

Spruce Grove Industrial Park

Stage 1

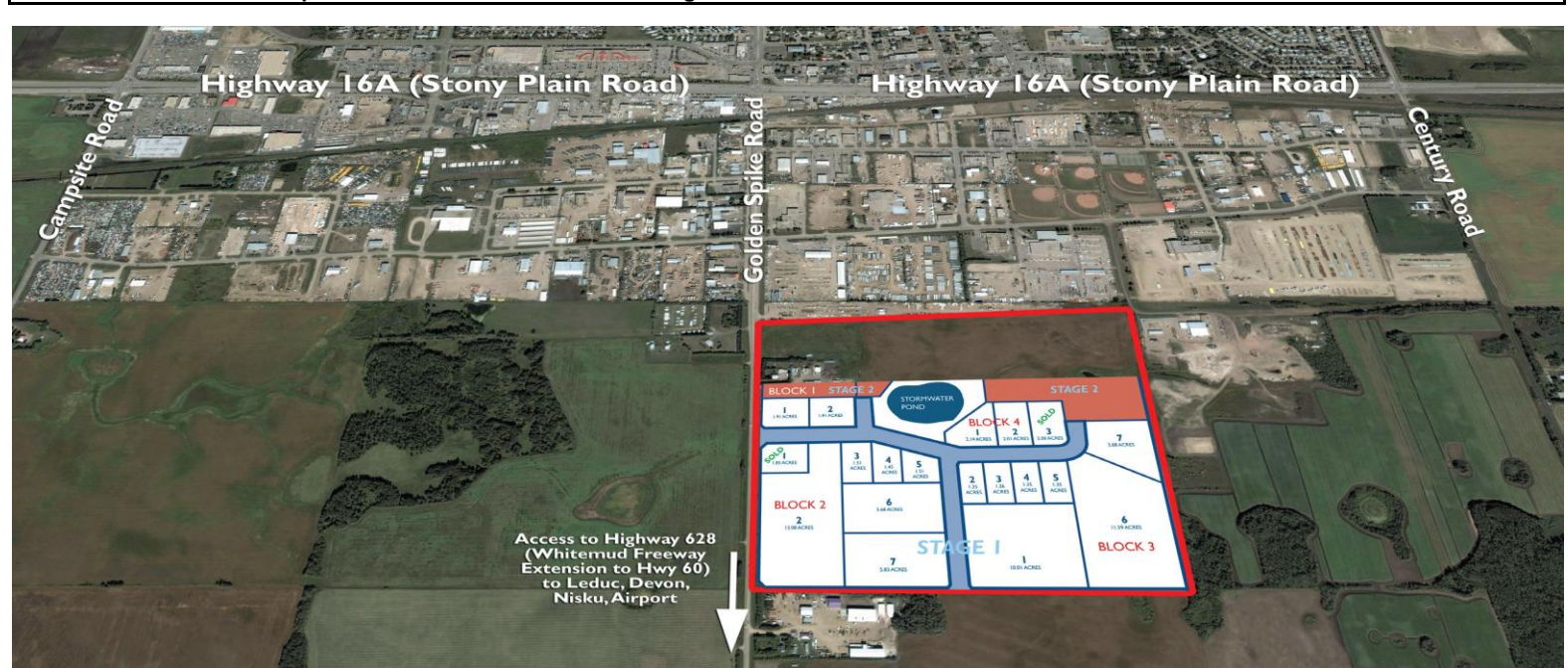
Subdivision Plan # 072 8886

URL # 072 8887

May 2009

Block	Lot	Area (Ha.)	Area (Acres)	Price / Acre	Status	Comments
1	1	0.775	1.915	\$ 475,000.00		Corner Lot & Golden Spike Exposure
1	2	0.775	1.915	\$ 395,000.00		Corner Lot
2	1	0.748	1.848		SOLD	Corner Lot & Golden Spike Exposure
2	2	4.890	12.083	\$ 395,000.00		Golden Spike Exposure
2	3	0.610	1.507	\$ 375,000.00		
2	4	0.587	1.450	\$ 375,000.00		
2	5	0.611	1.510	\$ 380,000.00		Corner Lot
2	6	2.300	5.683	\$ 375,000.00		
2	7	2.380	5.881	\$ 380,000.00		Corner Lot & Future Arterial Road Exposure
3	1	4.050	10.008		PEND	Corner Lot & Future Arterial Road Exposure
3	2	0.548	1.354		PEND	Corner Lot
3	3	0.550	1.359		PEND	
3	4	0.550	1.359	\$ 380,000.00		
3	5	0.563	1.391	\$ 380,000.00		
3	6	4.690	11.589	\$ 355,000.00		
3	7	1.570	3.879	\$ 355,000.00		
4	1	0.866	2.140	\$ 380,000.00		
4	2	0.812	2.006	\$ 380,000.00		
4	3	0.810	2.002		SOLD	Corner Lot
Total		28.685	70.881			

- Note:
1. All offsite charges and City levies have been prepaid and included in total price.
 2. All lots have been pregraded to within 1.0 foot (low - more or less) of final design lot grade.
 3. Any fill areas have been machine compacted to approx. 95% proctor density.
 4. The purchaser shall be responsible to carry out their own geotechnical testing and professional engineers recommendation as to proposed building foundations and parking lot construction.
 5. Refer to developers restrictive covenant as to building restrictions.



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