

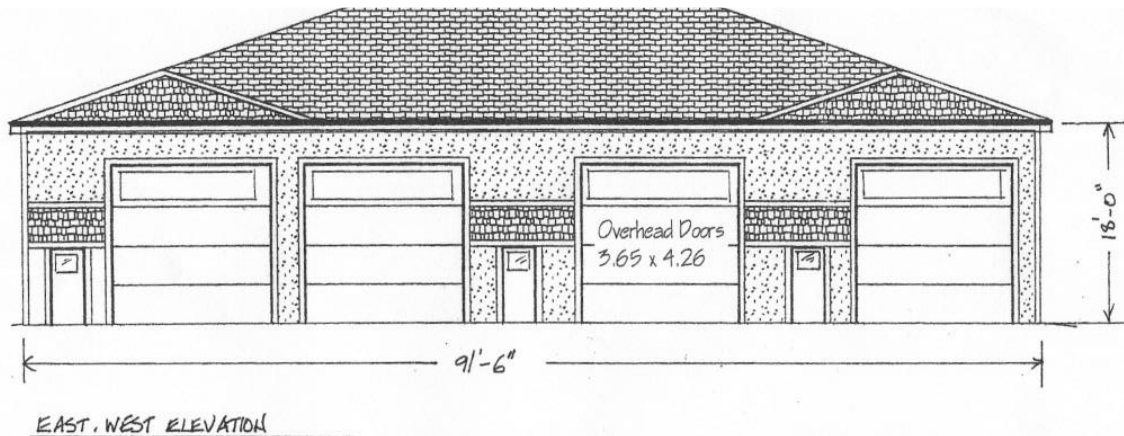
COMMERCAIL REAL ESTATE SERVICES

FOR SALE; Unit 6- 1 Cougar Mountain, Exshaw



Asking only \$299,500

- **Drive through industrial bay**
- **Main floor shop approx. 1,330sf with 18' ceiling, plus partial mezzanine**
- **Two 10' x 14' overhead doors c/w chain hoist, two man-doors.**
- **Radiant gas heater**
- **100 amp service**
- **Condo fees estimated \$1,600/year**
- **Property taxes for 2017 \$2,885.65**
- **Municipal utilities approx. \$104.00 bi-monthly**
- **Occupancy spring 2018**



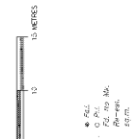
For further information call Shawn Biggings, broker; 403- 678-5744

NOTE:
FOR ANY DISCREPANCY, REGISTERED CONDOMINIUM
INTENTION OR OTHER PARTY THAT IS TO BE
MADE FROM THE PLAN, PLEASE SEE SHEET 2
WHICH IS ADDED TO THIS PLAN (EXHIBIT)
TO THE CONDOMINIUM PROPERTY ACT REGULATIONS
DATED: June 28, 2004, 2004
Shawn Biggs
A.L.S. REGISTRAR

LAND TITLES OFFICE
PLAN NO. 041 2248
ENTERED AND REGISTERED
ON June 28, 2004
INSTRUMENT NO. 041 241 707
Shawn Biggs
A.L.S. REGISTRAR

SHEET 1 of 1

M.D. OF BIGHORN No. 8., ALBERTA
PLAN OF SURVEY
SHOWING A
BARE LAND CONDOMINIUM
AFFECTING
LOT 2, BLOCK 1, PLAN 991 3384
WITHIN THE
S.W.1/4, SECTION 23, TOWNSHIP 24,
RANGE 9, W.5M.
BY: HD. MACAULAY, A.L.S., 2004



LEGEND
SOLID LINE WITH POSTS FOUND SHOWS THIS
SOLID LINE WITH POSTS PLANTED SHOWS THIS
DOTTED LINE WITH POSTS FOUND SHOWS THIS
DOTTED LINE WITH POSTS PLANTED SHOWS THIS
SQUARE, RECTANGLE
CIRCLE

NOTES:
DIMENSIONS SHOWN ARE IN METRES AND DECIMALS THEREOF (M-T) UNLESS SURVEY MONUMENTS
BEARING AT AN ANGLE AND ARE REFERRED TO IN SECTION PLAN 991 3384.
THE BOUNDARIES OF THIS UNIT IS CONTROLLED BY THE MONUMENTS PLACED IN PLANE TO
THE SURVEY ACT AND RELATED MARKED BENCH.
AREA AFFECTED BY THE RECONSTRUCTION OF THIS PLAN SHOWN BOUNDED THIS
AND CONTAINS 3,229 SQUARE METRES.



SURVEYOR:
Shawn Biggs, A.L.S.
A.L.S. NO. 1003
1003, 1003 STREET
CALGARY, ALBERTA

REGISTERED OWNER:
BIP/CHESAPEAKE CONSTRUCTION CORPORATION

ADDRESS OF CONDOMINIUM CORPORATION:
C/O FENCE & HAZARD
1003, 1003 STREET
CALGARY, ALBERTA
T2G 2A8

SUBDIVISION AUTHORITY:
FILE NO. 84100 8402 - 23M0506

ALPINE LAND SURVEYS LIMITED
LAND SURVEYORS
1003, 1003 STREET
CALGARY, ALBERTA T2G 2A8
P.O. BOX 1003
CALGARY, ALBERTA T2G 2A8



See plan 0715121

UNIT FACTOR TABLE

UNIT NO.	UNIT FACTOR	UNIT AREA (SQ.M.)
1	50.00	2120
2	22	2120
3	45	82
4	45	82
5	9.9	123
6	9.9	123
TOTAL	138.4	3977

ON BASIS FOR UTTERANCE UNIT FACTORS AS FOLLOWS:
UNIT FACTORS WERE DERIVED BY PROPORTION TO
DECLARED ESTIMATED VALUE OF THE UNITS IN ENJOYMENT

For further information call Shawn Biggs, broker; 403- 678-5744

NOTE: For any discrepancy, registration notwithstanding, information on other events that is to be made to the plan, please see the accompanying plan and/or the relevant sections of the Condominium Act, R.S.O. 1990, c. 18, s. 137(1) and 137(2) as amended to P.A. 101/22 as pursuant to the Condominium Act (REGISTRATION).

NOTE: This document is not a contract and is not intended to constitute, represent or guarantee any particular result. It is provided for informational purposes only. The specific details of the project will be contained in the final plan and the final registration.

LAND TITLES OFFICE

PLAN NO. **0715121**

ENTERED AND REGISTERED

ON **October 22, 2007**

INSTRUMENT NO. **07L32188Z**

A. Baumit

A.L.O. REG. STRAIP

SHEET 1 of 1

M.D. OF BIGHORN No. 8., ALBERTA

PLAN OF SURVEY

SHOWING A

BARE LAND CONDOMINIUM

REVISION OF

UNIT 1 AND 5804 UNDIVIDED ONE TEN

THOUSANDTHS SHARES IN THE COMMON

PROPERTY, BARE LAND CONDOMINIUM

PLAN 041 2248

WITHIN THE

S.W.1/4, SECTION 23, TOWNSHIP 24,

RANGE 9, W.5M.

BY: H.D. MACAULAY, A.L.S., 2006

SCALE = 1:200

3 4 5 6 7 8 9 10 15 20 30 40 50 60 70 80 90 100

LEGEND

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STATIONARY IRON PEGS PLANTED SHOW THIS

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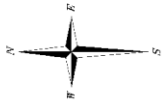
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STATIONARY IRON PEGS PLANTED SHOW THIS



SURVEYOR:
H.D. MACAULAY, A.L.S., 2006
SUFFICIENT TO THE ORDER OF RECORDING, 3, 2006 A.S.
REGISTERED WITH THE LAND TITLES OFFICE OF ALBERTA
THE SURVEY ACT

REGISTERED OFFICER:
B.P. (CENTRA) CONSTRUCTION CORPORATION

SUBDIVISION AUTHORITY:
M.L. OF BIGHORN No. 8
FILE NO. 65100 2423-238678-400

UNIT FACTOR TABLE	
UNIT NO.	UNIT FACTOR
8	1.633
9	1.150
10	1.150
11	0.871
TOTAL	5014

THE BASIS FOR DETERMINING UNIT FACTORS IS AS FOLLOWS:
DECLARED ESTIMATED MARKET VALUE OF THE UNITS
AT BIDDING

ALPINE LAND SURVEYS LIMITED
10000 100th Street, Edmonton, Alberta, T5A 0K2
ALPINE LAND SURVEYS LIMITED
10000 100th Street, Edmonton, Alberta, T5A 0K2