

## Chart "B"

### HAMILTON AREA COMMERCIAL LAND SALES - SEPTEMBER 2010

Sale #	Address	Vendor	Purchaser	Reference	Sale Date	Sale Price	Zoning	Lot Size (Acres)	Sale Price /Acre
1	1155 West 5th Street @ Rymal Road West Hamilton <i>Comments: Square shaped site behind shopping plaza at 1508 Upper James Street; Rezoning and OPA is required</i>	Helen Brown	1169944 Ontario Inc.	Real Track	30-Apr-07	\$1,900,000	AA	8.78	\$216,401
2	2250 Rymal Road East Hamilton <i>Comments: Proposed Scotia Bank and multi unit commercial including an A &amp; W Restaurant; Fully serviced and ready to build; Located in a growth area of the City; Abuts new GM car dealership to the east and a strip plaza with an Esso gas station to the west; Prime location</i>	Ardor Investments Ltd.	Rymal Investments Inc.	Real Track	04-May-07	\$2,875,000	M6-138	3.62	\$794,199
3	11 Clappison Avenue & Hwy #5 Flamborough <i>Comments: Canadian Tire site, Flamborough Power Centre, n/w corner of Clappison Avenue and Hwy #5; This is a retail growth area with Big Box stores</i>	Flamborough Power Centre Inc.	Canadian Tire Real Estate Ltd.	Geowarehouse	18-Jul-07	\$4,050,000	M1-12-1	8.94	\$453,020
4	400 Winona Road @ South Service Stoney Creek <i>Comments: Assemblage with 395 Fifty Rd.: Wal-Mart as tenant proposed but may not be approved; Business Park - O.P. designated; Located close to the QEW &amp; Fifty Road interchange; Development 3 to 5 years away as of purchase date</i>	C. & F. D'Orazio & A. I. Morelli	Penady (Stoney Creek) Ltd.	Real Track	12-Sep-07	\$1,004,100	AS	5.04	\$199,226
5	172 Dartnall Road Hamilton <i>Comments: Serviced commercial land proposed for a strip plaza and a future Petro Canada gas station</i>	Rystat Developments Inc.	Rymal Road Developments Ltd.	Real Track	24-Sep-07	\$1,388,800	M11	4.00	\$347,200
6	1144 Wilson Street West Ancaster <i>Comments: Corner of Wilson &amp; McClure, west of Wal-Mart; Development charge credit of \$536,980-for former Harley's Furniture; adjusted market value indicated 5 buildings with 50,870 s.f. constructed, 1 building drug store, lab, 2nd floor offices</i>	Harley's Furniture Ltd.	Wilson-Given Developments Ltd.	Real Track	31-Oct-07 <b>Adj.</b>	\$3,400,000 <b>\$3,863,020</b>	C3-133	3.52 <b>Adj.</b>	\$966,184 <b>\$1,097,761</b>
7	Rymal Rd. E., w/s of Dakota Blvd. Hamilton <i>Comments: Commercially designated rectangular shaped parcel of land at the front of Summit Park subdivision; this is a residential and retail growth area; Wal-Mart located to the east</i>	Multi-Area Developments Inc.	Dakota Shopping Centers Ltd.	Real Track	21-Dec-07	\$7,575,100	H-C1-205	11.66	\$649,443
8	1603 & 1631 Rymal Road East Hamilton <i>Comments: Vacant "L" shaped site on Rymal and behind other properties on Rymal; Land assembly for retail development including medical clinic; Location is outside the current development area</i>	Antoinette Cantelmi-Cicchi & Maria Cantelmi	1631 Rymal Rd. E. Developments Inc.	Real Track	10-Jan-08	\$1,650,000	M-11 & AA	6.34	\$260,252
9	150 Upper Centennial Parkway near Highland Road, Stoney Creek <i>Comments: Commercial development at street front &amp; single family residential at rear of property as per Secondary Plan; Site unserviced Actual lot size 4.6 acres, only 4.32 ac developable with commercial along Centennial Parkway &amp; residential for back half</i>	Heeringa Brothers Construction	1520866 Ontario Ltd.	Real Track	31-Jan-08	\$1,500,000	ND & GC-49	4.32	\$347,222

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10	1324 Rymal Rd. @ Dartnall Hamilton Comments: Development of gas station; Severed from Sale #5 for Petro Canada; Corner site with high traffic	Rymal Road Developments Inc.	Petro Canada	Geowarehouse	23-Oct-08	\$1,599,360	MS11/S 1580	1.93	\$828,684
11	3311 Homestead Drive @ Hwy #6 Glanbrook Comments: West side of Highway #6, south of Airport Road in Mount Hope; Fully serviced site, irregular shaped site; Development 2-3 yrs away Site offered for sale for over 5 years	James SF Ma & Associates Ltd.	Airport Commercial Centre (Hamilton) Ltd.	Real Track	12-Nov-08	\$1,675,000	HC-3-893	7.17	\$233,612
12	S/S Dundas Street East near Hwy #6 Waterdown Comments: South side of Dundas Street; Site of proposed grocery store; in Rona plaza; Commercial growth area both north & south of Hwy #5 Premium location	Loblaw Properties Ltd.	Riotrin Properties (Flamborough) Inc.	Real Track	26-Nov-08	\$8,659,957	M1-11-1 & M1-11-2(H)	15.49	\$559,068
13	2333 Barton Street East near Kenilworth, Hamilton Comments: Former Metro Freightliner (truck facility); Purchased for new Toyota Dealership; Part of former 30,582 sq. ft. building utilized for new building; Benefits re: Pk. Ded. credits	1609616 Ontario Ltd.	Parkway Motors Hamilton Ltd.	Real Track	15-Jun-09	\$4,200,000	JJ	3.92	\$1,071,429
14	1605-1615 Upper Sherman & 675-695 Rymal Road East Hamilton Comments: North/East corner of Sherman & Rymal with 250' frontage on Sherman (part was former land locked 0.45 ac parcel); Prime location ready to build	Paletta International Corp.	Loblaw Properties Ltd.	Geowarehouse	30-Jun-09	\$2,270,000	G-1	4.55	\$498,901
15	2525 Highway #56 Binbrook Comments: North side of Binbrook @ southeast corner of Maggie Johnson Road; Purchased for development of retail plaza/grocery store; Existing 14,000 sq. ft. industrial building to be demolished by purchaser; Location near new house construction	Angus B. Jackson & Sons Ltd.	Sobeys Capital Inc.	Real Track	21-Jan-10	\$3,500,000	C3	5.26	\$665,526
16	2150 Rymal Road East @ Terryberry, Hamilton Comments: Canadian Tire site at south west corner of Rymal and Terryberry; Includes assembly of 2 parcels; Located near new Wal-Mart residential development	Hamilton Mountain Developments Inc.	Canadian Tire Real Estate Ltd.	Real Track	29-Jan-10	\$4,726,500	C3-175(a)	8.26	\$572,215

Sales of Significance are #1, #4, #8, #9, #11 noted in RED

Note: Calculations use adjusted figures.

Average Sale Price Per Acre	\$549,635
Median Sale Price Per Acre	\$528,984

Sales of Significance - Average Sale Price Per Acre	\$251,343
Sales of Significance - Median Sale Price Per Acre	\$233,612

The information contained herein is obtained from usually reliable sources, but is in no sense guaranteed