



CANADA LANDS COMPANY
SOCIÉTÉ IMMOBILIÈRE DU CANADA

Monday, November 17, 2008

Joe Erceg
General Manager, Planning & Development
City of Richmond
6911 No. 3 Road,
Richmond, BC V6Y 2C1

Dear Mr. Erceg:

Re: Garden City Lands – Distribution of Open Space

The following statement of clarification is pursuant to the recent discussions between us on the above subject

Further to the Agreement of Purchase and Sale dated December 22, 2005, Clause 4.5, the CLC/Musqueam "Joint Venture" provides the following clarification with respect to the intended distribution of parkland on the "Garden City Lands":

The overall configuration and layout of the "Public Lands" as defined under the terms of the Agreement, will be a major element of the master planning process and will be the subject of a Comprehensive Development Plan approval by the City of Richmond. In response to concerns that have been expressed regarding the potential for City parkland being "scattered" under the above referenced Agreement, CLC/Musqueam hereby advise that a minimum area of 40 acres (comparable in size to Minoru Park) and inclusive of the 15% of the site earmarked for the TEC, will be arranged in a consolidated area with appropriate dimensions for its program purposes to the sole satisfaction of the City of Richmond as the approving authority.

We trust this provides sufficient assurance at this time and have every faith in the quality of the overall plan for the Garden City Lands that will one day emerge from due process.

Yours truly,
CANADA LANDS COMPANY CLC LIMITED

Randy Fasan, MAIBC, MRAIC
Director, Urban Design & Planning

Copy: Ken McGregor – Musqueam Band Manager
Doug Kester – CLC VP Western Region

Filename: City of Richmond (RF) November 17, 2008

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