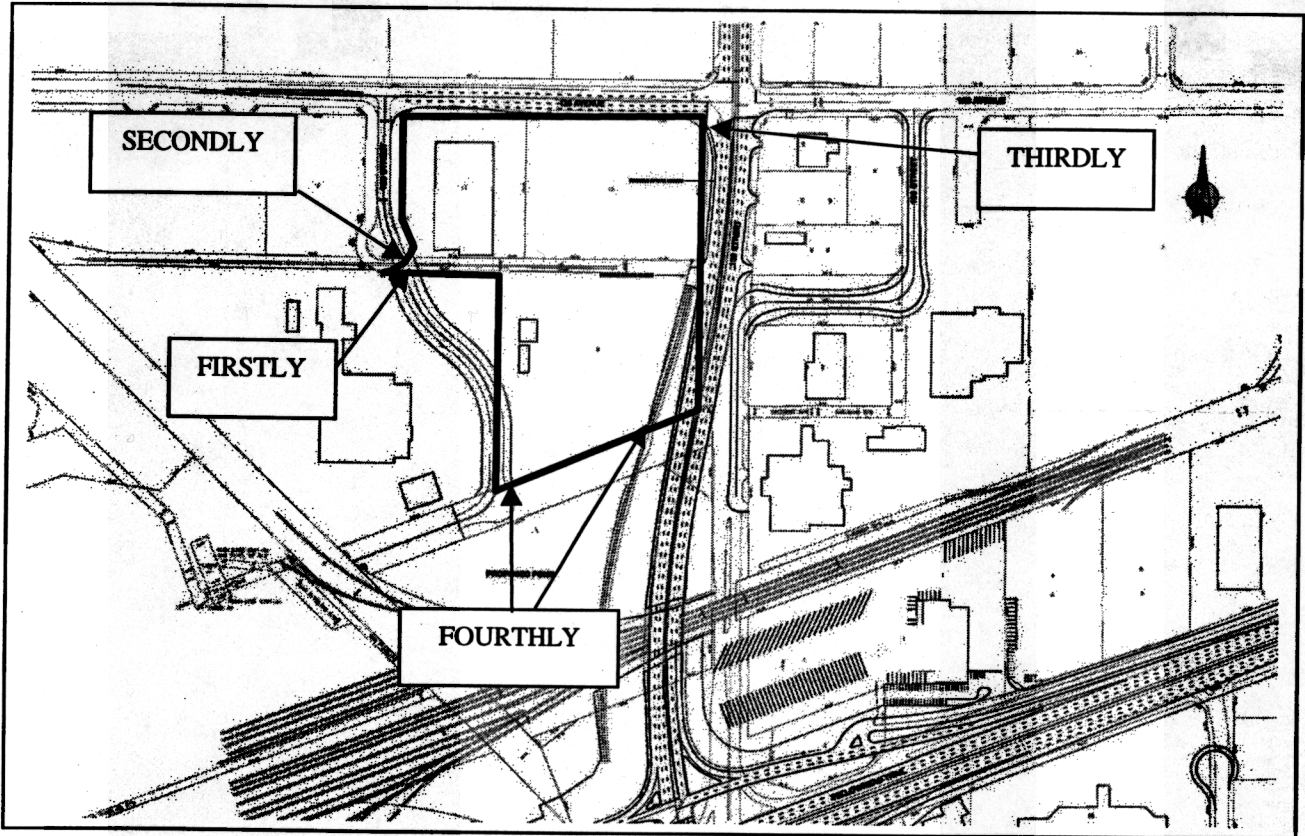


Attachment 4



Land Acquisition – Yellowhead Trail Operational Improvements
Justification Report for the partial acquisition of various properties.

Background:

In anticipation of the construction of the Yellowhead Trail & 156 Street Interchange, the Transportation & Streets Department would like to begin negotiations for the following key properties. These properties are essential to accommodate the construction as displayed in the conceptual alignment recently approved by City Council on October 1, 2002.

Cost Breakdown:

The following table details the cost breakdown in acquiring each individual property as estimated by the Land & Buildings Branch of the Asset Management & Public Works Department.

Cost Breakdown				
LAND	Owner	Legal Description	Area	Cost
Under \$100,000				
0269	Norama Inc.	Lot B, Block 2, Plan 535KS	0.260acres	\$80,000
0273	AEP Canada Inc.	Lot 2, Plan 9624077	0.009acres	\$16,000
0274	Joycraft Industries Ltd.	Lot 9, Block B, Plan 7521545	0.004acres	\$35,000
0275	Dominion Motors Enterprises Ltd.	Lot 8, Block B, Plan 3136TR	0.004acres	\$1,000
0279	G.Henderson Distributors Manitoba Ltd.	Lot 3, Block 1, Plan 7821885	1.348acres	\$70,000
0280	Lehigh Cement Ltd.	Parcel E, Plan 555KS	0.242acres	\$40,000
0282	Alberta Bingo Supplies Ltd.	Lot 16, Block A, Plan 1738KS	0.125acres	\$60,000
0285	Borden Chemical Canada Inc.	Lot 1, Plan 9523550	0.814acres	\$70,000
\$100,001 to \$250,000				
0265	Klar Enterprises Ltd.	Lot H, Block A, Plan 9520201	0.032acres	\$105,000
0268	Ursula Cassinone	Lot 4, Block A, Plan 1738KS	1.031acres	\$200,000
0281	Lehigh Cement Ltd.	Parcel D, Plan 267KS	0.918acres	\$150,000
Over \$250,000				
0266	Christian Labour Association	Lot 22, Block A, Plan 9622956	0.065acres	\$330,000
0267	Yellowhead Motor Inn Ltd.	Lot 5-6, Block A, Plan 1738KS	0.633acres	\$350,000
0270	Reimer World Properties Corp.	Lot A, Block 2, Plan 535KS	0.259acres	\$750,000*
0271	Trimac Transportation Services Inc.	Lot 1, Block A, Plan 1738KS	0.418acres	\$680,000
0272	Trimac Transportation Services Inc.	Lot C, Block A, Plan 1842KS	1.018acres	
0276	West Edmonton Centre Corp.	Lot 11, Block 1, Plan 8121544	0.018acres	\$300,000
0277	West Edmonton Centre Corp.	Lot 4, Block 1, Plan 7821885	0.041acres	
0278	West Edmonton Centre Corp.	Lot 8, Block 1, Plan 8121544	1.652acres	
0283	Canadian National Railway Company	Plan 7520270 (Extra R/W)	0.063acres	\$270,000
0284	Dominion Motors Enterprises Ltd.	Lot 10, Block B, Plan 7821545	1.290acres	\$350,000
Total:				\$3,857,000

* The \$750,000 for Reimer World Properties Corp. represents the updated partial acquisition over against outright acquisition previously estimated at \$1,250,000

Conclusion:

An all-inclusive amount of \$3,857,000 has been allocated to cover the costs for all land and miscellaneous costs. This amount has been accounted for in the Capital Priorities Program 02-66-1463: Yellowhead Trail & 156 Street Interchange. The total estimated costs for acquisition outright and partial combine for a total of \$7,907,000 (\$3,857,000 partial + \$5,300,000 outright - \$1,250,000).

Prepared by: Jason Meliefste, E.I.T.
Reviewed by: Michael Chibuk, P. Eng. / Guy Boston, P. Eng.
Approved by: Rick Millican, P. Eng.
Transportation and Streets Department
April 23, 2003



Corporation/Non-Profit Search

Corporate Registration System

Date of Search: 2004/01/09
Time of Search: 09:09 AM
Search provided by: CITY OF EDMONTON - TRANSPORTATION & STREETS

Service Request Number: 5671693
Customer Reference Number: REAL ESTATE SERVICES

Corporate Access Number: 205846629

Legal Entity Name: WEST EDMONTON CENTRE CORPORATION

Legal Entity Status: Active

Alberta Corporation Type: Named Alberta Corporation

Method of Registration: Amalgamation

Registration Date: 1993/10/31 YYYY/MM/DD

Registered Office:

Street: 15711-128 AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5V 1K4

Records Address:

Street: 15711-128 AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5V 1K4

Directors:

Last Name: ROSEN
First Name: ROBERT
Middle Name: W.
Street/Box Number: 15711 128 AV

City: EDMONTON
Province: ALBERTA
Postal Code: T5V 1K4

Voting Shareholders:

Last Name: ROSEN
First Name: ROBERT
Street: 15711 128 AVE
City: EDMONTON
Province: ALBERTA
Postal Code: T5V 1K4
Percent Of Voting Shares: 100

Other Information:**Amalgamation Predecessors:**

Corporate Access Number	Legal Entity Name
203128632	312863 ALBERTA LTD.
203201942	WEST EDMONTON CENTRE CORPORATION

Last Annual Return Filed:

File Year	Date Filed (YYYY/MM/DD)
2003	2003/09/23

Filing History:

List Date (YYYY/MM/DD)	Type of Filing
2003/09/23	Enter Annual Returns for Alberta and Extra-Provincial Corp.

This is to certify that, as of this date, the above information is an accurate reproduction of data contained within the official records of the Corporate Registry.

