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April 8, 2004

City of Winnipeg
Planning and Land Use Division
Planning, Property and Development Department
15 – 30 Fort Street
Winnipeg, MB
R3C 4X5

Attention: Giles Bugailiskis, Senior Planner, Heritage

Dear Sir:

Re: Proposed Redevelopment of 775 Sherbrook Street (former Somerset School Site)

Royal LePage Stevenson Advisors represents ACI Properties in this property matter.

ACI Properties Ltd. is entitled to be the owners of the above-noted property as a result of an executed Purchase and Sale Agreement with the Winnipeg School Division. ACI intends to develop the site for commercial purposes. Demolition of the existing structures on 775 Sherbrook Street is a critical first step is the development of the site in a long-term economically viable manner.

Please consider this letter and the attached letter of authorization (from the Winnipeg School Division date April 7, 2004) as a request to permit the demolition of the existing structures on the site. It is our understanding that a demolition permit cannot be issued by the City of Winnipeg without the reconsideration by City Council of the current Grade III listing of the school building pursuant to the Historic Buildings By-law.

We have been advised the Historical Buildings Committee has a meeting scheduled for Thursday April 15th, 2004. We request , if possible, that this item be considered at that meeting.

If you require any further information or assistance in this matter please do not hesitate to contact the writer.

Yours truly,

*Stevenson Advisors Ltd.**

Doug Kalcsics, MCP, MCIP
Senior Consultant

**independently owned and operated.*

cc. Mr. Richard Kachur, City Clek

Mr. Robert Akman, ACI Properties Ltd.

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Deo CLERKS DEPT

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TOM W. BOBBY, C.A.
ASSISTANT SECRETARY-TREASURER
E-MAIL: tbobby@wsd1.org

April 7, 2004

VIA COURIER

City of Winnipeg Planning Property and Development Department
3rd Floor – 65 Garry Street
Winnipeg, MB R3C 4K4

To Whom It May Concern:

RE: SALE OF 775 SHERBROOK STREET
(CURRENTLY SOMERSET SCHOOL PROPERTY)

The Winnipeg School Division hereby confirms that a Purchase and Sale Agreement now exists between ACI Properties Ltd. as Purchaser and The Winnipeg School Division as Vendor, with reference to the above-mentioned property.

It is the Division's understanding that ACI Properties Ltd. will make application to The City of Winnipeg to rezone the above referenced property, and to declassify this property as a Grade III historical building.

Sincerely,

Assistant Secretary-Treasurer

TWB:jw

Registered Owner(s) on the Status of Titles or Certificate of Titles