

**From:** [Deblasio, Leslie](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: Public Submission LOC2018-0247, CPC2019-0206  
**Date:** Monday, April 01, 2019 9:28:59 AM  
**Attachments:** [18.11.12 Business Profiles.pdf](#)  
[18.11.13 applicant submission form.pdf](#)  
[JPC-LOI-Bloom Lashes - Signed.pdf](#)  
[JPC-LOI-Chi Hoang Meats - Signed.pdf](#)  
[JPC-LOI-Jacksonport Pharmacy - Signed.pdf](#)  
[JPC-LOI-Made By PG - Signed.pdf](#)  
[JPC-LOI-Sahar Communications - Signed.pdf](#)  
[image002.png](#)

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Please see below

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**From:** Joanna Patton [<mailto:joanna@civicworks.ca>]  
**Sent:** Monday, April 01, 2019 9:25 AM  
**To:** City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>  
**Cc:** Dave White <[david@civicworks.ca](mailto:david@civicworks.ca)>  
**Subject:** [EXT] Public Submission LOC2018-0247, CPC2019-0206

Good Morning,

Please find attached the complete Applicant Statement and corresponding Business Profiles and Letters of Intent as our Public Submission for item LOC2018-0247 (Stoney 3, Ward 5 at 3730 – 108 Avenue NE) scheduled for a Public Hearing on April 8, 2019. The Administration Report includes a portion of the Applicant Statement, however, the second page of this document is missing from the report.

Kind Regards,



**Joanna Patton** BFA, MPlan  
URBAN PLANNER

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[civicworks.ca](http://civicworks.ca)

460 - 5119 Elbow Drive SW  
Calgary, Alberta T2V 1H2

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460 - 5119 Elbow Drive SW P 403 201 5305  
Calgary, Alberta T2V 1H2 F 403 201 5344

12.11.2018

## **BUSINESS PROFILES FOR JACKSONPORT PROFESSIONAL CENTRE**

The existing Development Permit for this site was approved under the 15Z2007 Direct Control (DC) District. However, since approval Eagle Crest Construction has experienced difficulty in attracting buyers for the industrial units because of the restricted uses allowed within the district. The businesses listed below have formally expressed interest in the development through Letters of Interest (attached), and the proposed redesignation to I-B would allow them to operate within the Jacksonport Professional Centre. The proposed change would result in approximately 15% to 20% of the existing warehouse and light industrial area being transitioned to supporting commercial storefront and showroom spaces.

### **Chi Hoang Meats**

#### **Discretionary Use: Specialty Food Store**

Chi Hoang Meats is a retail butcher shop and a back-end wholesaler providing wholesale product to various businesses in the area. To support the wholesale component of their business, Chi intends to dedicate a small portion of their total square footage to store front retail servicing employment centres in the immediate area.

### **Bloom Lashes**

#### **Discretionary Use: Retail and Consumer Services**

Bloom lashes is a beauty retailer specializing in eye lashes and other beauty accessories. Bloom sells their luxury product to local retailers and salons as well as online to a larger global market. To support the larger wholesale component of their business, Bloom intends to dedicate a portion of their storage space to a retail showroom, building their physical presence in the Calgary market.

### **Sahar Communications**

#### **Discretionary Use: Retail and Consumer Services**

Sahar Communications offers home automation/security services as well as computer and cell phone repair. In addition to storage space for automation/alarm equipment, Sahar requires storefront retail for their computer/cell repair services and home automation equipment showroom.

### **Jacksonport Pharmacy & Convenience Store**

#### **Permitted Use: Convenience Food Store**

#### **Discretionary Use: Retail and Consumer Services**

Jacksonport Pharmacy intends to offer prescribed and over the counter medication as well as convenience goods as part of their storefront providing services to employment centres in the immediate area.

### **Made by PG**

#### **Permitted Use: Instructional Facility**

#### **Discretionary Use: Retail and Consumer Services**

Made by PG offers makeup services and classroom training for aspiring artists. As part of their instructional facility, Made by PG intends to dedicate a small portion of their total square



## Land Use Redesignation Applicant's Submission

### Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

**NOTE:** Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

ISC: Protected





## JACKSONPORT PROFESSIONAL CENTRE – LETTER OF INTENT

DATE: Nov 1, 2018

TO:

Simer Rattan  
Eagle Crest Construction  
PO BOX 75065 WESTHILLS  
Calgary AB, T3H 3M1

FROM: Angela Cheung

1531950 Alberta LTD Bloom Lashes  
COMPANY: \_\_\_\_\_

ADDRESS: 15088 Aspen Woods RPO Calgary, AB T3H 0N8

RE: Purchase of Commercial Space at Jacksonport Professional Centre

We are pleased to set out in this letter ( the "Letter Of Intent") the Terms and Conditions which accepted by Eagle Crest Construction on behalf of 2060708 Alberta ltd. ( being the "**Vendor**") would form the basis of a formal agreement of purchase and sale (the "**Purchase Agreement**") between the Vendor and Angela Cheung ( the "**Purchaser**").

The following outlines the terms and conditions which would form the basis of the Purchase Agreement:

1. **Property:** The property will comprise of Commercial space totaling 1613 square feet on the legal land described below. Municipal address to be determined. See schedule A for map.

**NW Corner of 108 Ave and 36 ST NE, Calgary, AB**

**Legal Description:** Plan 1512086

Block 1

Lot 7

Excepting thereout all mines and minerals

HS  
AC



### Jacksonport Professional Centre Disclosure

Please note that the vendor has the subject property under contract and shall be closing the Transaction October 15, 2017 and commencing construction February 2018, with an anticipated completion date of December 2018. *19 AC HLS*

Land Use:  
CURRENT LAND USE ATTACHED IN SCHEDULE B

Purchase Price:  
2 Storey Professional Centre:

Main Floor 350\$ per SQFT, Second Floor 250\$ per SQFT

Industrial Building with Room for Mezzanine

~~280\$ per SQFT~~ \$315 per Sqft *AC TJS*

\* GST is applicable on all prices, please note that the above is pre-sale pricing as of April, 25, 2016 and is subject to change without notice.

Use Retail sales of aesthetic supplies

Purchaser Initial AC

**Adjustments:** The Purchase Agreement shall contain provisions for those adjustments, which are normal for transactions of this size and type.

#### Deposits:

Initial deposit of 1% of purchase price to be deposited into the Vendors lawyer account and credited against purchase price. Deposits should be made out to Mohar Law In Trust. If the Purchaser waives due diligence conditions, the Purchaser agrees to give a second deposit for a combined total of 10% of the purchase price set forth in the purchase contract. If the Purchaser does not remove its due diligence condition the Vendors solicitor will refund the deposits within a timely manner. Once the Purchaser has removed the due diligence condition all deposits become non-refundable. Unless otherwise agreed initial deposit will accompany the Letter Of Intent. No purchasers caveat permitted until after the condo plan registration, Purchaser to get consent of Vendors Solicitor to registration. Upon Closing the land and the approval of the development permit all deposits are releasable.

#### Due Diligence:

Due Diligence condition will begin when the Vendor provides the Purchaser with Submission Development Drawings and a PSA. The Purchaser has 45 days to complete all financing, due diligence and any other affairs before waiving there condition and providing the second deposit. The Vendor agrees to send the Purchaser notice when the due diligence begins and when it ends.

*HK AC*



The Purchaser's obligation to complete the transaction of purchase and sale which is contemplated herein will be subject to the conditional fulfillment of the following conditions precedent on or before 4:00 pm on the Purchaser's condition date:

1. The Purchaser being satisfied sole discretion as to financial and economic feasibility of the property and its intended use thereon
2. The Purchaser having obtained approval by its board of directors

The Purchaser's due diligence conditions are for the sole benefit of the Purchaser and may be waived in whole or in part by the purchaser.

**Purchase Agreement:**

The Purchase Agreement will be prepared by the Vendor's solicitor within 10 business days of the notice being given for the beginning of their due diligence. Upon delivery of the Purchase Agreement the Vendor has until the end of the due diligence to agree to the contract, if they do not agree they hold right to terminate the contract and request all deposits returned. The Purchase Agreement will indicate their final building, and location within that building.

**Representation and Warranties:** The Purchase Agreement will include all standard representations and warranties by the Vendor and the Purchaser and all closing conditions as may be mutually agreed upon.

**Notice:** Any notice required to be given under this letter will be in writing and sent by email or mail to the following:

(A) In case of the Vendor:  
Eagle Crest Construction  
PO BOX 75065 WESTHILLS  
Calgary AB, T3H 3M1

(B) In case of the Purchaser:  
Address: ang@angelacheung.ca  
Email:  
Phone: 403-828-6633

**Closing:** The Vendor will provide 90 days notice from the completion, the Vendor will provide vacant possession of the property at that time as a term of the Purchase Agreement. In the event that condominium plan is not registered, the Purchaser is still required to close the transaction, based upon providing cash difference to the Vendor's lawyer, the vendor agrees to carry at mortgage rate and mortgage amount until the plan is registered.

**Confidentiality:** Each of the Vendor and the Purchaser will keep the terms of this letter in the strictest confidence both before and after closing, except in the course of conveying necessary information to third parties involved directly in the transaction and may be required by law or mutually agreed in writing.





If these terms are acceptable both parties will sign within 5 business day from the date of issue for this letter.

This Letter of Intent is not legally binding. Neither the expenditure of funds nor the undertaking of actions shall be considered partial performance or binding, nor shall it be the basis for reliance. This letter is an expectation of our present intention and our willingness to continue negotiations which we hope shall lead to the satisfactory negotiation of a Purchase Agreement.

Dated this Nov 1, 2018

A handwritten signature in black ink, appearing to read "Harsimran Rattan", written over a horizontal line.

Per: HARSIMRAN RATTAN  
2060708 Alberta LTD

A small, stylized handwritten mark or signature, possibly initials, located to the left of the signature line.

Per: Angela Cheung

Purchaser: A handwritten signature in black ink, appearing to read "Angela Cheung", written over a horizontal line.

Handwritten initials "AC" inside a circle, with a large "X" mark to the left.



## JACKSONPORT PROFESSIONAL CENTRE – LETTER OF INTENT

DATE: Oct. 11, 2018

TO:  
Simer Rattan  
Eagle Crest Construction  
PO BOX 75065 WESTHILLS  
Calgary AB, T3H 3M1

FROM: Chi Hoang

COMPANY: Chi Hoang Meats Ltd.

ADDRESS: 284 West Chestermere Drive, Chestermere AB T1X 1B2

RE: Purchase of Commercial Space at Jacksonport Professional Centre

We are pleased to set out in this letter ( the "Letter Of Intent") the Terms and Conditions which accepted by Eagle Crest Construction on behalf of 2060708 Alberta ltd. ( being the "Vendor") would form the basis of a formal agreement of purchase and sale (the "**Purchase Agreement**") between the Vendor and Chi Hoang ( the "Purchaser").

The following outlines the terms and conditions which would form the basis of the Purchase Agreement:

1. **Property:** The property will comprise of Commercial space totaling 1880 square feet on the legal land described below. Municipal address to be determined. See schedule A for map.

NW Corner of 108 Ave and 36 ST NE, Calgary, AB

**Legal Description:** Plan 1512086  
Block 1  
Lot 7  
Excepting thereout all mines and minerals

This contract is conditional to re-zoning approval to "IB-Industrial Business" approval.



### Jacksonport Professional Centre Disclosure

Please note that the vendor has the subject property under contract and shall be closing the Transaction October 15, 2017 and commencing construction February 2018, with an anticipated completion date of December 2018. *lee HS*

#### Land Use:

CURRENT LAND USE ATTACHED IN SCHEDULE B

#### Purchase Price:

2 Storey Professional Centre:

Main Floor 350\$ per SQFT, Second Floor 250\$ per SQFT

Industrial Building with Room for Mezzanine

~~380\$ per SQFT~~ *\$330 per SQFT* *lee HS*

\* GST is applicable on all prices, please note that the above is pre-sale pricing as of April, 25, 2016 and is subject to change without notice.

Use Retail butcher shop and wholesale

*\**

Purchaser Initial *lee*

**Adjustments:** The Purchase Agreement shall contain provisions for those adjustments, which are normal for transactions of this size and type.

#### Deposits:

Initial deposit of 1% of purchase price to be deposited into the Vendors lawyer account and credited against purchase price. Deposits should be made out to Mohar Law In Trust. If the Purchaser waives due diligence conditions, the Purchaser agrees to give a second deposit for a combined total of 10% of the purchase price set forth in the purchase contract. If the Purchaser does not remove its due diligence condition the Vendors solicitor will refund the deposits within a timely manner. Once the Purchaser has removed the due diligence condition all deposits become non-refundable. Unless otherwise agreed initial deposit will accompany the Letter Of Intent. No purchasers caveat permitted until after the condo plan registration, Purchaser to get consent of Vendors Solicitor to registration. Upon Closing the land and the approval of the development permit all deposits are releasable.

#### Due Diligence:

Due Diligence condition will begin when the Vendor provides the Purchaser with Submission Development Drawings and a PSA. The Purchaser has 45 days to complete all financing, due diligence and any other affairs before waiving there condition and providing the second deposit. The Vendor agrees to send the Purchaser notice when the due diligence begins and when it ends.

*HS*  
*lee*



The Purchasers obligation to complete the transaction of purchase and sale which is contemplated herein will be subject to the conditional fulfillment of the following conditions precedent on or before 4:00 pm on the Purchasers condition date:

1. The Purchaser being satisfied sole discretion as to financial and economic feasibility of the property and its intended use thereon
2. The Purchaser having obtained approval by its board of directors

The Purchasers due diligence conditions are for the sole benefit of the Purchaser and may be waived in whole or in part by the purchaser.

**Purchase Agreement:**

The Purchase Agreement will be prepared by the Vendors solicitor within 10 business days of the notice being given for the beginning of their due diligence. Upon delivery of the Purchase Agreement the Vendor has until the end of the due diligence to agree to the contract, if they do not agree they hold right to terminate the contract and request all deposits returned. The Purchase Agreement will indicate there final building, and location within that building.

**Representation and Warranties:** The Purchase Agreement will include all standard representations and warranties by the Vendor and the Purchaser and all closing conditions as may be mutually agreed upon.

**Notice:** Any notice required to be given under this letter will be in writing and sent by email or mail to the following:

(A) In case of the Vendor:  
Eagle Crest Construction  
PO BOX 75065 WESTHILLS  
Calgary AB, T3H 3M1

(B) In case of the Purchaser:  
Address:  
Email:  
Phone:

**Closing:** The Vendor will provide 90 days notice from the completion, the Vendor will provide vacant possession of the property at that time as a term of the Purchase Agreement. In the event that condominium plan is not registered, the Purchaser is still required to close the transaction, based upon providing cash difference to the Vendors lawyer, the vendor agrees to carry at mortgage rate and mortgage amount until the plan is registered.

**Confidentiality:** Each of the Vendor and the Purchaser will keep the terms of this letter in the strictest confidence both before and after closing, except in the course of conveying necessary information to third parties involved directly in the transaction and may be required by law or mutually agreed in writing.

HS  




If these terms are acceptable both parties will sign within 5 business day from the date of issue for this letter.

This Letter of Intent is not legally binding. Neither the expenditure of funds nor the undertaking of actions shall be considered partial performance or binding, nor shall it be the basis for reliance. This letter is an expectation of our present intention and our willingness to continue negotiations which we hope shall lead to the satisfactory negotiation of a Purchase Agreement.

Dated this OCT. 11, 2018

  
Per: WARSIMER RATTAN  
2060708 Alberta LTD

\*

Per:   
Purchaser: Chi Hoang







## JACKSONPORT PROFESSIONAL CENTRE – LETTER OF INTENT

DATE: Oct. 22/2018

TO:  
Simer Rattan  
Eagle Crest Construction  
PO BOX 75065 WESTHILLS  
Calgary AB, T3H 3M1

FROM: Amandeep Pandher

COMPANY: Jacksonport Pharmacy & Convenience

ADDRESS: 409 Marina Drive Chestermere AB. T1X 1V8

RE: Purchase of Commercial Space at Jacksonport Professional Centre

We are pleased to set out in this letter ( the "Letter Of Intent") the Terms and Conditions which accepted by Eagle Crest Construction on behalf of 2060708 Alberta Ltd. ( being the "Vendor") would form the basis of a formal agreement of purchase and sale (the "Purchase Agreement") between the Vendor and Amandeep Pandher ( the "Purchaser").

The following outlines the terms and conditions which would form the basis of the Purchase Agreement:

1. Property: The property will comprise of Commercial space totaling 1820 square feet on the legal land described below. Municipal address to be determined. See schedule A for map.

NW Corner of 108 Ave and 36 ST NE, Calgary, AB

Legal Description: Plan 1512086  
Block 1  
Lot 7  
Excepting thereout all mines and minerals

HS

AP



### Jacksonport Professional Centre Disclosure

Please note that the vendor has the subject property under contract and shall be closing the Transaction October 15, 2017 and commencing construction February 2018, with an anticipated completion date of December 2018.

Land Use:  
**CURRENT LAND USE ATTACHED IN SCHEDULE B**

Purchase Price:  
2 Storey Professional Centre:

\$345 per sqft

Main Floor ~~250\$ per SQFT~~, Second Floor 250\$ per SQFT

Industrial Building with Room for Mezzanine

380\$ per SQFT

\* GST is applicable on all prices, please note that the above is pre-sale pricing as of April, 25, 2016 and is subject to change without notice.

Use Retail Pharmacy and Convenience Store

\* Purchaser Initial AP

**Adjustments:** The Purchase Agreement shall contain provisions for those adjustments, which are normal for transactions of this size and type.

#### Deposits:

Initial deposit of 1% of purchase price to be deposited into the Vendors lawyer account and credited against purchase price. Deposits should be made out to Mohar Law In Trust. If the Purchaser waives due diligence conditions, the Purchaser agrees to give a second deposit for a combined total of 10% of the purchase price set forth in the purchase contract. If the Purchaser does not remove its due diligence condition the Vendors solicitor will refund the deposits within a timely manner. Once the Purchaser has removed the due diligence condition all deposits become non-refundable. Unless otherwise agreed initial deposit will accompany the Letter Of Intent. No purchasers caveat permitted until after the condo plan registration, Purchaser to get consent of Vendors Solicitor to registration. Upon Closing the land and the approval of the development permit all deposits are releasable.

#### Due Diligence:

Due Diligence condition will begin when the Vendor provides the Purchaser with Submission Development Drawings and a PSA. The Purchaser has 45 days to complete all financing, due diligence and any other affairs before waiving there condition and providing the second deposit. The Vendor agrees to send the Purchaser notice when the due diligence begins and when it ends.



The Purchasers obligation to complete the transaction of purchase and sale which is contemplated herein will be subject to the conditional fulfillment of the following conditions precedent on or before 4:00 pm on the Purchasers condition date:

1. The Purchaser being satisfied sole discretion as to financial and economic feasibility of the property and its intended use thereon
2. The Purchaser having obtained approval by its board of directors

The Purchasers due diligence conditions are for the sole benefit of the Purchaser and may be waived in whole or in part by the purchaser.

**Purchase Agreement:**

The Purchase Agreement will be prepared by the Vendors solicitor within 10 business days of the notice being given for the beginning of their due diligence. Upon delivery of the Purchase Agreement the Vendor has until the end of the due diligence to agree to the contract, if they do not agree they hold right to terminate the contract and request all deposits returned. The Purchase Agreement will indicate there final building, and location within that building.

**Representation and Warranties:** The Purchase Agreement will include all standard representations and warranties by the Vendor and the Purchaser and all closing conditions as may be mutually agreed upon.

**Notice:** Any notice required to be given under this letter will be in writing and sent by email or mail to the following:

(A) In case of the Vendor:  
Eagle Crest Construction  
PO BOX 75065 WESTHILLS  
Calgary AB, T3H 3M1

(B) In case of the Purchaser:  
Address: 409 Marina Drive Chestermere AB. T1X 1V8  
Email: apandherca@gmail.com  
Phone: 403-861-3431

**Closing:** The Vendor will provide 90 days notice from the completion, the Vendor will provide vacant possession of the property at that time as a term of the Purchase Agreement. In the event that condominium plan is not registered, the Purchaser is still required to close the transaction, based upon providing cash difference to the Vendors lawyer, the vendor agrees to carry at mortgage rate and mortgage amount until the plan is registered.

**Confidentiality:** Each of the Vendor and the Purchaser will keep the terms of this letter in the strictest confidence both before and after closing, except in the course of conveying necessary information to third parties involved directly in the transaction and may be required by law or mutually agreed in writing.


VS



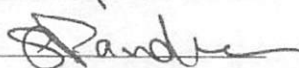
If these terms are acceptable both parties will sign within 5 business day from the date of issue for this letter.

This Letter of Intent is not legally binding. Neither the expenditure of funds nor the undertaking of actions shall be considered partial performance or binding, nor shall it be the basis for reliance. This letter is an expectation of our present intention and our willingness to continue negotiations which we hope shall lead to the satisfactory negotiation of a Purchase Agreement.

Dated this Oct. 22/2018

  
\_\_\_\_\_

Per:  
2060708 Alberta LTD

\* Per: Amandeep Pandher  
Purchaser: 




## JACKSONPORT PROFESSIONAL CENTRE – LETTER OF INTENT

DATE: Oct 6, 2018

TO:

Simer Rattan  
Eagle Crest Construction  
PO BOX 75065 WESTHILLS  
Calgary AB, T3H 3M1

FROM: Gurveen Biring

COMPANY: 1879004 Alberta Ltd. MADE BY PG

ADDRESS: 91 Castlefall Rd Calgary AB T3J 1M8

RE: Purchase of Commercial Space at Jacksonport Professional Centre

We are pleased to set out in this letter ( the "Letter Of Intent") the Terms and Conditions which accepted by Eagle Crest Construction on behalf of 2060708 Alberta ltd. ( being the "**Vendor**") would form the basis of a formal agreement of purchase and sale (the "**Purchase Agreement**") between the Vendor and Gurveen Biring ( the "**Purchaser**").

The following outlines the terms and conditions which would form the basis of the Purchase Agreement:

1. **Property:** The property will comprise of Commercial space totaling 1750 square feet on the legal land described below. Municipal address to be determined. See schedule A for map.

NW Corner of 108 Ave and 36 ST NE, Calgary, AB

**Legal Description:** Plan 1512086

Block 1

Lot 7

Excepting thereout all mines and minerals

45  
CS



### Jacksonport Professional Centre Disclosure

Please note that the vendor has the subject property under contract and shall be closing the Transaction October 15, 2017 and commencing construction February 2018 , with an anticipated completion date of December 2018.

#### Land Use:

**CURRENT LAND USE ATTACHED IN SCHEDULE B**

#### Purchase Price:

2 Storey Professional Centre:

Main Floor 350\$ per SQFT, Second Floor 250\$ per SQFT

Industrial Building with Room for Mezzanine

~~380\$ per SQFT~~

\$323 per Sqft

\* GST is applicable on all prices, please note that the above is pre-sale pricing as of April, 25, 2016 and is subject to change without notice.

Use Makeup Training facility, Retail storefront makeup studio, and wholesale

Purchaser Initial CB

**Adjustments:** The Purchase Agreement shall contain provisions for those adjustments, which are normal for transactions of this size and type.

#### Deposits:

Initial deposit of 1% of purchase price to be deposited into the Vendors lawyer account and credited against purchase price. Deposits should be made out to Mohar Law In Trust. If the Purchaser waives due diligence conditions, the Purchaser agrees to give a second deposit for a combined total of 10% of the purchase price set forth in the purchase contract. If the Purchaser does not remove its due diligence condition the Vendors solicitor will refund the deposits within a timely manner. Once the Purchaser has removed the due diligence condition all deposits become non-refundable. Unless otherwise agreed initial deposit will accompany the Letter Of Intent. No purchasers caveat permitted until after the condo plan registration, Purchaser to get consent of Vendors Solicitor to registration. Upon Closing the land and the approval of the development permit all deposits are releasable.

#### Due Diligence:

Due Diligence condition will begin when the Vendor provides the Purchaser with Submission Development Drawings and a PSA. The Purchaser has 45 days to complete all financing, due diligence and any other affairs before waiving there condition and providing the second deposit. The Vendor agrees to send the Purchaser notice when the due diligence begins and when it ends.





The Purchasers obligation to complete the transaction of purchase and sale which is contemplated herein will be subject to the conditional fulfillment of the following conditions precedent on or before 4:00 pm on the Purchasers condition date:

1. The Purchaser being satisfied sole discretion as to financial and economic feasibility of the property and its intended use thereon
2. The Purchaser having obtained approval by its board of directors

The Purchasers due diligence conditions are for the sole benefit of the Purchaser and may be waived in whole or in part by the purchaser.

**Purchase Agreement:**

The Purchase Agreement will be prepared by the Vendors solicitor within 10 business days of the notice being given for the beginning of their due diligence. Upon delivery of the Purchase Agreement the Vendor has until the end of the due diligence to agree to the contract, if they do not agree they hold right to terminate the contract and request all deposits returned. The Purchase Agreement will indicate there final building, and location within that building.

**Representation and Warranties:** The Purchase Agreement will include all standard representations and warranties by the Vendor and the Purchaser and all closing conditions as may be mutually agreed upon.

**Notice:** Any notice required to be given under this letter will be in writing and sent by email or mail to the following:

(A) In case of the Vendor:  
Eagle Crest Construction  
PO BOX 75065 WESTHILLS  
Calgary AB, T3H 3M1

(B) In case of the Purchaser:  
Address:  
Email: *GUEVEVBIRIN@GMAIL.COM*  
Phone: *403 613 7333*

**Closing:** The Vendor will provide 90 days notice from the completion, the Vendor will provide vacant possession of the property at that time as a term of the Purchase Agreement. In the event that condominium plan is not registered, the Purchaser is still required to close the transaction, based upon providing cash difference to the Vendors lawyer, the vendor agrees to carry at mortgage rate and mortgage amount until the plan is registered.

**Confidentiality:** Each of the Vendor and the Purchaser will keep the terms of this letter in the strictest confidence both before and after closing, except in the course of conveying necessary information to third parties involved directly in the transaction and may be required by law or mutually agreed in writing.


*HS*  
*(B)*

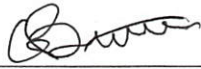


If these terms are acceptable both parties will sign within 5 business day from the date of issue for this letter.

This Letter of Intent is not legally binding. Neither the expenditure of funds nor the undertaking of actions shall be considered partial performance or binding, nor shall it be the basis for reliance. This letter is an expectation of our present intention and our willingness to continue negotiations which we hope shall lead to the satisfactory negotiation of a Purchase Agreement.

Dated this Oct 6, 2018

  
Per: HARSIMER RATTAN  
2060708 Alberta LTD

Per: 

Purchaser: Gurveen Biring







## JACKSONPORT PROFESSIONAL CENTRE – LETTER OF INTENT

DATE: October 14, 2018

TO:  
Simer Rattan  
Eagle Crest Construction  
PO BOX 75065 WESTHILLS  
Calgary AB, T3H 3M1

FROM: Hardeep Dhillon

COMPANY: Sahar Communications

ADDRESS: Bay 10, 4101 19 St NE Calgary AB T2E 6X8

RE: Purchase of Commercial Space at Jacksonport Professional Centre

We are pleased to set out in this letter ( the "Letter Of Intent") the Terms and Conditions which accepted by Eagle Crest Construction on behalf of 2060708 Alberta Ltd. ( being the "**Vendor**") would form the basis of a formal agreement of purchase and sale (the "**Purchase Agreement**") between the Vendor and Hardeep Dhillon ( the "Purchaser").

The following outlines the terms and conditions which would form the basis of the Purchase Agreement:

1. **Property:** The property will comprise of Commercial space totaling 2000 square feet on the legal land described below. Municipal address to be determined. See schedule A for map.

**NW Corner of 108 Ave and 36 ST NE, Calgary, AB**

**Legal Description:** Plan 1512086  
Block 1  
Lot 7  
Excepting thereout all mines and minerals

This contract is conditional to re-zoning approval to "IB-Industrial Business" approval.

15 (15)



### Jacksonport Professional Centre Disclosure

Please note that the vendor has the subject property under contract and shall be closing the Transaction October 15, 2017 and commencing construction February 2018, with an anticipated completion date of December 2018. *AS NO*

#### Land Use:

**CURRENT LAND USE ATTACHED IN SCHEDULE B**

#### Purchase Price:

2 Storey Professional Centre:

Main Floor 350\$ per SQFT, Second Floor 250\$ per SQFT

Industrial Building with Room for Mezzanine

~~380\$ per SQFT~~ *350 per. SAFT* *AS NO*

\* GST is applicable on all prices, please note that the above is pre-sale pricing as of April, 25, 2016 and is subject to change without notice.

Use Retail Computer and Cell phone shop & home automation

Purchaser Initial *HO*

**Adjustments:** The Purchase Agreement shall contain provisions for those adjustments, which are normal for transactions of this size and type.

#### Deposits:

Initial deposit of 1% of purchase price to be deposited into the Vendors lawyer account and credited against purchase price. Deposits should be made out to Mohar Law In Trust. If the Purchaser waives due diligence conditions, the Purchaser agrees to give a second deposit for a combined total of 10% of the purchase price set forth in the purchase contract. If the Purchaser does not remove its due diligence condition the Vendors solicitor will refund the deposits within a timely manner. Once the Purchaser has removed the due diligence condition all deposits become non-refundable. Unless otherwise agreed initial deposit will accompany the Letter Of Intent. No purchasers caveat permitted until after the condo plan registration, Purchaser to get consent of Vendors Solicitor to registration. Upon Closing the land and the approval of the development permit all deposits are releasable.

#### Due Diligence:

Due Diligence condition will begin when the Vendor provides the Purchaser with Submission Development Drawings and a PSA. The Purchaser has 45 days to complete all financing, due diligence and any other affairs before waiving there condition and providing the second deposit. The Vendor agrees to send the Purchaser notice when the due diligence begins and when it ends.



The Purchasers obligation to complete the transaction of purchase and sale which is contemplated herein will be subject to the conditional fulfillment of the following conditions precedent on or before 4:00 pm on the Purchasers condition date:

1. The Purchaser being satisfied sole discretion as to financial and economic feasibility of the property and its intended use thereon
2. The Purchaser having obtained approval by its board of directors

The Purchasers due diligence conditions are for the sole benefit of the Purchaser and may be waived in whole or in part by the purchaser.

**Purchase Agreement:**

The Purchase Agreement will be prepared by the Vendors solicitor within 10 business days of the notice being given for the beginning of their due diligence. Upon delivery of the Purchase Agreement the Vendor has until the end of the due diligence to agree to the contract, if they do not agree they hold right to terminate the contract and request all deposits returned. The Purchase Agreement will indicate there final building, and location within that building.

**Representation and Warranties:** The Purchase Agreement will include all standard representations and warranties by the Vendor and the Purchaser and all closing conditions as may be mutually agreed upon.

**Notice:** Any notice required to be given under this letter will be in writing and sent by email or mail to the following:

(A) In case of the Vendor:  
Eagle Crest Construction  
PO BOX 75065 WESTHILLS  
Calgary AB, T3H 3M1

(B) In case of the Purchaser:  
Address: Bay 10, 4101 19 St NE Calgary AB T2E 6X8  
Email: hardeep.dhillon@saharservices.com  
Phone: 403-695-3939

**Closing:** The Vendor will provide 90 days notice from the completion, the Vendor will provide vacant possession of the property at that time as a term of the Purchase Agreement. In the event that condominium plan is not registered, the Purchaser is still required to close the transaction, based upon providing cash difference to the Vendors lawyer, the vendor agrees to carry at mortgage rate and mortgage amount until the plan is registered.

**Confidentiality:** Each of the Vendor and the Purchaser will keep the terms of this letter in the strictest confidence both before and after closing, except in the course of conveying necessary information to third parties involved directly in the transaction and may be required by law or mutually agreed in writing.

HB  
(HB)



If these terms are acceptable both parties will sign within 5 business day from the date of issue for this letter.

This Letter of Intent is not legally binding. Neither the expenditure of funds nor the undertaking of actions shall be considered partial performance or binding, nor shall it be the basis for reliance. This letter is an expectation of our present intention and our willingness to continue negotiations which we hope shall lead to the satisfactory negotiation of a Purchase Agreement.

Dated this Oct 14, 2018

A handwritten signature in black ink, appearing to read "Harsimer Rattan", written over a horizontal line.

Per: HARSIMER RATTAN  
2060708 Alberta LTD

A small, dark circular stamp or mark, possibly a seal or a hole punch reinforcement, located to the left of the signature line.

Per: A handwritten signature in black ink, appearing to read "Hardeep Dhillon", written over a horizontal line.

Purchaser: Hardeep Dhillon