



Phase 1 - Lot Draw Information

PART 1: Info & Show Home Commitment	9:30am Wednesday May 30 th , 2018
PART 2: Lot Draw	9:30am Thursday May 31 st , 2018
Location:	Black Knight Inn (2929 50 Ave, Red Deer, AB)
RSVP Deadline:	Friday May 18 th , 2018

Please limit to a maximum of 2 representatives per builder.
RSVP to Kalie: kmiller@melcor.ca 403-343-0817.

Lot Product

The lot draw will consist of 118 single family front attached garage lots (104 R1WS & 14 R1G).

Lot Draw Format

PART 1: INFORMATION MEETING & SHOW HOME COMMITMENT

We are proposing to hold a separate informational meeting followed by a short lot draw for show home lot picks prior to our formal lot draw. This will provide the opportunity for us to make an informational presentation on the community and answer any questions arising about the community, show home commitment, lot draw, etc.

Please review the attached *Evergreen Phase 1 Show Home Information* document.

PART 2: LOT DRAW

Draw order will be determined by numbers picked out of a hat/basket. Lot draw order will alternate each round moving up then back down the order.

Minimum Purchase Commitment: 4 lots

Tiered Lot Draw Terms

Minimum purchase commitment is 4 lots with more attractive terms for higher volume purchases:

	LOT DRAW TERMS			POST LOT DRAW
	Min 4 lot purchase	5-7 lot purchase	8+ lot purchase	Pooled Lots
Discount	0%	2%	4%	0%
Deposits (due with interim)	5%			n/a
Balance of Down Payment (due on closing)	15%			20%
Closing date	15 days from registration or permit availability - expected in July (weather dependent)			15 days from interim
Interest adjustment date	6 months	8 months	12 months	6 months
Balance Due	12 months	14 months	16 months	12 months

The above preferred terms are only available at the lot draw.

Pooled lots will be held for the exclusive access of builders who meet the minimum purchase requirements for a period of 18 months from permit availability.

Pre Lot Draw Presale Program

See additional requirements and conditions of participating in presale of lots before the lot draw in the attached ***Evergreen Phase 1 Presale Program*** document.

Evergreen Phase 1 Documents

All documents are available online through the builder login (<https://www.melcor.ca/builder-login/>)

If you need assistance logging in to the builder portal please contact Kalie Miller kmiller@melcor.ca or 403-343-0817.

Please review all documents to ensure you are aware of any specific lot constraints:

- Price map and price sheet (attached);
- Lotting frontage plan (builder login);
- Building grade plan -shows pedestal & street furniture locations (builder login);
- Right of way plans (builder login);
- Etc. (builder login)



Evergreen Show Home Parade

Information

In conjunction with the Evergreen 1 Lot Draw, we are looking to facilitate a coordinated show home parade with a Grand Opening of June 2019.

We are proposing two locations in order to appeal to a broader market and allow more flexibility for builders to show case their designs:



The parade locations will cover both entrances to the single family section of the first phase.

LOCATION 1 - This location is intended to showcase homes that are closer to the entry point of the front attached garage market. It will include both R1WS and R1G land uses.

LOCATION 2 - This location will give builders the opportunity to showcase a higher end product with a very low lot cost relative to traditional 50' wide lots.

Incentives

The commitment to participate in the Show Home Parade includes the following incentives:

- The show home lot will count towards the minimum purchase requirement of 4 lots;
- Additional 5% discount on the show home lot (stackable with applicable presale lot draw discount);
- Preferential access to lots in Phase 2 of Evergreen;
- Show Home Parade Marketing, Pageantry, and Signage;

Requirements

- Complete and open by Show Home Parade Grand Opening in June 2019 including:
 - Fully decorated & staged & staffed;
 - Front Yard Landscaping (plan to be submitted and approved by Melcor);
- Show Home Operation:
 - Open minimum 3 days per week;
 - Open minimum of 1 year until June 30, 2020.

If a builder does not meet all of the above requirements they will forfeit their 5% discount & preferential access to Phase 2.

SHOW HOME PARADE REGISTRATION FORM

EVERGREEN 1 SHOWHOME PARADE

Completion of this form and delivery to the Red Deer Melcor Office will confirm registration to participate in the Evergreen Show Home Parade.

Via mail or courier:
502, 4901 – 48 Street
Red Deer, AB T4N 6M4

Or via email:
kmiller@melcor.ca

Incentives

The commitment to participate in the Show Home Parade includes the following incentives:

- The show home lot will count towards the minimum purchase requirement of 4 lots;
- Additional 5% discount on the show home lot (stackable with applicable presale lot draw discount);
- Preferential access to lots in Phase 2 of Evergreen;
- Show Home Parade Marketing, Pageantry, and Signage;

Requirements

- Complete and open by Show Home Parade Grand Opening in June 2019 including:
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 - Open minimum 3 days per week;
 - Open minimum 1 year until June 30, 2020.

If a builder does not meet all of the above requirements they will forfeit their 5% discount & preferential access to Phase 2.

CERTIFICATION

I certify that I have read, understood and agree to comply with above requirements as detailed.

PRINTED NAME OF BUILDER

SIGNATURE OF BUILDER

DATE



EVERGREEN
 Tentative Subdivision Plan
 City of Red Deer

Prepared for:
 Melcor Developments
 Red Deer, Alberta

DRAWN BY: SAS
 CHECKED BY: GCL
 SCALE: NTS
 PROJECT #: 112849332


 NORTH


 #1150, #900, 50th Street, Red Deer, AB T4N1X7
 Ph: (403) 341-2320 Fx: (403) 342-2969

May, 2015

ANDERS EAST 2 COMMUNITIES INC.
EVERGREEN PHASE 1
PLAN #

LOT	BLOCK	ZONING	GRADE	AREA		FRONTAGE		APPROVED	CIVIC	<u>MAY 10/18</u>
				SQ. FT.	SQ. M.	FEET	METERS	PURCHASE		PURCHASER
<hr/>										
1	1	R1WS	L	4806.1	446.5	55.0	16.76	\$189,900	247 ELLINGTON CRES	
2	1	R1WS	LT	4444.4	412.9	50.0	15.24	\$184,900	243 ELLINGTON CRES	
3	1	R1WS	W	4444.4	412.9	50.0	15.24	\$184,900	239 ELLINGTON CRES	
4	1	R1WS	W	4444.4	412.9	50.0	15.24	\$184,900	235 ELLINGTON CRES	
5	1	R1WS	W	4622.0	429.4	52.0	15.85	\$192,900	231 ELLINGTON CRES	SOLD - KREST
6	1	R1WS	W	4612.3	428.5	52.0	15.85	\$192,900	227 ELLINGTON CRES	
7	1	R1WS	W	4373.4	406.3	52.0	15.85	\$189,900	223 ELLINGTON CRES	
8	1	R1WS	WT	6727.4	625.0	50.0	15.24	\$209,900	219 ELLINGTON CRES	
9	1	R1WS	LT	7842.6	728.6	60.8	18.53	\$219,900	215 ELLINGTON CRES	
10	1	R1WS	LB	3514.4	326.5	40.0	12.19	\$121,900	211 ELLINGTON CRES	
11	1	R1WS	LB	3522.0	327.2	40.0	12.19	\$121,900	207 ELLINGTON CRES	
12	1	R1WS	LB	3543.5	329.2	40.0	12.19	\$121,900	203 ELLINGTON CRES	
13	1	R1WS	LB	3543.5	329.2	40.0	12.19	\$121,900	199 ELLINGTON CRES	
14	1	R1WS	LB	3543.5	329.2	40.0	12.19	\$121,900	195 ELLINGTON CRES	
15	1	R1WS	LB	3543.5	329.2	40.0	12.19	\$121,900	191 ELLINGTON CRES	
16	1	R1WS	LB	3543.5	329.2	40.0	12.19	\$121,900	187 ELLINGTON CRES	
17	1	R1WS	LB	3543.5	329.2	40.0	12.19	\$121,900	183 ELLINGTON CRES	
18	1	R1WS	LB	3543.5	329.2	40.0	12.19	\$121,900	179 ELLINGTON CRES	
19	1	R1WS	LB	3636.0	337.8	40.0	12.19	\$121,900	175 ELLINGTON CRES	
20	1	R1WS	LB	3864.2	359.0	40.0	12.19	\$125,900	171 ELLINGTON CRES	
21	1	R1WS	LB	4190.4	389.3	40.0	12.19	\$136,900	167 ELLINGTON CRES	
22	1	R1WS	LB	4763.0	442.5	40.0	12.19	\$144,900	163 ELLINGTON CRES	
23	1	R1WS	LB	4941.7	459.1	40.0	12.19	\$149,900	159 ELLINGTON CRES	
24	1	R1WS	LB	4402.4	409.0	39.9	12.17	\$139,900	155 ELLINGTON CRES	

ANDERS EAST 2 COMMUNITIES INC.
EVERGREEN PHASE 1
PLAN #

LOT	BLOCK	ZONING	GRADE	AREA		FRONTAGE		APPROVED	CIVIC	<u>MAY 10/18</u> PURCHASER
				SQ. FT.	SQ. M.	FEET	METERS	PURCHASE PRICE		
25	1	R1WS	LB	4399.2	408.7	44.5	13.55	\$144,900	151 ELLINGTON CRES	
26	1	R1WS	LB	3718.9	345.5	40.0	12.19	\$123,900	147 ELLINGTON CRES	
27	1	R1WS	LB	3543.5	329.2	40.0	12.19	\$121,900	143 ELLINGTON CRES	
28	1	R1WS	LB	3543.5	329.2	40.0	12.19	\$121,900	139 ELLINGTON CRES	
29	1	R1WS	LB	3543.5	329.2	40.0	12.19	\$121,900	135 ELLINGTON CRES	
30	1	R1WS	LB	3543.5	329.2	40.0	12.19	\$121,900	131 ELLINGTON CRES	
31	1	R1WS	LB	3543.5	329.2	40.0	12.19	\$121,900	127 ELLINGTON CRES	
32	1	R1WS	LB	3543.5	329.2	40.0	12.19	\$121,900	123 ELLINGTON CRES	
33	1	R1WS	LB	3543.5	329.2	40.0	12.19	\$121,900	119 ELLINGTON CRES	
34	1	R1WS	LB	3543.5	329.2	40.0	12.19	\$121,900	115 ELLINGTON CRES	
35	1	R1WS	LB	3543.5	329.2	40.0	12.19	\$121,900	111 ELLINGTON CRES	
36	1	R1WS	LB	3543.5	329.2	40.0	12.19	\$121,900	107 ELLINGTON CRES	
37	1	R1WS	LB	3543.5	329.2	40.0	12.19	\$121,900	103 ELLINGTON CRES	
38	1	R1WS	LB	3543.5	329.2	40.0	12.19	\$121,900	99 ELLINGTON CRES	
39	1	R1WS	LB	3720.0	345.6	42.0	12.80	\$126,900	95 ELLINGTON CRES	
40	1	R1WS	LB	3819.0	354.8	42.0	12.80	\$128,900	91 ELLINGTON CRES	
1	2	R1G	L	4866.4	452.1	40.0	12.19	\$169,900	276 EMERALD DRIVE	
2	2	R1G	L	4362.6	405.3	38.0	11.58	\$159,900	272 EMERALD DRIVE	
3	2	R1G	L	4366.9	405.7	38.0	11.58	\$159,900	268 EMERALD DRIVE	
4	2	R1G	L	4222.7	392.3	38.0	11.58	\$159,900	264 EMERALD DRIVE	
5	2	R1G	L	4185.0	388.8	38.0	11.58	\$159,900	260 EMERALD DRIVE	
6	2	R1G	L	4252.8	395.1	38.0	11.58	\$159,900	256 EMERALD DRIVE	
7	2	R1G	L	4308.8	400.3	38.0	11.58	\$159,900	252 EMERALD DRIVE	

ANDERS EAST 2 COMMUNITIES INC.
EVERGREEN PHASE 1
PLAN #

LOT	BLOCK	ZONING	GRADE	AREA		FRONTAGE		APPROVED	CIVIC	<u>MAY 10/18</u>
				SQ. FT.	SQ. M.	FEET	METERS	PURCHASE		
8	2	R1G	L	4207.6	390.9	38.0	11.58	\$159,900	248 EMERALD DRIVE	
9	2	R1G	L	4201.2	390.3	38.0	11.58	\$159,900	244 EMERALD DRIVE	
10	2	R1G	L	4019.2	373.4	38.0	11.58	\$159,900	240 EMERALD DRIVE	
11	2	R1G	L	3997.7	371.4	38.0	11.58	\$159,900	236 EMERALD DRIVE	
12	2	R1G	L	4059.1	377.1	38.0	11.58	\$159,900	232 EMERALD DRIVE	
13	2	R1G	L	3980.5	369.8	36.0	10.97	\$156,900	228 EMERALD DRIVE	
14	2	R1G	L	4625.3	429.7	39.9	12.16	\$166,900	224 EMERALD DRIVE	
15	2	R1WS	LB	3566.1	331.3	40.0	12.19	\$122,900	16 ELLINGTON CRES	
16	2	R1WS	LB	3633.9	337.6	40.4	12.32	\$119,900	20 ELLINGTON CRES	
17	2	R1WS	LB	3659.7	340.0	40.4	12.32	\$119,900	24 ELLINGTON CRES	
18	2	R1WS	LB	3659.7	340.0	40.4	12.32	\$119,900	28 ELLINGTON CRES	
19	2	R1WS	LB	3659.7	340.0	40.4	12.32	\$119,900	32 ELLINGTON CRES	
20	2	R1WS	LB	3659.7	340.0	40.4	12.32	\$119,900	36 ELLINGTON CRES	
21	2	R1WS	LB	3659.7	340.0	40.4	12.32	\$119,900	40 ELLINGTON CRES	
22	2	R1WS	LB	3661.9	340.2	40.4	12.32	\$119,900	44 ELLINGTON CRES	
23	2	R1WS	LB	3612.4	335.6	40.4	12.32	\$119,900	48 ELLINGTON CRES	
24	2	R1WS	LB	3543.5	329.2	40.0	12.19	\$119,900	52 ELLINGTON CRES	
25	2	R1WS	LB	3543.5	329.2	40.0	12.19	\$119,900	56 ELLINGTON CRES	
26	2	R1WS	LB	3543.5	329.2	40.0	12.19	\$119,900	60 ELLINGTON CRES	
27	2	R1WS	LB	3543.5	329.2	40.0	12.19	\$119,900	64 ELLINGTON CRES	
28	2	R1WS	LB	4478.9	416.1	39.7	12.10	\$129,900	68 ELLINGTON CRES	
29	2	R1WS	LB	5287.2	491.2	50.0	15.24	\$169,900	3 EATON CRES	
30	2	R1WS	LB	3914.8	363.7	40.0	12.19	\$129,900	7 EATON CRES	

ANDERS EAST 2 COMMUNITIES INC.
EVERGREEN PHASE 1
PLAN #

LOT	BLOCK	ZONING	GRADE	AREA		FRONTAGE		APPROVED	CIVIC	<u>MAY 10/18</u>
				SQ. FT.	SQ. M.	FEET	METERS	PURCHASE		PURCHASER
								PRICE	ADDRESS	
31	2	R1WS	LB	3543.5	329.2	40.0	12.19	\$127,900	11 EATON CRES	
32	2	R1WS	LB	3543.5	329.2	40.0	12.19	\$127,900	15 EATON CRES	
33	2	R1WS	LB	3545.6	329.4	40.0	12.19	\$127,900	19 EATON CRES	
34	2	R1WS	LB	3554.2	330.2	40.0	12.19	\$127,900	23 EATON CRES	
35	2	R1WS	LB	3562.9	331.0	40.0	12.19	\$127,900	27 EATON CRES	
36	2	R1WS	LB	3576.8	332.3	40.0	12.19	\$127,900	31 EATON CRES	
37	2	R1WS	LB	3587.6	333.3	40.0	12.19	\$127,900	35 EATON CRES	
38	2	R1WS	LB	4300.2	399.5	50.0	15.24	\$159,900	39 EATON CRES	
39	2	R1WS	LBT	6633.8	616.3	50.0	15.24	\$185,900	43 EATON CRES	
41	2	R1WS	W/S	5836.2	542.2	50.0	15.24	\$189,900	47 EATON CRES	
42	2	R1WS	W/S	3685.6	342.4	40.0	12.19	\$132,900	51 EATON CRES	
43	2	R1WS	W/S	3754.5	348.8	40.0	12.19	\$136,900	55 EATON CRES	
44	2	R1WS	W/S	3675.9	341.5	40.0	12.19	\$136,900	59 EATON CRES	
45	2	R1WS	LT	3771.7	350.4	40.0	12.19	\$136,900	63 EATON CRES	SOLD - LARKAUN
46	2	R1WS	L	3795.4	352.6	40.0	12.19	\$136,900	67 EATON CRES	
47	2	R1WS	L	4710.3	437.6	50.1	15.26	\$169,900	71 EATON CRES	
48	2	R1WS	LBT	6496.0	603.5	50.0	15.24	\$189,900	75 EATON CRES	SOLD - MASON MARTIN
49	2	R1WS	LBT	4881.4	453.5	50.0	15.24	\$169,900	79 EATON CRES	
50	2	R1WS	LB	4356.2	404.7	50.0	15.24	\$159,900	83 EATON CRES	
51	2	R1WS	LB	4429.3	411.5	50.0	15.24	\$159,900	87 EATON CRES	
52	2	R1WS	LB	4782.4	444.3	52.3	15.95	\$164,900	91 EATON CRSE	
53	2	R1WS	LB	4647.9	431.8	50.0	15.24	\$171,900	224 ELLINGTON CRES	
54	2	R1WS	LB	4429.3	411.5	50.0	15.24	\$169,900	228 ELLINGTON CRES	
55	2	R1WS	LB	4429.3	411.5	50.0	15.24	\$169,900	232 ELLINGTON CRES	

ANDERS EAST 2 COMMUNITIES INC.
EVERGREEN PHASE 1
PLAN #

LOT	BLOCK	ZONING	GRADE	AREA		FRONTAGE		APPROVED	CIVIC	<u>MAY 10/18</u>
				SQ. FT.	SQ. M.	FEET	METERS	PURCHASE		PURCHASER
								PRICE	ADDRESS	
56	2	R1WS	LB	4429.3	411.5	50.0	15.24	\$169,900	236 ELLINGTON CRES	
57	2	R1WS	LB	4745.8	440.9	50.0	15.24	\$174,900	240 ELLINGTON CRES	
1	3	R1WS	LB	3828.7	355.7	40.0	12.19	\$124,900	70 EATON CRES	
2	3	R1WS	LB	4712.4	437.8	50.0	15.24	\$161,900	66 EATON CRES	
3	3	R1WS	LB	4531.6	421.0	50.0	15.24	\$159,900	62 EATON CRES	
4	3	R1WS	LB	4531.6	421.0	50.0	15.24	\$159,900	58 EATON CRES	
5	3	R1WS	LB	3628.5	337.1	40.0	12.19	\$125,900	54 EATON CRES	
6	3	R1WS	LB	4633.9	430.5	47.4	14.44	\$149,900	50 EATON CRES	
7	3	R1WS	LB	4730.7	439.5	42.0	12.80	\$141,900	32 EATON CRES	
8	3	R1WS	LB	3776.0	350.8	42.0	12.80	\$129,900	28 EATON CRES	
9	3	R1WS	LB	3900.8	362.4	44.0	13.41	\$134,900	24 EATON CRES	
10	3	R1WS	LB	3909.5	363.2	44.0	13.41	\$134,900	20 EATON CRES	
11	3	R1WS	LB	3920.2	364.2	44.0	13.41	\$134,900	16 EATON CRES	
12	3	R1WS	LB	4528.4	420.7	42.4	12.93	\$139,900	12 EATON CRES	
13	3	R1WS	LBT	5897.5	547.9	54.3	16.55	\$189,900	140 ELLINGTON CRES	
14	3	R1WS	LB	4793.2	445.3	54.3	16.54	\$181,900	144 ELLINGTON CRES	
15	3	R1WS	LB	5417.5	503.3	54.3	16.54	\$189,900	148 ELLINGTON CRES	
16	3	R1WS	LB	7128.9	662.3	50.0	15.24	\$204,900	152 ELLINGTON CRES	
17	3	R1WS	LB	6801.7	631.9	50.0	15.24	\$204,900	156 ELLINGTON CRES	
18	3	R1WS	LB	5316.3	493.9	50.0	15.24	\$186,900	160 ELLINGTON CRES	
19	3	R1WS	LB	4513.3	419.3	50.0	15.24	\$174,900	164 ELLINGTON CRES	
20	3	R1WS	LB	3762.0	349.5	40.0	12.19	\$129,900	92 EATON CRES	
21	3	R1WS	LB	3542.4	329.1	40.0	12.19	\$127,900	88 EATON CRES	
22	3	R1WS	LB	3952.5	367.2	40.0	12.19	\$131,900	84 EATON CRES	SOLD - LARKAUN

PRICES DO NOT INCLUDE GST