

Site Selection Criteria, Development Schedule and Cost Estimates

Site Selection Criteria

1. A site without a current municipal use, crop and pasture land being ideal.
2. A site without significant grade or slope stability issues.
3. Proximity to existing Fire department service.
4. Proximity to sufficient fire hydrant capacity.
5. A well-drained site with no significant wetlands
6. A site offering a sufficient storm water drainage capacity.
7. Proximity to potable water and sufficient capacity in the system.
8. Proximity to sanitary sewer and sufficient capacity in the system.
9. Proximity to electrical distribution service 13 or 25 kV.
10. Proximity to existing road network and sufficient capacity in the system.
11. Proximity to existing Calgary Transit and sufficient capacity in the system.
12. Proximity to existing schools.
13. Proximity to existing retail.
14. Proximity to existing recreational facilities.

Typical Development Schedule

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| 1. | Site Selection | 1 month |
| 2. | Land Use and Development Permit | 12 -18 months |
| 3. | Development Site Servicing Plan | 3 - 6 months depending on land use |
| 4. | Contractor Selection and Building Permit | 2 - 4 months |
| 5. | Placement of Units | 2 - 4 months |

Capital Construction High Level Cost Estimate

All costs are shown per acre unless otherwise noted.

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| 1. | Design Engineering (per site) | 10% - 15% of total construction cost |
| | Incl. quality control testing, contract administration and site inspection | |
| 2. | Stripping and Grading | \$25,000 |
| 3. | Gravel Pad | \$40,000 |
| 4. | Servicing | \$5,000 - \$15,000 |
| 5. | Shallow Utilities | \$15,000 |
| 6. | Landscaping | \$19,000 |
| 7. | Miscellaneous | \$1,000 |

Operating Cost High Level Estimate

Operating costs are estimated per acre per month for work camp-style trailer accomodations.

Food, lodging and staff costs	\$60,000
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