

NOTICE OF DISPOSITION OF PROPERTY

Pursuant to Sections 26(3) of the *Community Charter*

TAKE NOTICE that The City of Victoria intends to sell the land legally described as Lot 1 of Lots 207, 209, 210, 228 and 1270B, Victoria City, Plan 31886 , Parcel Identifier # 001-121-987 with a civic address of 749-767 Douglas Street, Victoria, British Columbia to TELUS COMMUNICATIONS INC. (TELUS) on the following key terms:

- (a) a gross purchase price of \$8.1 million, plus up to an additional \$1.1 million (to be calculated at \$23.28 per square foot for any building total floor area approved above 111,168 square feet through the municipal rezoning process). Deducted from the gross purchase price will be a \$2.37 million adjustment that, under the terms of the purchase agreement, the City is contributing towards the anticipated costs for atypical environmental remediation requirements and geotechnical conditions at the site. In exchange for this adjustment, TELUS will assume all costs and risks associated with the environmental remediation and geotechnical conditions under the terms of the purchase agreement;
- (b) after the \$2.37 million adjustment is made to the gross purchase price, the amount the City will receive for the disposition of the land, under the terms of the purchase agreement, is the net purchase price of \$5.73 million plus up to an additional \$1.1 million (to be calculated at \$23.28 per square foot for any building total floor area approved above 111,168 square feet through the municipal rezoning process);
- (c) the purchase is conditional upon TELUS obtaining rezoning and all necessary municipal approvals to proceed with the project;
- (d) TELUS to construct project generally in accordance with its project concept submitted to the City as part of its Requests for Expressions of Interest submission;
- (e) TELUS is required to advance the application to rezoning within 18 months after the acceptance date for the purchase;
- (f) City Council retains full and unfettered discretion to reject a rezoning application or to decline development approval for the final project proposal.

Any enquiries concerning this proposal may be directed to the City of Victoria Strategic Real Estate Unit, at 250-361-0543.