

**TO: Prospective Purchasers of Birch River School in Birch River (210 Drury Avenue, Birch River, Manitoba) (the "Property")**

**RE: Building Reports, Plans and Materials**

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The Swan Valley School Division ("**Swan Valley**") is providing the attached reports, plans and documents, which includes a report from Pinchin dated April 02, 2019 re: Asbestos Assessment, excerpts from a Stantec report dated July 2009 re: Swan Valley School Division Asbestos Survey, and a letter from Manitoba Environment dated September 17, 1996 regarding the removal of an aboveground fuel storage tank. And (collectively, the "**Reports**") to prospective purchasers strictly on the following terms and understandings:

1. The Reports are provided by Swan Valley as a courtesy only in order to assist prospective purchasers in developing their proposed offers to purchase the Property. The Reports are provided entirely on an "as is" basis without any representation or warranty of any kind, either expressed or implied, as to the accuracy or completeness thereof.
2. Prospective purchasers are encouraged to contemplate performing their own due diligence in respect of the condition of the Property and, in particular, in respect of environmental matters, as part of their offers to purchase the Property. There will be no representation made by Swan Valley or any other person in respect of such matters.
3. Swan Valley will not be responsible to remediate or otherwise address any matter pertaining to the condition of the Property. Prospective purchasers are encouraged to ensure that their offers for the Property are made on an "as is, where is" basis. Swan Valley may require an indemnity for the successful proponent in respect of any environmental matters arising out of or in connection with the Property.
4. Prospective purchasers will **not** be entitled to rely on either the Pinchin reports, the Manitoba Environment letter or the Stantec report attached without a reliance letter addressed to them by Manitoba Environment, Stantec and Pinchin. It will be the sole responsibility of a prospective purchaser to obtain such a reliance letter, at their own cost, and no representation whatsoever is made as to whether Manitoba Environment, Stantec or Pinchin will be prepared to provide one. Prospective purchasers are encouraged to obtain their own environmental reports as part of their due diligence.
5. The Reports and letter are provided for the sole purpose set out in section 1 hereof. The recipient is not to use the Reports for any other purpose and is not to disclose the Reports, or any part thereof, to any other person (other than its legal advisors in connection with the preparation of an offer to purchase the Property) without the express permission of Swan Valley, which may be withheld or conditioned by Swan Valley in its sole and absolute discretion.

Your use of the Reports in any way will be deemed to constitute your agreement to the above terms and conditions.

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## SWAN VALLEY SCHOOL DIVISION (the "Division")

### Request for Submissions regarding the Purchase of the former Birch River School Property

Civic Address: 210 Drury Avenue, Birch River, Manitoba, R0L 0E0  
Size of Property: Approximately 436,480 square feet  
Size of Building: Approximately 30,100 square feet  
Legal Description: Roll No. 0300792.000 Municipality No. 617, Parcel 1, Block 1490, Title Number 2480119/6, NW ¼ 26-39-26W. Subject to special reservations as to mines and minerals as contained in the original grant from the crown in NW ¼ 26-39-26W.

The Division is accepting submissions from parties interested in purchasing the property located at 210 Drury Avenue, Birch River, Manitoba, R0L 0E0, and formerly known as the Birch River School (the "**Property**"). All submissions should contain the following information:

- Name and address of the interested party
- Purchase price for the entire Property
- Effective date of the purchase
- Plan for the proposed use of the Property
- Conditions of the purchase in favour of the interested party, if any

The Property was formerly used as a K-8 School, which has now been closed. Room 38 within the building located on the Property (the "**Building**") is currently rented to Birch River Nursery School Inc. (**Nursery School**) for use as a Nursery School Program for a term ending June 30, 2020.

With respect to the sale of the Property, please be advised that:

1. The Property is being sold on an "as is, where is" basis and that the Division offers no warranty as to the suitability of the Property, including the Building, for any specific use.
2. Property (furnishings, equipment, etc.) within the Building, unless advised otherwise remains Property of the Division.
3. The Property is being sold on condition that the purchaser will assume all of the obligations of the Division pursuant to the rental agreement with the Nursery School and preference may be given to interested parties who will agree to extend the term of the agreement beyond June 30, 2020.
4. The Division is not prepared to enter into any mortgage or debt arrangement with the purchaser.
5. The sale of the Property is subject to the approval of the Board of Trustees of the Division and the approval of the Public Schools Finance Board.

The Division reserves the right to negotiate with any or all of the interested parties independently of each other and/or not at all, and has no obligation to treat interested parties in the same manner. The submission with the highest purchase price or any submission will not necessarily be pursued or accepted by the Division.

All submissions must be received by no later than 4 p.m. CDT on the 30<sup>th</sup> day of April, 2020. Submissions should be addressed as follows, and sent by mail, email or fax:

Brent Rausch, Secretary-Treasurer  
Swan Valley School Division  
John Kastrukoff Building  
1481-3rd Street North  
Box 995  
Swan River, MB R0L 1Z0

Phone: (204) 734-4531  
Fax: (204) 734-2273  
Email: brausch@svsd.ca



## The Former Birch River School Property

### Source of Heat:

Primary Source – electric boiler

### Approximate Construction Dates:

The original building was built in approximately 1961 and approximately 17,310 square feet

The addition was constructed in approximately 1974 and is approximately 13,000 square feet

### Removed Above Ground Fuel Storage Tank:

Removed in 1996 by A&D Pumps of Preeceville, SK

Manitoba Environment (site code 10145) was involved when removed

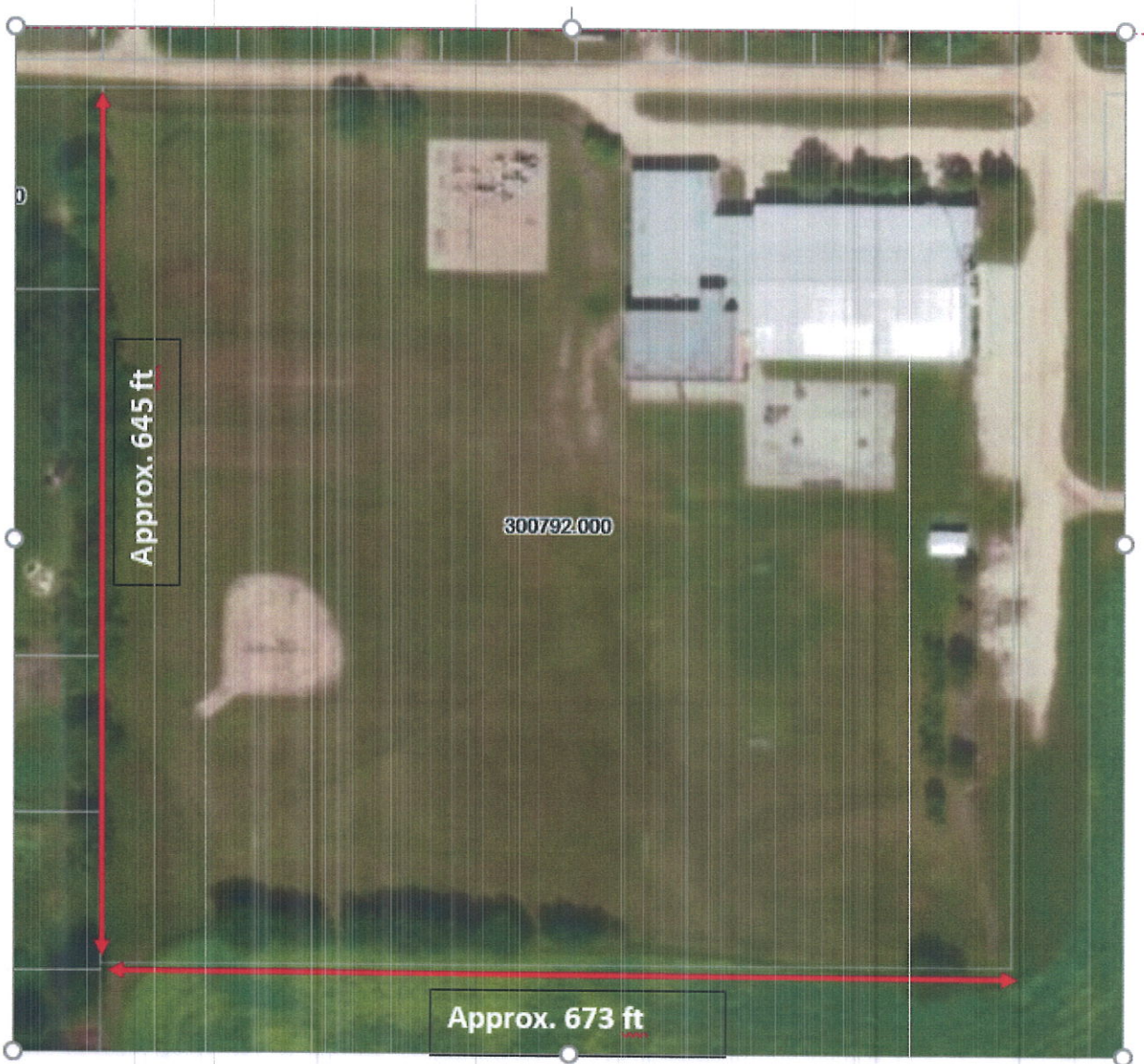
### Building Operating Cost (non exclusive list) July 01 2018 to June 30, 2019:

Electricity (MB Hydro)	\$42,526
Water & Sewer	\$5,031
2019 Property Taxes	\$5,553

## Birch River School – Approx. Property/Lot size

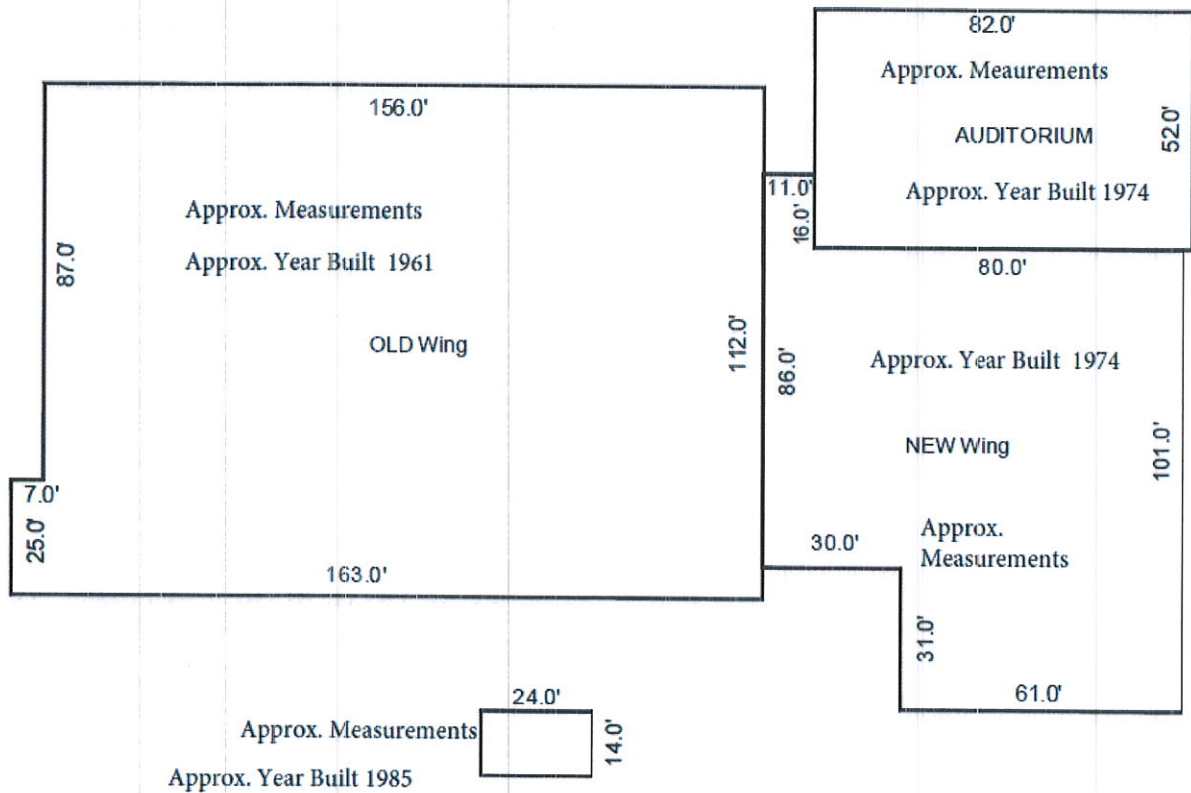
Title Number 2480119/6  
PARCEL 1 PLAN 1490 DLTO  
SUBJECT TO THE EXCEPTIONS AND RESERVATIONS AS TO  
MINES MINERALS AND OTHER MATTERS SET OUT IN O/S  
INST. 36431 DLTO IN NW 1/4 26-39-26 WPM

The measurements are provided as general estimates and may not be reflective of the actual property size. It is the responsibility of the prospective purchasers to secure the actual property/lot location, dimensions, etc. Not to scale.

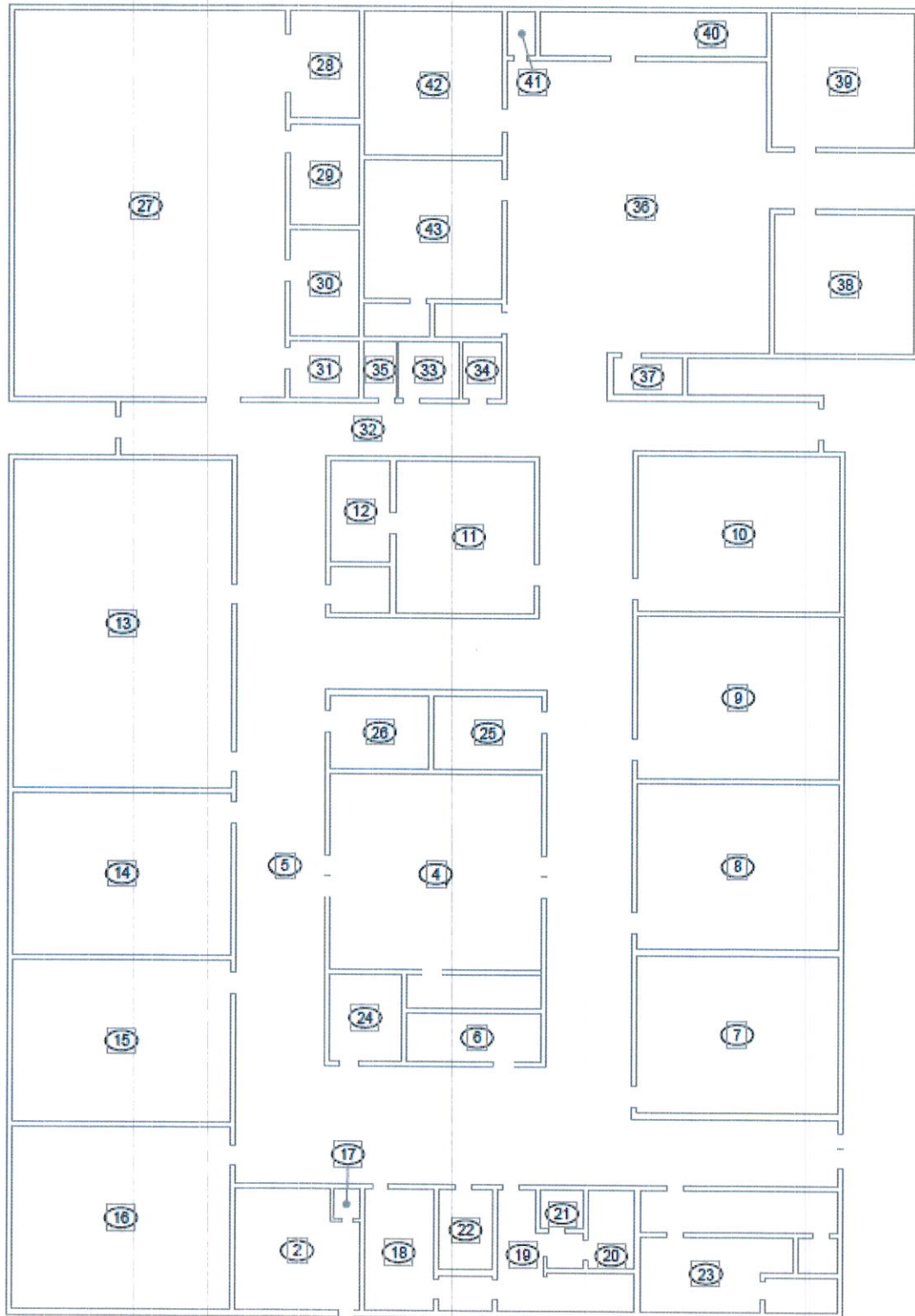




The measurements and dates are provided as general estimates and may not be reflective of the actual property size and construction dates. It is the responsibility of the prospective purchasers to secure the actual property/lot location, dimensions, etc. Images are not to scale.



Information is general and may not accurately reflect the floor plan of Birch River School. Not drawn to scale.







# 2019 PROPERTY TAX BILL

2001

**RM OF MOUNTAIN**

200 DRURY AVE PO BOX 155 BIRCH RIVER MB R0L 0E0

Phone : 204-236-4222

Fax : 204-236-4773

Website : www.rmofmountain.ca E-mail : rmmountn@mymts.net

MUNICIPALITY # 617

ROLL NUMBER 0300792.000

*June OK*

*0000-0125-00*  
*8200-0208-02*  
*3% Discount → no*

*Col# 177235*  
*June 3/2019*

*2776.59*  
*2776.58*  
*171.75*

SWAN VALLEY SCHOOL DIV NO 35 R  
PO BOX 995  
SWAN RIVER MB R0L 1Z0

REAL PROPERTY INFORMATION				
Lot/Section	Blk/Twp	Plan/Range	Frontage/Area	Dwelling Units
1	1490		645.30 F	

Civic Address : 210 DRURY AVE

**ASSESSMENT**

Title or Deed	Tax Status	Assessment			Class	Portion %	Portioned Assessment
		Land	Building	Total			
2480119	Exempt	19,600	347,400	367,000	Institutional Property	65.00	238,550

**MUNICIPAL TAXES**

**GENERAL MUNICIPAL**  
GENERAL MUNICIPAL AT LARGE  
LUD - BIRCH RIVER

Assessment	Mill Rate
0	23.500
0	32.440

**Taxes Owning**

**By-Law**

By-Law	End Year	Levy
01/07 LIFT STATION BIRCH RIVER	2026	238,550
02/09 BIRCH RIVER GRAVITY SEWER	2028	483.98

**NET MUNICIPAL TAXES → 5,724.92**

**SCHOOL TAXES**

**SCHOOL DIVISION**      Inquiries : 204-734-4531

**NET SCHOOL DIVISION LEVY**

0.00

*OK to pay → June OK*  
*June 12 2013*

**NET SCHOOL TAXES → 0.00**

**CURRENT TAXES 5,724.92**

**BALANCE OWING → 5,724.92**

**Important Messages:**

**DUE DATE : Oct 31, 2019**

**Manitoba Education Property Tax Credit Advance:** If this is not your principal residence, you may not be eligible for the Manitoba Education Property Tax Credit Advance. For eligibility please contact your Municipality or Manitoba Tax Assistance Office at Toll Free 1-800-782-0771, Winnipeg 204-948-2115 or email: TAO@gov.mb.ca. **Manitoba Farmland School Tax Rebate :** Applications and more information is available at your local MASC and MAFRI offices and [www.masc.mb.ca](http://www.masc.mb.ca). For additional information email: [fstr@masc.mb.ca](mailto:fstr@masc.mb.ca) or telephone 204-726-7068.

*h*      *was 3%*

*176.75*  
*5553.17*

# Manitoba



Environment

27 - 2nd Avenue S.W.  
Dauphin, Manitoba  
R7N 3E5

(204) 622-2123

September 17, 1996

Swan Valley School Division  
Box 995  
Swan River, Mb.  
R0L 1Z0

Attn. W. Schoenrath

Dear Sir,

## Re ; Petroleum Storage Tank Removals

This office has received the Petroleum Storage Tank Removal Reports for the following subject sites submitted by A & D Pumps of Preeceville Sask..

- Swan Valley School Div., Birch River, Site Code 10145 *- Home 210 Drury Ave Birch River*
- Swan Valley School Div. Bowsman, Site Code 10175 *- Home 401 4th Ave Bowsman*
- Swan Valley School Div. Swan River Junior, Heating Oil, Site Code 10045 *1015 2nd Street South Swan River*  
*↳ Ecole Swan River South School*

Upon review of the said report and associated laboratory analysis of soil samples, this office is satisfied all the above sites to have been remediated to meet Manitoba Environment Level I guidelines.

No further investigative or remedial actions are deemed necessary at this time.

Thank you for your cooperation in this regard.

Yours truly,

Tim Prawdzik  
Environment Officer  
Manitoba Environment

cc; A & D Pumps  
M. Mazerolle, Gasoline Program Wpg.