

FERCA

Ferme d'éducation et de recherche du campus d'Alfred



DESCRIPTION SOMMAIRE

Raymond Chabot inc. ("RCI"), en sa qualité de Séquestre aux actifs de la Ferme d'éducation et de recherche du campus d'Alfred ("FERCA"), a mis en place et coordonne la sollicitation d'offres d'achat des propriétés de FERCA situées au 75, rue St-John Alfred, Ontario.

FAITS SAILLANTS

- ▶ Les actifs de FERCA sont principalement constitués de :
 - ▶ +- 323 acres de terres agricoles certifiées biologiques;
 - ▶ 10 bâtiments dont deux fermes laitières, une serre, un immeuble de bureaux, etc.

DATE LIMITE ET CONDITIONS DE VENTE

- ▶ Les offres doivent être reçues par courriel à l'adresse romero.dax@rcgt.com ou au bureau du Séquestre à l'adresse ci-contre, **avant le 29 septembre 2023 à 14h00**. L'ouverture des offres se fera sans la présence des offrants.

CONDITIONS DE VENTE

- ▶ Le formulaire "Agreement of Purchase and Sale" s'applique à toutes les soumissions qui seront présentées et une copie signée doit être remise au Séquestre par l'offrant. Il est de la responsabilité de l'offrant d'en obtenir une copie. Le formulaire "Agreement of Purchase and Sale" est une ébauche et peut faire l'objet de modification et/ou révision à l'unique discrétion du Séquestre. De plus, toute vente est à l'unique discrétion du Séquestre et est conditionnelle à l'approbation du Tribunal. Le Séquestre n'est pas tenu d'accepter aucune offre soumise dans le cadre de cette sollicitation d'offres d'achat.

INSPECTION DES PROPRIÉTÉS ET BÂTIMENTS

- ▶ De plus amples renseignements concernant les propriétés et bâtiments sont inclus à l'Annexe A ci-joint. Les renseignements fournis sont basés sur les informations disponibles au Séquestre. Le Séquestre ne fait aucune représentation quant à l'exactitude ou l'intégralité des informations.
- ▶ Les propriétés et bâtiments pourront être inspectés mardi, le 25 juillet 2023 de 9h00 à 16h00 et mardi, le 1 août 2023 de 9h00 à 16h00.

Pour plus d'information, communiquez avec :

Dax Romero, CPA
Directeur principal
T : 514 393-4799
C : romero.dax@rcgt.com

Stanley Loiselle, PAIR, SAI
Associé
T : 613 737-1679
C : loiselle.stanley@rcgt.com

Raymond Chabot inc.
Bureau 1000
116 rue Albert
Ottawa (Ontario) K1P 5G3

Raymond Chabot inc. est une société affiliée de :

Raymond Chabot Grant Thornton LLP, un membre de Grant Thornton International limitée ('Grant Thornton International').

Exhibit A
75 St. Paul Street, Alfred, Ontario



Aerial View of the Subject - MLS



Sketch of the Subject - MLS

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Location of Subject in relationship of the village of Alfred

PHOTOGRAPHS OF THE SUBJECT PROPERTY



View of Parcel 1 – Google Streets



GeoWarehouse Sketch of Parcel 1

GEOWAREHOUSE SKETCHES–PINs 2 – 7 assumed merged as 1 Parcel (aka Parcel 2)



GeoWarehouse Sketch – PIN 2



GeoWarehouse Sketch – PIN 3



GeoWarehouse Sketch – PIN 4



GeoWarehouse Sketch – PIN 5



GeoWarehouse Sketch – PIN 6



GeoWarehouse Sketch – PIN 7

PHOTOGRAPHS OF THE SUBJECT PROPERTY – Newer Barn – Parcel 2



Front View of the Newer Barn



View of Animal Housing/Stable



View of the Milking Parlor



View of the Milk House/Utility area



View of the Manure Pump



Rear View of the Newer Barn

PHOTOGRAPHS OF THE SUBJECT PROPERTY – Parcel 2



View of the Manure Storage



View of some of the Tillable Lands



View of the Pesticide Building



Interior of the Pesticide Building



View of the Cottage



Interior View of the Cottage

PHOTOGRAPHS OF THE SUBJECT PROPERTY–Office/Research Building– Parcel 2



Front View



Rear View



View of the Shop



View of the Classroom – 2nd level



Typical Office – Main Level



Kitchen/Board Room

PHOTOGRAPHS OF THE SUBJECT PROPERTY – Parcel 2



Front View of the Rural Pavilion



Implement Shed – Rural Pavilion



Classroom – Rural Pavilion



Shop – Rural Pavilion



View of the Implement Shed



Interior View of the Implement Shed

PHOTOGRAPHS OF THE SUBJECT PROPERTY – Parcel 2



Front View of the Older Dairy Barn



Stable View – Older Dairy Barn



Feed Room – Older Dairy Barn



Parlour – Older Dairy Barn



Bunker Silos – Not in use



View of the Cold Barn

PHOTOGRAPHS OF THE SUBJECT PROPERTY – Agronomy Building – Parcel 2



Front View – North Side



Rear View – South Side



View of the Typical Classroom



View of the Minor Damage



Interior View of the Green House

SUBJECT'S NEIGHBOURHOOD, ACCESS AND EXPOSURE

The subject is located partially within the village of Alfred (which provides most lower services for the area) and is situated in an average farming community. The subject is located to the east of downtown Ottawa by about 70 km (see the Location Map). The immediate area is rural with a build-up of less than 10%. Improvements in the area include hobby and commercial farms and residential development mostly within the village limits. Access and exposure are good with road frontage along paved roads.

SERVICES AVAILABLE TO THE SITE

The subject site enjoys municipal garbage pick-up, electricity, telephone, rural police and fire protection.

HISTORICAL AND PRESENT USE OF THE SUBJECT

The subject has been a teaching and research farm for many years.

IDENTIFICATION OF THE SUBJECT PROPERTY

PINs/Parcel Map



Municipal Address

75 St. Paul Street, Alfred, Ontario K0A 1B0

Legal Description

Legal description and PINs (see below and addendum), Alfred & Plantagenet Twp.
(the Geographic Township of Alfred), Prescott County

PIN (Property Identification Number) information is as follows:

Parcel	PIN	Area (Rounded)	Legal Description (GeoWarehouse)
PIN		Geo/MPAC	All parcels are within the former Alfred Twp.
1	541340382	33	PT LT 10 CON 7 ALFRED PT 20 46R6851
2 PIN 2	541340424	208	PART LOTS 8 & 9 CONCESSION 6 ALFRED; PART W1/2 LOT 10 CONCESSION 6 ALFRED PART 19, 46R6851 EXCEPT PART 7, 46R8019 SUBJECT TO AN EASEMENT AS IN AL14055
2 PIN 3	541340422	0.13	PART BLOCK Q PLAN M1 PART 5, 46R8019 SUBJECT TO AN EASEMENT AS IN LT129
2 PIN 4	541340420	7	BLOCK T PLAN M1 PARTS 15 TO 17, 46R6851, SAVE & EXCEPT PART 10 ON 46R-7837, PARTS 1, 2 AND 3, 46R8019; S/T EASEMENT IN FAVOUR OF THE BELL TELEPHONE COMPANY OF CANADA AS SHOWN ON PLAN M1 SUBJECT TO AN EASEMENT AS IN LT129
2 PIN 5	541340426	38	BLOCK X PLAN M1, BEING PARTS 8 TO 14, 46R6851, SAVE & EXCEPT PART 1, 46R7428, PARTS 2 TO 9, 46R7837 & PART 6, 46R8019 SUBJECT TO AN EASEMENT AS IN LT129 SUBJECT TO AN EASEMENT AS IN LT12119
2 PIN 6	541340148	6	PCL 306 SEC M1; BLK Z PL M1; DESIGNATED AS PARTS 5-7 ON PLAN 46R6851; S/T LT117
2 PIN 7	541340161	31	PCL 307-6 SEC M1; PT BLK Z1 PL M1 DESIGNATED AS PARTS 2-4 ON PLAN 46R6851; S/T EASEMENT FOR THE PURPOSE OF LAYING DOWN PIPES AND TAPPING FOR SPRING WATER OVER PT BLK Z1 AS IN AL15953 & AL15858; S/T LT117

THE LAND BASE AND SITE IMPROVEMENTS

Parcel No.	Acres +/- Cult. Uncult.		Present Use	Topography	Soil Type	Fields	Tiled Acres
1	33	-	Crops, shed	Level	Muck	1	0
2 PINs 2-7	195	95	Crops & buildings	Level & Rolling	Bainsville silt loam, Muck Rubicon fine sandy loam Uplands fine sand	11	51
Total Acres	228	95	= 323 acres +/-		Land use allocation and soil type is based on the Soils Inventory Maps and a previous 2018 appraisal.		

Right-of-Ways and Easements

Based on GeoWarehouse the following Easements and Interests appear on:

Parcel	Description	Instrument
2 – PIN 1 (541340354)	A Right and Low-Tension Easement to The Hydro-Electric Power Commission of Ontario to erect and maintain 13 poles and anchors, guys, and braces and to string across this land. To keep the land clear of all buildings, trees, and brush, and to trim all trees where necessary 30 ft on each side of the centre line. To permit all servants, agents, and workmen of The Hydro-/electric Power Commission of Ontario to enter on this land at all times for the purpose of inspecting, erecting, maintaining, repairing, and renewing its works and equipment.	AL14055
2 – PIN 2 (541340137) & 2 – PIN 3 (541340140)	Easement in favour of The Bell Telephone Company of Canada the right in perpetuity to construct, operate, repair, and maintain all such of its lines of telephone, telegraph and telecommunications including all necessary cables (either buried or in conduits or both), conduits, 13 poles & anchors, manholes, markers, fixtures and equipment and all appurtenances thereto with the right to trim, cut down & remove all trees, branches and brush which are now or hereafter standing or growing along and within a 30 feet on either side of the centre line of aforesaid lines of telephone and telegraph.	LT129
2 – PIN 4 (541340148) &	Subject to a Bell Telephone Company of Canada Easement including the right in perpetuity to construct, operate, repair, and maintain all such of its lines of telephone, telegraph and telecommunications	LT117
2 – PIN 5 (541340354)	including all necessary cables (either buried or in conduits or both), conduits, poles & anchors, manholes, markers, fixtures and equipment and all appurtenances thereto with the right to trim, cut down & remove all trees, branches and brush which are now or hereafter standing or growing along and within a 15 feet on either side of the centre line of aforesaid lines of telephone and telegraph.	

<p>2 – PIN 6 (541340161)</p>	<p>A Land titles act for a mortgage charge dated Aug 25, 1980 to Caisse Populaire du Hawkesbury Ltée on Lot 159 Plan M-10 (Town of Hawkesbury) to unrecognized parties that still appears on title. A Demand Debenture (Lien) dated August 9,1980, on a numbered company, who is an unrelated party to this assignment, and it appears to be a security/collateral on a list of equipment.</p> <p>Subject to a Bell Telephone Company of Canada Easement including the right in perpetuity to construct, operate, repair, and maintain all such of its lines of telephone, telegraph and telecommunications including all necessary cables (either buried or in conduits or both), conduits, poles & anchors, manholes, markers, fixtures and equipment and all appurtenances thereto with the right to trim, cut down & remove all trees, branches and brush which are now or hereafter standing or growing along and within a 15 feet on either side of the centre line of aforesaid lines of telephone and telegraph.</p> <p>Subject to easement for laying pipes and tapping for spring water over pt. blk z-1. (<i>As per GEO legal warehouse no instrument found for this easement.</i>)</p>	<p>LT15953 & LT15858 LT117</p>
<p>2 – PIN 7 (541340398)</p> <p>2 – PIN 7 (541340398) (cont'd)</p>	<p>Subject to an "Order of Council" (<i>easement transfer from one Ministry to another is done by way of an 'Order of Council'</i>) That the administration and control over easement be transferred to Minister of Environment. The easement is required for the purpose of constructing a water main or mains on said lands, pursuant to the Ontario Water Resources Act, which includes the right to enter and lay down, install, construct, maintain, open, inspect, add to, alter, repair and keep in good condition, remove, replace, relocate, reconstruct, supplement and operate one or more water mains or any part thereof, including appurtenances necessary or incidental thereto, on, in, across, under and through said lands. To keep said lands clear of all brush, trees, and other obstructions of any nature whatsoever as maybe necessary to exercise rights of easement. For the servants, agent, contractors, and workmen of and other persons dully authorized by the Grantee, at all times and from time to time to pass and repass with all machinery, material, vehicles, and equipment as maybe necessary.</p> <p>Subject to a Bell Telephone Company of Canada Easement as shown on Plan M1; the right in perpetuity to construct, operate, repair, and maintain all such of its lines of telephone, telegraph and telecommunications including all necessary cables (either buried or in conduits or both), conduits, 13 poles & anchors, manholes, markers, fixtures and equipment and all appurtenances thereto with the right to trim, cut down & remove all trees, branches and brush which are now or hereafter standing or growing along and within a 30 feet on either side of the centre line of aforesaid lines of telephone and telegraph.</p>	<p>LT12119</p> <p>LT12119 (<i>cont'd</i>)</p> <p>LT129</p>

BUILDING DESCRIPTIONS

A brief summary of the building improvements is described as follows:

It is understood that all buildings with water/washroom facilities are connected to town water, and all are with their own approved septic system, with the exception of the office/research center on PIN 5, which is understood to be on town sewers. All structures were reportedly built in the early 1990s unless otherwise stated.

Parcel 1 – There is a small storage structure, which was reportedly built for research purposes and to house a well and is reportedly equipped with electricity.

Parcel 2 – PINs 2 – 7

In summary they are:

- 1) Newer Dairy Barn (built in 2018) – This is a 4 row (reportedly 104 mature stall) free-stall 100' x 180' facility with center feed aisle. It is a steel frame structure with a bright span (fabric tension roof) on a poured concrete foundation. The parlour (double 8) with milkhouse and service area 40' x 70' appear to be wood frame, insulated, and lined with puck board interior walls and corrugated vinyl ceilings. The exterior is metal clad including the roof on the parlour/milkhouse area. Stalls are sand pack with the walkways being grooved concrete. Manure removal appears to be by motorized scrapper to a gutter and to a vacuum pump – room 16' x 16'. There is a concrete lagoon (size unknown). The ventilation is via automatic side curtains to center chimneys. This building has reportedly been out of use since 9/22 and much of the equipment to return to the dairy use appears still on site, including a 6,138-litre bulk tank. This building is in average/good functional condition. **Offerors who wish to purchase the assets to operate a dairy farm must clearly indicate this in their offer and must allocate a value for both the real property and the parlour/milkhouse including all related equipment and bulk tank, manure pump and hopper bins (see Older Dairy Barn description below). In the absence of this confirmation in the offer, the Receiver reserves the right to sell the parlour/milkhouse including all related equipment and bulk tank, manure pump and hopper bins separately and these assets will be excluded from the sale. However, in such an event, the Receiver will not be required to remove the parlour/milkhouse including all related equipment and bulk tank,**

manure pump and hoppers bins in the event it is unable to sell these assets separately and will be entitled to leave these assets at the property.

- 2) Cottage – Small structure measured as 24' x 42' (1,008 sq. ft.). It appears to be a wood frame (bungalow) on a poured concrete (crawl space) foundation with aluminum clad siding and metal clad roof cover. The heating is baseboard electric. This is a two-room (kitchen & open area) structure with two full bathrooms.
- 3) Pesticide Building: This appears to be a garage/shop structure measured at 34' x 40' @ 12'+/- height. It appears to be a wood frame structure on a poured foundation with metal clad exterior and roof. The eastern 2/3 has concrete floors with drywall interior walls and is heated with forced air propane. The electrical appears to be 100 amps. breakers. The western 1/3 is a single unheated storage bay with a 12' overhead door access.
- 4) Maple Sugar Shack: This structure was measured as 40' x 60'. It appears to be a wood frame structure on a concrete foundation with metal clad exterior and roof. The layout is described as a processing + storage area with a meeting hall and washrooms. **The equipment associated with the Maple Sugar Shack will be sold separately by the Receiver and is therefore not included in the Call for Offers.**
- 5) Office/Research Centre: Mixed-use building, measured and calculated as 5,200 sq. ft. on the main level and 1,500+/- sq. ft. of upper level finished area. It appears to be a masonry (block frame) building on a concrete block foundation. The exterior and roof are metal clad. The electrical entry appears to be 400 amps. (breakers) and the heating is predominately baseboard electric. The general layout consists of 8 offices, 1 large laboratory, 22' x 47' heated bay garage and washrooms on the main level and a larger one room – lower ceiling finished room on the upper level.
- 6) Pavilion – Rural General: This is a multi-purpose building. The overall footprint measured 50' x 118' @ 16' height. The electrical appears to be 200 amp. breakers. The western area 32' x 48' is insulated, heated with propane and is a large open space work area to repair larger equipment. This area is equipped with a walk-in cooler and a large overhanging exhaust system for large equipment. The southern 18' x 48' on the west side is designed for a classroom and has unheated storage above. The eastern 70' is an unlined large equipment storage facility.

- 7) Implement Shed: This is a standard style implement shed measured at 50' x 152' @ 16' height, albeit the main entry points are 14' height. It is a pole structure on a concrete foundation with metal clad exterior and roof. It has a 60 amp. breaker electrical service.
- 8) Older Dairy Barn: This is a two row (47 head - mature animal) free-stall facility with 8 box stalls. It is a steel frame structure, measured 71' x 180', on a concrete foundation with metal clad exterior and roof. Most of the stable and stalls are on slatted floors with manure holding pit below. The ventilation is dual side curtain with chimneys and the feeding is center isle drive through mobile TMR. The stable has arena lighting. The northern 54' is sectioned/separated with concrete block walls and consists of a large feed room, milking parlour (single 6), office, milkhouse, mechanical area, men's/women's locker, and washroom areas. This building is equipped with i) a series of 6 grain and hopper bins (with a total capacity of 195 tonne), ii) concrete bunk silos (not measured) reportedly out of use, iii) concrete manure lagoon structure reported as 500,000-gallon capacity and able to hold approximately 6-7 months, iv) this full complex is serviced by an auto-start Generator (size & functionality not determined). **Offerors who wish to purchase the assets to operate a dairy farm must clearly indicate this in their offer and must allocate a value for both the real property and the parlour/milkhouse and all related equipment and bulk tank, manure pump and hopper bins (see Newer Dairy Barn description above). In the absence of this confirmation in the offer, the Receiver reserves the right to sell the parlour/milkhouse including all related equipment and bulk tank, manure pump and hopper bins separately and these assets will be excluded from the sale. However, in such an event, the Receiver will not be required to remove the parlour/milkhouse including all related equipment and bulk tank, manure pump and hoppers bins in the event it is unable to sell these assets separately and will be entitled to leave these assets at the property.**
- 9) Cold Barn: This is a loose housing structure located to the south of the main dairy barn. It is a pole structure, which appears to be on a concrete foundation with metal clad exterior and roof. Overall, this structure is in average condition.

10) Agronomy Building: This is a multi-faceted training structure. It appears to be a wood frame structure on a concrete foundation with metal clad exterior and roof. The electrical is 800 amps. 120/240 volt 3 phase and there is an auto-start standby generator (size & functionality not determined). The main structure was measured as 50' x 200'. The eastern 128' feet are with a layout for classrooms, laboratories, washrooms and administration areas. On the south side of this section is an attached/heated green house and a 40' x 50' temp shelter. The western 72' is an insulated workshop, heated with two suspended propane units and supplemented with two suspended electric units.