

Landmark

MIXED-USE DEVELOPMENT OPPORTUNITY OF SCALE

ON JUST OVER 47 ACRES IN KANATA



HIGHWAY 417

HUNTMAR DR

CAMPEAU DR

 **OTrain**
Future OTrain LRT Line
Campeau Station



CBRE

LAND
SERVICES
GROUP

HUNTMAR DRIVE, KANATA, OTTAWA

About the Offering

CBRE's Land Services Group is pleased to offer for sale ± 47 acres along Huntmar Drive (the "Property" or "Site") within Kanata in the City Ottawa. The Property is ideally situated within the established and ongoing build out of the Kanata West Concept Plan (KWCP) area, where there has been a significant increase in development by prominent local and GTA-based developers. The size, configuration and location of the Property provides an exceptional and scalable development opportunity, as the Site remains one of the last large tracts of development land within the urban boundary. In addition, the Site is strategically located immediately south of the planned Campeau LRT Station, as part of the Kanata LRT line extension, providing an exciting opportunity to develop a transit-oriented, mixed-use community with a variety of built forms.

The Site is designated Neighbourhood and has an Evolving Neighbourhood Overlay as per the City of Ottawa Official Plan, which was recently approved in November 2021. Policies for the Site speak to a mixed use development that allows for a range of housing types through a variety of densities, as well as employment/retail options to support the surrounding neighbourhoods and future transit infrastructure. In addition, there is a Site and Area Specific Policy (SASP) for the Property that allows for a maximum height up to 15 storeys (please see page 11 for more information). As such, the land use policies for the Property allow a significant opportunity to build a mixed-use development with a range of densities, allowing for the creation of a new, complete and transit-oriented community.

Kanata has witnessed an increase in development activity in recent years, highlighting both market demand and the need for more housing options and commercial/retail development. As such, the offering provides a significant opportunity for a purchaser to capitalize on the growth and momentum of the area. To the immediate north of the Site lies Minto's Arcadia development, consisting of the first four (4) Stages of the subdivision, which are under construction and entirely sold out. Planning applications for Stage 5 are forthcoming and Minto is now proceeding with Phase 6. Upon completion there will be over 1,200 units in Arcadia with a mix of housing types, including single detached and townhouse units. Also nearby is Mattamy's Connections in Kanata community that is currently under construction. Once built out, the development will provide over 1,000 units.

On the south side of Highway 417 lies the Canadian Tire Centre- the Region's largest multi-purpose entertainment venue with a seating capacity of over 19,000 and is home to the Ottawa Senators NHL team. In addition, Tanger Outlets Ottawa Mall is in close proximity of the Property providing over 150 retail stores and restaurants, providing an abundance of amenities and services for future residents and workers of the Site.



ARCADIA
KANATA

by Minto Communities

Next Phase Coming Fall 2022

ARCADIA
KANATA

by Minto Communities

MICROTEL
BY WYNDHAM

Tanger Outlets

kate spade
NEW YORK

COACH

Calvin Klein

MICHAEL KORS

Kanata North
Business Park

Insmill Park

Kanata Golf & Country Club



SHOPPERS
DRUG MART

Loblaws



The **BRICK**

OTrain

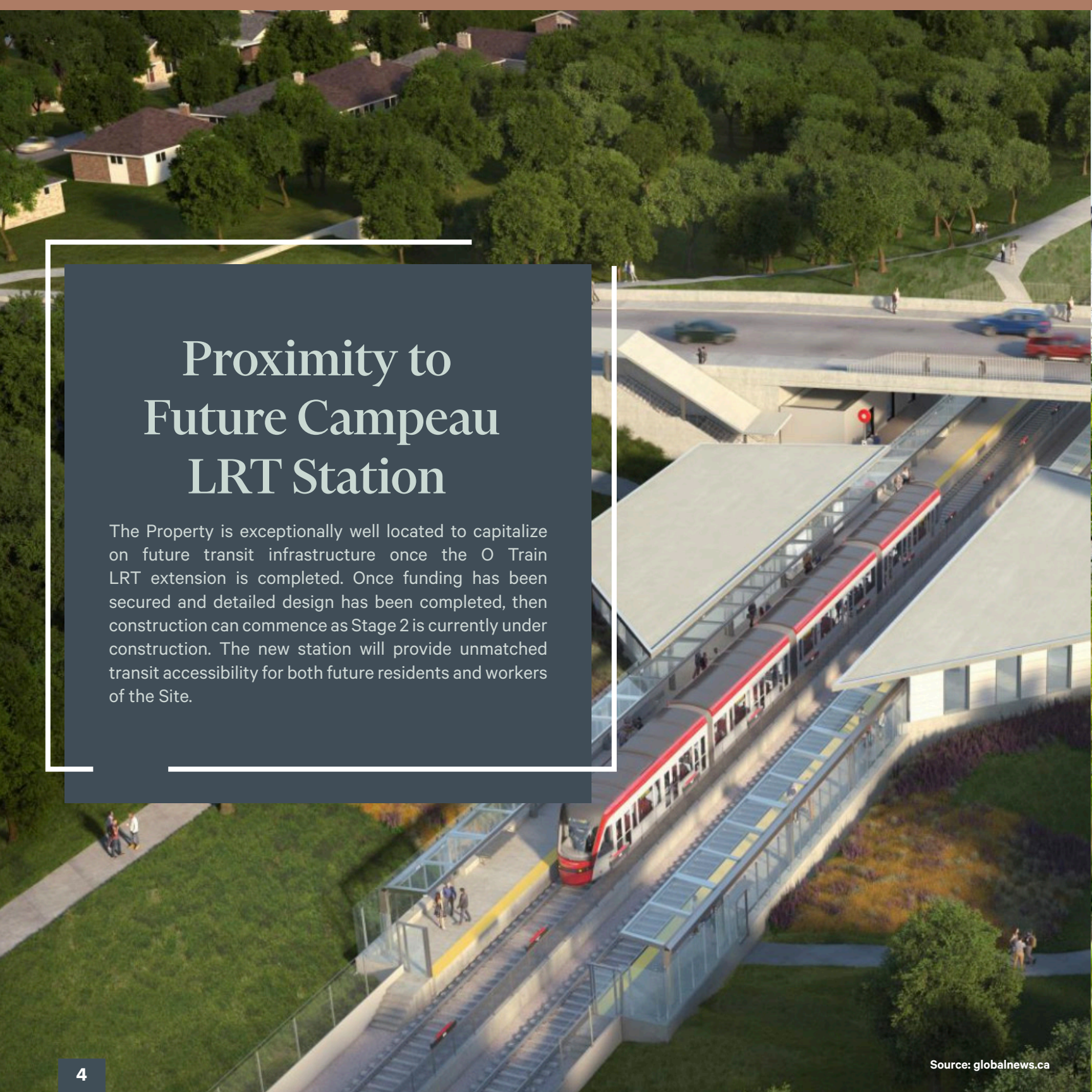
Future OTrain LRT Line
Campeau Station

Canadian Tire Centre

CANADIAN TIRE CENTRE

DAILY TRAFFIC COUNT

66,900



Proximity to Future Campeau LRT Station

The Property is exceptionally well located to capitalize on future transit infrastructure once the O Train LRT extension is completed. Once funding has been secured and detailed design has been completed, then construction can commence as Stage 2 is currently under construction. The new station will provide unmatched transit accessibility for both future residents and workers of the Site.



Favourable Demographics and Trends

Within a 5km radius of the Property, the population is just over 85,400, which is anticipated to increase by 12.7% by 2026. In addition, the average household income is just over \$147,000 which is 15% higher than the City of Ottawa's total average (SiteWise, 2022). These trends reemphasize the need for new residential development and in keeping up with current market activity.

Mixed Use Development Opportunity of Scale

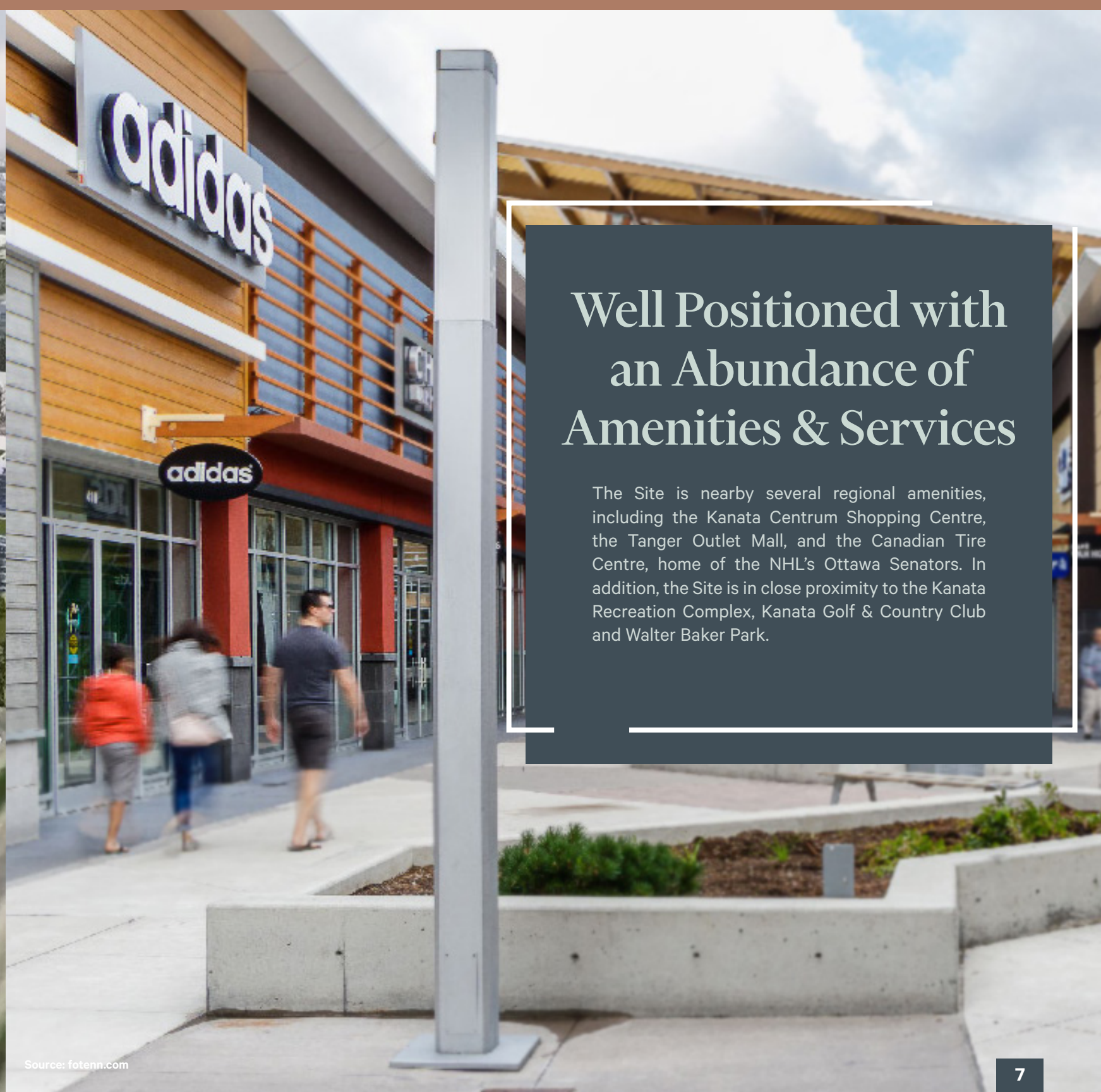
The offering presents a significant opportunity for a mixed-use, transit-oriented development on 47 acres, surrounded by development within a growing and highly in-demand node of Ottawa. In addition, given the surrounding natural heritage features there is an opportunity for the development of premium lots and units on the Site.



Concept Plan

Well Positioned with an Abundance of Amenities & Services

The Site is nearby several regional amenities, including the Kanata Centrum Shopping Centre, the Tanger Outlet Mall, and the Canadian Tire Centre, home of the NHL's Ottawa Senators. In addition, the Site is in close proximity to the Kanata Recreation Complex, Kanata Golf & Country Club and Walter Baker Park.



Source: fotenn.com



Property Information

PIN: 045100631

Total Area: 47.5 acres

Frontage: 2,420 ft. along Highway 417 and 651 ft. along Huntmar Drive

Official Plan: Neighbourhood. In addition, the Site has the Evolving Neighbourhood overlay as per the approved Suburban (West) Transect Land Use Plan from September 2021.

Zoning: DR- Development Reserve

Existing Conditions: Vacant and unimproved. There is an existing farm lease for the lands that commenced in December 2016 with a 5-year term ending in 2021. There is an option for the owner to extend an additional 5 years.

Environmental: Phase I ESA was completed in 2007 with the results of the Phase I concluding that no further work was needed. The vendor is in the process of having the Phase 1 ESA updated and will be added to the data room once complete. Please see data room for more information.

Servicing: Please see data room for cost reference as well as the Kanata West Master Servicing Study, that was approved by City Council in 2003. Please see data room for more information.

Access: There is existing access off Huntmar Drive and the Campeau Drive extension is now complete providing another arterial to access Terry Fox Drive to the east and Huntmar to the west.



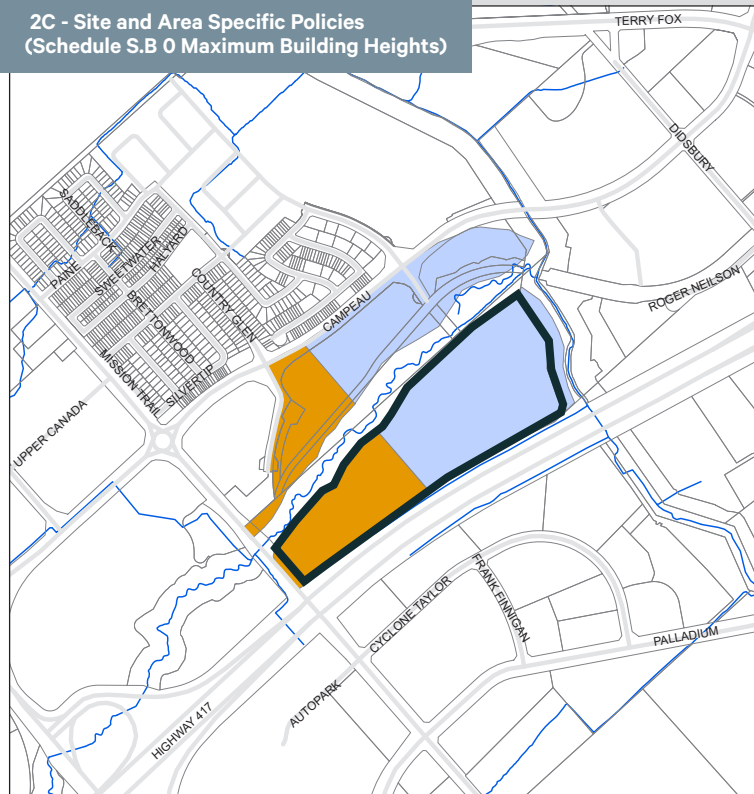
Planning and Land Use Summary

The City of Ottawa recently updated their Official Plan, which was approved in November 2021. The Property is designated Neighbourhood and has the Evolving Neighbourhood Overlay as per the proposed Suburban (West) Transect Land Use Plan (Schedule B5). Lands within the Suburban Transect shall support a range of dwelling unit sizes with a range of densities, including higher densities on properties in proximity to rapid transit systems. Please note that there is a SASP for the Property that allows for maximum heights of 6 storeys on the western and 15 storeys on the eastern portion of the Site. As such, the Site provides a prime opportunity for a mixed-use development with a range of densities being steps to the planned Campeau LRT Station.

The Evolving Neighbourhood Overlay is applied to areas in close proximity to Hubs and Corridors to signal a gradual evolution over time that will see a change in character to support intensification, including guidance for a change in character from suburban to urban to allow new built forms and more diverse functions of land. As per the land use policies, Neighbourhoods will form of the cornerstone of liveability in Ottawa and are planned for ongoing gradual, integrated, sustainable and context-sensitive development.

The Site is zoned Development Reserve (DR). Lands that are zoned DR are recognized by the City as areas for future urban development.

2C - Site and Area Specific Policies (Schedule S.B 0 Maximum Building Heights)



KANATA WEST CONCEPT PLAN

The Property is also located within the Kanata West Concept Plan (KWCP) area. The Kanata West Concept Plan was a product of Regional Official Plan Amendment #9 (ROPA 9), which was enacted on October 11, 2000, and expanded Ottawa's urban area by approximately 1,791 acres. The plan provides a vision for the area which is intended to be urban in character and will develop the area with different densities that make efficient use of the lands and incorporates future transit infrastructure.

OTHER CONSIDERATIONS

- The vendor has secured a non-binding agreement with the Kanata West Owners Group (KWOG) limiting involvement to solely paying for a pro-rata share of regional services.
- The vendor has an agreement with KWOG that the landowner group will not appeal a future rezoning application on the Property.





Richardson Ridge



Westwood



1050 Canadian Shield

Market Overview

The Property is located within the highly desirable and growing node of Kanata West. The area has witnessed significant residential development in the past few years, which is anticipated to continue to grow for the foreseeable future. In addition, the Site will benefit significantly from the future planned LRT line and new Campeau Drive Station, which is anticipated to be located directly north of the Site. Demand for apartment and condo housing in Kanata has remained high, allowing a purchaser to capitalize on the increase in prices and low supply.

Many of Ottawa's developers have launched multiple projects here with new and final phases coming from Minto, Mattamy, Claridge, and Lepine. These communities continue to deliver a mix of detached singles, towns, stacked towns, and significant clusters of rental apartments. To the immediate north lies Minto's Arcadia, consisting of the first four (4) Stages of the subdivision, which are mostly complete. Planning applications for Stage 5 are forthcoming and Minto is now proceeding with Phase 6. Upon completion there will be over 1,200 units in Arcadia. Also, nearby is Mattamy's Connections in Kanata community that is currently under construction providing over 1,000 residential units once complete, with a mix of townhouse and single detached units. The lands are also adjacent to Ottawa's newest major employment node of the Kanata West Business Park, consisting of 140 acres of employment and commercial development.



ACTIVE PROJECTS

#	PROJECT	DEVELOPER	# OF UNITS	TYPE	# OF BEDROOMS	SIZE RANGE (SQ FT)	STATUS	PRICING
1	Copperwood Estate	Uniform Urban Developments	N/A	Towns/Singles	N/A	N/A	Pre-Construction	N/A
2	Brookline	Minto	184	Towns/Singles	2-5	1,338-3,000	Under Construction	\$649,000 - \$982,900
3	Richardson Ridge	Cardel Homes, Uniform Urban Developments	400+	Towns/Singles	2-4.5	2,136-2,265	Under Construction	\$735,000 - \$1,089,575
4	Arcadia Stage 1-4	Minto	500	Towns/Singles	1.5-5	2,106-3,401	Under Construction	\$1,159,900 - \$1,339,000
5	Arcadia Stage 6	Minto	409	Towns/Singles	1.5-5	2,106-3,401	Pre-Construction	N/A
6	Fairwinds North	Mattamy Homes	96	Towns/Back-to-Back Towns	N/A	N/A	Under-Construction	\$664,000 - \$703,000
7	Connections in Kanata	Mattamy Homes	195	Towns/Singles	3-4	1,450-2,152	Under-Construction	\$680,000 - \$850,000
8	Blackstone	Cardel Homes Ottawa	349	Towns/Singles	1-4	1,611-2,888	Under-Construction	\$695,000 - \$1,024,684
9	360 Bobolink Ridge	Broadstreet Properties Ltd.	354	Apartments	N/A	N/A	Pre-Construction	N/A
10	Westwood	Claridge Homes, Richcraft, Tamarack Homes	449	Towns/Singles	1-5	1,330-3,195	Under-Construction	\$884,900 - \$1,300,000
11	Shea Village	Valecraft Homes	N/A	Towns/Singles	N/A	N/A	Pre-Construction	N/A
12	Edenwylde	Cardel Homes Ottawa, Tamarack Homes, Tartan Homes	550+	Towns/Singles	1-3	1,310-2,365	Under-Construction	\$648,093 - \$950,900
13	Bridlewood Trails	Claridge Homes	324	Condos/Towns/Singles	2-5	975-2,521	Under-Construction	\$483,000 - \$950,000
14	1050 Canadian Shield	Lepine Apartments	244	Apartments (Rental)	1-3	N/A	Pre-Construction	N/A
15	Timberwalk Community	Claridge Homes	632	Apartments (Rental)	N/A	N/A	Pre-Construction	N/A
16	6301 Campeau Drive	Bayview Hospitality	798	Apartments (Rental)	N/A	N/A	Pre-Construction	N/A
17	The Nomad	Lepine Apartments	156	N/A	N/A	N/A	Pre-Construction	N/A

Source: (Altus 2022)

City of Ottawa

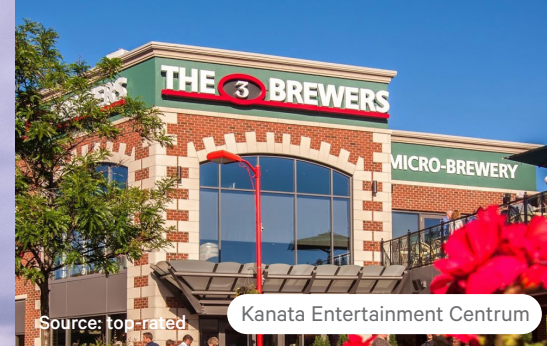
Located in eastern-Ontario along the Quebec border, Ottawa is Canada's capital city, with a population of over 1,000,000 residents. Together with the neighbouring municipality of Gatineau, QC and its population of approximately 288,000, the Ottawa-Gatineau CMA is one of the largest population centres in the Country. As a G7 capital city, and home of the Federal Government, the public sector accounts for nearly one-quarter of the Region's local economy. The balance is comprised of a diverse pool of local, national and multinational private sector businesses, industry associations and more than 120 foreign embassies, consulates and high commissions. The Region also benefits from industry clustering, especially in the field of high technology, with more than 800 high-tech firms located in Ottawa alone. Moreover, Ottawa is a centre for advanced research and development, especially in the fields of space science, telecommunications and environmental technology. Its robust economy is supported by the most educated workforce in the country. The Region also shares important economic ties to both Toronto and Montreal.

Ottawa's economy is currently being fueled by construction and infrastructure projects, and growth in the high-tech services. This substantial public and private investment is valued at well over \$6.B. Major infrastructure projects include a Light Rapid Transit system (\$2.1B), the widening of the Queensway, Ottawa's arterial 400-series highway (\$200M), and the renovation and expansion of the University of Ottawa Heart Institute (\$200M). Other major public and private sector projects include the rehabilitation of the Government of Canada Conference Centre located in downtown Ottawa (\$190M), the renovation of the National Arts Centre (\$110M) and the renewal of the Bank of Canada head office (\$460M). Stage 2 LRT construction (budgeted at \$3.6B) is expected to run until 2023, adding 44 kilometres of rail and 24 new stations. The expansion will ultimately bring 70% of Ottawa residents within five kilometres of the rail network. In addition, the City is in the process of obtaining funding for the detailed design and construction of the next phase of the LRT. Once Stage 2 and Stage 3 of the extension have been completed, the Property will benefit significantly from the City's diverse transit options and provide future residents and workers with direct connections across the Region.

Moreover, major investments in the retail segment are ongoing. The recent expansion and redevelopment work at Bayshore Shopping Centre, St. Laurent Shopping Centre, Rideau Centre and Promenade Gatineau totaled more than \$600M in aggregate investment. In addition, the \$1B Chaudière Falls redevelopment of the former Domtar lands now known as "Zibi", as well as the complete redevelopment of the Lebreton Flats Lands will further bolster Ottawa's development sector and solidify it as a world class City.



Alexandra Bridge
Source: Unsplash.com



Source: top-rated
Kanata Entertainment Centrum



Source: nicoleamanda.ca
Canadian Tire Arena



Source: richcraft.com
Richcraft Complex



Source: chatterblock.com
Tanger Outlets Ottawa



Source: Unsplash.com

About Kanata

A growing community that is in high demand

Located in the City of Ottawa's west end, Kanata is one of the largest suburbs, located 22 km west of the City's downtown. As of 2016, Kanata had a population of 90,806 and was growing rapidly. Before it was amalgamated into Ottawa in 2001, it was one of the fastest growing cities in Canada and the fastest growing communities in Eastern Ontario. It is a planned community and an important hi-tech centre, often referred to as Silicon Valley North. Kanata boasts extensive shopping and recreation destinations, including several world class golf courses, and entertainment venues.

Kanata is well positioned along Highway 417, allowing for direct connections across Ottawa and easy access to the downtown core for both residents and workers alike. Several nearby amenities enhance the appeal of the Property's development opportunity including Kanata Centrum Shopping Centre (± 1M square feet retail development), Canadian Tire Centre (the Ottawa Senators NHL Arena), and the Tanger Outlet Mall (± 300,000 square feet retail development).

There are several recreational facilities in close proximity including the Kanata Recreation Complex, Kanata Leisure Centre and Wave Pool, and the Bell Sensplex, which provide a number of programs for the benefit of area residents. In addition, there are numerous parks, educational institutions, nature trails and public transit stops within close walking distance of the Property.

Located nearby from the Site is the charming Stittsville Main Street, which spans 2 kilometres in length and offers a unique experience to residents given its distinct atmosphere and variety of amenities. Residents will appreciate the rich rural residential history of Stittsville as the majority of the commercial operations reside in residential type buildings, encapsulating Stittsville's sense of community.



NEARBY AMENITIES

Highlands Conservation Forest

KANATA LAKES - MARCHWOOD LAKESIDE MORGAN GRANT - KANATA

Future Kanata West Business Park

STITTSVILLE

BAYSHORE

BELLS CORNERS

KANATA

KATIMAVIK HAZELDEAN

KANATA SOUTH BUSINESS PARK

BRIDLEWOOD - EMERALD MEADOWS

STITTSVILLE - BASSWOOD

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HomeSense Kanata

Kanata Golf & Country Club

Hazeldean Mall



Source: experienceprincegeorges.com

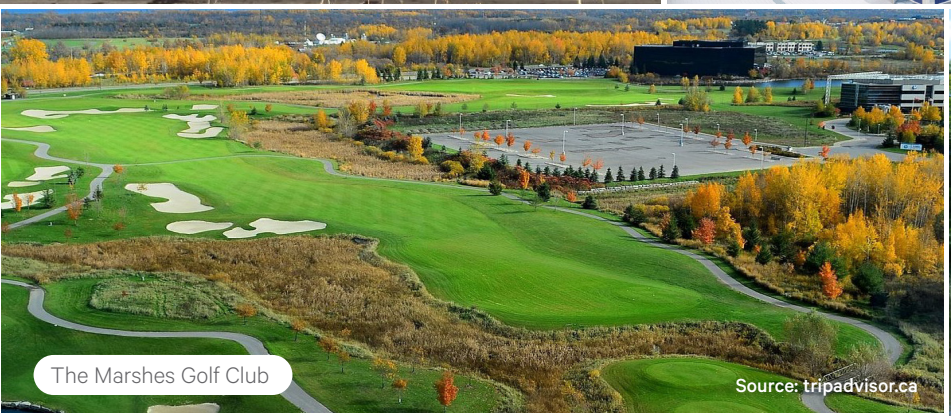


Source: salterpilon.com

Richcraft Recreation Complex



Source: nexthome.ca



The Marshes Golf Club

Source: tripadvisor.ca



Walter Baker Park

Source: kidsinthecapital.ca

Retail

- 1. Shoppers Drug Mart
- 2. Food Basics
- 3. Hazeldean Mall
- 4. Walmart Supercentre
- 5. Farm Boy
- 6. Tanger Outlets Ottawa
- 7. LCBO
- 8. Home Sense

Institutional

- 9. Stittsville Public School
- 10. Granite Ridge Care Community
- 11. Castlefrank Elementary School
- 12. Catholic Elementary School
- 13. Ottawa Public Library
- 14. All Saints High School
- 15. École secondaire catholique Paul-Desmarais
- 16. John Young Elementary School

Parks

- 17. Walter Baker Park
- 18. Frank MacDonald Ball Park
- 19. Old Quarry Trail
- 20. Hazeldean Woods Park
- 21. Roland Michener Park
- 22. Rickey Place Park
- 23. Trans Canada Trail
- 24. Wesley Clover Parks Campground

Recreation

- 25. Kanata Recreation Complex
- 26. Amberwood Village Golf & Country Club
- 27. Thunderbird Sports Centre
- 28. Kanata Golf and Country Club
- 29. Richcraft Recreation Complex
- 30. Eva James Memorial Community Centre
- 31. Kanata Leisure Centre and Wave Pool
- 32. Canadian Tire Centre



Canadian Tire Centre



Kanata Centrum Shopping Centre

Offering Process

MEMORANDUM CONTENTS

This Confidential Information Memorandum (“CIM”) has been prepared by the Advisor and is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property.

This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The CIM provides information relating to certain physical, locational and financial characteristics of the Property.

The information in this CIM has been obtained from various sources considered reliable. Neither the Vendor nor the Advisor make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and Advisor expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective purchasers. If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Vendor or the Advisor, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

CONFIDENTIALITY

By accepting this CIM, prospective Purchasers agree to hold and treat this CIM and its contents in the strictest confidence. Prospective Purchasers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Vendor and CBRE. Prospective Purchasers will not use or permit this CIM to be used in any manner detrimental to the interests of the Vendor, or CBRE or their affiliates or for any other purpose than a proposed purchase of the Property. The recipient of this CIM agrees to provide CBRE with a list of those persons to whom this CIM or any information contained herein is provided. The terms and conditions in this Section with respect to confidentiality and the disclaimer contained under the heading “Memorandum Contents” will relate to all Sections of the CIM as if stated independently therein.

The CIM shall not be copied, reproduced or distributed, in whole or in part, to other parties at any time without the prior written consent of the Vendor and CBRE. It is made available to prospective Purchasers for information purposes only and upon the expressed understanding that such prospective Purchasers will use it only for the purposes set forth herein.

Upon request, the recipient will promptly return all material received from the Vendor and CBRE (including the CIM) without retaining any copies thereof. In furnishing the CIM, the Vendor and CBRE undertake no obligations to provide the recipient with access to additional information. The division of the CIM into sections, paragraphs, sub paragraphs and the insertion or use of titles and headings are for convenience of reference only and shall not affect the construction or interpretation of this CIM.

INDEMNIFICATION

Recipients of this CIM acknowledge that they are principals or investment advisors in connection with the possible acquisition of the Property. Where a recipient of this CIM is working with another broker, that broker must register its client with CBRE at the outset. The broker must notify the listing agents at CBRE in writing, at the time the CIM is provided, that it is representing that Purchaser and must provide a written acknowledgment of representation from the Purchaser stipulating that the Purchaser will be responsible for their broker’s fees. Failing receipt of such notice and acknowledgment, it shall be deemed that the recipient has not dealt with any broker, other than CBRE, regarding the acquisition of the Property, and the recipient agrees that they will not look to the Vendor or CBRE, or any of their affiliates for any fees or commissions in connection with the sale of the Property. It is understood and agreed that the Purchaser shall be responsible for any and all fees payable to their broker should the Purchaser choose to engage a broker other than the CBRE Listing Team.

In exchange for specific good and valuable consideration provided by the Vendor and CBRE, including without limitation, the delivery of this CIM, the receipt and sufficiency of which are hereby acknowledged by the prospective Purchasers, prospective Purchasers hereby agree to indemnify the Vendor and CBRE, and their affiliates against any compensation, liability or expense (including legal fees), arising from claims by any other broker or other party the Purchaser had dealings with (excluding CBRE) in connection with the sale of the Property, or in connection with a breach by the prospective Purchaser of its obligations as described herein. In no event shall prospective Purchasers or any of their agents or contractors contact any governmental authorities concerning the Properties, or make any physical inspection or testing of the Properties, without the prior written consent of the Vendor or CBRE.

TRANSACTION REQUIREMENTS

Interested parties are invited to submit a proposal on a Purchaser’s Letter of Intent. From the submissions, one or more of the proposals may be short listed to proceed to the next stage of the process where it is the intent of the Vendor to enter into a binding Agreement of Purchase and Sale for the Property. All participants in the process do so of their own accord. Neither the Vendor nor CBRE make any representation or warranty, or any agreement whatsoever, that the Vendor will accept any Agreement of Purchase and Sale, before or after negotiations, which may be extensive, that the Vendor will accept the highest or any price offered or, that the Vendor or CBRE, shall compensate any participant for any costs incurred in its participation in the process.

Offers will be evaluated on, among other criteria, the consideration offered for the Property, the prospective Purchaser’s ability to complete the transaction, and the proposed conditions of closing.

OFFER SUBMISSION DATE TO BE ANNOUNCED.

All offers to be submitted:

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CBRE

**LAND
SERVICES
GROUP**

www.cbre.ca/mclsg

CONFIDENTIALITY AGREEMENT

HUNTMAR DRIVE · OTTAWA, ON

The undersigned hereby acknowledges that CBRE Limited ("CBRE"); through the Land Services Group, has been retained by the vendor on an exclusive basis to arrange the sale of Huntmar Drive (the "Property") in Ottawa, ON. All inquiries and communications with respect to the Property shall be directed to any of the listing agents of CBRE. We have requested from the vendor and CBRE, information, including confidential and proprietary information, which has not been generally disclosed to the public, for use in evaluating a potential purchase of the Property.

In exchange for good and valuable consideration provided by the vendor and CBRE, including, without limitation, the delivery of a Confidential Information Memorandum (the "CIM"), the receipt and sufficiency of which is hereby acknowledged, we agree to keep confidential any and all information supplied to us concerning the Property that is not a matter of public record and not to utilize any such information for our own benefit (or for the benefit of anyone else) other than for the evaluation of the Property with respect to a potential purchase.

We understand that we may transmit any such information to partners, officers, directors, employees or legal or financial advisors (collectively, "representatives") but only to the extent that they need to know such information for the purpose of such evaluation. We undertake to inform such representatives of the confidential nature of such information and that they will be bound by the terms of this Agreement. We agree to be responsible for any breach of this Agreement by our representatives. We agree that any legal, financial or any other third party advisors that are retained by us, to act on our behalf, will be compensated by us.

We understand that upon the vendor's request we will provide all pertinent financials of the company looking to purchase the above-mentioned property to the Vendor in a timely manner and that these statements will only be used for the purpose of determining the financial feasibility for this transaction.

We agree to read and examine all material provided by the vendor on the above-mentioned property and will do so prior to submitting an Agreement of Purchase and Sale or Letter of Intent.

We agree to return all documentation provided herewith, including the CIM, and any notes or copies made thereof if we decide not to pursue or complete this opportunity. We also agree not to use the information provided in any way detrimental to the vendor (or any parties assisting the vendor), either before or after cessation of our pursuit of property purchase. The provisions of this Agreement are binding on our successors or assigns.

We acknowledge that the CIM and the other information being delivered to us with respect to the Property is subject to the limitations on liability and disclaimers for the protection of the vendor and CBRE contained in the CIM.

We agree to indemnify and save harmless the vendor and CBRE from any claims, losses, damages and liabilities whatsoever (including legal fees on a substantial indemnity basis and disbursements) arising out of a breach by us or any of our representatives of any of the terms or other provisions of this Agreement. CBRE and the Vendor also reserve the right not to release information.

We agree to continue to work through the Land Services Group at CBRE Limited for the above-mentioned property including offers within 12 months after the expiration of the Listing Period, so long as we wish to make any offer within said time-frame and that we were introduced to the Property during the Listing Period or shown the Property during the Listing Period, which we have acknowledged by signing below.

We agree that any signage CBRE has installed on the Property shall remain for a period of 6 months after the closing period.

We agree that any and all communication with regards to this Property shall be done so through CBRE. We and/or our representative will not at any time contact the vendor directly.

In the event we are the purchasers of this property, we agree to allow CBRE the right to market the purchase price after closing.

CBRE and the vendor shall not be responsible for the payment of brokerage or other fees to any outside agents or consultants in connection with this offering. CBRE is exclusively representing the vendor and will not act on behalf of any potential purchasers. With the execution of this Confidentiality Agreement, the undersigned acknowledges that they are undertaking this investigation of the Property at their sole risk and expense and that under no circumstances will any amounts expended by the undersigned for its due diligence investigation or review be paid or reimbursed by the vendor or CBRE. A digitally submitted or a scan of a signed copy of this Agreement shall be deemed to be an original signed copy.

THE SECTION BELOW MUST BE COMPLETED AND SUBMITTED TO LSGGTA@CBRE.COM IN ORDER TO RECEIVE THE DUE DILIGENCE PACKAGE

(I possess the authority to legally bind the Corporation)

PROPONENT NAME:	REPRESENTATIVE:
COMPANY:	COMPANY:
PRIMARY EMAIL:	PRIMARY EMAIL:
PRIMARY PHONE #:	PRIMARY PHONE #:
ADDITIONAL EMAIL:	DATE:
ADDITIONAL PHONE #:	SIGNATURE:
DATE:	Please indicate if you would like a follow up call or meeting:
PRIMARY SIGNATURE:	CALL: MEETING:

The button above can be clicked to submit the CA electronically using the Adobe Reader application, once the required fields have been filled.

OR

Please print, complete, sign and scan an email copy to lsggta@cbre.com.

***REQUIRED FIELDS. **Broker, *Sales Representative**

This disclaimer shall apply to CBRE Limited, Brokerage, and to all other divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.