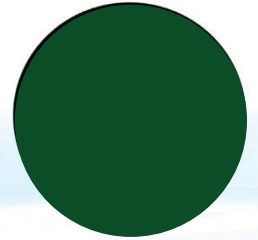




PROFESSIONAL OFFICE SPACE
29-31-70 EAST BEAVER CREEK
Richmond hill, L4B3B2





Confidential Notice

29-31 #70 East Beaver Creek, Richmondhill, L4B3B2

LAND
ADVISORY
GROUP

EXCLUSIVE AND CONFIDENTIALITY NOTICE ,

RECIPIENT IS NOT AUTHORIZED TO SHARE, DISPLAY , SOLICIT OR NEGOTIATE WITH ANY THIRD PARTY,

In respect to this confidentiality statement recipient accept this confidentiality terms of use ,and will be committed to follow the Confidentiality term of use otherwise it will be constitutes as breaching the confidentiality agreement between recipient and disclosing Party, which will be pursue in order to cover any possible liquid damages to disclosing party.

Copyright infringements :

To report a copyright infringements please send us an email at HarveySpectergroup@Gmail.com and Contact our Legal shield at "DAVID MYERS LAW – B: 416.225.4945 [Contact@DavidMyerslaw.com](mailto>Contact@DavidMyerslaw.com) "

Disclaimer :

This presentation package will demonstrate the property Development Feasible capacity and Development in accordance to Official Plan City bylaws, Zoning schedule, property location and development opportunities following the society Regional Growth plan and presidencies. This package is for Information Purposes and Not to be taken as a Final Design to the subjected Land, Any further process requires the Buyers To Retain a qualified Planning Firm and as the Urban design development consultant. following informal meeting with the town and region Or other authorities.

***** In case of any question please do not hesitate to contact us at 647.830.0028 Email : IBLGroup@Consultant.com*****



APPENDIX A

Intercity Realty Brokerage Inc.

Attention:

Dear Sir/Madam,

Re: Non-Disclosure / None Circumvention Agreement in respect of the Request for Offers (RFO) Requirements, issued by Sutton Group Admiral Realty Inc. Brokerage Commercial, Dated as of Receiving this package in anyways whether Hardcopy Or Facsimile Includes (Fax, Email) Or Any social Media Platform, as amended or otherwise clarified from time to time, including by all Addenda (the "RFO") this letter agreement sets out the terms and conditions of the Non-Disclosure Agreement and None Circumvention agreement between:

1- Name: HARVEY SPECTER, Intercity Realty Brokerage Inc, Land Development and Industrial Properties Division, Position: Broker
Address: 70 East beaver Creek, Unit 29, L4B3B2. Direct: 647-830-0028 / Business: 1-8444-ALO IBL (256 425)
Email: HarveySpecterGroup@Gmail.com, Hereinafter called "Disclosing Party",

AND:

3- Recipient Whether Individual, Corporation Or Partnership Hereinafter collectively called "Receiving Party". Which received this package Directly Or Indirectly by as an Hard Copy Or Facsimile Includes (Fax, Email).

Terms are as Follows :

SCHEDULE 1

CONFIDENTIALITY CONDITIONS

1. Definitions. In these confidentiality conditions:

a) "Confidential Information" means all documents, knowledge and information provided by the Disclosing Party to, or otherwise obtained by, the Receiving Party, whether before or after the date of the RFO, whether orally, in writing or other visual or electronic form in connection with or relevant to the Purchase Opportunity, the RFO or the Competitive Selection Process, including without limitation, all design, operational and financial information,



together with all analyses, compilations, data, studies, photographs, specifications, manuals, memoranda, notes, reports, maps, documents, computer records or other information in hard copy, electronic or other form obtained from the Disclosing Party or prepared by the Receiving Party containing or based upon any such information. Notwithstanding the foregoing, Confidential Information does not include information which:

- I. is or subsequently becomes available to the public, other than through a breach by the Receiving Party of the terms of this Schedule 1;
- II. is subsequently communicated to the Receiving Party by an independent third party, other than a third party introduced to the Receiving Party by the Disclosing Party or connected with the Purchase Opportunity, without breach of this Schedule 1 and which party did not receive such information directly or indirectly under obligations of confidentiality;
- III. was rightfully in the possession of the Receiving Party or was known to the Receiving Party before the date of the RFO and did not originate, directly or indirectly, from the Disclosing Party;
- IV. Was developed independently by the Receiving Party without the use of any Confidential Information; or
- V. is required to be disclosed pursuant to any judicial, regulatory or governmental order validly issued under applicable law;
- b) “Disclosing Party” means Sutton Group Admiral Realty Inc. Brokerage Commercial. or any of its Representatives;
- c) “Permitted Purposes” means evaluating the Purchase Opportunity, preparing an Offer and any other use permitted by the RFO or this Non-Disclosure Agreement;
- d) “Receiving Party” means a Proponent or any of its Representatives; and
- e) “Representative” means a director, officer, employee, agent, accountant, lawyer, consultant, brokerage firm or any other person contributing to or involved with the preparation or evaluation of Offers or proposals, as the case may be, or otherwise retained by the Receiving Party or Sutton Group Admiral Realty Inc. Brokerage Commercial in connection with the Purchase Opportunity.

2. Confidentiality.

The Receiving Party will keep all Confidential Information strictly confidential and will not, without the prior written consent of Sutton Group Admiral Realty Inc. Brokerage Commercial., which may be unreasonably withheld, disclose or allow any of its Representatives to disclose, in any manner whatsoever, in whole or in part, or use, or allow any of its Representatives to use, directly or indirectly, the Confidential Information for any purpose other than the Permitted Purposes. The Receiving Party will make all reasonable, necessary, and appropriate efforts to safeguard the Confidential Information from disclosure to any other person, firm, corporation, or other entity except as permitted in this Schedule 1 and will ensure that each of its Representatives agrees to keep such information confidential and to act in accordance with the terms contained herein.

3. Ownership of Confidential Information.

Sutton Group Admiral Realty Inc. Brokerage Commercial. owns all right, title and interest in the Confidential Information and subject to any disclosure requirements under applicable law, and except as permitted by this Schedule 1, the Receiving Party will keep all Confidential Information that the Receiving Party receives, has access to, or otherwise obtains, strictly confidential, for a period of three years after the date of the RFO, and will not, without the prior express written consent of an authorized representative of Sutton Group Admiral Realty Inc Brokerage Commercial ., which may be unreasonably withheld, use, divulge, give, release or permit or suffer to be used, divulged, given or released, any portion of the Confidential Information to any other person, firm, corporation or other entity for any purpose whatsoever.

4. Limited Disclosure.

The Receiving Party may disclose Confidential Information only to those of its Representatives who need to know the Confidential Information for the purpose of evaluating the Purchase Opportunity and preparing its Offer or proposal as applicable and on the condition that all such Confidential Information be retained by each of those Representatives as strictly confidential. The Receiving Party will notify Sutton Group Admiral Realty Inc. Brokerage Commercial., on request, of the identity of each Representative to whom any Confidential Information has been delivered or disclosed.

5. Destruction on Demand.

On written request, the Receiving Party will promptly deliver to Sutton Group Admiral Realty Inc. Brokerage Commercial ., or destroy all documents and copies thereof in its possession or control constituting or based on the Confidential Information, and the Receiving Party will confirm that delivery or destruction to Sutton Group Admiral Realty Inc. Brokerage Commercial . In writing, all in accordance with the instructions of Sutton Group Admiral Realty Inc. Brokerage Commercial. (for this purpose information stored electronically will be deemed destroyed upon removal from all storage systems and devices); provided, however, that the Receiving Party may retain one copy of any Confidential Information which it may be required to retain or furnish to a court or regulatory authority pursuant to applicable law.

6. Acknowledgment of Irreparable Harm.

The Receiving Party acknowledges and agrees that the Confidential Information is proprietary and confidential and that Sutton Group Admiral Realty Inc. Brokerage Commercial. may be irreparably harmed if any provision of this Schedule 1 were not performed by the Receiving Party or any party to whom the Receiving Party provides Confidential Information in accordance with its terms, and that any such harm could not be compensated reasonably or adequately in damages. The Receiving Party further acknowledges and agrees that Sutton Group Admiral Realty Inc. Brokerage Commercial. will be entitled to injunctive and other equitable relief to prevent or restrain breaches of any provision of this Schedule 1 by the Receiving Party or any of its Representatives, or to enforce the terms and provisions hereof,



by an action instituted in a court of competent jurisdiction, which remedy or remedies are in addition to any other remedy to which Sutton Group Admiral Realty Inc. Brokerage Commercial. may be entitled at law or in equity. 7.

Waiver.

No failure to exercise, and no delay in exercising, any right or remedy under this Schedule 1 by Sutton Group Admiral Realty Inc. Brokerage Commercial. Will be deemed to be a waiver of that right or remedy.

7. Breach of Agreement.

If for any reason receiving party breach this confidentiality agreement a charge of \$500,000.00 and will be immediately due and payable to disclosing party and grant disclosing party to retain the commission subjected to liquid damage not as a penalty ,grant disclosing party a secured lien position in Security (ies), Guaranty (ies) Or Collateral(s) with the interest of 18.99% annually for any outstanding amount without any consent from receiving party, and grant disclosing party the right to have a temporary injunction enforced against the Security (ies), Guaranty (ies) Or Collateral(s) until such fees have been paid. Using or disclosing such information as shall become public knowledge other than by or as a result of Disclosure by a person not having a right to make such disclosure, and compliance with any legal proceeding where compliance is required by law.

Assumed and Accepted By the Recipient at the time of Receiving this Package Under Seal.

**Disclosing Party
Harvey Specter
Intercity Realty Brokerage Inc.**

**Receiving Party
Whom it may Receive this Package**

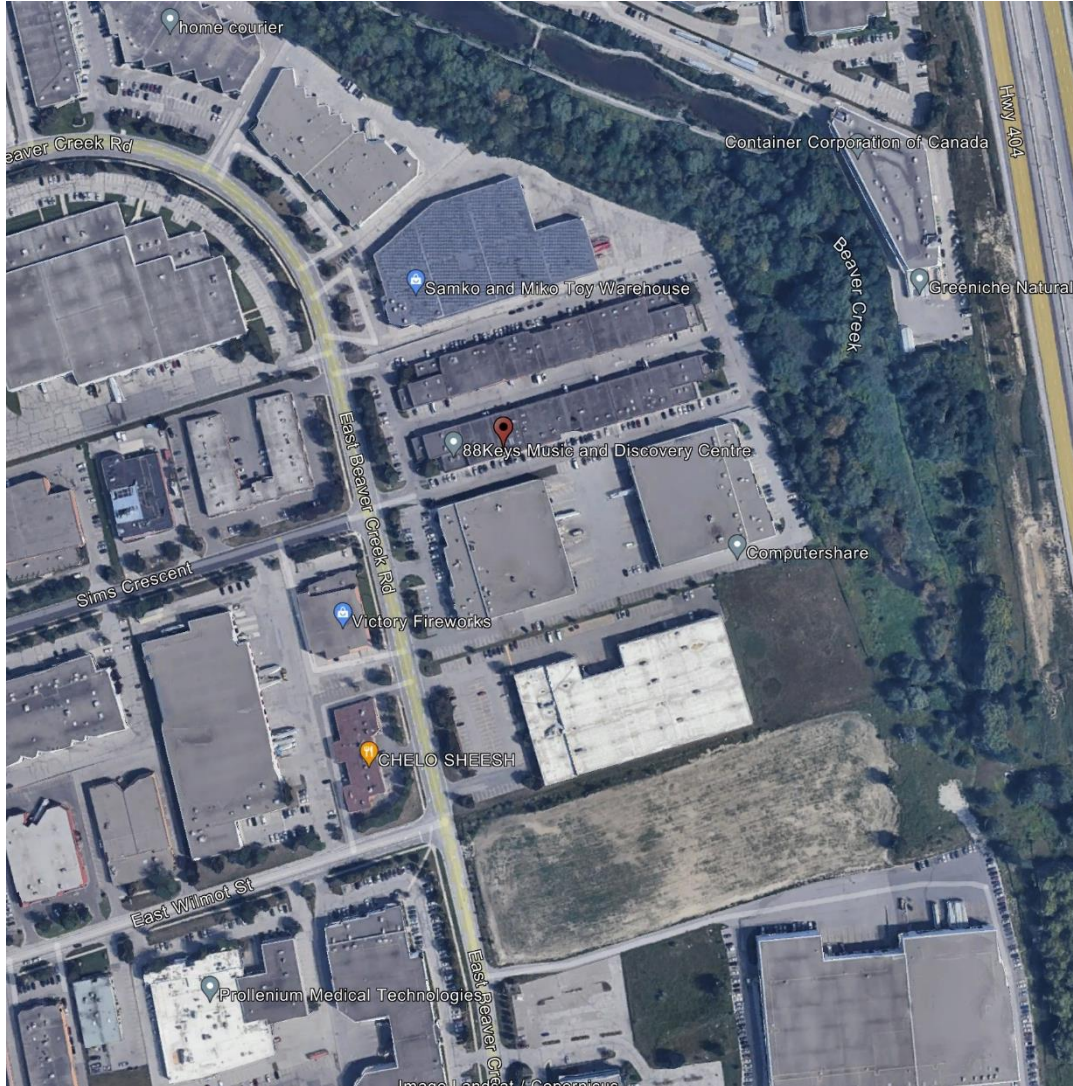




Site Area and Dimensions

29-31 #70 East Beaver Creek, Richmond Hill, L4B3B2

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SITE MATRIX

1

2

3

**29-31 70 EAST BEAVER CREEK,
RICHMONDHILL
L4B3B2**

PIN: 292100029 | 292100030 | 292100031

AREA :

LEGAL DESCRIPTION : UNIT 30, LEVEL 1, YORK
REGION CONDOMINIUM PLAN NO. 677 ; LT 48 PL
65M2104, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF
DECLARATION LT628378 ; S/T LT661545 RICHMOND HILL

TOTAL OFFICE AREA : 10,800 Ft²

Perimeter : 1581.36 ft | 761.15 ft.

ARN : 194600006783900 | 193805004185130
193805004185131

Suggested : \$7,999,999.00

V.T.B : Max 20%

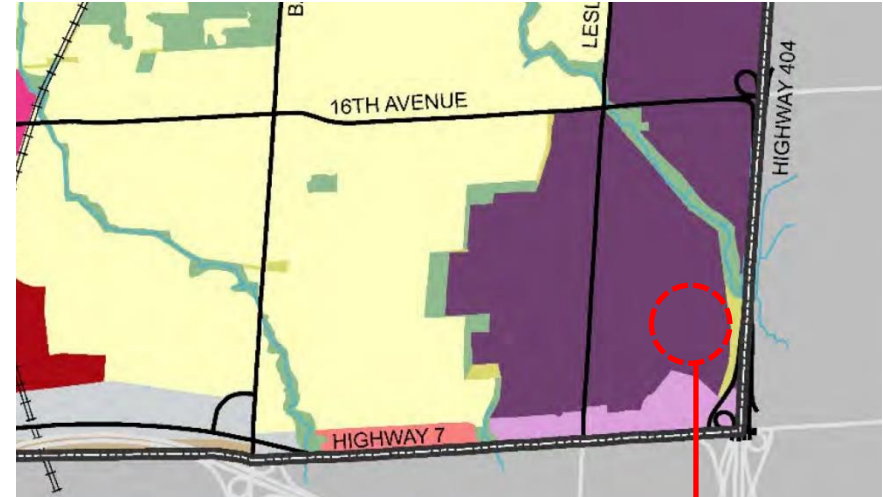
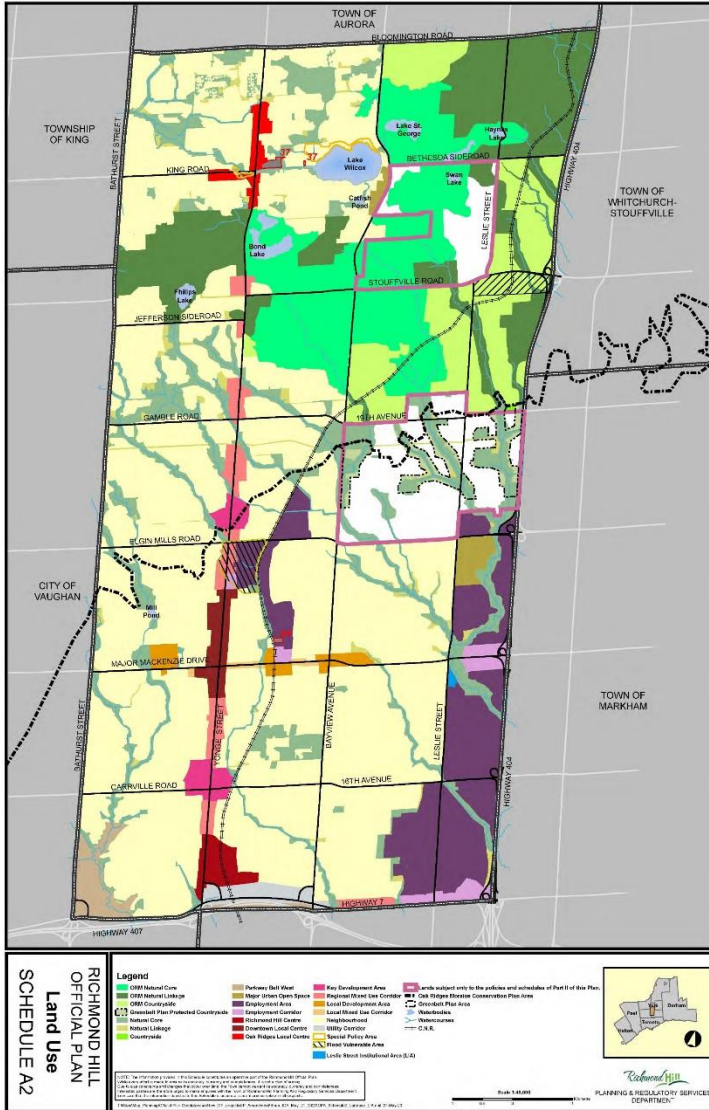


Town of Richmond Hill Zoning map

29-31 #70 East Beaver Creek, Richmond Hill, L4B3B2

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Attachment 2 – Illustration of Schedule A2 (Land Use), as amended by OPA 18.2



**EMPLOYMENT ZONE
PROJECT LOCATION**

Legend

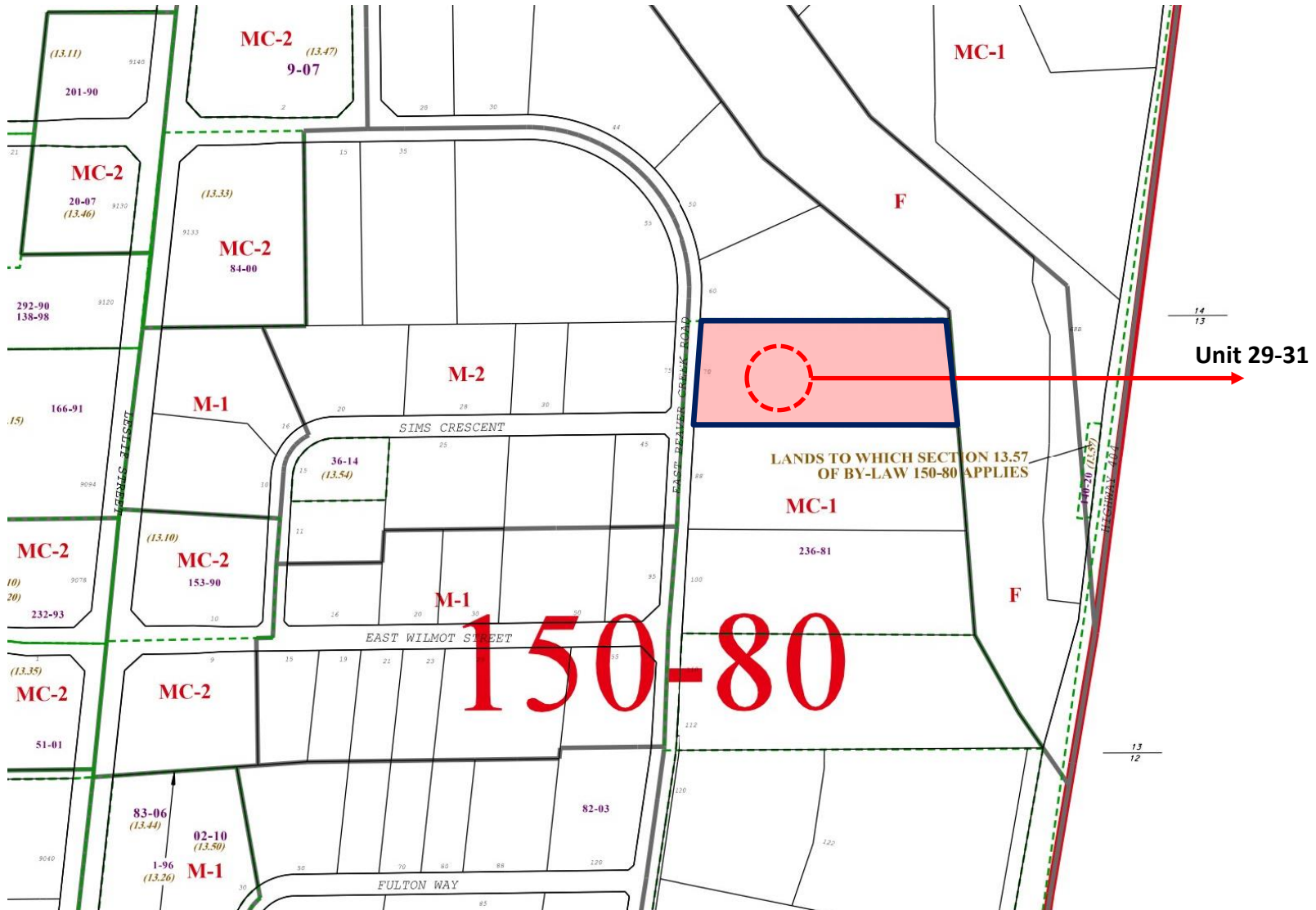
- ORM Natural Core
- ORM Natural Linkage
- ORM Countryside
- Greenbelt Plan Protected Countryside
- Natural Core
- Natural Linkage
- Countryside
- Parkway Belt West
- Major Urban Open Space
- Employment Area
- Employment Corridor
- Richmond Hill Centre
- Downtown Local Centre
- Oak Ridges Local Centre
- Key Development Area
- Regional Mixed Use Corridor
- Local Development Area
- Local Mixed Use Corridor
- Neighbourhood
- Utility Corridor
- Special Policy Area
- Flood Vulnerable Area
- Lands subject only to the policies and schedules of Part II of this Plan.
- Oak Ridges Moraine Conservation Plan Area
- Greenbelt Plan Area
- Waterbodies
- Watercourses
- C.N.R.
- Leslie Street Institutional Area (LIA)



Bylaw 150-80 Key Map

29-31 #70 East Beaver Creek, Richmond Hill, L4B3B2

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All the uses permitted in the M-1 ZONE.

b) Industrial:

- i) Printing establishments
- ii) Research and Development
- iii) Offices ACCESSORY to permitted uses on same LOT

c) Commercial:

- i) All of the uses permitted in the M-1 ZONE except for Retail sales in accordance with Section 6.11(3)
- ii) Banks and Financial Establishments
- iii) Technical and COMMERCIAL SCHOOLS
- iv) RESTAURANTS and Taverns, excluding take-out RESTAURANTS
- v) Business and Professional Offices
- vi) HOTELS



13.4.1 In addition to the uses permitted in Section 9.1, the following uses shall be permitted:

- a) theatres, - not to exceed 1,700 seats designed capacity;
- b) day care centre

13.4.3 Notwithstanding the provisions of Section 6.11.3(c), the following RETAIL STORES shall be permitted within office BUILDINGS and subject to the provisions outlined below:

a)	<u>Use</u>	<u>MAXIMUM GROSS FLOOR AREA Per Use (sq. metre)</u>
	i) Bakery & Delicatessen	65
	ii) Boutiques	93
	iii) Stationery Store	93
	iv) Bookstore	93
	v) Convenience Store	185
	vi) Variety Store	185
	vii) Jewellery Store	46
	viii) Gift & Card Store	46
	ix) Flower Shop	46
	x) Pharmacy	140
	xi) Tobacco Store	46
	xii) Computer Store	185
	xiii) PERSONAL SERVICE SHOPS	46

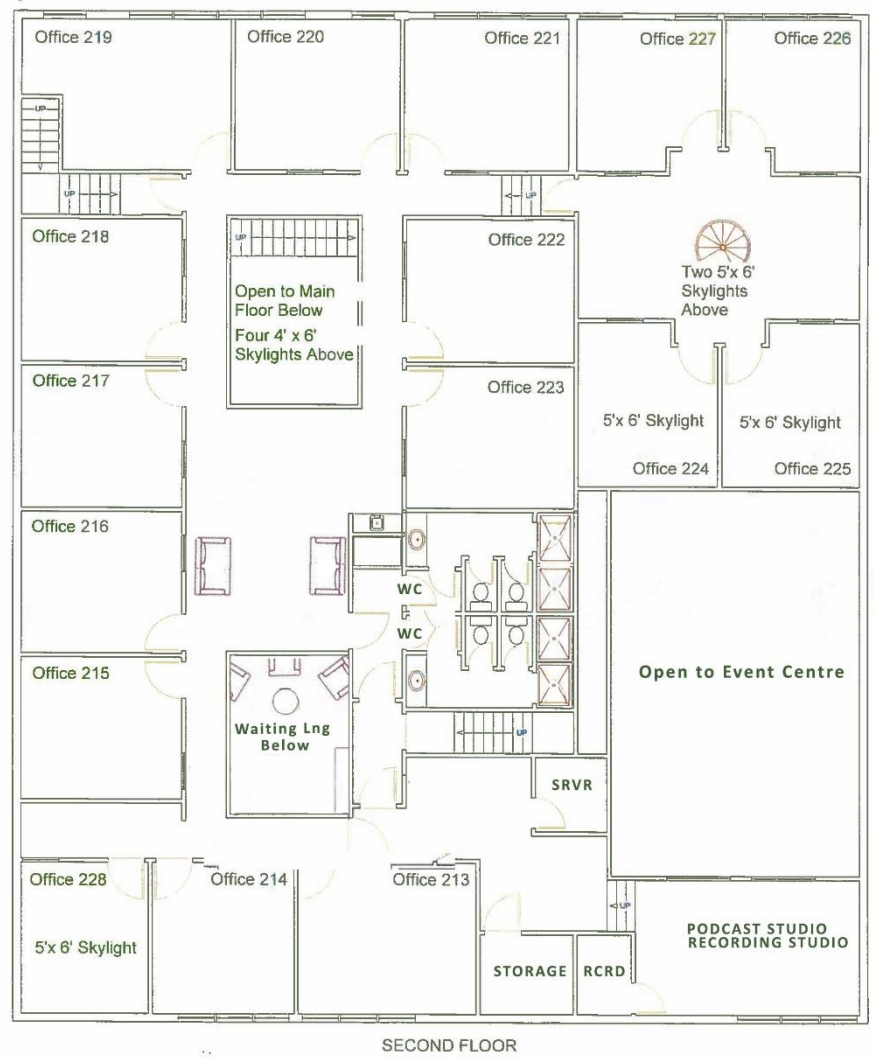
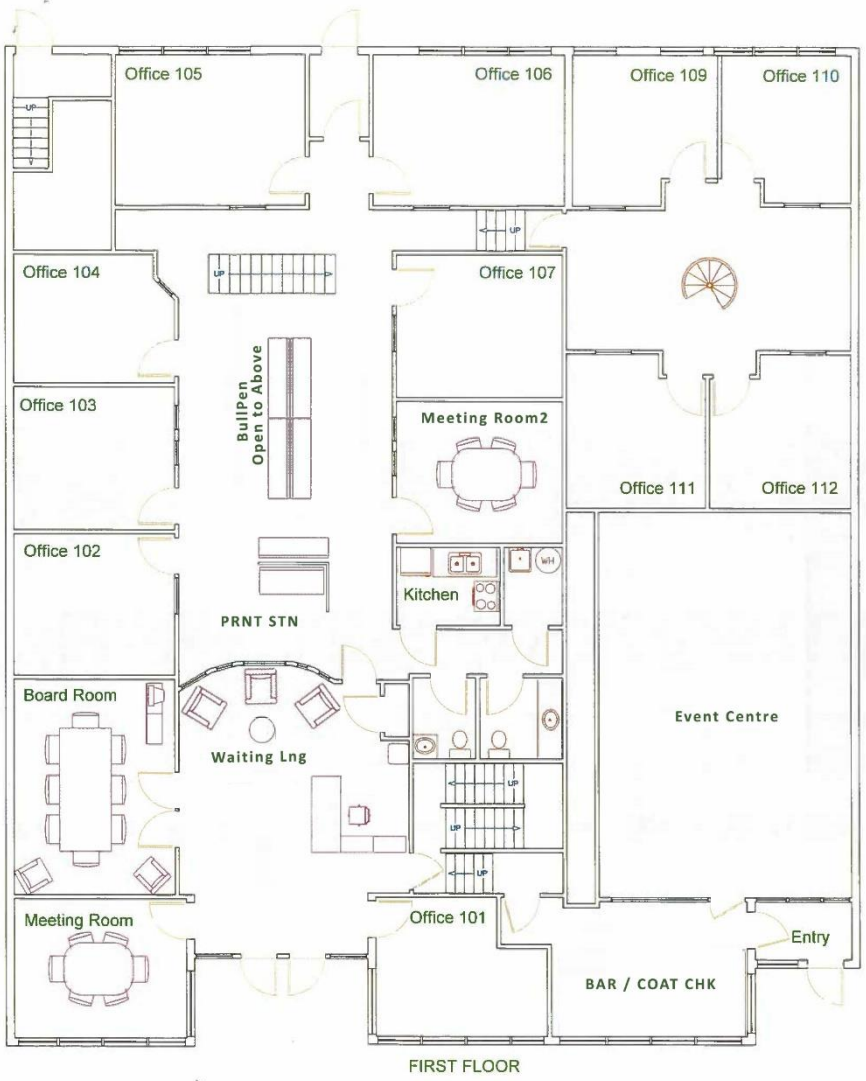
For the purposes of this By-law, PERSONAL SERVICE SHOP means a BUILDING or part of a BUILDING in which services involving the care of persons or their apparel are performed. Without limiting the generality of the foregoing, PERSONAL SERVICE SHOP includes a barber shop, a hair dresser, a manicurist, a shoe repairer, a dry cleaning depot.



Floor Plans

29-31 #70 East Beaver Creek, Richmondhill, L4B3B2

LAND ADVISORY GROUP

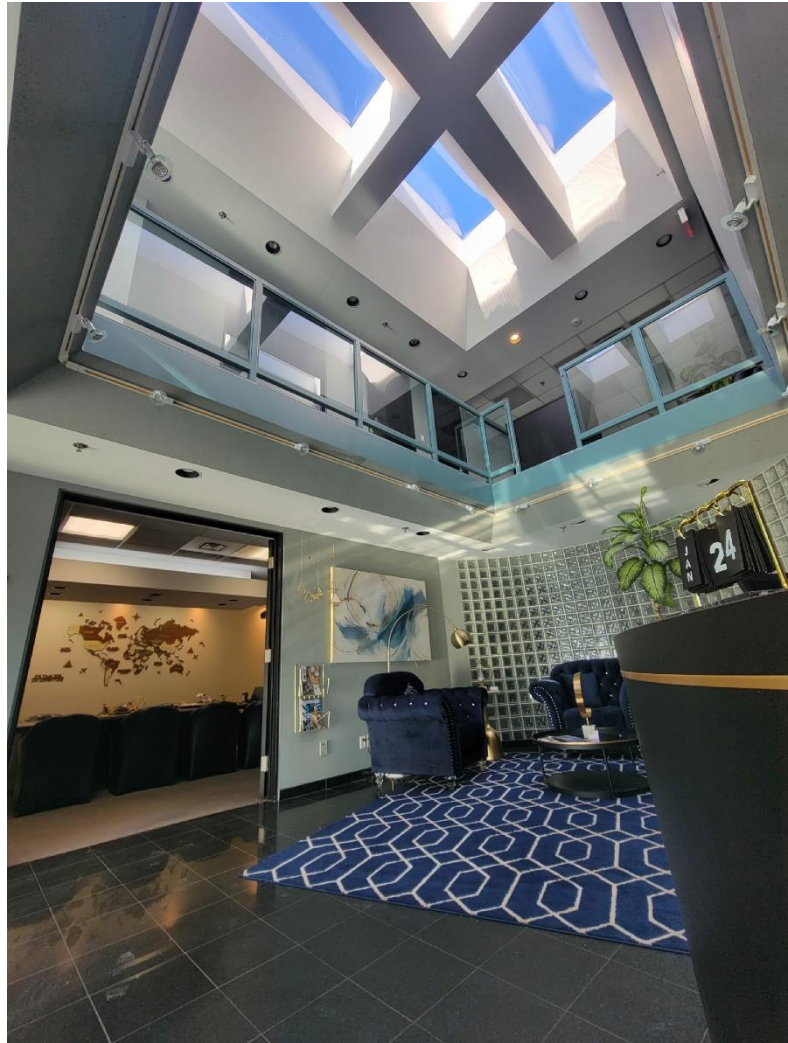




Interior Layout

29-31 #70 East Beaver Creek, Richmondhill, L4B3B2

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Interior Layout

29-31 #70 East Beaver Creek, Richmondhill, L4B3B2

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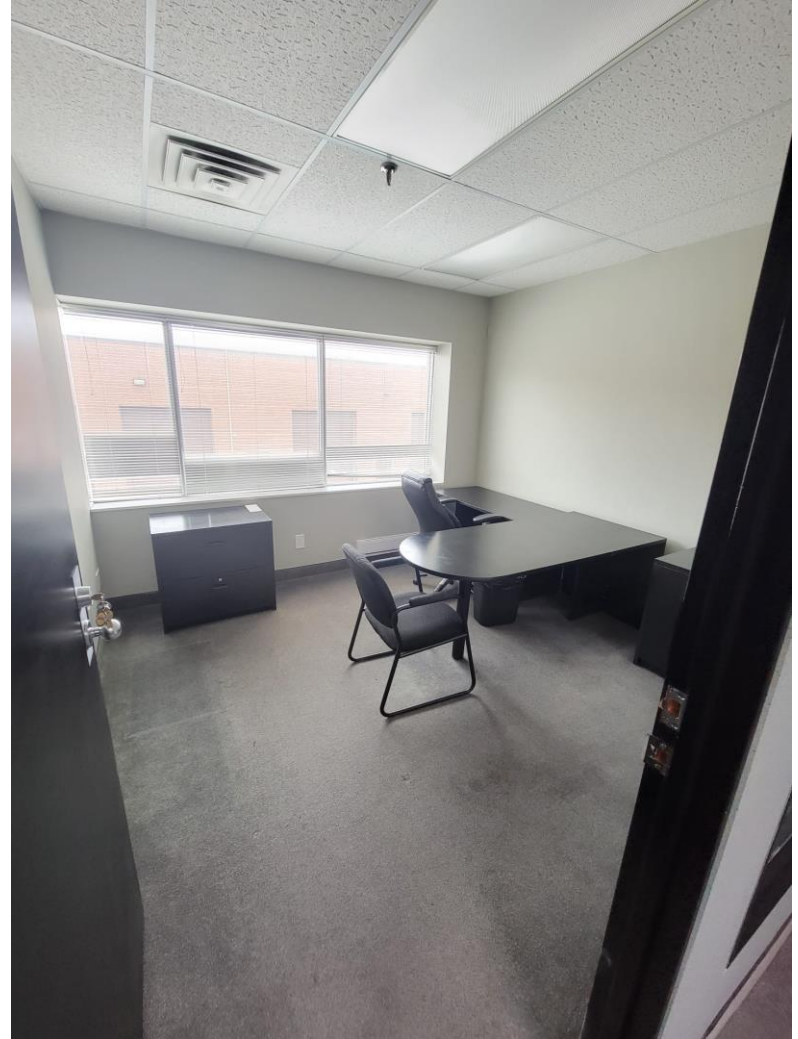




Interior Layout

29-31 #70 East Beaver Creek, Richmondhill, L4B3B2

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Interior Layout

29-31 #70 East Beaver Creek, Richmondhill, L4B3B2

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Interior Layout

29-31 #70 East Beaver Creek, Richmondhill, L4B3B2

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Inc

29-31 #70 East Beaver Creek, Richmondhill, L4B3B2

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Expense Type 2023	Description /Annual	Description/Month
Property Tax	\$ 25,630.00	\$ 2,135.83
Condo Fee	\$ 14,400.00	\$ 1,607.42
Hydro	\$ 10,800.00	\$ 900.00
Water	\$ -	\$ -
Gas	\$ 7,200.00	\$ 600.00
VOIP System	\$ 9,000.00	\$ 750.00
Cleaning	\$ 6,780.00	\$ 565.00
Front Desk	\$ 36,000.00	\$ 1,500.00
Internet	\$ 1,200.00	\$ 100.00
Total Expense	\$ 111,010.00	\$ 9,250.83

- Buyers, Be advised in a Professional Office Space Like this Package The Income Will be changing time to time, As Tenants are month to month base.
- The Expenses Includes the TMI is Changing time to Time.
- The Buyers Advised to Satisfy themselves in terms of income and Expense.

Tenant	Location	Total Area	Annual Rent	Monthly Rent
IBL GROUP	Ground Floor	2000.00	\$ 66,000.00	\$ 5,500.00
P.O Box and Virtual Office	Mail Room	N/A	\$ 3,500.00	\$ 60.00
Music School	224-225-226-227		\$ 50,400.00	\$ 4,200.00
Virtual Office	N/A	N/A	\$ 15,840.00	\$ 220.00
Music School	214-228		\$ 45,600.00	\$ 3,800.00
Biman Law	217.00		\$ 13,200.00	\$ 1,100.00
Event Centre	Ground Floor/ 2nd	Ref to Floor Plan	As per Use	150\$
Meeting Room / Podcast Room	Ground Floor/ 2nd	Ref to Floor Plan	As per Use	45\$
Vacancy and Potential Income	10 Offices on 2nd Floor		\$ 120,000.00	\$ 10,000.00
Total Income			\$ 194,540.00	



Wellhead Protection Area Map, Schedule A.4 Bylaw 6000-17

29-31 #70 East Beaver Creek, Richmondhill, L4B3B2

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FOR MORE INFORMATION, PLEASE CONTACT ME...



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2024 Featured Cover Agent

TOP AGENT
MAGAZINE

Broker, Team Leader

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Ph.D Urban Planning | Ma Scn Community Planning | BA Scn Arch | L.L.B