



Outline is Approximate

11011 Pine Valley Drive

Low Rise Residential Development Lands For Sale
Confidential Investment Memorandum

Lennard:

Lennard Commercial Realty
201-60 Columbia Way, Markham

lennard.com



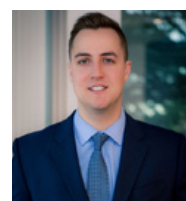
The exceptional team
that gives you results.



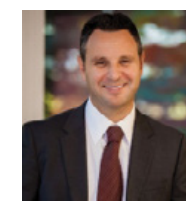
Aran Pope*
Vice President
905.695.9172
apope@lennard.com



Glenn Crosby**
Senior Vice President
905.695.9170
gcrosby@lennard.com



Brennan Shier*
905.695.9258
bshier@lennard.com



Sergio Di Carlantonio*
Vice President
905.917.2038
sdicarlantonio@lennard.com

*Sales Representative **Broker

Contents

- 2 The Offering**
- 3 Executive Summary
 - Asset Overview
- 4 Land Use
- 5 Land Use Overlay
- 7 Natural Heritage System
- 8 Environmental Features
- 9 Survey
- 11 Aerial Views
- 15 Offering Process

- 16 Vaughan Area Overview**
- 17 Amenities & Demographics
- 19 Neighbouring Developments



The Offering

Executive Summary

Lennard Commercial Realty (“the Advisor”) has been exclusively retained by its Client (“the Vendor”) to coordinate the sale of residential development lands comprised of 107.313 acres of land located in the City of Vaughan, in the Block 41 Secondary Plan (“the Property”).

The land is located on the east side of Pine Valley Drive, just north of Teston Road and designated Low Rise Residential & Natural Areas as illustrated in Figure 1. The Property is in the north end of Vaughan, surrounded by local amenities, numerous neighbouring developments and is minutes away from Highway 400.

Planning Context

The New Community Area – Block 41 Secondary Plan was adopted by City of Vaughan Council on October 7, 2019 and approved by York Region Council on January 30, 2020, subject to modifications. It is currently being appealed LPAT. In June 2020 the Landowners group submitted a Ministerial Zoning Order.

Opportunity

The Advisor, on behalf of the Vendor, is soliciting development and building firms for Agreements of Purchase and Sale. Please submit all offers on or after **Wednesday, March 3, 2021** to Aran Pope, Glenn Crosby, Sergio Di Carantonio, and Brennan Shier.

11011 Pine Valley at a Glance

Total Area
107.313 Acres

Frontage on Pine Valley Drive
1,349 Feet

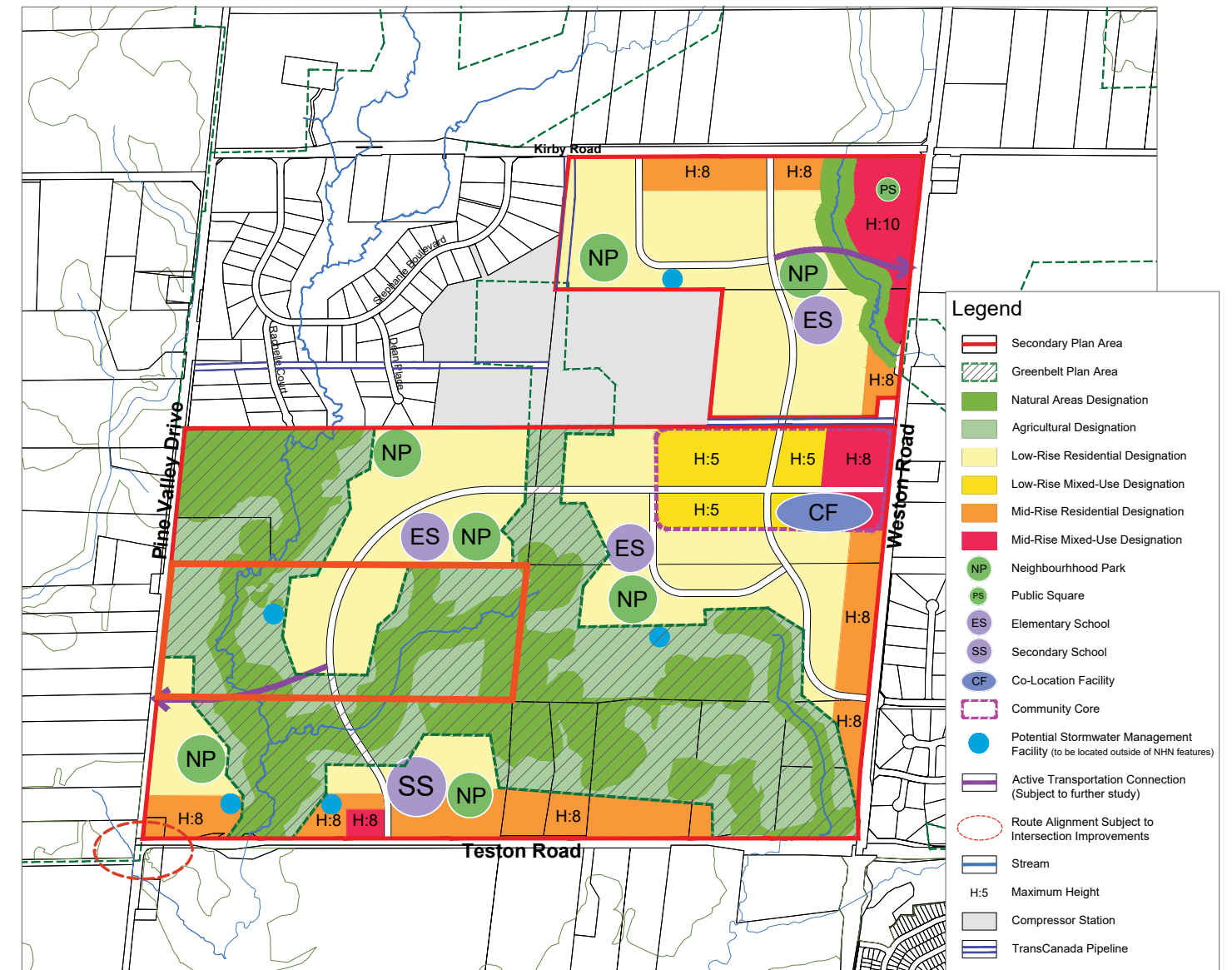
Lot Depth
2,493 Feet

Estimated Developable Acreage
Approximately 27 Acres

Land Use Designation
**Low Rise Residential
Natural Areas**

Figure 1

Vaughan Block 41 Secondary Plan, Approved January 2020



Subject Site Designation:
Low Rise Residential & Natural Areas

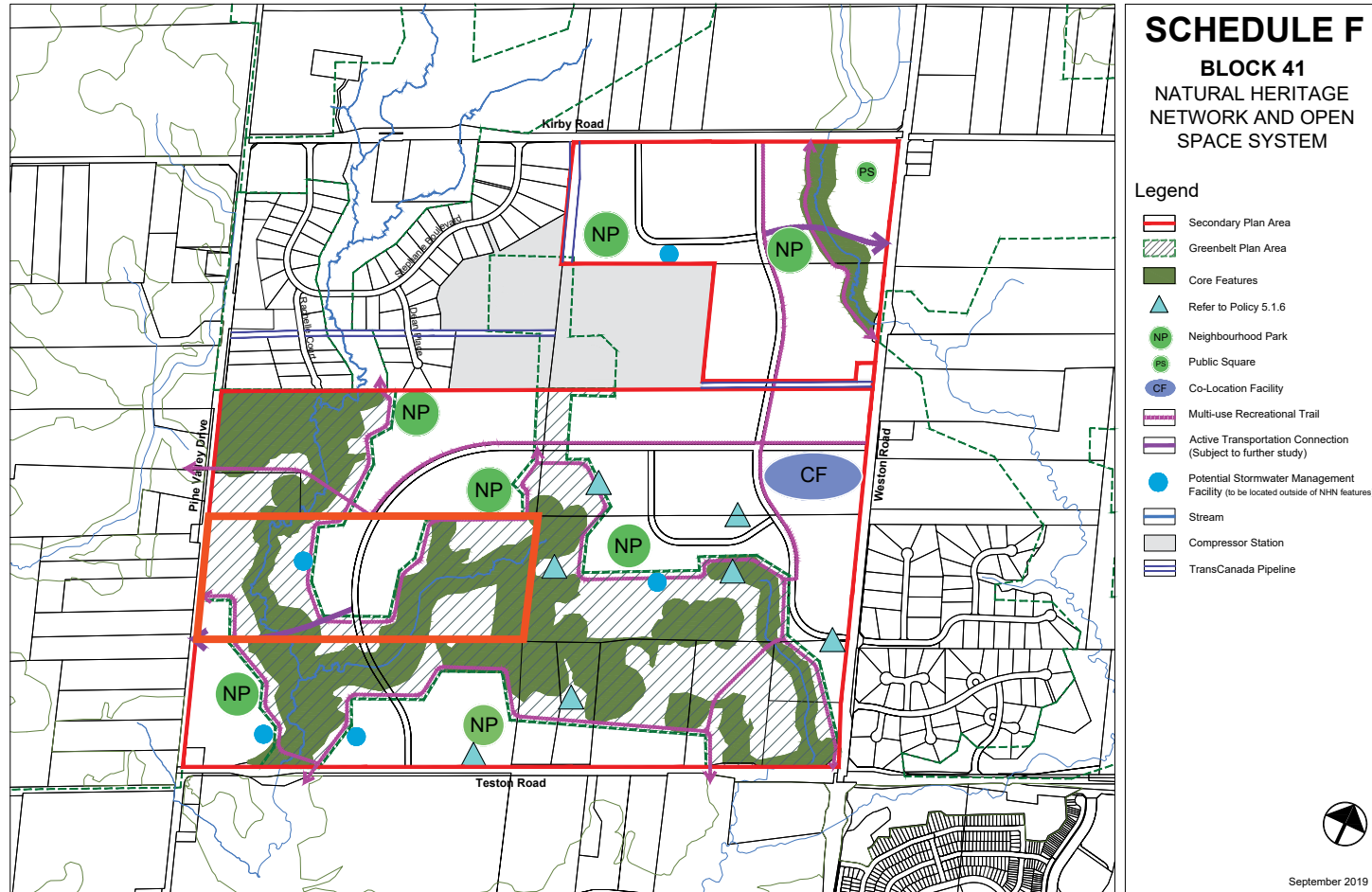
11011 Pine Valley Drive

Land use Map Overlay



Outline is Approximate

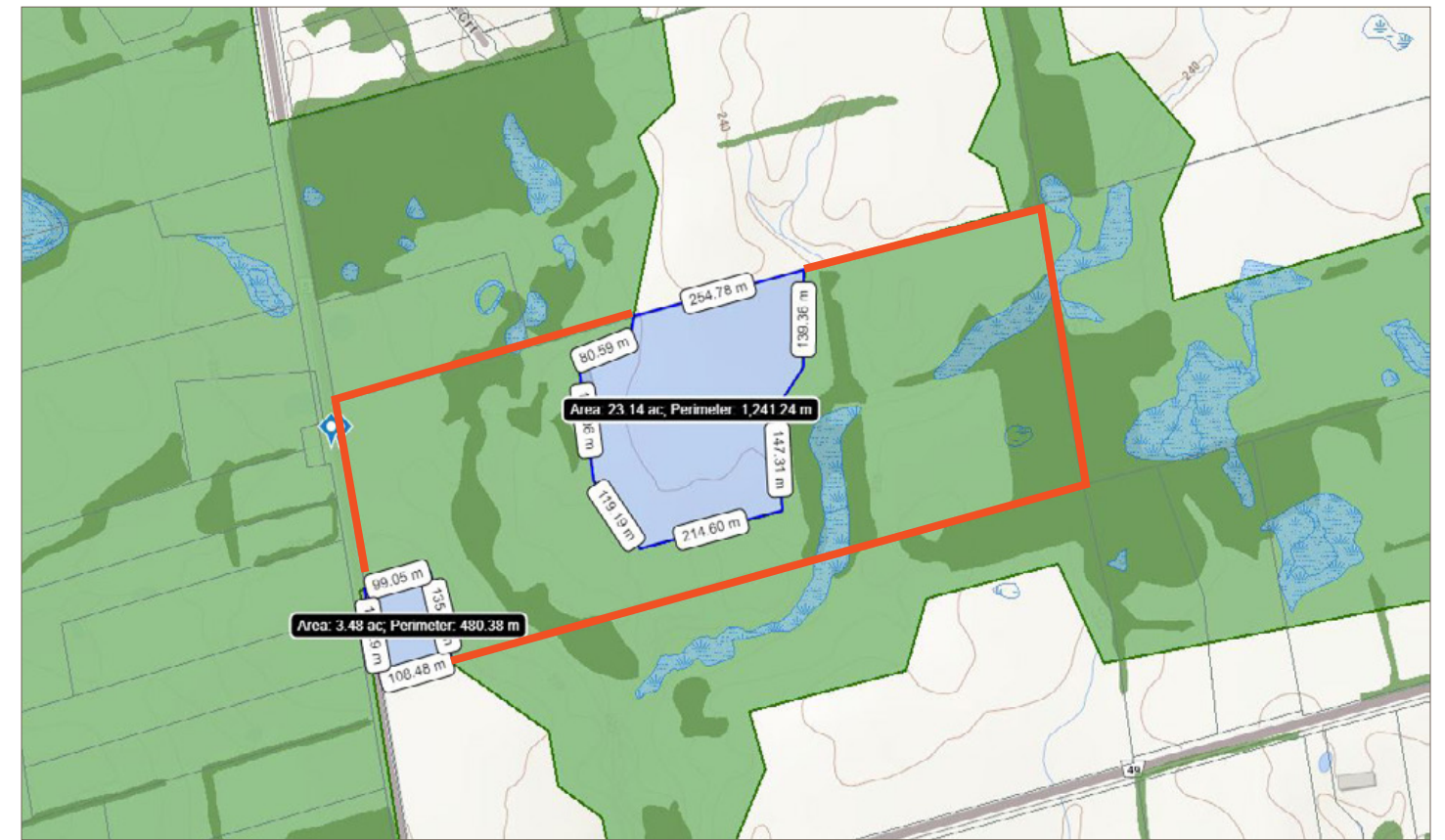
Natural Heritage System



11011 Pine Valley Drive

Environmental Phase I - Clean

Environmental Features



11011 Pine Valley Drive



Estimated Total Buildable Land = 26.62 acres

Aerial Views



Highway 400

Teston Road

Pine Valley Drive

Aerial Views



Lennard:



Outlines are Approximate
lennard.com

Offering Process

Lennard Commercial Realty (“the Advisor”) has been exclusively retained by its Client (“the Vendor”) to coordinate the sale of future development land comprised of 107.313 acres located in the City of Vaughan, in the Block 41 Secondary Plan (“the Property”).

Memorandum Contents

This Confidential Investment Memorandum is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This Confidential Investment Memorandum 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 Confidential Investment Memorandum 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. This Confidential Investment Memorandum provides selective information relating to certain physical, locational and financial characteristics of the Property.

The information on which this Confidential Investment Memorandum is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisors 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 Advisors expressly disclaim any and all liability for any errors or omissions in the Confidential Investment Memorandum or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary.

If any information relating to the Property, in addition to the information provided in this Confidential Investment Memorandum, is provided at any time, orally or otherwise, by the Vendor or the Advisors or anyone acting on their behalf, 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.

Indemnification

Recipients of this Confidential Investment Memorandum acknowledge that they are principals or investment advisors in connection with the possible acquisition of the Property.

In no event shall any prospective purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendor or Advisors.

At any time prior to the Completion of the proposed transaction, the Vendor may request additional information from interested parties relevant to the transaction. The Vendor reserves the right to end the sale process or to cease discussions with any and all parties at any time without notice or liability.

Process

Based on the information contained in this Confidential Investment Memorandum, and other information that may be made available by the Advisors upon request, interested parties are invited to submit an offer to address the following requirements:

The purchase price and deposits for the Property, proposed timeline and the terms of due diligence and closing name of the ultimate beneficial owners of the Purchaser.

After review of the offer, it is the intent of the Vendor to enter into a binding Agreement of Purchase and Sale for the Property with a selected party. None of the initial proposals, regardless of their form and content will create any binding legal obligation upon the Vendor or the Advisors.

Prospective purchasers should note that the Vendor is under no obligation to select any of the offers.

Sale Conditions

The Property is to be purchased on an “as is, where is” basis. There is no warranty, express or implied, as to title, description, condition, cost, size, quantity or quality thereof.

Any information related to the Property which have been or will be obtained from the Vendor, Advisors or any other person, have been prepared and provided solely for the convenience of the prospective purchaser. Neither the Vendor nor the Advisors make any representation or warranty that such information is accurate or complete. Such information shall not form part of the terms of an Agreement of the Purchase and Sale, unless otherwise agreed in writing by the Vendor.

Submission Process & Timing

Offers are to be submitted on the Vendor’s Standard Form of Agreement of Purchase and Sale to Lennard Commercial Realty to the attention of Glenn Crosby, Aran Pope, Brennan Shier and Sergio Di Carantonio, on or after Wednesday, March 3, 2021.

Offers to purchase will be evaluated based upon, but not limited to, the structure proposed by the prospective Purchaser, the net proceeds to the Vendor, the prospective Purchaser’s ability to complete the transaction, the timelines and proposed closing conditions. The Vendor is not obliged to accept any offers and reserves the right to reject any or all offers received.

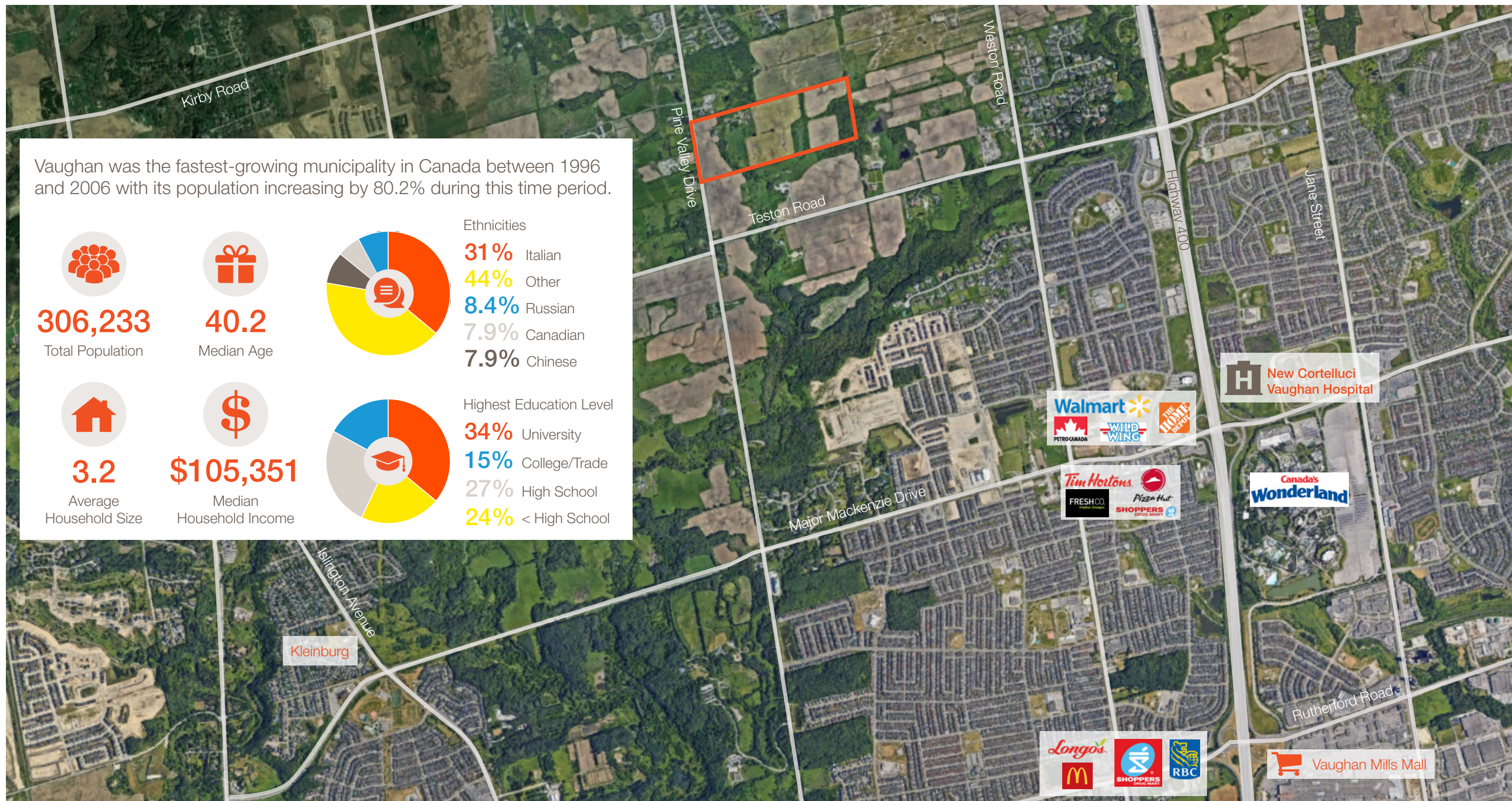
The Advisors and the Vendor intend to review all offers as soon as possible following the submission date. Following the review, the Vendor will at their discretion choose a short list of potential purchases based on offer criteria. Once the short list has been chosen, the Advisors will contact the proponents and provide them with feedback on their offer.

Exclusive Advisors

All inquiries regarding the Property or any information contained in this Confidential Investment Memorandum should be directed to Glenn Crosby, Aran Pope, Brennan Shier and Sergio Di Carantonio, at Lennard Commercial Realty as exclusive agents for the Vendor.



Amenities & Demographics



Neighbouring Developments



Aran Pope*
Vice President
905.695.9172
apope@lennard.com

Glenn Crosby**
Senior Vice President
905.695.9170
gcrosby@lennard.com

Sergio Di Carlantonio*
Vice President
905.917.2038
sdicarantonio@lennard.com

Brennan Shier*
905.695.9258
bshier@lennard.com

Lennard Commercial Realty

201-60 Columbia Way
Markham, ON L3R 0C9
905.752.2220

Lennard:

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. All outlines are approximate. Lennard Commercial Realty, Brokerage 2021.

Lennard:

201-60 Columbia Way
Markham, Ontario L3R 0C9
T. 905.752.2220

lennard.com

Confidentiality Agreement

LENNARD COMMERCIAL REALTY (“LENNARD” and “Listing Brokerage”) is prepared to disclose to the undersigned certain verbal and written information, knowledge, concepts and ideas (the “Data”) relating to the possible sale of land at **11011 Pine Valley Drive in the City of Vaughan** (the “Property”) that their client (hereinafter individually and collectively referred to as the “Corporation”) has offered for Sale through LENNARD.

In consideration of the undersigned receiving the Data, the undersigned hereby acknowledges and agrees to the following:

1. The Data will be solely for the undersigned’s limited use and benefit in determining whether the undersigned has a further interest in the purchase of any/or all of the properties. The undersigned further agrees that all correspondence, negotiations and Purchase Agreements shall be conducted through LENNARD as the sole Real Estate Broker in this transaction.
2. Any Data that may be supplied to the undersigned and which is not publicly available or available through sources other than LENNARD, will be kept confidential.
3. Any Data will not be used by the undersigned or any of its directors, officers and/or employees in any manner which would be detrimental to the Corporation.
4. Any Data will be kept confidential, however, any Data may be disclosed to the undersigned’s directors, officers, employees and solicitors who need to know such Data for the sole purpose of evaluating a possible purchase of the properties. It is understood that the directors, officers, employees and solicitors shall be informed of the undersigned of the confidential nature of the Data and shall be directed by the undersigned and agree to treat the Data as confidential. Any liability shall be borne by the undersigned and the undersigned shall disseminate the Data or parts thereof accordingly.
5. The undersigned will not, and will direct its directors, officers, employees and solicitor, not to disclose to any person, corporation and/or partnership, either the fact that any discussions, inquiries or negotiations are taking place with respect to a possible transaction, or any other facts with respect to any such transactions, including, but not limited to, the status thereof.
6. At the request of the Corporations at any time, the undersigned shall return or destroy all of the Data and any copies of such Data.
7. The undersigned acknowledges that neither LENNARD nor the Corporation make any representations and/or warranties as to the accuracy or completeness of the Data. The undersigned hereby agrees that neither LENNARD nor the Corporation shall have any liability to the undersigned or any of the undersigned’s representatives, resulting from the use of the Data by the undersigned or such representative, and the undersigned hereby releases LENNARD and the Corporations from any such liability, if any.
8. The undersigned acknowledges and agrees that the Data contains certain information that is described in summary form. The summaries do not propose to constitute a legal nor accounting analyses of the provisions of the documents, nor to be complete, accurate descriptions of all the terms and conditions of the documents involved. Prospective buyers are expected to examine all such documents independently.



9. The undersigned acknowledges that this Property is listed by LENNARD COMMERCIAL REALTY and that all communication should be directed through the Listing Brokerage.

DATED this _____ day of _____, 2021.

The undersigned (the undersigned as defined herein) hereby agrees to all the terms, conditions and agreements contained herein.

Prospective Purchaser:

Name: _____

Company: _____

Phone: _____

Email: _____

Position / Authority: _____

Signature: _____

Click the Submit CA button above to send this signed PDF via email.

OR

Print and fill out the form, then sign, scan, and email to bshier@lennard.com.