ltd. for the price of $1,756,339.20 in accordance with the terms and conditions of the attached Offer to Purchase, dated April 20, 2007.

Implications of the Recommendation(s):

General Implications

(X) None

( ) For the organization overall and/or for other departments

( ) For the community and/or organizations external to the City

( ) Involves a multi-year contract

Comment(s):

Policy Implications

(X) No

( ) Yes

Comment(s):

Regulatory Implications

(X) None

( ) Eliminates or reduces regulatory impact

( ) Proposes regulatory impact

Comment(s):

Environmental Implications

(X) No

( ) Yes

Comment(s):

The Real Estate Division has not conducted an Environmental Site Assessment (ESA) on this property. In accordance with the Sales and Purchase Agreement, the Purchaser will have an opportunity to conduct its own ESA, at its own cost.

Human Resources Implications

(X) No

( ) Yes

Comment(s):

Financial Implications

(X) Within approved current and/or capital budget

( ) Current and/or capital budget adjustment required

Comment(s):

Report

REASON FOR THE REPORT:

The Planning, Property and Development Department is in receipt of an Offer to Purchase the City-owned property shown outlined on Misc. Plan No. 6622/36. Standing Policy Committee on Property and Development approval is required for the sale.

HISTORY:

The subject City property shown outlined on Misc. Plan No. 6622/36 forms part of the lands acquired in the 1970's for the Bishop Grandin/St. Mary's Road interchange. The interchange has been redesigned and the property is no longer required by the City.

Details of the subject City property are as follows:

Location:	Southwest corner of St. Mary's Road and Avalon Road
Description:	Vacant Land
Certificate of Title(s):	1470614, B72593, 1367413, 1458450, 1458451, 1917783
Legal Description:	Long Legal, including the legal closing of Homewood Avenue and the Public Lanes contained within the subject property shown outlined on Misc. Plan No. 6622/36.
Site Size:	2.9 acres
Zoning:	"R1-5" – Residential District "C2" – Commercial District

The following is an historical breakdown on the City's acquisition of the property:

- 1212 St. Mary's Rd. (Lots 83 and 84, Plan 22486) - Council approved the expropriation of these lands and building in January 1977. Legal Services has confirmed that the City may dispose of these lands as it wishes (i.e., does not need to deal with the previous owner).
- Lots 10/21 and Lots 38/48, Block 2, Plan 1794 - The acquisition of this property was approved by Council December 18, 1974.
- Lot 2, Plan 22486 - The acquisition of this property was approved by Council January 31, 1978.
- Lot 8, Plan 33755 - This property is a closed portion of Homewood Avenue and part of Lots 45/47, Block 2, Plan 1794 identified above.
- Lots 78/82, Plan 22486 (formerly Lots 3/9, Block 2, Plan 1794) - The acquisition of this property was approved by Council April 22, 1971.

On September 27, 2006, Council declared the subject City-owned property surplus to the City's requirements.

DISCUSSION:

The Planning, Property and Development Department have consulted with the Ward Councillor in regard to marketing this property for sale.

The Department advertised the subject City-owned property for sale with a listing price of $1,200,000.00 in the Winnipeg Free Press on Monday, March 19 and 26, 2007 and in the Winnipeg Sun on Sunday, March 18 and 25, 2007. On-site signage was placed on the property and a full information package was made available on the Department website. Offers to Purchase were to be received until 4:30 p.m. on Friday, April 20, 2007.

The Planning, Property and Development Department received 10 Offers for the subject property. Details of these Offers are identified on Schedule "A", attached.

The highest and best Offer was submitted by 215 Holdings Ltd. Details of the Offer to Purchase are as follows:

Purchaser:	215 Holdings Ltd. c\o Hopewell Development Corporation
Price Offered:	$1,756,339.20
Deposit:	$263,450.88

The Offer to Purchase is in accordance with the City's standard Offer to Purchase document. The Purchaser is required to initiate and file a completed rezoning and subdivision application within 60 days following the date of Committee's approval of the sale, to rezone and subdivide the lands to permit the Purchaser's intended development

of the site. The Offer is subject to the Purchaser receiving Council approval for the subdivision and rezoning of the lands no later than 240 days from the date of Committee's approval of the sale. The date of closing, possession and adjustment is to be 300 days from the date of Committee's approval of the sale or sooner by mutual consent.

The Purchaser has indicated that it intends a mixed use development of the site (i.e., Commercial/Retail).

The Planning, Property and Development Department is recommending that the sale of the subject property be approved to 215 Holdings Ltd. for the price of $1,756,339.20 in accordance with the terms and conditions of the attached Offer to Purchase, dated April 20, 2007.

Financial Impact Statement

Date: May 7, 2007

Project Name: **First Year of Program** **2008**

Proposed Sale of the Southwest corner of Mary's and Avalon Roads
215 Holdings Ltd.

	2008	2009	2010	2011	2012
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 10,000	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	1,756,339	-	-	-	-
Net Cost/(Benefit)	$ (1,746,339)	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	(1,746,339)	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Net proceeds of $1.75 million consist of the proceeds of disposition of $1.756 million net of approximately $10,000 in costs against the subject property and will be credited to the Land Operating Reserve. Realty tax revenue that will accrue to the City has not been included in this analysis due to the uncertainty surrounding the assessed value of the proposed future development. However, any realty taxes realized subsequent to closing of the sale will be incremental.

"Original signed by"
Mike McGinn, CA
Manager of Finance

IN PREPARING THIS REPORT, THERE WAS:

Internal Consultation With and Concurrence By:

N/A

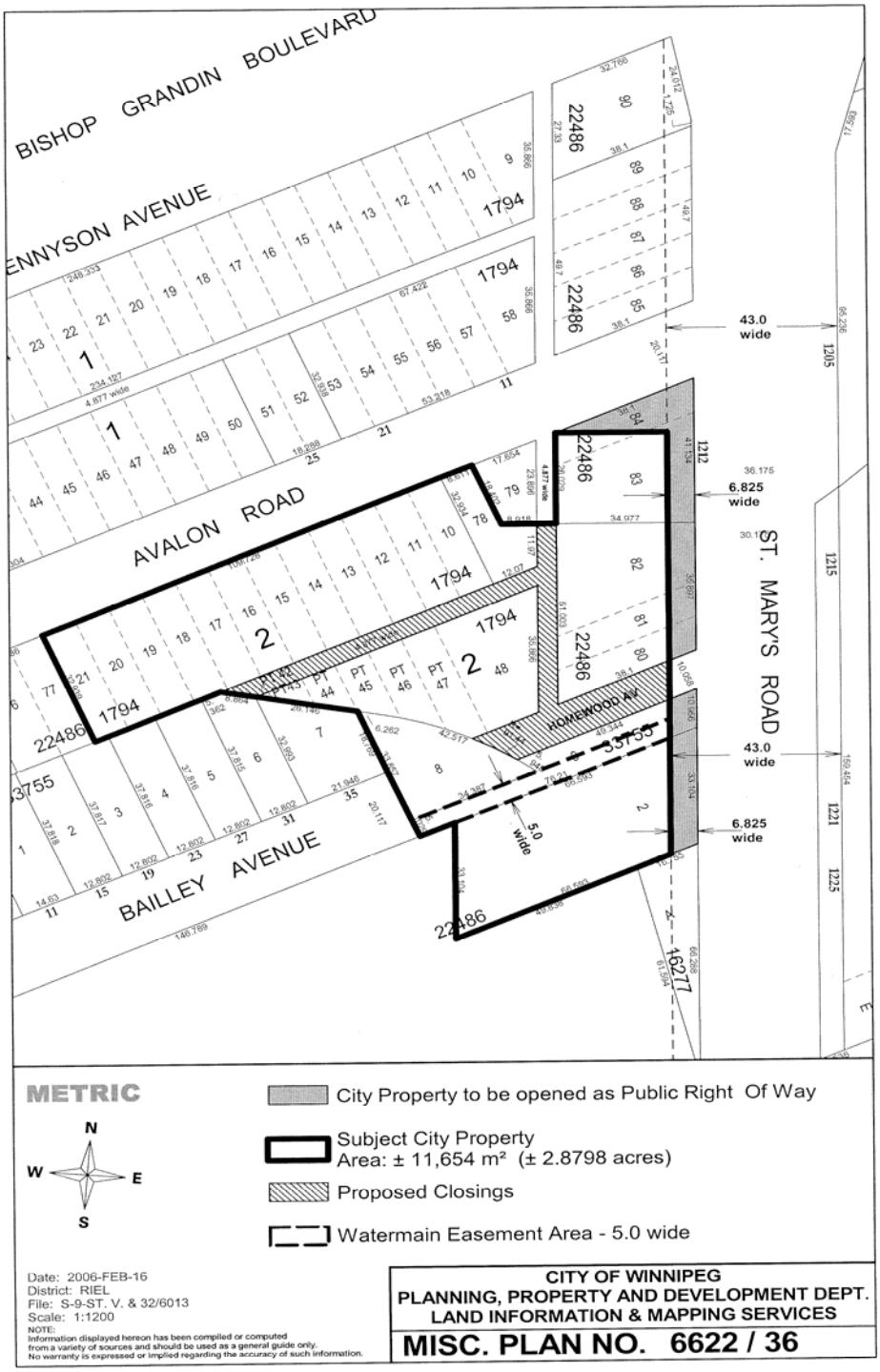
External Consultation With:

N/A

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Real Estate
Prepared by: Gerry Anderson
PPD File #: S-V-9A and 8589

Document name: o:\reports directive\real estate\sales\(ga) sale of sw St. Mary's & avalon roads .doc


BISHOP GRANDIN BOULEVARD
TENNYSON AVENUE
AVALON ROAD
BAILLEY AVENUE
ST. MARYS ROAD
HOMEWOOD AV
43.0 wide
6.825 wide
5.0 wide
1794
22486
3755
16277
METRIC
N
W
E
S
City Property to be opened as Public Right Of Way
Subject City Property
Area: ± 11,654 m² (± 2.8798 acres)
Proposed Closings
Watermain Easement Area - 5.0 wide
Date: 2006-FEB-16
District: RIEL
File: S-9-ST. V. & 32/6013
Scale: 1:1200
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 6622 / 36

SCHEDULE "A "

SW ST MARY'S ROAD AND AVALON ROAD

OFFEROR	PRICE OFFERED	NET OFFER	DEPOSIT	REAL ESTATE AGENT	LAND USE	COMMENTS
215 Holdings Ltd	1,756,339.20	1,700,649.02	263,450.88	Cushman Wakefield (Gord Taylor)	Commercial / Retail	C/O Hopewell Development Corporation (Calgary)
Ashiana Corporation	1,501,000.00	1,501,000.00	225,150.00	No Commission	Retail / Single Family	(Apee Panchhi Remax)
3603423 Manitoba Ltd.	1,450,000.00	1,403,500.00	217,500.00	MMI Commercial (Martin McGarry)	Retail	(Krevco)
5443335 Manitoba Ltd.	1,333,333.33	1,333,333.33	200,000.00	No Commission	Not identified	(Mark Olson) Claims to have purchased 16 Avalon
Terry Vestur and TNV. Enterprises Ltd.	1,300,150.00	1,258,145.50	195,022.50	Centiry 21 Bachman (Glen Williams)	Commercial and Residential lots	
Eastwin Investments Corporation	1,251,000.00	1,251,000.00	187,000.00	No Commission	Commercial/Retail and Residential	(Murry Riddell)
3829732 Manitoba Limited	1,210,000.00	1,210,000.00 Less dedication	181,500.00	No Commission	Not Identified	Shindico (John Pearson) Board Approval, no dedication payable
Highland Park Financial Inc.	1,205,000.00	1,205,000.00	180,750.00	No Commission	Commercial / Multi Family Residential	(John Buhler)
5450960 Manitoba Ltd.	1,200,000.00	1,200,000.00	180,000.00	No Commission	4 storey Multi Family	C B Richard Ellis (Marcel Chartier)
Crystal Developers Ltd.	700,000.00	700,000.00	105,000.00	No Commission	Multi Family Residential	

File No: 8589

INDUSTRIAL/COMMERCIAL
OFFER TO PURCHASE

The Undersigned (hereinafter called "the Purchaser") hereby offers to purchase from The City of Winnipeg (the "City") (subject to Council enactment of the necessary by-law to effect the legal closing/opening of those lands shown as 'Proposed Closings' and 'City Property to be opened as Public Right of Way' on Misc. Plan No. 6622/36 attached), the following lands and building:

Shown as Subject City Property on Misc. Plan No. 6622/36

(hereinafter called the "Lands")
for the sum of $1,756,339.20 cash, and upon the following terms and conditions:

1. (1) Attached to this Offer is the Purchaser's certified cheque payable to "The City of Winnipeg" in the amount of $263,450.88, and represents an amount equal to fifteen (15%) percent of the purchase price which the Purchaser tenders by way of deposit, and which sum shall be applied to the purchase price if the sale is approved by the City's Standing Policy Committee on Property and Development and/or City Council (in the event that Council approval is required). If the sale is approved as aforesaid, such date of approval is hereinafter called the "Date of Approval". The Purchaser agrees to pay the balance of the purchase price, interest and adjustments on or before the Date of Closing, Possession and Adjustments.

(2) If the Purchaser fails to pay the balance of the purchase monies, interest and adjustments on or before the Date of Closing, Possession and Adjustments as in sub-clause (1) above provided, the City may, at its option, cancel the sale and retain the deposit as liquidated damages.

2. (1) The Date of Closing, Possession and adjustments shall be three hundred (300) days from the Date of Approval or sooner by mutual consent.

(2) The Purchaser agrees to pay as an adjustment an amount equal to the total of such taxes, rates and charges which would have been levied or charged against the Lands as though the Lands had been entered on the assessment rolls of the City as privately owned and subject to taxation, which adjustment shall be calculated from the date of adjustments to and including the last day of the current taxation year.

(3) The Purchaser shall pay interest in lawful money of Canada on all monies remaining outstanding and payable to the City as of the date of adjustments, which interest shall be calculated at the rate per annum equivalent to the prime lending rate in force by the City's Banker at the date of adjustments plus one (1%) percent, computed from the date of adjustments to and including the date all such monies and interest as aforesaid have been fully paid to the City.

3. Goods and Services Tax

(1) The Purchaser agrees to pay to the City all Goods and Services Tax applicable on the sale of the Lands or, if the Purchaser is a registrant under the Goods and Services Tax legislation, the Purchaser shall advise the City in writing of its registration number. The Goods and Services Tax is to be paid or the registration number provided to the City on or before the date of closing.

(2) If the Purchaser fails to pay the Goods and Services Tax or fails to provide its registration number as prescribed in sub-clause (1) of this Clause, the Purchaser agrees that all of the Purchaser's rights and interests in respect of the Lands shall, at

the City's sole discretion, be fully ended without notice or any formality and all monies paid to the City by the Purchaser shall be retained by the City free from every claim.

4. The Purchaser will obtain possession of the Lands at the Purchaser's own expense.

5. The Purchaser will accept Title to the Lands subject to all exceptions, reservations and encumbrances expressed or implied in the City's Title, including existing tenancies.

6. The sale of the Lands to the Purchaser shall be subject to the provisions of the By-laws of the City of Winnipeg and all amendments thereto. Furthermore, the Purchaser acknowledges and agrees that its proposed use and development of the Lands may require applications for rezoning, subdivision, variances or conditional uses, which applications and resulting land dedication charges (if any) are to be at the sole cost and responsibility of the Purchaser.

7. The Purchaser agrees that the City may register and maintain a caveat against the Lands to ensure the performance of the covenants on the part of the Purchaser herein set forth, and the Purchaser agrees to grant and does hereby grant to the City an interest in the Lands according to the tenor of this Offer.

8. Upon closing of the sale, the Purchaser agrees to make application to the City Assessor (in form set out in Exhibit "A" attached) to have the Purchaser's name added to the Assessment Roll of the City as the Real Owner in respect of the Lands.

9. The Purchaser agrees that in the event the Purchaser, at its sole cost, conducts or causes to be conducted an Environmental Site Assessment of the Lands, it shall

(1) ensure that all work done in connection with such Environmental Site Assessment is completed no later than ninety (90) days from the Date of Approval, and

(2) maintain the Lands in safe condition at all times during the conduct of any work done in pursuance of this Clause 9; and

(3) restore the Lands to the same condition as prior to its entering in or upon same in pursuance of this Clause 9; and

(4) indemnify and save harmless the City from and against all damages and claims arising out of or in any way attributable to the conduct of any such Environmental Site Assessment; and

(5) provide copies of any such Environmental Site Assessment of the said Lands to the City for its own use, at no cost to the City.

AND in the event it is determined as a result of said Environmental Site Assessment, that contamination levels exceed Provincial Environmental Standards for the intended use of the Lands and documentation to that effect is produced to the City within ninety (90) days following the Date of Approval, the City, at its sole option, shall be entitled to:

take remedial action to bring the contamination levels to within the Provincial Environmental Standards;

OR

cancel the sale and return all monies paid in respect of the proposed sale by the Purchaser to that date, PROVIDED that the Applicant shall have first satisfied all conditions of this Clause 9.

AND FURTHER if the City has not been advised of any non-compliance of the Lands to Provincial Environmental standards within ninety (90) days from the Date of Approval, the Purchaser agrees to complete its purchase as herein contemplated and to indemnify the City

against any and all claims arising from or in any way connected with the existence of contaminants of any kind at the Lands.

10 (1) The Purchaser acknowledges that the City is not providing any warranty as to the environmental condition of the Lands.

(2) The Purchaser agrees that it will rely solely upon its own investigations in determining the degree of contamination, if any, existing on and within the Lands and the extent of contamination, if any.

(3) The Purchaser shall indemnify and save harmless the City from and against all claims, costs and damages arising from or in any way connected with the existence of contaminants of any kind in or on the Lands.

(4) It is understood and agreed that the terms, conditions and covenants contained in this Clause 11 shall not merge but shall survive closing.

11. The Purchaser acknowledges and agrees that notwithstanding any other terms, conditions or provisions in this agreement that:

(1) the City has given no representations or warranties with respect to the Lands or with respect to the value thereof or with respect to the Purchaser's intended uses or development or redevelopment thereof or with respect to the environmental condition of the Lands;

(2) the Purchaser has inspected or investigated the Lands, the title thereto, the Permitted Encumbrances, any tenancies and all other matters material to the Purchase and the proposed use of the Lands and that it is relying solely upon its own independent inquiries and investigations and the advice of its own consultants and there are no representations, warranties, guarantees, conditions, collateral agreements, covenants and agreements except those expressly set forth herein;

(3) the Purchaser agrees that it is purchasing the Lands on an "as is", "where is" basis, and is purchasing the Lands based entirely on its own examinations without any representation by or on behalf of the City or any agent of the City. The Purchaser acknowledges that it has relied entirely upon its own inspection and investigation with respect to quantity, quality and value of the Lands;

(4) any information supplied to the Purchaser by the City or its agents or representatives is and was supplied without any representation or warranty, and that the responsibility for verification of any such information shall be the responsibility of the Purchaser; and

(5) the Lands are deemed to be taken by the Purchaser at the Purchaser's own risk with all faults and imperfections whatsoever. The Purchaser agrees with the City that the application of "Buyer Beware" shall apply to the offer in the strictest meaning.

12. (1) The Purchaser agrees that the sale of the Lands shall be subject to any easement which may be required by a public utility, including, but not limited to the Manitoba Hydro, Manitoba Telephone System, or The City of Winnipeg, for the maintenance of existing and future facilities together with the right to enter upon the Lands at any time, with or without equipment for said purposes and subject to the owner covenanting not to erect or cause to be erected upon the easement area any building or structure without the prior written consent of the public utility or The City of Winnipeg requiring such easement.

(2) The Purchaser is aware that there is a water main through lots 8 and 9, Plan 33755 and agrees to enter into an easement agreement with the City in the location as shown on Misc. Plan No. 6622/36, on terms and conditions acceptable to the City of Winnipeg.

(3) The Purchaser to enter into agreements satisfactory to the said utilities or the City of Winnipeg.

(4) The Purchaser acknowledges that the City may grant the easements before the transfer of land issues.

(5) The Purchaser at its own expense will be responsible to provide any Easement Plans that may be required to effect registration of the Easement Agreements in the Winnipeg Land Titles Office. Any removal or relocation of a public utility in the Lands will be at the expense of the Purchaser.

13. The Purchaser shall, at its expense, prepare a Closing Plan for the closing of Homewood Avenue and associated lanes for anactment by Council. The sale of the Lands are subject to the prior enactment of the street closing by-law by Council, failing which, the agreement resulting from the Offer to Purchase shall be null and void and the deposit shall be returned in full.

14 Within 60 days of the Date of Approval, the Purchaser agrees to initiate and file a completed rezoning and subdivision application, and street closing application, at its expense, to rezone and subdivide the Lands to permit the Purchaser's intended development, being Commercial/Retail development (*to be filled in by Purchaser*). If the Purchaser fails to initiate such rezoning and subdivision application during this time period, the deposit herein shall be forfeited to the City and the Offer to Purchase shall be null and void.

15. All costs for the preparation and registration of the subdivision plan, re-zoning, subdivision, variances or conditional uses including but not limited to survey, legal and dedication fees, if any, are to be at the sole cost and responsibility of the Purchaser. It will be a requirement in the Development Agreement (DASZ) to open St. Mary's Road in the location shown as "City Property to be opened as Public Right of Way" on Misc. Plan No. 6622/36 attached.

16. This Offer is subject to the Purchaser receiving approval from Council to subdivide and rezone the Lands for purpose of the use described in Clause #14 herein, no later than 240 days from the Date of Approval, (unless extended in writing by the mutual consent of the Purchaser and the City), failing which the agreement resulting from the Offer to Purchase shall be null and void and the deposit returned in full without deduction or penalty. *The Purchaser may be required to enter into a servicing agreement with the City as a condition of approval of the development application required to rezone and subdivide (consolidate) the Lands.*

17. Time shall be of the essence of this Offer.

18. The Purchaser will not file any caveat or other encumbrance against the Lands before the transfer of the lands to the Purchaser.

19. The Purchaser shall assume the existing lease at 1212 St. Mary's Road with Winn-West Distributors Inc. at the date of closing. The Purchaser acknowledges and agrees that the Lands will be transferred subject to this tenancy, and the Purchaser agrees to accept the Lands subject to this tenancy

20. The word "Purchaser" shall have a plural meaning in the event that more than one party is making this offer, and the masculine shall mean the feminine or neuter as the case may be.

21. The Purchaser is hereby advised that soil conditions in Winnipeg are of the glacial till variety composed of Lacustrine Clays with Silt Intrusions. The Purchaser shall be responsible for any increased costs of development due to this random stratification.

22. The Purchaser acknowledges and agrees that sale of the Lands by the City is subject to the approval of City Council or its delegated authority.

23. The full, true and correct name of the Purchaser is as follows: -

215 Holdings Ltd. c/o Hopewell Development Corporation, Suite 600, 1144-
Name (Please Print) Address
47 Street S.W., Calgary, AB T2R 1M1

Contact Kevin Klebaniski Phone (403) 298-8103

Purchaser's Registration No. (G.S.T.) 85543 8479 RT0001

IN WITNESS WHEREOF the Purchaser has signed this document in

Calgary, AB, _____, this 20th day of April 2007

215 Holdings Ltd.

_____
Witness

_____
Authorized Signature

Kevin Klebaniski – President
Name and Title of Authorized Signature (Please print)

_____
Witness

_____
Authorized Signature

_____
Name and Title of Authorized Signature (Please print)

ACCEPTED this _____day of _____, A.D., 2007

THE CITY OF WINNIPEG

Per:_____
DIRECTOR

Planning, Property and Development Department

Approved:

_____

Planning, Property and Development Department

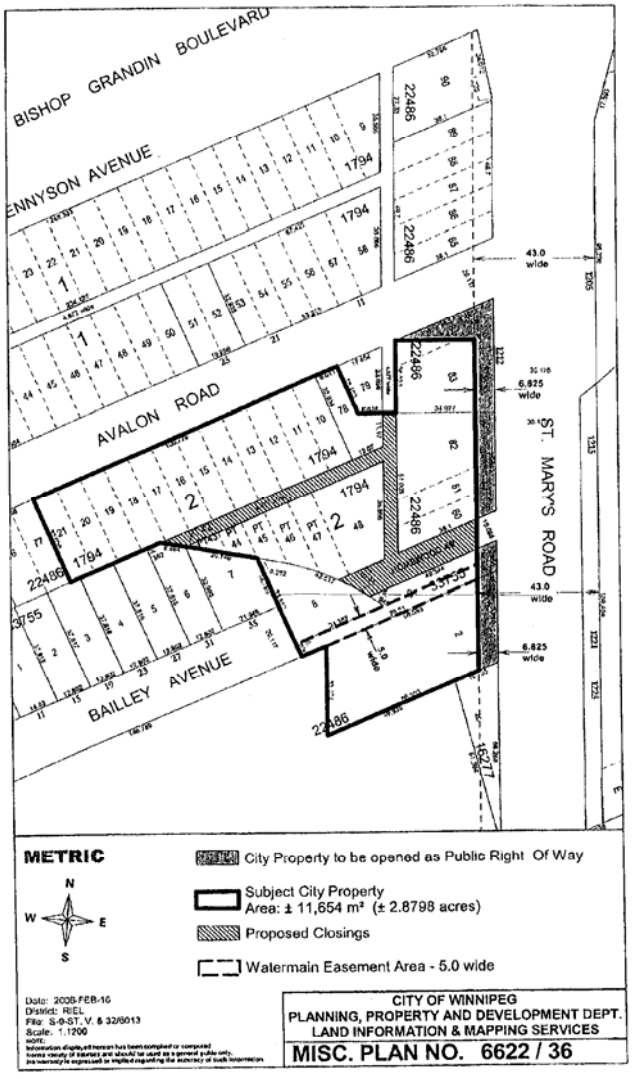

BISHOP GRANDIN BOULEVARD
ENNYSON AVENUE
AVALON ROAD
BAILLEY AVENUE
ST. MARY'S ROAD
METRIC
City Property to be opened as Public Right Of Way
Subject City Property
Area: ± 11,654 m² (± 2.8798 acres)
Proposed Closings
Watermain Easement Area - 5.0 wide
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 6622 / 36

EXHIBIT "A"

Real Owner Application

To the City Assessor

_____ Roll No. _____
(Name of Municipality)

1. I/We_____
(Print Full Name)
request that my/our name(s) appear in the Assessment Roll of the City of Winnipeg in respect to the following property, pursuant to Section 12(1) of "The Municipal Assessment Act", Cap. M 226 S.M..
2. Description of Properties: (Give description of all property in respect of which you wish your name to appear).

Part of Lot or Section	Lot or Section	Block or Township	Range	Interest in Property

DRAFT

3. Mailing Address_____
4. Place of Residence_____
5. Name and Address of Registered Ow
(Pr
_____
(Print)
6. Description of building on property:
Dwellings _____
Other Buildings _____
7. Date of Purchase _____ 8. Purchase Price_____

Date: _____ 2007

(Signature of Applicant)

Office of the City Assessor
The City of Winnipeg

_____
(Signature of Registered Owner)