

This document contains background information about the property and details about four purchase offers from three potential buyers.

Background Property Information

The OCUA Property is located at 1295 Manotick Station Road, comprising 110 acres, and consists of two parts (Figure 1):

- The front ~40 acres (UPI): the developed area that includes 19 playing fields, the parking lot, the irrigation pond, and the gathering area on the hill (Disc Central).
- The back ~70 acres: the undeveloped and unused land.

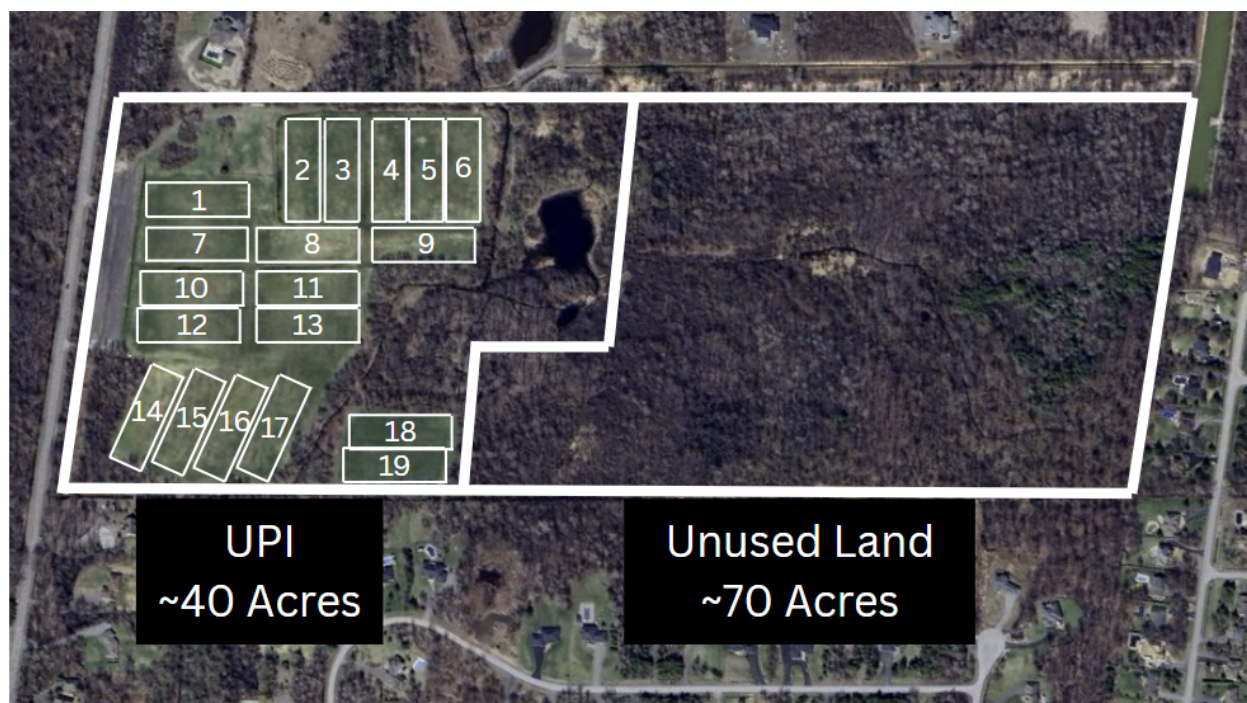


Figure 1. Maps view of the OCUA Property showing the developed front portion that faces Manotick Station Road (UPI) and the undeveloped back portion. Indicated property divisions are approximate.

OCUA commissioned a land appraisal in 2015 and again in November 2024. The value of the land in its entirety is \$40,000/acre, according to the 2024 appraisal. Any severance of the land resulting in a parcel that has no road frontage is valued at \$20,000/acre, which is 4x the value it had in 2015. Should a purchase offer be considered, OCUA would counteroffer based upon these assessed values.

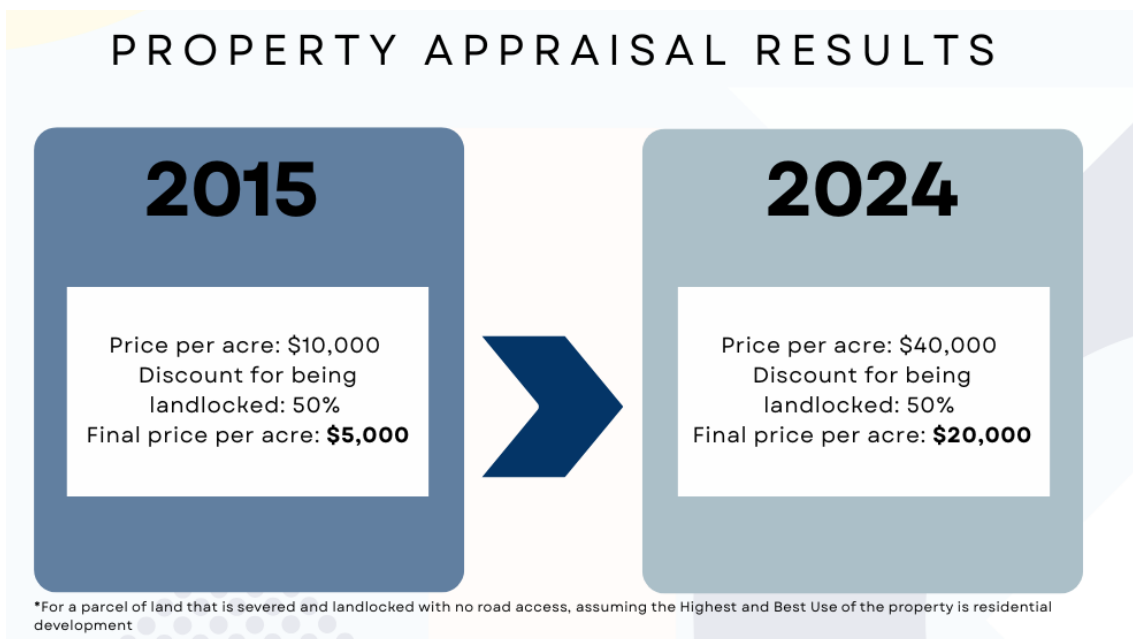


Figure 2: Comparison of land appraisals performed in 2015 and 2024.

Purchase Proposals

OCUA has received three offers to purchase a portion of the undeveloped OCUA property from three organizations with a summary of key elements outlined in the table below. Note that the purchase price and parcel sizes are negotiable should OCUA pursue a sale. The proposed purchase prices for residential development and conservation vary due to the different assessed values based upon the highest and best use. None of the proposals will affect UPI. UPI is NOT for sale.

Potential buyers	Offered purchase price	Proposed parcel size	Proposed use of property
Sunset Lakes Development	\$10,000 per acre	Between 10 - 50 acres	Would be used for residential development and/or temporarily storing construction equipment for the Jack Pine community
City of Ottawa	\$900 per acre	Up to 68 acres	Would be used for conservation
South Nation Conservation Authority	Unknown	Up to 54.5 acres	Would be used for conservation

Details of Purchase Offers:

1. Sunset Lakes Development Proposed Purchase

Sunset Lakes Development (SLD) has made two offers to purchase portions of the undeveloped OCUA property.

- **50 acres:** This proposal would allow for a 20 acre border between UPI and the SLD development.
- **10 acres:** SLD has made this proposal as a short term solution to their developmental plans. It would leave 60 acres of undeveloped/forest land between UPI and the development. However, SLD would still intend to pursue purchase of the remaining 40 acres included in the 50 acre offer at a future date. The 10 acres in question are located at the northeast corner of the property furthest from the ultimate fields.

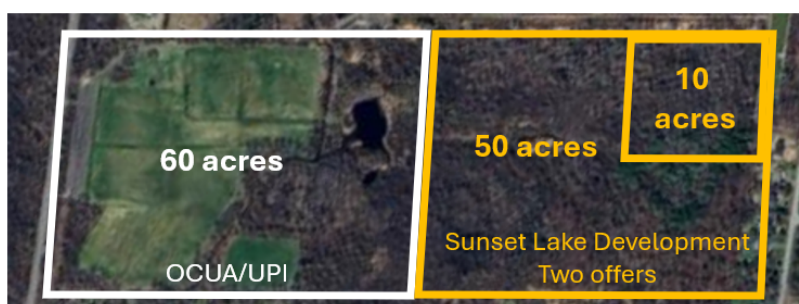


Figure 3. Map of 10 acre and 50 acre regions under consideration for purchase by SLD. The 50 acre portion includes the 10 acre portion. Indicated property divisions are approximate.

2. City of Ottawa Proposed Purchase

The City of Ottawa has an interest in purchasing the swamp/forested portion of our land for conservation. They consider our property to have some important natural heritage features and environmental values that would be of interest to conserve for the long term, from the perspective of environmental conservation and Official Plan policies.

Working with the Natural Systems Team at the City of Ottawa provides OCUA with a possible option to secure the back part of our property in long-term environmental conservation to protect the existing habitat, species, and ecological functions in an area where much of the surrounding forest has been removed or changed.

The City of Ottawa is interested in the entire treed/wetland area (up to 68 acres), but the decision lies with us as to how much to sell. They are most interested in conservation of the full parcel of the wetland/forest that is currently not in use. As the land will be purchased for conservation, it cannot be resold by the City of Ottawa for development.

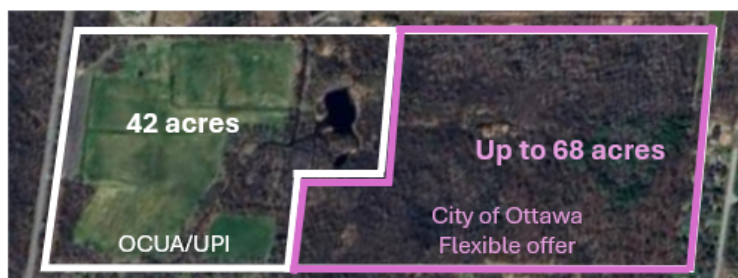


Figure 4. Map indicating the 68 acres (maximum) under consideration for purchase by the City of Ottawa. Indicated property divisions are approximate.

3. South Nation Conservation Authority Proposed Purchase

The South Nation Conservation Authority (SNCA) has indicated that they are interested in a land parcel size of up to 54.5 acres. They would need to survey and appraise the land, and the price would depend on zoning restrictions.



Figure 5. Map indicating the 54.5 acres (maximum) under consideration for purchase by the South Nation Conservation Authority. Indicated property divisions are approximate.

The SNCA's interest in the land is conditional on their ability to raise funds to support the purchase. This could take several months.

The SNCA has a land disposition policy, and doesn't typically sell land once they acquire it. Over the last 30 years, they've never sold a property to a developer. Wetland policies can change over time, and owning is the highest form of protecting the land. The right of first refusal can be added in the sale contract, meaning if it were to go on market, we would have the option to take it back.