



Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

July 3, 2008

File No. SUB/06-0055

Focus Intec
1000, 9925 - 109 Street
Edmonton, AB T5K 2J8

ATTENTION: Chuck McNutt

Dear Mr. McNutt:

RE: Tentative plan of subdivision to create one (1) commercial lot from a portion of Lot 14A, Block 1, Plan 762 0049, located south of 109 Avenue, east of 170 Street;
YOUNGSTOWN INDUSTRIAL

I The Subdivision by Plan is APPROVED on July 3, 2008 subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:

1. that the owner pay all costs identified in Servicing Agreement, among other things, assessments and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
3. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
4. that all existing private drainage and water system connections between the proposed lot and the remnant portions of lot 14A be abandoned and eliminated;
5. that the owner provide a lot grading plan to establish the grade relationship between the proposed lot and the remnant portions of lot 14A; and
6. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians,

walkways, and Municipal Reserve parcels, to the satisfaction of the Community Services, Transportation and Asset Management and Public Works Departments.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

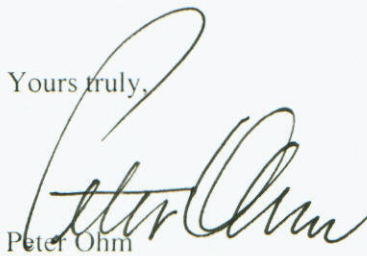
Municipal Reserve has been previously dedicated and is not required as a condition of this subdivision.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision.

If you have further questions, please call Mr. Rod Heinrichs at 496-6211 or write to:

**Mr. Rod Heinrichs, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton, AB T5J 3P4**

Yours truly,



Peter Ohm
Subdivision Authority

PO/rh/Posse #55168346-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 3, 2008

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