#### COMPOSSITE ASSESSMENT REVIEW BOARD

#### **BETWEEN:**

### La Societe franco-canadienne de Calgary Complainant

-and-

## Foothill County Assessor

### Respondent

### **Rebuttal Report of John Fournet and Stella Bergeron**

La Societe franco-canadienne de Calgary

WILSON LAYCRAFT Barristers & Solicitors #650, 211 – 11<sup>th</sup> Avenue SW Calgary, AB T2R 0C6 Attn.: Gilbert J. Ludwig, K.C. and Jeffery D. Talbot

#### **Stella Bergeron: The Assessor's explanation for assessing travel trailers**

- With respect to the Assessor's comments about the travel trailers being connected to structures, none of the trailers are attached to structures. Because the bylaw restricts trailers to being non-permanent, and moveable within 48/hrs, the trailers are only parked *adjacent* to structures. There is no physical connection. Trailer owners move between the structures by opening the door of their trailer and stepping onto the structure.
- The tenants of Park Beauchemin own all the trailers subject to assessment. In my long career as an agent and landlord, I have never heard of a landlord being charged taxes for personal property of tenants such as travel trailers.
- Secondly, the travel trailers are vehicles and the SFCC and Foothills require that they can be moved within 48 hours as the Property is subject to rapid flooding. Tenants also use their trailers to visit friends or family during the summer, so they are rarely at the Park the whole season. They can be parked one day and gone the next. Trailer owners often moveout throughout the season and new trailers move in. The lease arrangement is only for 1-year. See Schedule "A" for a copy of the lease.
- I am not aware of which trailers are referred to in the assessment because there are generic descriptions for most of them, for example "Brown/white trailer". Other trailers are described by the color of the tarps covering them. We are even unable to tell whether the trailers remain at the Property with these limited descriptions. Many of the trailers do not have a deck or veranda. These are identified in orange below.
- Nearly all the trailers listed in the assessment contain imprecise descriptions and does not account for factors like:
  - o model
  - o year
  - o size
  - $\circ$  condition

Foothills County		Ass	essn	nent Sun	nmary
				As of:	16-Apr-2024
Roll: 2004257520 Legal: 1306JK A Address: 288002 2338 Dr 168882	NE-25-20-4-5 <b>NO GECK</b>		May	Aura	
Land Area: 18.66 Acres			1.17		12 11
Subdivision: Zoning: Cntry Residentia	4	25		11	
Actual Use: Improved Public	Service / Recreational / Campground	541	and the second second		and a
	ption with color and ye	ar is no	toor	respond	ind
				Asmt Code	Value
Market Land Valuatio	Site Area: 17.66 Acres			21 100%	587,000
Market Land Valuatio	g Site Area: 1.00 Acres			Asmt Code 11 100%	Value 0
Improvement Valuation	20	Floor Area	Built	Asmt Code	Value
Foundationless	Lot 1 - Dutchmen Fifth Wheel	224 Sq Feet	2000	11 100%	21,960
Foundationless	Lot 2 - Brown/White Trailer	192 Sq Feet	2000	11 100%	16,760
Foundationless Foundationless	Lot 3 - Hideout Trailer	216 Sq Feet	2010	11 100%	15,300
Foundationless	Lot 4 - Surveyor Trailer Lot 5 - Beige Tarped Trailer	216 Sq Feet 192 Sq Feet	2010 2016	11 100%	25,650
Foundationless	Lot 6 - Green Tarped Trailer	192 Sq Feet	2016	11 100% 11 100%	35,180
Foundationless	Lot 7 - Advantage Fifth Wheel	256 Sq Feet	2005	11 100%	19,180 34,230
Foundationless	Lot 8 - Vanguard Trailer	192 Sq Feet	2012	11 100%	26,770
Foundationless	Lot 9 - Titanium Fifth Wheel	256 Sq Feet	2010	11 100%	31,460
Foundationless	Lot 10 - Silver Tarped Trailer	192 Sq Feet	2005	11 100%	13,190
Foundationless	Lot 11 - Black Tarped Trailer	192 Sq Feet	2010	11 100%	29,150
Foundationless	Lot 12 - Black Tarped Trailer	208 Sq Feet	2015	11 100%	37,560
Foundationless Foundationless	Lot 13 - Mallard Trailer	176 Sq Feet	2005	11 100%	18,920
Foundationless	Lot 14 - Shadow Cruiser Trailer Lot 17 - Faded Logo Fifth Wheel	208 Sq Feet	2018	11 100%	30,900
Foundationless	Lot 17 - Pabed Logo Firth Wheel	224 Sq Feet 208 Sq Feet	2004	11 100%	16,920
Foundationless	Lot 21 - Scamper Trailer	176 Sq Feet	2004 2002	11 100% 11 100%	15,880
Foundationless	Lot 22 - Beige Trailer	192 Sq Feet	2002	11 100%	19,330 19,890
Foundationless	Lot 24 - Dutchmen Fifth Wheel	224 Sq Feet	2004	11 100%	24,700
Foundationless	Lot 25 - Silver Tarped Trailer	240 Sq Feet	2014	11 100%	20,020
Foundationless	Lot 26 - Chaparral Fifth Wheel	256 Sq Feet	2018	11 100%	52,160
Foundationless	Lot 27 - Wildcat Trailer	208 Sq Feet	2018	11 100%	42,030
Foundationless Foundationless	Lot 28 - Chateau Trailer Lot 29 - Titanium Fifth Wheel	208 Sq Feet	2005	11 100%	19,540
Foundationless	Lot 30 - Scamper MotorHome	240 Sq Feet 144 Sq Feet	2014 2000	11 100% 11 100%	28,290
Foundationless	Lot 31 - Citation Trailer	240 Sq Feet	2000	11 100%	12,570 17,320
Foundationless	Lot 32 - Tahoe Trailer	128 Sq Feet	2002	11 100%	12,610
Foundationless	Lot 33 - DutchmenTrailer	192 Sq Feet	2006	11 100%	13,840
Foundationless	Lot 34 - Grey Tarped Trailer	176 Sq Feet	2010	11 100%	23,380
Foundationless	Lot 36 - Cherokee Trailer	208 Sq Feet	2012	11 100%	28,370
Foundationless	Lot 37 - Southwind MotorHome	208 Sq Feet	2010	11 100%	35,010
Foundationless Foundationless	Lot 38 - JayflightTrailer	160 Sq Feet	2012	11 100%	23,290
Foundationless	Lot 39 - Grey Tarped Trailer Lot 40 - Mallard Trailer	208 Sq Feet	2006	11 100%	14,420
Foundationless	Lot 40 - Malard Trailer Lot 41 - Terry Trailer	144 Sq Feet 160 So Feet	2014 2008	11 100% 11 100%	17,070
Foundationless	Lot 42 - Silver Tarped FifthWheel	160 Sq Feet 240 Sq Feet	2008	11 100%	21,710 32,810
Foundationless	Lot 44 - Mountaineer Trailer	192 Sq Feet	2002	11 100%	15,460
Foundationless	Lot 52 - Golden Falcon FifthWheel	256 Sq Feet	2005	11 100%	24,190
Foundationless	Lot 53 - Green Mtn. Logo Trailer	144 Sq Feet	2004	11 100%	15,420
Foundationless	Lot 54 - Raptor FifthWheel	256 Sq Feet	2014	11 100%	26,350
Foundationless	Lot 55 - CherokeeTrailer	192 Sq Feet	2020	11 100%	22,100

#### Stella Bergeron: Trailers at other campgrounds are not assessed

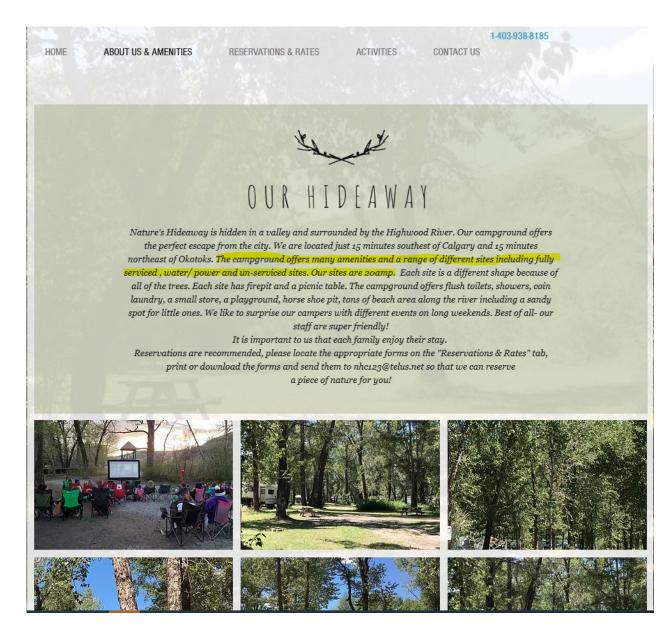
- With respect to the Assessor's position beginning at page 15 that travel trailers are assessable if they are connected to electrical outlets, I would note that there are at least two private campgrounds in Foothills County where travel trailers are not assessed by the county which have access to publicly provided electricity.
- NATURE'S HIDEAWAY located at 144192 2253 Drive East does not have travel trailers assessed even though public utilities are provided to site users including electrical, sewage, and water.

### Foothills County

## **Assessment Summary**

Year of General Assessment: 2023

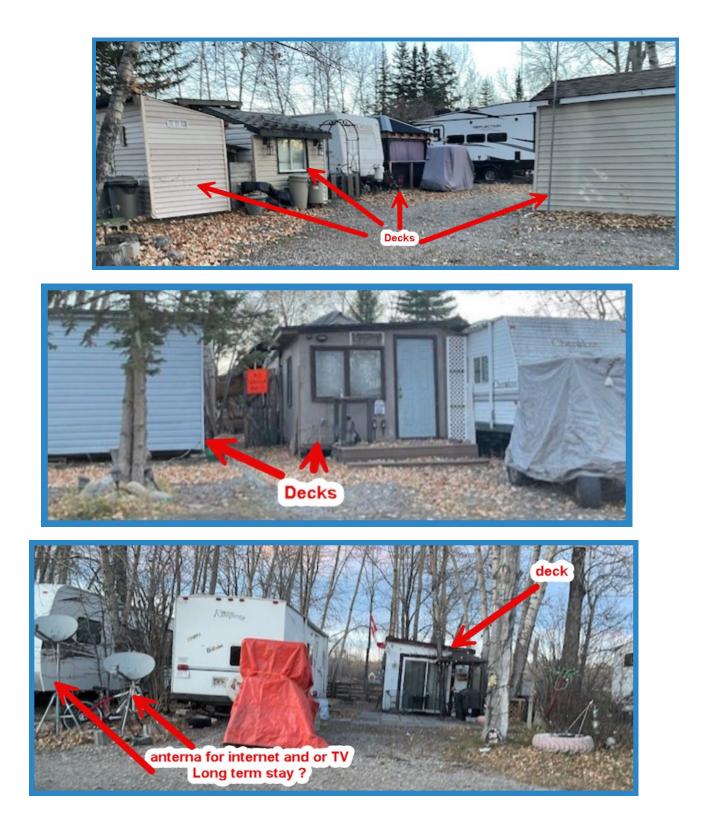
Roll: 2128262520 Legal: 0510893 1 1 Address: 144192 2253 Dr E 061256529	S-26-21-28-4	Land Area: 30.3 Subdivision: Zoning: Cmp		sHideSW	26-21-28	V4
Market Land Valuation	Site Area: 20.39 Acres			Asmt 21	Code 80%	Value 638,340
				11	20%	159,590
Market Land Valuation	Site Area: 10.00 Acres				Code 100%	Value 112,670
Improvement Valuation						
		Floor Area	Built		Code	Value
Foundationless	Mobile Home (Mgr Home)	784 Sq Feet	1982		100%	5,640
Foundationless	Manufactured Home - Single	1,280 Sq Feet	2011	11	100%	146,950
Marshall & Swift		Area (Ft2)	Built	Asmt	Code	Value
Attached	garage attached to store	1,230 Sq Feet	1945	21	100%	3,040
Detached	Storage shed- Across from Park	240 Sq Feet	1980		100%	650
Detached	Storage Shed- Across from Park	240 Sq Feet	1980	21	100%	650
Hand Calculated	Fence/Gate		2001		100%	38,600
Detached	Small Shed- beside Store	80 Sg Feet	1980	21	100%	420
Detached	Small Shed- by site #130	80 Sq Feet	1980	21	100%	470
Detached	Small Shed- @ Corral site	80 Sq Feet	1980	21	100%	470
Detached	Small Shed- by site #58	80 Sq Feet	1980	21	100%	470
Detached	Small Shed- beside Trapper's Cabin	80 Sq Feet	1980	21	100%	470
Main Level Structure	Relocatable Office	352 Sq Feet	2013	21	100%	9,990
Detached	Gate House- Octagon	60 Sq Feet	1980	21	100%	1,290
Main Level Structure	Relocatable Office	560 Sq Feet	2013	21	100%	59,680
Hand Calculated	RV Sites		1984	21	100%	131,300
Detached	Washrooms/Laundromat (beside mgr trailer)	365 Sq Feet	1996	21	100%	53,780
Detached	Washrooms by store	624 Sq Feet	1979	21	100%	57,560
Detached	General Store	352 Sq Feet	1945	21	100%	1,970
Assessment Totals Tax Status Code Des	cription					Assessment
T 11 Resi	dential					424,850
21 Com	mercial - Rec.					999,150
Tot	als For 2023 Taxable					1,424,000
	Grand Totals For 2023					1,424,000





- The **RIVERBEND** CAMPGROUND located at 48065 370 Ave East is open during the winter (unlike Park Beauchemin) and is *fully* serviced by public utilities.
- Due to the high rental price in town, many RV customers live year-round and it is their main residence, and many of the sites include sheds, decks, verandas ext. This campground does not have travel trailers assessed. The sites have 200 pound propane tanks for heating during winter. The following pictures demonstrate how the Riverbend campground allows for far more permanent stays yet the trailers are not assessed:





### Foothills County

### **Assessment Summary**

Year of General Assessment: 2023

Roll: 2029235000							
Legal: NW-23-20-29-4			Land Area: 156.	07 Acres			
Address: 48065 370 Ave E			Subdivision:				
971001305			Zoning: Agric	cultural			
Market Land Valuation	Site Area: 41.50 Acres					Code 100%	Valu
Market Land Valuation	Site Area: 45.00 Acres					Code 100%	Value 861,710
Market Land Valuation	Site Area: 14.00 Acres					Code 100%	Value 160,390
Farmland Valuation	Agroclimatic Zone: 97 2H	I-S(C)			Asmt	Code	Value
Soil Group	Area	Rating			1	100%	14,570
2 Bk	55.50 Acres	75.0%					
80 Pasture	0.00 Acres	19.0%					
80 Pasture	0.00 Acres	71.0%					
80 Pasture	0.00 Acres	26.0%					
Тс	otal Area: 55.50 Acres						
Marshall & Swift			Area (Ft2)	Built	Asmt	Code	Value
Main Level & Conc. Slab	Restaurant / Club House		4,200 Sq Feet	1990	21	100%	258,300
Main Level Structure	Concession-Centre Main		832 Sq Feet	1990	21	100%	31,520
Main Level Structure	Workshop/Maintenance Shed		640 Sq Feet	1990	21	100%	14,570
Hand Calculated	Ball Diamonds - Fencing - 4 fields			1990	21	100%	54,650
Hand Calculated	Ball Diamonds - Fencing - 3 fields			1990	21	100%	38,450
Detached	Concession 2 - Snack Bar		120 Sq Feet	1990	21	100%	5,860
Income Valuation	Property Ty	100			Acent	Code	Value
133000217 Foothills Cour						100%	1,463,680
Assessment Totals							
Tax Status Code Descr	iption						Assessment
T a 1 Farmla	ind						14,570
13 Vacan	t Residential						160,390
21 Comm	ercial - Rec.						2,728,740
Tota	Is For 2023 Taxable						2,903,700
Gr	and Totals For 2023						2,903,700



### **Riverbend Campground, Okotoks, Calgary, Alberta**

Your Family Camping Destination



### **Facilities**

#### Modern and clean facilities

When choosing a family campground, consideration should be given to facilities and amenities. These are especially important if you are planning to stay for several days, or beyond. We would be very happy to have you book for an extended stay. We are proud of our facilities and the great job our staff do to keep things clean and in tip top shape.

- General store
- Clean modern washrooms (flush toilets & sinks)
- Hot showers
- Laundry
- On site propane sales
- Power, water, sewer (30/ 50 amp power)
- Fire pits
- Picnic tables
- Pet friendly
- Gazebo rental (hall & kitchen) for large groups
- Wi-Fi available daily weekly or monthly
- Playgrounds, mini golf, paddle boats, peddle carts, bicycle rentals

Sheep River

- Nature trails (see activities)
- Wood for sale
  Online Reservations
- Natural lots with trees



Google

Sheep River

Riverbend Campground

OPEN YEAR ROUND - Note November 1 - March 31 is monthly camping only. NOTE: No running water at sites from mid October to late April.

Location: 48033 370 Ave East, Okotoks, Alberta T1S-1B5

Contact us at

reservations@riverbendcampground.ca

Phone 866-938-2017

Local (403) 938-2017

Weather Station at Riverbend Campground

#### Stella Bergeron: site accessibility

- With respect to the comment on page 10 of the Assessor's report that no schedule of when SFCC uses the facility and when the facility is open to the public, the facility is open to the public, including members of the SFCC 100% of the time during the open season. In other words, during the open season, it is accessible 24/hrs a day, 7 days a week.
- As this is a campground and recreational space, the Property does not have open hours like a business. It is no different than any other private campground where people are able to access the site as they wish, so long as they have prior permission.
- You do not need to be a member of SFCC to enjoy the Property nor do you need to lease a lot to enjoy the Property. At any given time, the Property is used by a mixture of members of SFCC, their friends, family, guests and other members of the public, including thoseare doing a trial run. The make-up of members/ non-members also varies depending on the day. The site is also available for recreational activities from other groups, including hosting local Scouts group. In all cases, people are free to come and go from the Property so long as they have permission.
- There is no caretaker or security on site. For safety reasons we need to know who is going to the campground ahead of time and guests must be invited by members or family/friends of members or receive permission in advance. The SFCC does not regulate who can be invited and how users behave in the Property. It is for members-volunteers to ensure all the guests are respecting the bylaws (from the SFCC and the MD Foothill).
- The sole purpose and use of the park is to provide a recreational space for people to speak French in a safe, fun, and accessible community setting which encourages both the use and teaching of French in Alberta. There are no restrictions based on race, ethnicity, culture, religion or any other basis. The Property is a space where people can exchange culture and language regardless of their background. The park is open to all visitors whatever their cultural background. It should be noted that on a total of 73 occupants last season, 53% have English as their primary language and 43% have French and 4% have Spanish as their primary language. There are also guests who do not speak French but are still able to use and enjoy the Property with the guidance of French speakers.

# John Fournet: Foothill's description of Parc Beauchemin (page 5) and value of the land (page 8)

• The Assessor says that Parc Beauchemin has a legal area 18.66 acres and now has an assessed area of 16.81 acres. This is correct but Foothills has known since the flood of 2013 that the Three Point Creek had moved its bed eastward resulting in a loss of 0.75 hectares i.e.1.85 acres but has continued to charge taxes to the SFCC based on the inaccurate legal area.

- The assessed value of the land amounting to \$536,500 or \$31,915 is not supported by any of 6 comparable properties chosen by the Assessor on page 11 of the report. Parc Beauchemin is in a floodway and is subject to inundations and is likely to lose more land in future flooding. None of the 6 comparables are in a floodway but rather are part of residential subdivisions and have houses except one which can be considered as farmland but future residential. No permanent buildings with foundations or houses can be built in Parc Beauchemin.
- The Assessor is comparing Parc Beauchemin with properties with significant economic and residential value. The Assessor does not address that the main characteristic of Parc Beauchemin is that it is in a floodway; has restrictive zoning which was recently changed from Country Residential to Recreational and which severely impedes the market value of the property; and is effectively scrub land whereby no agriculture and grazing can occur given that it is heavily forested with spruce trees. The spruce needles render the soil unsuitable for agriculture.
- Secondly, the location of Parc Beauchemin is remote. It is far from any town or city. It is not located on any major highway. Therefore, the value is less than near Okotoks or High River or Calgary.
- According to the current assessment for 2024 the taxes for Parc Beauchemin will increase from \$7,504.23 to \$14,092.24 resulting in an increase of 187.80% while nothing has changed in the Parc for the past 52 years. This has created significant financial burden on a not-for profit that has been active in the community for decades, providing scholarships, housing, education, and a community for Albertans to speak and learn French in a community setting.
- However, the recent assessments have seen SFCC losing monies for the past year 2 years with Parc Beauchemin as follows:

	<u>2022</u>	<u>2023</u>
Loss	\$14,121	\$16,843

We expect a record loss for 2024 due to the tax increases.

- Foothills has never provided any explanation for the tax increase other than to state in the Assessor's report that travel trailers are connected to electricity, something the County has known about for decades yet never felt the need to assess the trailers. It was not until reading the Assessor's report that any explanation was provided for the increase.
- If this Board determines that the Park is not charitably exempt, we request an adjustment to the assessment as follows:

Land owned by the SFCC:	\$175,810
Travel Trailers, RV's, decks, verandas & shed owned by tenants:	\$0.00.
Buildings, infrastructures and various improvements	\$117,790
Total	\$293,600

Attached as Schedule "B" is a detailed analysis of the 6 comparables provided by Foothills County along with more appropriate comparables.

"JOHN FOURNET" Oct 28, 2024

<u>John Fournet</u>

**Treasurer, SFCC** 

### Stella Bergeron, Oct 28/2024

<u>Stella Bergeron</u> <u>President, SFCC</u>

### SCHEDULE "A"



#### FOOTHILLS COMPARABLE # C.1 NW 20-30 W5

### Housing subdivision located southwest of Millarville

Legal description: Plan 0612921 Block 4 Lot 17

Purchased on March 10, 2021

Price : \$332,500

Area: 6.50 acres more or less

Adjusted Price for inflation :\$374,848

Price per acre: \$57,669

Owners: Cory and Wanita Mahan

<u>Comments:</u> This is a housing lot, and the property is not in a floodplain or close to a river. <u>This is not a comparable to Parc Beauchemin.</u>

John Fournet, Treasurer SFCC

Enclosures:

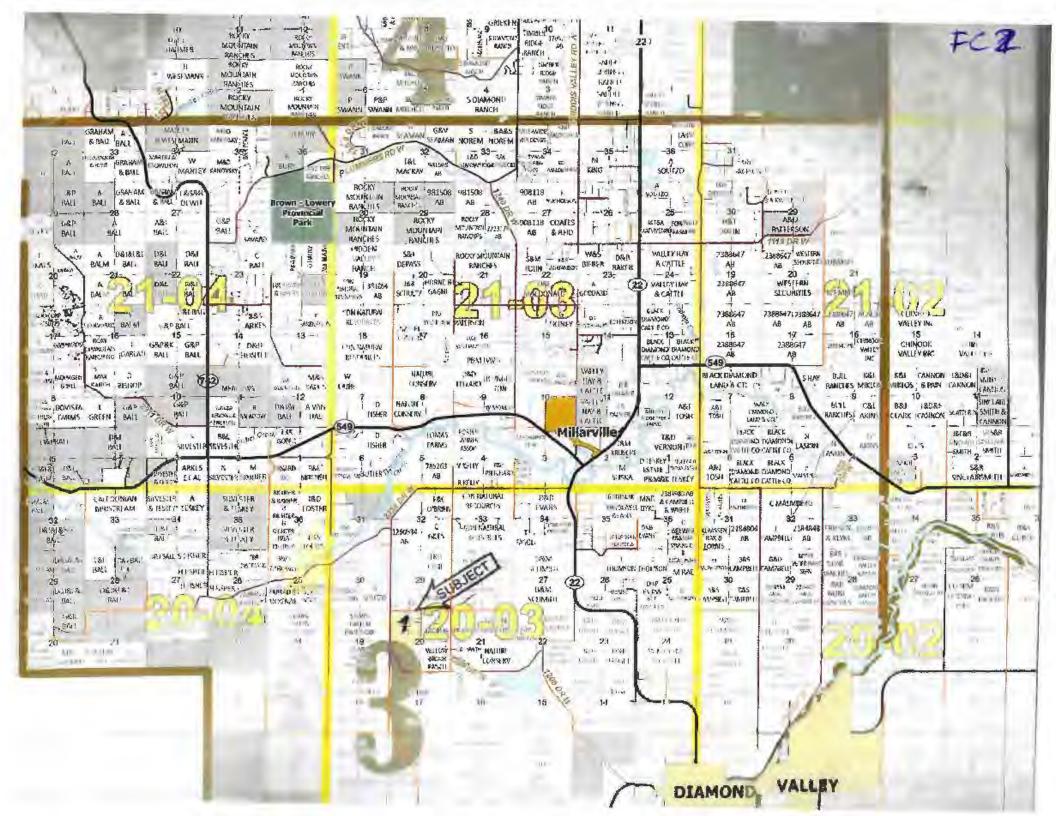
FC .2 Location map

FC 3 Site plan

FC 4 to FC5 Title

FC 6 google map

### La Société franco-canadienne de Calgary 102-1809, 5 St SW, Calgary, Alberta, T2S 2A8 (403) 228-5709 • www.sfcdecalgary.ca • info@sfcdecalgary.ca



SE 29-20-3-W5

FCZ



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LAND TITLE CERTIFICATE

FC4

5				
LINC	SHORT LEG	AL		TITLE NUMBER
0031 857 279	0612921;4	,17		211 052 241
LEGAL DESCRIPT	ION			
PLAN 0612921				
BLOCK 4				
LOT 17				
	and a second sec	NES AND MINERALS		
AREA: 2.63 HEC	TARES (6.5 )	ACRES) MORE OR LI	ISS	
ESTATE: FEE SI	MPLE			
ATS REFERENCE:	5;3;20;20;1	NW		
MUNICIPALITY:	FOOTHILLS CO	DUNTY		
REFERENCE NUME	ER: 201 048	115		
	*			
		EGISTERED OWNER (		
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE.	CONSIDERATION
211 052 241	10/03/2021	TRANSFER OF LAN	\$332,500	\$332,500
OWNERS				1
CORY MAHAN				
CONT MALLA				
AND				
WANITA MAHAN				
BOTH OF:	a company			
	6			
AS JOINT TENAL	NTS			
	ENC	CUMBRANCES, LIEN:	5 & INTERESTS	
REGISTRATION				
NUMBER I	DATE (D/M/Y)	PARTICULA	RS	
751 083 923	111W 1710 DC 070.	UTILITY RIGHT OF	First control and second size of the last	
		ODXNMED CANADT	AN LODOPEDN NAM	URAL GAS COMPANY
		LIMITED.	AN WESTERN NAT	URAL GAS COMPANY

( CONTINUED )

FLE ENCUMBRANCES, LIENS & INTERESTS PAGE 2 REGISTRATION # 211 052 241 NUMBER DATE (D/M/Y) PARTICULARS 771 090 206 06/07/1977 CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE CALGARY REGIONAL PLANNING COMMISSION. 061 293 402 21/07/2006 CAVEAT RE : EASEMENT 061 341 238 22/08/2006 EASEMENT OVER AND FOR BENEFIT OF: SEE INSTRUMENT 161 288 931 05/12/2016 ORDER RE ; EASEMENT - OVER AND FOR BENEFIT OF SEE ORDER. 211 052 242 10/03/2021 MORTGAGE MORTGAGEE - THE TORONTO DOMINION BANK. 500 EDMONTON CITY CENTRE EAST EDMONTON ALBERTA T5J5E8 ORIGINAL PRINCIPAL AMOUNT: \$166,250 211 178 427 16/09/2021 DISCHARGE OF UTILITY RIGHT OF WAY 751083923 PARTIAL EXCEPT PLAN/PORTION: PORTION

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 25 DAY OF OCTOBER, 2024 AT 07:50 P.M.

ORDER NUMBER: 51995349

CUSTOMER FILE NUMBER:

\*END OF CERTIFICATE\*







### FOOTHILLS COMPARABLE NW 6-20-1-W5-

### Housing subdivision located between Okotoks and Diamond Valley

a. Foothills comparable # 2 having an area of 22 acres sold at price of \$700,000 on August 22, 2024 does not exist.

b. Foothills comparable #3 does exist and is described below:

Legal description: Plan 0711765 Block 5 lot 1

Purchased on March 6, 2023

Price : \$758,000

Adjusted Price for inflation :\$770,734

Area: 22 acres more or less

Price per acre: \$35,033

Owners: Kent & Krista Maurer

<u>Comments:</u> This is a housing lot, and the property is not in a floodplain or close to a river. <u>This is not comparable to Parc Beauchemin.</u>

John Fournet, Treasurer SFCC

Enclosures:

FC .2 Location map

FC 3 Site plan

FC 4 to FC5 Title

FC 6 google map of housing subdivision

FC 7 Google map of lot 1 (2023)

### La Société franco-canadienne de Calgary 102-1809, 5 St SW, Calgory, Alberta, T2S 2A8 (403) 228-5709 • www.stcdecalgary.ca • info@sfcdecalgary.ca

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## NW6-20-1-W5

FC3





LAND TITLE CERTIFICATE

FC4

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LEGAL DESCRIPTION FLAN 0711765 BLOCK 5 LOT 1 EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 8,903 HECTARES (22 ACRES) MORE OR LESS ESTATE: FEE SIMPLE ATS REFERENCE: 5,1:20,6:NW MUNICIPALITY: FOOTHILLS COUNTY REFERENCE NUMBER; 221 167 751 RECISTERED OWNER(S) REGISTRATION DATE (DMY) DOCUMENT TIPE VALUE CONSIDERATION 231 068 687 06/03/2023 TRANSFER OF LAND \$758,000 \$758,000 OWNERS KENT TERRY MAURER AND KAISTA MARIA MAURER BOTS OF: AS JOINT TENANTS (DATA UPDATED BY: CHANGE OF ADDRESS 24122332)	LINC	SHORT LEGAL			TITLE NUMBER
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GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.

991 075 441 22/03/1999 CAVEAT RE : ROAD WIDENING CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31. BOX 5605 HIGH RIVER ALBERTA TIVIM7

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 25 DAY OF OCTOBER, 2024 AT 08:52 P.M.

ORDER NUMBER: 51995404

CUSTOMER FILE NUMBER:

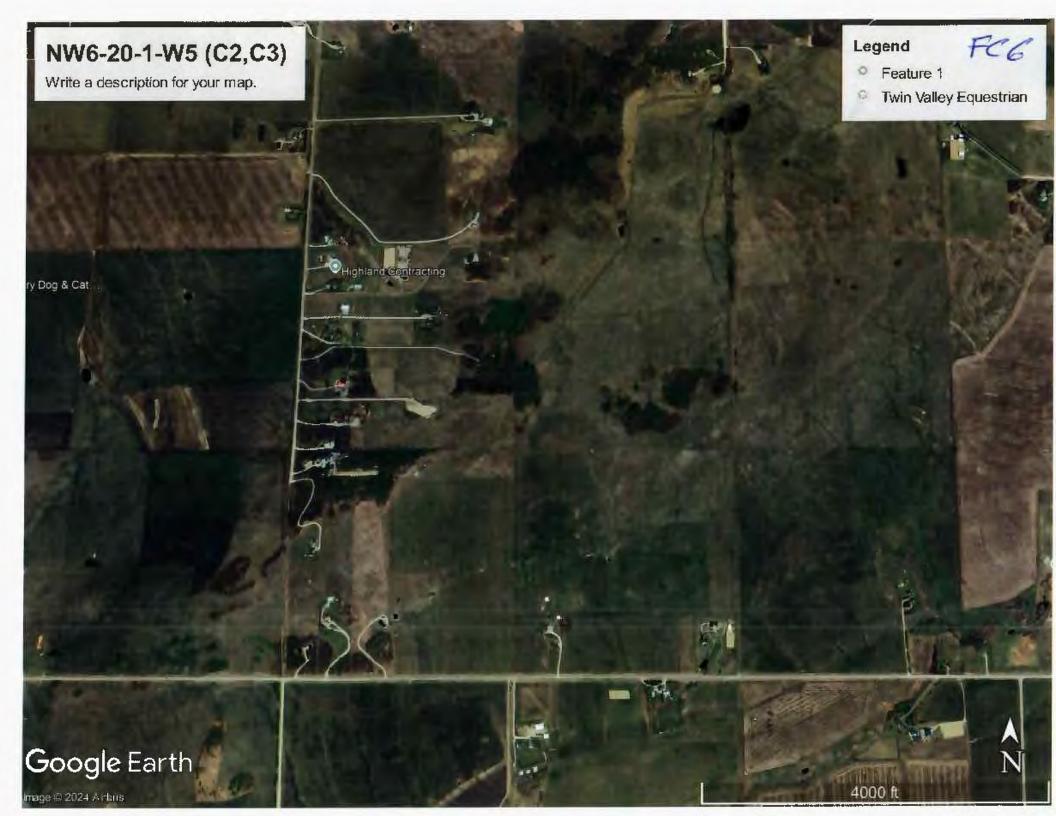


PAGE 2

\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, AFPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S)







### FOOTHILLS COMPARABLE SW9-21-28-W4

Farmland located on the east side of the Highwood River between Okotoks and Calgary

Legal description: Plan 1211541 Block 1 Lot 2

Purchased on June 1, 2023

Price : \$900,000

Adjusted Price for inflation :\$914,763

Area: 23.48 acres more or less

Price per acre: \$38,959

Owners: Jaeco Van Klei and Adriena Visser

<u>Comments:</u> Farmland located on the east side of the Highwood River. Only a small portion of this property is in the flood plain of the Highwood River and has already been dedicated to Foothills County as an Environmental Reserve Easement (#121 15423). <u>This is not comparable to Parc Beauchemin.</u>

John Fournet, Treasurer SFCC

Enclosures;

FC .2 Location map

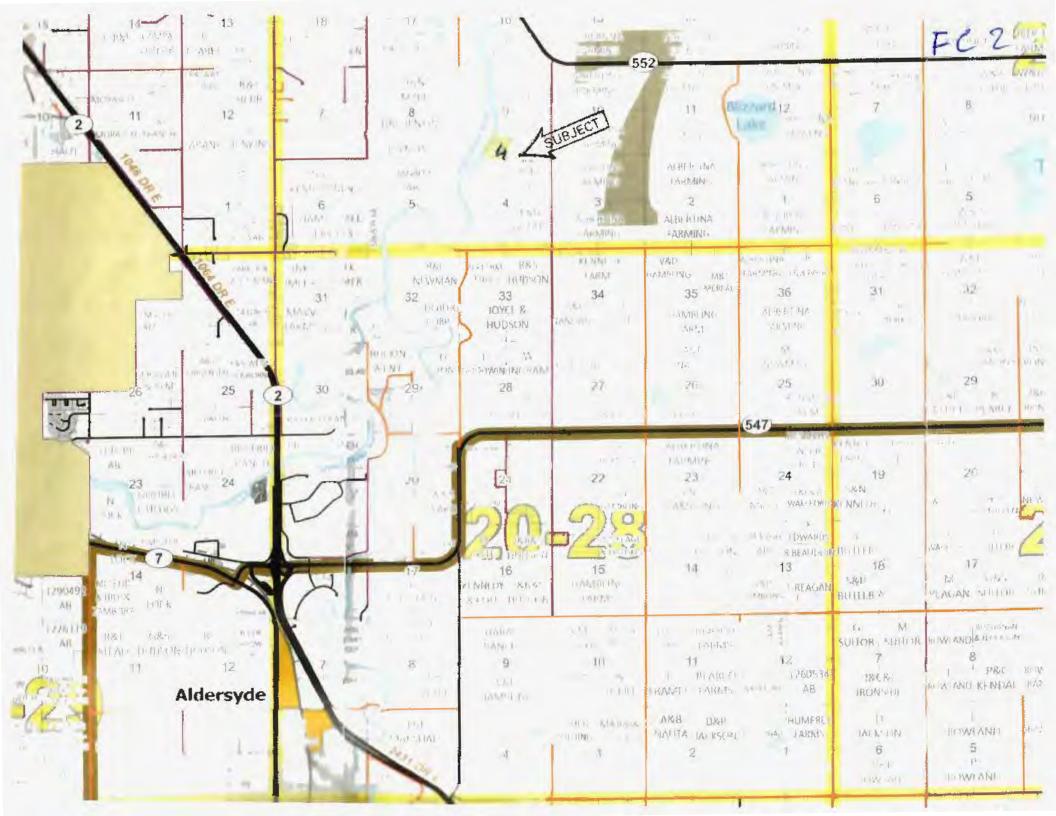
FC 3 Site plan

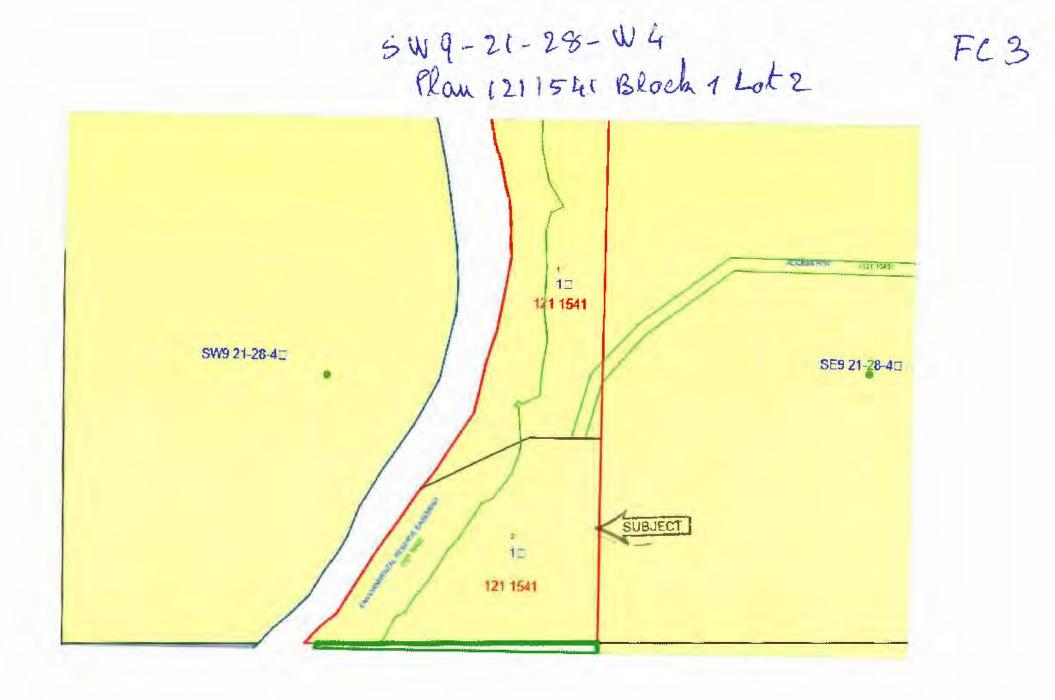
FC 4 to FC 6 Title

FC Flood map FC7

FC 8 and FC 9 google maps 2024

La Société franco-canadienne de Calgary 102-1809; 5 St SW. Calgary, Alberta, T2S 2A8 (403) 228-5709 • www.sfcdecalgary.ca • info@sfcdecalgary.ca





FC4



LAND TITLE CERTIFICATE

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F(5 ENCUMBRANCES, LIENS & INTERESTS PAGE 2 # 231 169 866 REGISTRATION NUMBER DATE (D/M/Y) PARTICULARS 31. BOX 5605 HIGH RIVER ALBERTA TIVIM7 121 131 126 30/05/2012 EASEMENT OVER AND FOR BENEFIT OF: SEE INSTRUMENT AS TO PLAN; SEE INSTRUMENT 121 131 128 30/05/2012 EASEMENT OVER AND FOR BENEFIT OF: SEE INSTRUMENT AS TO PLAN: SEE INSTRUMENT 30/05/2012 ENVIRONMENTAL RESERVE EASEMENT 121 131 129 GRANTEE - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31. AS TO PORTION OR PLAN: 1211542 01/06/2023 MORTGAGE 231 169 867 MORTGAGEE - ROYAL BANK OF CANADA. 02763 SENIOR 10 YORK MILLS ROAD TORONTO ONTARIO M2P2G4 ORIGINAL PRINCIPAL AMOUNT: \$1,500,000 231 206 039 06/07/2023 UTILITY RIGHT OF WAY GRANTEE - SUNSHINE GAS CO-OF LTD. 231 291 899 26/09/2023 EASEMENT AS TO PORTION OR PLAN; 1211543 OVER AND FOR BENEFIT OF: SEE INSTRUMENT 231 291 903 26/09/2023 EASEMENT AS TO PORTION OR PLAN: 1211541 OVER AND FOR BENEFIT OF: SEE INSTRUMENT

TOTAL INSTRUMENTS: 008

PAGE 3 FC6 # 231 169 866

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 23 DAY OF OCTOBER, 2024 AT 03:05 P.M.

ORDER NUMBER: 51968569

CUSTOMER FILE NUMBER:



#### \*END OF CERTIFICATE\*

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THE ABOVE PROVISIONS DO NOT PROFIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S). Flood Awareness Map Application



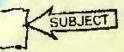
### Flood Awareness Map Application

# FC7



**Design Flood** Floodway Flood Fringe 11 **High Hazard** Flood Fringe 1/1 **Protected Flood** Fringe **Overland Flow** (Flood Fringe) Flood Berm :**...**H Larger Floods 1:200 Flood 1:500 Flood

Blosson Labs



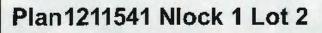
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Write a description for your map.



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Google Earth

Image © 2024 Airbus Image © 2024 Maxar Technologies



### FOOTHILLS COMPARABLE NE 4 -19-2-W5

Farmland located south of Hartell, east of Highway # 22. Adjoining properties have houses. There is a small creek north of the property (Tongue Creek), but it has no impact on the subject property

Legal description: Plan 5021GJ Block 3

Purchased on January 26, 2023

Price : \$470,000

Adjusted Price for inflation :\$470,710

Area: 33.09 acres more or less

Price per acre: \$14,225

Owners: Michael and Marcie Redgwell

<u>Comments:</u> Farmland and adjoining properties have houses. It is very likely that the owners will build a house on this lot. This future residential land is not in the floodway of any river. <u>This is not comparable to Parc Beauchemin</u>.

John Fournet, Treasurer SFCC

Enclosures:

FC .2 Location map

FC 3 Site plan

FC 4 to FC 6 Title

FC 7 and FC google maps 2024

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FC3

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HISTORICAL LAND TITLE CERTIFICATE TITLE CANCELLED ON NOVEMBER 17,2023 F4-1

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REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
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231 026 516	25/01/2023	TRANSFER	OF LAND	\$470,000	CASH & MORIGAGE
OWNERS					
MICHAEL GORDON	N REDGWELL				
AND					
MARCIE MICHEL	E REDGWELL				
BOTH OF:					
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Google Maps

Hartell



Imagery @2024 Airbus, CNES / Airbus, Maxer Technologies, S. Alberta MD€31s and Counties, Map data @2024 200 m





### FOOTHILLS COMPARABLE NW 20-20-1-W5

Farmland located west of Okotoks, north of Highway #7, immediately south of the Sheep River.

Legal description: Plan 1212741 Block 1 Lot 2

Purchased on July 28, 2020

Price : \$470,000

Adjusted Price for inflation :\$714,300

Area: 35.23 acres more or less

Price per acre: \$20,275

Owners: Gregory and Tracy Gutek

<u>Comments:</u> Farmlands and adjoining properties have houses. It is very likely that the owners will build a house on this lot. Gregory Gutek is the main shareholder and CEO of Partners Development Group, a large developer and builder of homes in Okotoks and Calgary. The area subject to inundations along the south side of Sheep River has been dedicated to Foothills as environmental land (see title plan) and Foothills has an environmental reserve easement (3121246 719, see title). The rest of the land is not in the flood way. <u>This is not comparable to Parc Beauchemin.</u>

John Fournet, Treasurer SFCC

Enclosures:

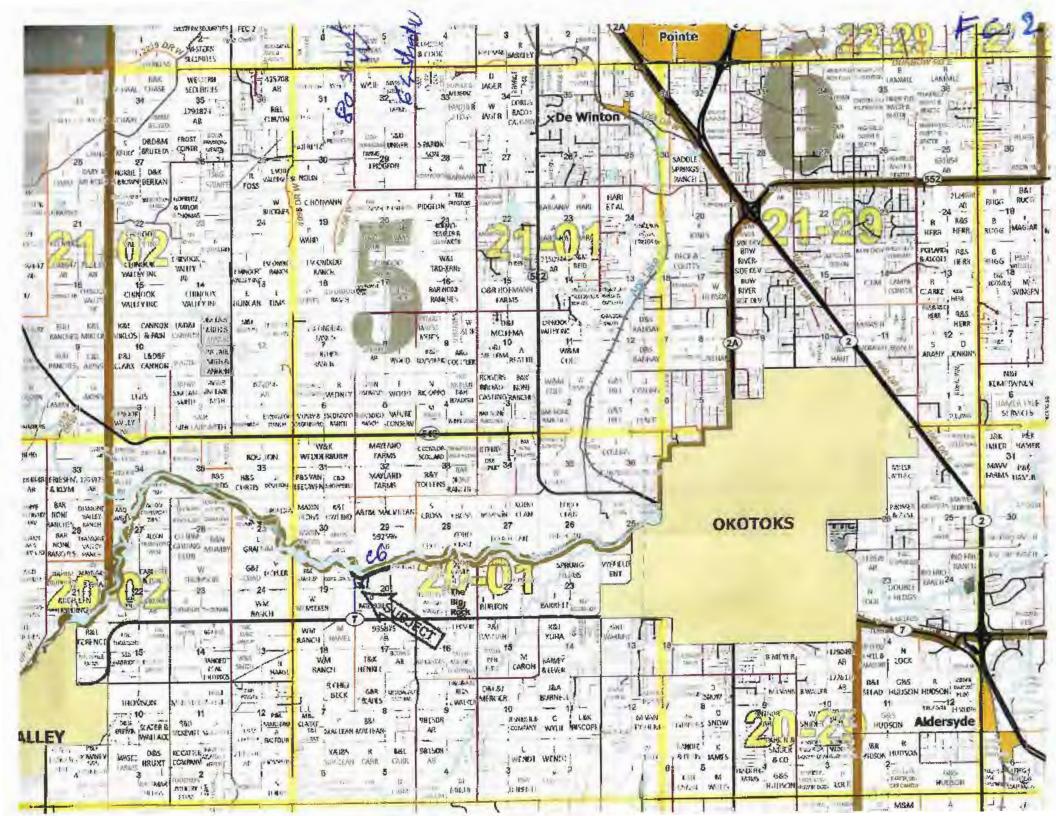
FC .2 Location map

FC 3 Site plan

FC 4 to FC 5 Title

FC 6 and FC 7 google maps 2024

La Société franco-canadienne de Calgary 102-1809, 5 St SW, Calgary, Alberta, T2S 2A8 (403) 228-5709 • www.sfcdecalgary.ca • info@sfcdecalgary.ca



NW 20-20-1-W5 (Lot2, CG)



FC3



LAND TITLE CERTIFICATE

FC4

3					
LINC	SHORT LEG	AL			TITLE NUMBER
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REFERENCE NUM	ER: 191 084	103			
		EGISTERED	OWNER (S)		******
REGISTRATION					CONSIDERATION
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OWNERS					
GREGORY GUTEK					
AND					
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	EN	CUMBRANCES, LIENS & INTERESTS	PAGE 2
REGISTRATION NUMBER		PARTICULARS	# 201 130 988
21 246 715	20/09/2012	CAVEAT RE : ACQUISITION OF LAND CAVEATOR - THE MUNICIPAL DISTRICT 31. BOX 5605 HIGH RIVER ALBERTA T1V1M7	OF FOOTHILLS NO.
21 246 719	20/09/2012	ENVIRONMENTAL RESERVE EASEMENT GRANTEE - THE MUNICIPAL DISTRICT C 31. AS TO PORTION OR PLAN:1212742	F FOOTHILLS NO.
L21 246 720	20/09/2012	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE MUNICIPAL DISTRICT 31. BOX 5605 HIGH RIVER ALBERTA TIV1M7	OF FOOTHILLS NO.

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED REREIN TRIS 23 DAY OF OCTOBER, 2024 AT 05:30 P.M.

OFDER NUMBER: 51970956

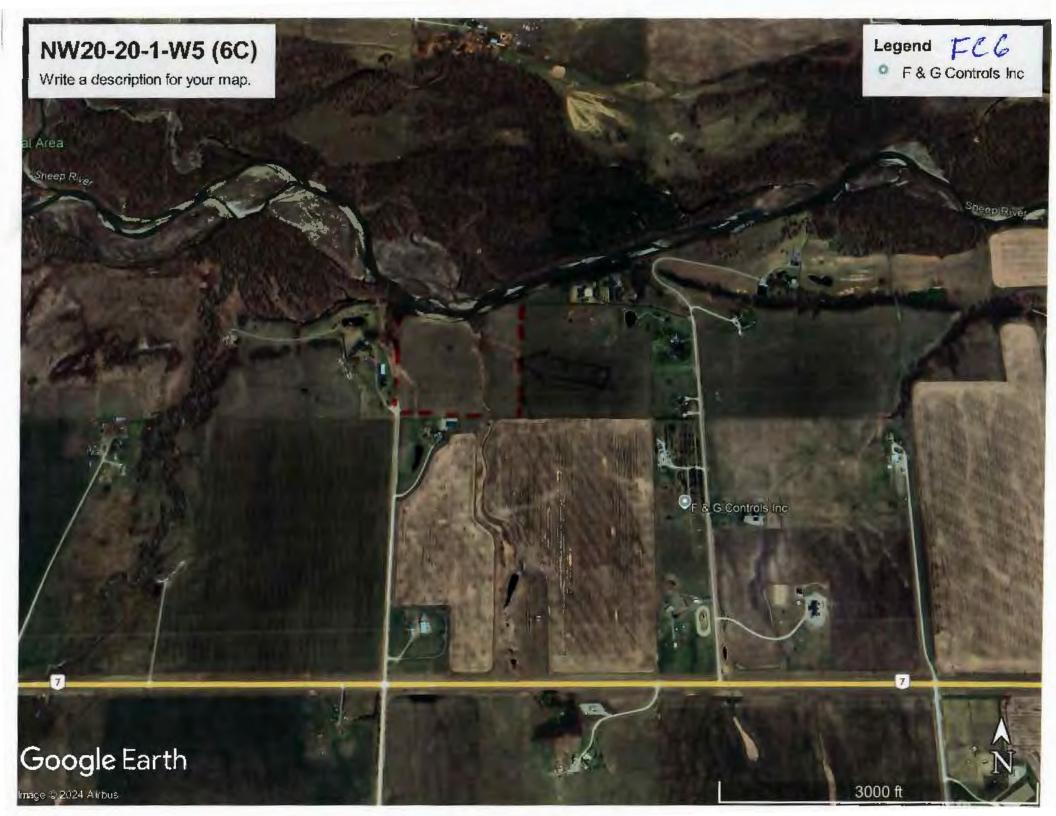
CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).







### COMPARABLE # 1 HIGHWOOD RIVER SOUTH WEST OF HIGH RIVER

Transfer of Land between Her Majesty the Queen and Foothills County #201098246, dated April 23, 2020 (See attachments)

24 properties totalling and area of 130.66 acres were sold to the Province for \$265,640 or \$2,033 per acre. All these properties were in the floodplain of the Highwood River.

Inflation adjustment to adjust price to 2024 using Bank of Canada inflation calculator.

### 2024 value of \$2,033 per acre

Adjustment for size 130.66 acres/ 16.85 acre, 200% =\$2,033 x 200% =4,066 per acre.

### Final value : \$4,066

John Fournet, Treasurer SFCC

Enclosures

A 2 Location map

A 3 Site plan

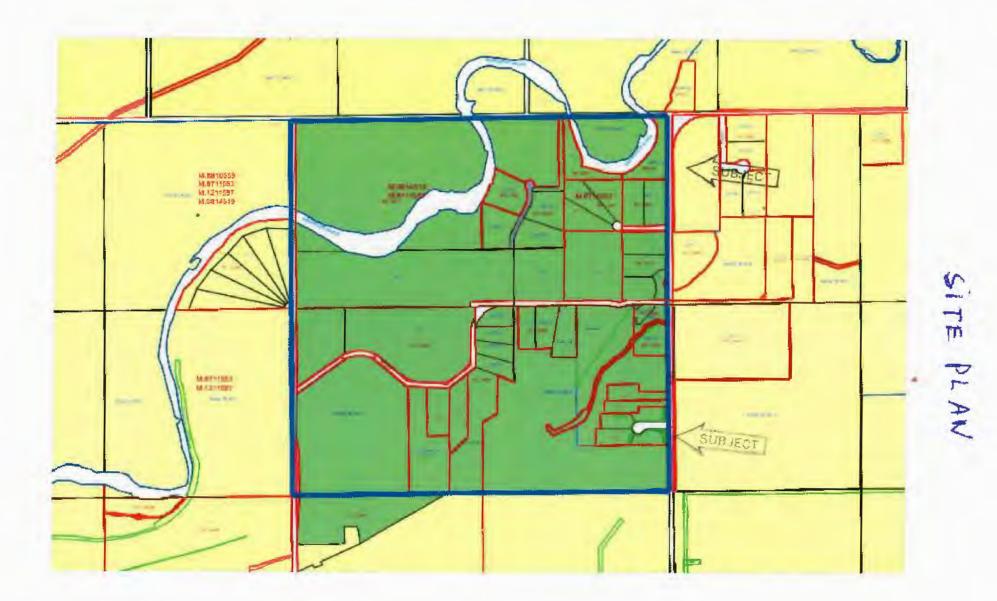
A 4 to A 11 Transfer of Land -Land Title

A 12 Flood Plain map

A 13 to A.14 Inflation calculation

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# ALBERTA GOVERNMENT SERVICES LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

# 201098246

ORDER NUMBER: 51975825

ADVISORY

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Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

### The Land Titles Act

### TRANSFER OF LAND

HER MAJESTY THE QUEEN in right of Alberta, as represented by the Minister of Infrastructure, being registered owner of an estate in fee simple, subject, however, to such encumbrances, liens, and interests as are notified by memorandum underwritten, in all that certain tract of land situate in the Province of Alberta, being composed of:

SEE ATTACHED SCHEDULE "A"

doth hereby in consideration of the sum of ONE DOLLAR (\$1.00) paid to the Minister by the Purchaser, the receipt of which sum is hereby acknowledged, transfer to:

FOOTHILLS COUNTY 309 MacLeod Trail Box 5605 High River, Alberta T1V 1M7

. . .

the estate and interest in the land legally described above.

IN WITNESS WHEREOF Gordon Lopatka, Director, Land Development and Sales, has hereunto subscribed his name, as a duly authorized representative of the Minister of Infrastructure, this <u>13</u> day of April, 2020.

· TAT

GORDON LOPATKA DIRECTOR, LAND DEVELOPMENT AND SALES The undersigned Vendor certifies that it is not a non-resident of Canada for all purposes arising under the Income Tax Act of Canada including, but not limited to, Section 116(5) thereof.

HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA, AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE

Per:

GORDON LOPATKA DIRECTOR, LAND DEVELOPMENT AND SALES

#### Form 32, Section 164

#### AFFIDAVIT BE VALUE OF LAND

CANADA PROVINCE OF ALBERTA

of Farthill's Country in the Province of Alberta, MAKE OATH AND SAY THAT:

1. I am the agent of the transferee named in the within or annexed transfer and I know the land therein described.

2. I know the circumstances of the transfer and true consideration paid by me is as follows:

CASH

3. The current value" of the land", in my opinion, is \$ 3.05. 640

\* value" means the dollar amount that the land might be expected to realize if it were sold on the open market by a witting seller to a willing buyer.

\*\* 'land' includes all buildings and all other improvements affixed to the land.

SWORN BEFORE ME al the High River C., in the Province of Alberta, this day of April, 2020.

**A Commissioner** for Oaths in and for Alberta

LESLIE ELIZABETH FITZGERALD A Commissioner for Oaths in and for the Province of Alberta My Commission Expires February 27, 2011

## SCHEDULE "A"

14.0

Legal Description of the Lands 1. PLAN 0010661 LOT 4 W 34-18-29-Win EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 2.02 HECTARES (4.99 ACRES) MORE OR LESS 34-18-22-W4 2. PLAN 0010661 LOT 5 EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 1.73 HECTARES (4.27 ACRES) MORE OR LESS 3. PLAN 0610168 BLOCK 1 SW 33-18-22-W4 LOT 1 EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 2.03 HECTARES (5.02 ACRES) MORE OR LESS 4. PLAN 8810271 THAT PORTION OF BLOCK 1 WITHIN THE NW 33-18.22 - WG NORTH WEST QUARTER OF SECTION 33 TOWNSHIP 18 **RANGE 29** WEST OF THE 4TH MERIDIAN WHICH LIES SOUTH AND EAST OF THE RIGHT BANK OF THE HIGHWOOD RIVER AS SHOWN ON PLAN 8711558 CONTAINING 5.06 HECTARES (12.52 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS 5. PLAN 8810271 NW33-18-22-W4 THAT PORTION OF BLOCK 1 WITHIN THE NORTH WEST QUARTER OF SECTION 33 TOWNSHIP 18 RANGE 29 WEST OF THE 4TH MERIDIAN WHICH LIES SOUTH WEST OF THE RIGHT BANK OF THE HIGHWOOD RIVER AS SHOWN ON PLAN 8711553 CONTAINING 1.345 HECTARES (3.32 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS 6. PLAN 8810271 NW 33-18-22-W4 BLOCK 3 EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 4.83 HECTARES (11.94 ACRES) MORE OR LESS 7. PLAN 8911187 NE 33-18-22-W4 BLOCK 5 LOTI EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 1.79 HECTARES (4.42 ACRES) MORE OR LESS

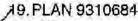
2 H X	
8. PLAN 8911187	
BLOCK 5	
LOT 2	the second and
EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 1.81 HECTARES (4.47 ACRES) MORE OR LESS	NE 33-18-29-W4
/9. PLAN 8911187	
V BLOCK 5 LOT 3	20 114
EXCEPTING THEREOUT ALL MINES AND MINERALS	NE 38-18-29-W4
AREA: 1.8 HECTARES (4.45 ACRES) MORE OR LESS	
10.PLAN 9011674	
BLOCK 7	
EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 1.45 HECTARES (3.58 ACRES) MORE OR LESS	
√ 11.PLAN 9011995	
LOT 3 EXCEPTING THEREOUT ALL MINES AND MINERALS	
AREA: 2 HECTARES (4.94 ACRES) MORE OR LESS	
/ 12. PLAN 9111129	
BLOCK 1	NE32-18-29-W4
LOT 1 EXCEPTING THEREOUT ALL MINES AND MINERALS	NE32-10-27-W9
AREA: 1.82 HECTARES (4.5 ACRES) MORE OR LESS	
V 13. PLAN 9111129	
BLOCK 1	
LOT 2	30 W/4
EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 1.84 HECTARES (4.55 ACRES) MORE OR LESS	NE 32 18- 29- 344
/ 14. PLAN 9111129	
BLOCK 1	and the second se
LOT 3	NE 32-18-29-144
EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 1.85 HECTARES (4.57 ACRES) MORE OR LESS	NEDELID
1	
√15.PLAN 9111129	
BLOCK 1 LOT 5	NE32-18-29-W4
EXCEPTING THEREOUT ALL MINES AND MINERALS	NE32-18-51-1
AREA: 1.89 HECTARES (4.67 ACRES) MORE OR LESS	
/16.PLAN 9111129	
V BLOCK 1 LOT 6	an in an uit
EXCEPTING THEREOUT ALL MINES AND MINERALS	NE 32 18- 29-W4
AREA: 1.94 HECTARES (4.79 ACRES) MORE OR LESS	
/ 17.PLAN 9111647	
EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 3.46 HECTARES (8.55 ACRES) MORE OR LESS	

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#7

18. PLAN 9112235

EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 1.149 HECTARES (2.84 ACRES) MORE OR LESS



LOT 1 EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 2.4 HECTARES (5.93 ACRES) MORE OR LESS

20. PLAN 9310684

LOT 2 EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 2.16 HECTARES (5.34 ACRES) MORE OR LESS

21. PLAN 9310684

LOT 3 EXCEPTING THEREOUT ALL MINES AND MINERALS AREA; 2,11 HECTARES (5,21 ACRES) MORE OR LESS

V22.PLAN 9510093

BLOCK B

EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 1.971 HECTARES (4.87 ACRES) MORE OR LESS

23. PLAN 9510093

BLOCK B LOT 2

EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 1.971 HECTARES (4.87 ACRES) MORE OR LESS

24. PLAN 9611394

LOT 5

EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 2.45 HECTARES (6.05 ACRES) MORE OR LESS

> Total - 130.66 Aucs Average Size 5.44 Acres Nedared value : \$265,640 Frice per Aere : \$2,033 April 20, 2020 Projected Value 2024 ; \$2,392,38

1E 33-18-29-W4

NE 33-18-29-W4

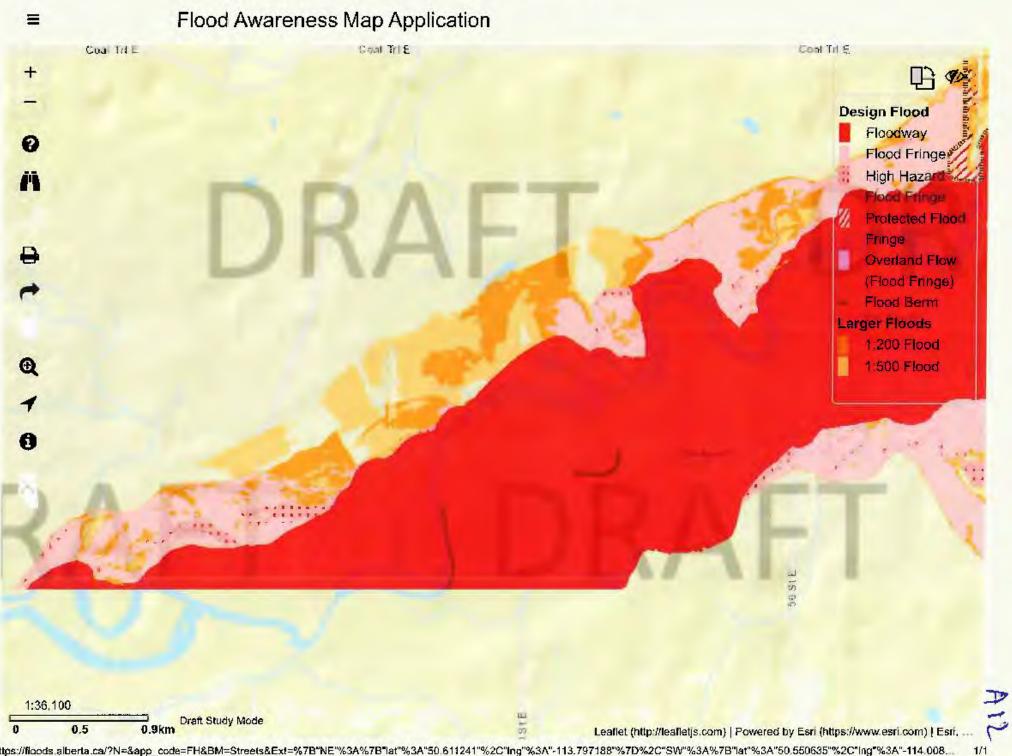
NE33-18-29-W4

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201098246 REGISTERED 2020 05 29 TFLA - TRANSFER OF LAND DOC 1 OF 2 DRR#: B155936 ADR/CALMICHE LINC/S: 0018517947 + Flood Awareness Map Application



https://floods.alberta.ca/?N=&app\_code=FH&BM=Streets&Ext=%7B"NE"%3A%7B"lat"%3A"50.611241"%2C"Ing"%3A"-113.797188"%7D%2C"SW"%3A%7B"lat"%3A"50.550635"%2C"Ing"%3A"-114.008...



# Inflation Calculator

Use this tool to compare costs over time.

### About this calculator

### Data available as: CSV, JSON and XML

This calculator uses monthly <u>consumer price index (CPI)</u> data from 1914 to the present to show changes in the cost of a fixed "basket" of consumer purchases. These include:

- food
- shelter
- furniture
- clothing
- transportation
- recreation

An increase in this cost is called inflation.

The results shown are based on the most recent month for which the <u>CPI</u> data are available. This will normally be about two months prior to the current month.

The equation to compute the current cost is as follows:

$$\$Cost_2 = \$Cost_1 * (\frac{CPI_2}{CPI_1})$$

The equation to compute the percentage change is as follows:

$$\%Change = (\frac{\$Cost_2 - \$Cost_1}{\$Cost_1}) * 100$$

To learn more about how inflation works, check out our explainers:



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Understanding inflation

Understanding the consumer price index

# How to use this calculator

- 1. Enter any dollar amount. (Commas and spaces may be used.)
- 2. Enter the years you wish to compare between 1914 and the current year
- 3. Click Calculate.

A "basket" of goods and services

...that cost: \$ 2,033.00 in 2020

...would cost:

\$ 2,392.38 in 2024

Percent change: 17.68 Number of years: 4 Average annual rate of inflation (%) / Decline in the value of money: 4.15 <u>CPI</u> for first year: (Sep 2020) 136.9 <u>CPI</u> for second year: (Sep 2024) 161.1

### 2002 CPI = 100.0

Data source: Statistics Canada, Consumer Price Indexes for Canada, Monthly (V41690973 series)



To calculate the effects of inflation on investments and savings, see the **Investment Calculator** 



### SFCC COMPARABLE # C 3 BOW RIVER NEAR WYNDHAM -CARSELAND PROVINCIAL PARK (Wheatland County)

West of provincial park and the Bow river.

Legal description: Plan 9611058 Block 1

Purchased on December 23, 2011

Declared Value \$200,000

Consideration ; Nil

Adjusted Price for inflation :\$267,164

Area: 16.00 acres more or less

Price per acre: \$16,698

Owners: Western Sky Land Trust

<u>Comments:</u> This land is almost the same size of Parc Beauchemin . The whole land is in the floodplain of the Bow River. <u>This is a good comparable to Parc Beauchemin.</u>

John Fournet, Treasurer SFCC

Enclosures:

C 4 Location map

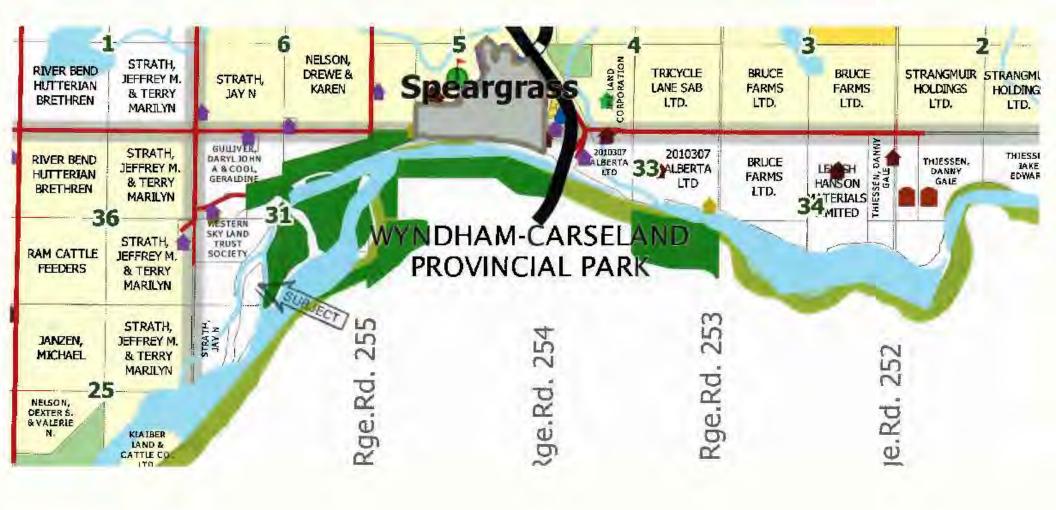
C.5 Site plan

C6 to C 7 Title

C 8 Flood map

B 8 Google map

La Société franco-canadienne de Calgary 102-1809, 5 St SW, Calgary, Alberta, T2S 2A8 (403) 228-5709 • www.sfcdecalgary.ca • info@sfcdecalgary.ca







LAND TITLE CERTIFICATE

8 LINC SHORT LEGAL 0021 871 769 4;25;21;31;SW

TITLE NUMBER 111 335 248

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 25 TOWNSHIP 21 SECTION 31 THAT PORTION OF THE SOUTH WEST QUARTER WHICH LIES BETWEEN THE 2 DRY WATER COURSES AS SHOWN ON THE TOWNSHIP PLAN DATED 29 JANUARY 1886 COINTAINING 6.47 HECTARES (16 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: WHEATLAND COUNTY

REFERENCE NUMBER: 931 305 677 +1

REGISTERED OWNER (S) REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

111 335 248 23/12/2011 TRANSFER OF LAND \$200,000 NIL

OWNERS

WESTERN SKY LAND TRUST SOCIETY. OF PO BOX 2100.STN M, MAIL CODE 64 CALGARY ALBERTA T2P 2M5 (DATA UPDATED BY: CHANGE OF ADDRESS 171236662)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER DATE (D/M/Y) PARTICULARS

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

PAGE 2 # 111 335 248

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED REREIN THIS 25 DAY OF OCTOBER, 2024 AT 10:50 A.M.

- -----

ORDER NUMBER: 51988373

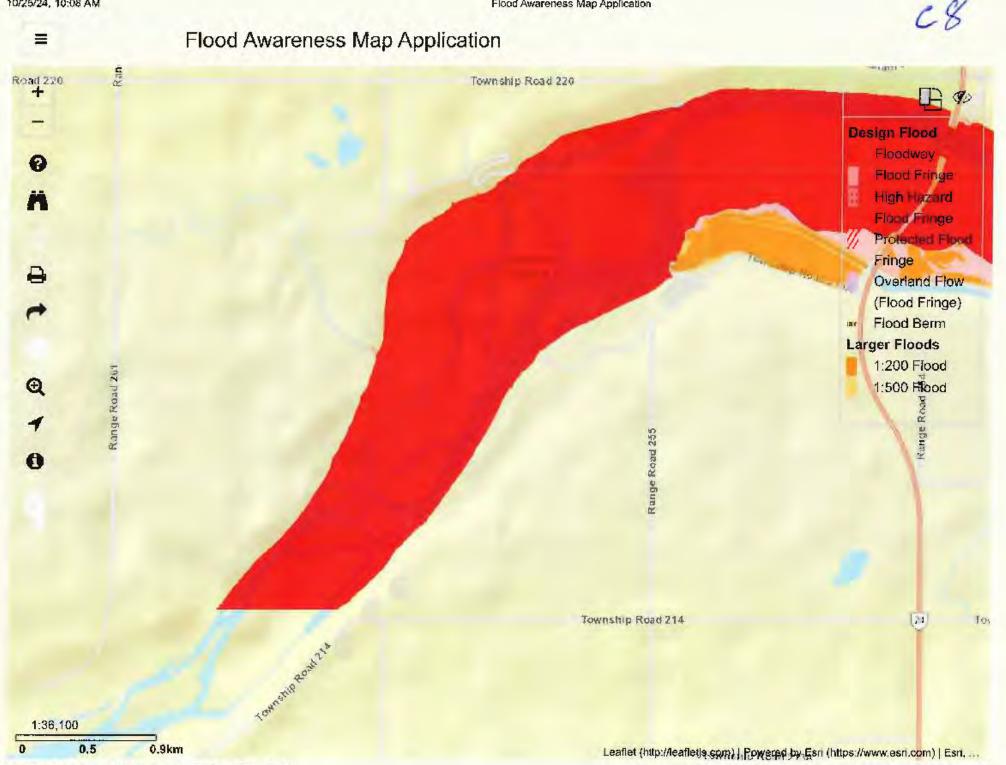
CUSTOMER FILE NUMBER:



#### \*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SCLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S). Flood Awareness Map Application





# **RECONCILIATION AND CONCLUSION**

	Final value /Price per acre
SFCC COMPARABLE # 1	\$4,066
SFCC COMPARABLE # 2	\$10,612
SFCC COMPARABLE # 3	<u>\$16,698</u>
TOTAL	\$ 31,376
Average value/price per acre	\$10,458.67

Current value of Parc Beauchemin: \$10,458.67 x 16.81 acres=\$175,810

### The assessment value of Foothills County of \$536,500 is incorrect.

The Parc was given to the SFCC in 1971 by Doctor Beauchemin as he had little value since it was in the floodplain of ThreePoint Creek . He declared a value of \$7,000 at the time of the transfer. The assessor of Foothills County has not provided any real comparables to Parc Beauchemin. Although, it is difficult to find comparable properties which are in a floodplain, it is not impossible as proven by the attached 3 comparables.

John Fournet, Treasurer SFCC

### SCHEDULE "B"



# La Société Franco-Canadienne de Calgar

107 1909 - 5 Street SW, Calgary, Alberta, T2S ZA8 - Phone mulober (403) 228-5718

# PARC BEAUCHEMIN LEASE 2024-2025

### between la Société franco-canadienne de Calgary

### (SFCC) and Parc Beauchemin Tenant

Name of SFCC Shareholder (Must be owner of recreation vehicle (RV)

Home Phone Number

Cell Number

Email Address

Home Address (No Postal Box)

(Apartment, Number, Street/Avenue/Blvd , City, Postal Code)

By this Lease, the SFCC leases to the shareholder, mentioned above, the camping lot # \_\_\_\_\_ of Parc Beauchemin located at 288002 2338 Dr W Foothills County, AB.

This Lease is valid for the period from May 3rd 2024 to October 31st 2024.

The rental amount of the Lot is 1 300\$, including permission to park the RV during the Off-Season ending May 2 2025.

Before completing, signing this Lease and receiving the keys for the 2024 Summer Season, the following conditions must be met:

- 1. The Tenant will provide a copy of his insurance policy clearly including:
  - a. The Parc Beauchemin legal address: 288002 2338 Dr W with the Lot number
  - b. The recreational vehicle: the make, model and year, the extension if applicable,
  - c. The heating (central hot air and wood stove if you have one)
  - d. Liability insurance of at least \$2,000,000.
- 2 The tenant will provide a copy of the RV registration.
- The Tenant will pay a \$1300 rental fee of upon signing the lease for the rental of the lot for the 2024 summer season.

- 4. A new tenant will pay a \$1000 security deposit.
- 5. The security deposit for existing tenants remains at \$1000
- 6. The administrative coordinator will provide the Tenant with a key for access to the Parc Beauchemin for the Summer Season when all documents and amounts have been submitted. The Tenant will pay \$25 for the replacement of any lost key.
- The tenant confirms that their RV is certified with the Canadian Standard Association (CSA), and that all services & parts are in good working order, safe and free of mold.
- The Tenant complies with the environmental standards of the Municipal District of Foothills and the Government of Alberta.
- 9 The Tenant agrees to respect all regulations of the Parc Beauchemin and the Municipal District of Foothills and to comply with the standards of the Construction Code from the MD
- 10. The Tenant cannot use the Parc Beauchemin address as their main residence.
- Turning the water on and off from the water well may vary depending on the temperature in spring and fall.
- 12. The Tenant is responsible for obtaining insurance for their personal belongings.
- 13. The SFCC has no obligation to re-offer a lease for the next Summer Season.
- 14. Tenant must sign the SFCC release of liability form.
- 15 The Tenant must provide the vehicle information for all vehicles entering the park.

11- J-D	
Aodel:	
Colour:	
license Plate	
Véhicle #2	
Make:	
Model :	
Colour :	
License Plate	
subject to amendments in accordance wit will be required when the reclassification to District. I confirm that I have read and understood the Regulations of Appendix "A" of Parc Beauche	h the Foothills Municipal District By-Law file is completed with the Foothills Muni contents of this Lease, the code of ethics min as well as, if applicable, the list of me
subject to amendments in accordance wit will be required when the reclassification t District. I confirm that I have read and understood the Regulations of Appendix "A" of Parc Beauche	h the Foothills Municipal District By-Lav file is completed with the Foothills Muni contents of this Lease, the code of ethics min as well as, if applicable, the list of me- iding Covid and its variants, attached to thi
subject to amendments in accordance wit will be required when the reclassification to District. I confirm that I have read and understood the Regulations of Appendix "A" of Parc Beauche applied concerning contagious diseases inclu Tenant Signature (Must be RV owner)	h the Foothills Municipal District By-Lav file is completed with the Foothills Muni contents of this Lease, the code of ethics min as well as, if applicable, the list of me- iding Covid and its variants, attached to thi
The Beauchemin Park By-Laws are an intersubject to amendments in accordance with will be required when the reclassification to District. I confirm that I have read and understood the Regulations of Appendix "A" of Parc Beaucher applied concerning contagious diseases inclute Tenant Signature (Must be RV owner)	h the Foothills Municipal District By-Lav file is completed with the Foothills Muni contents of this Lease, the code of ethics min as well as, if applicable, the list of me- iding Covid and its variants, attached to thi
subject to amendments in accordance wit will be required when the reclassification to District. I confirm that I have read and understood the Regulations of Appendix "A" of Parc Beauche applied concerning contagious diseases inclu Tenant Signature (Must be RV owner) Tenant print name	h the Foothills Municipal District By-Lav file is completed with the Foothills Muni- contents of this Lease, the code of ethics min as well as, if applicable, the list of me- iding Covid and its variants, attached to the Stella Bergeron
subject to amendments in accordance wit will be required when the reclassification to District. I confirm that I have read and understood the Regulations of Appendix "A" of Parc Beauche applied concerning contagious diseases inclu Tenant Signature (Must be RV owner)	h the Foothills Municipal District By-Law file is completed with the Foothills Muni- contents of this Lease, the code of ethics amin as well as, if applicable, the list of me- iding Covid and its variants, attached to the Stella Bergeron President of the SFCC