

## Acheson Commercial Corner Project Milestones

### Winter 2015

First phase of business condos targeted to be open.

### Winter 2015

Hotel construction targeted to commence.

### Winter 2015

First phase of retail bays targeted to open (leasing negotiations underway - 75% of first phase pre-leased).

### Winter 2015

Selection of fuel station vendor targeted to be announced.

### Fall/Winter 2016

Hotel targeted to open.

### Summer/Fall 2017

Target project completion date.

*Note: Date ranges are targets and are subject to change, depending on market and construction conditions.*

## MESSAGE FROM THE CEO



Dear Valued Partner,

We have been busy preparing the Acheson Commercial Corner buildings for tenant occupancy, which is on target for November. The tenants will then have several weeks for leasehold improvements, with businesses opening early 2016. The last few months have seen interior plumbing and slabbing, exterior coatings (paint and decorative), as well as the concrete and asphalt preparation. We have successfully obtained building permits for all four buildings – a major milestone.

We have also switched our commercial broker to DTZ, one of Canada's largest and most comprehensive brokerages. We are confident that their national scope, experience, and aggressive approach to leasing will help us find more quality tenants for the site.

The consortium that purchased the hotel site has been working on plans and drawings, and we expect them to start construction in early 2016. Over the coming months, we plan to finalize a partner for the fuel station and the car and truck wash.

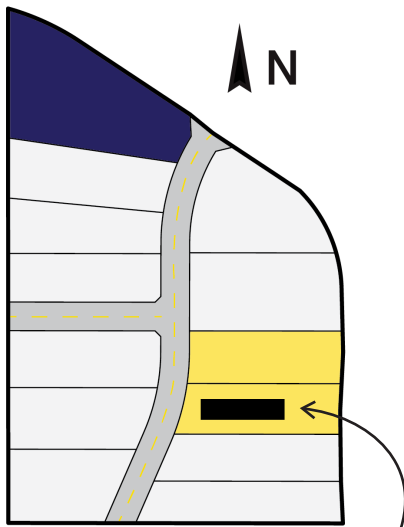
I remain optimistic about the economic outlook for this development. The greater Edmonton area has a more diversified economy than the rest of the province, and most analysts expect the macroeconomic situation to stabilize in the coming months. As always, we will continue to update our partners as the business plan for the Acheson Commercial Corner development unfolds.

Kind regards,

Zafir Rashid  
CEO  
Everest Group of Companies

## CONSTRUCTION UPDATE: 8-BAY BUILDING

The roofs were installed and sealed (weather-proofed) on all four buildings. These photos show the roof installation progress on the 8-bay light industrial building.



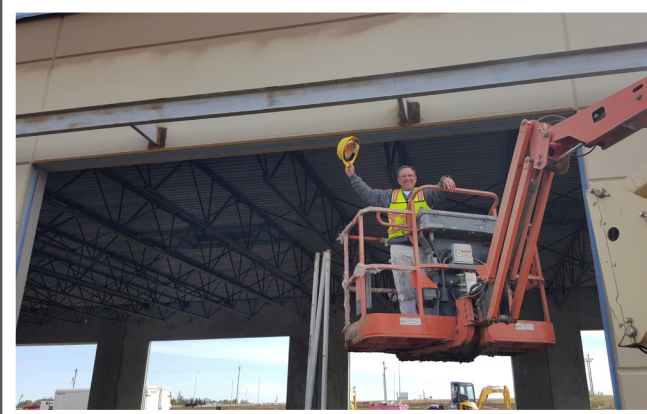
Location of 8-bay building in relation to the Acheson Commercial Corner site.

The 8-bay light industrial building, constructed condominium style, is located on the south east side of the Acheson Commercial Corner development. This building has a total of 19,200 square feet, and has a customizable interior for the tenant. Our business plan currently calls for the construction of more of these buildings. Currently, 5 out of 8 of these bays are pre-leased, with tenant occupancy targeted for November 2015.

### *CONSTRUCTION UPDATE: EXTERIOR WORK*



The exterior work started in earnest during the summer months. Management selected exterior coatings, shades of glass, and decorative stone work, which will give the Acheson Commercial Corner development a unique visual identity. We selected light warm earth tones which are a nice complement to the prairie feel of the business park.



In addition to the exterior coatings, we also prepared the buildings for occupancy by installing all of the window and door framing, and the exterior cladding which will be used for business signage. In tandem with this, all the roofing was sealed and water-proofed. The mechanical work was installed, and concrete slabbing is all completed.



## *ENGINEERING UPDATE*

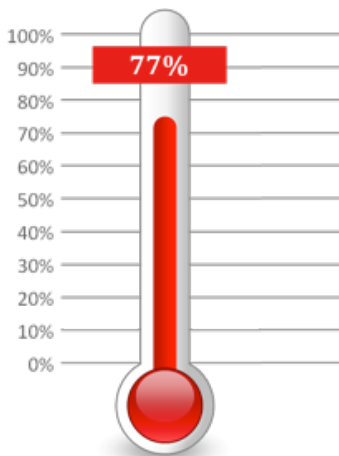
Everest Development Group is proud to work in collaboration with Oasis Engineering on the Acheson Commercial Corner project.

The final piece of work required for obtaining the construction completion certificates for the deep earth utilities is the manufacturing and installation of three butterfly valves for the water system. These custom-made valves are targeted to be installed by the end of the year. Although Everest is required to front the costs for the extension of servicing for this development, the Partnership will be receiving substantial cost recoveries from adjacent land owners via Parkland County as negotiated in our Development Agreement.

The power and gas have been coordinated on the site, and we anticipate those utilities to be installed by the end of November.

Finally, the concrete (interior and building perimeter) and asphalt (parking lot) engineering work has been approved around the four erected buildings, and we expect the surface works to be completed in the coming weeks.

## *CAPITAL RAISING UPDATE*



We are 77% done our target capital raise and we will be closing the investment in February 2016, or once we hit our target equity raise of \$15 Million.

If you want to purchase additional equity before the close, please contact your advising representative.

**If you successfully refer someone to become an investor in Acheson Commercial Corner, you could be eligible for a cash referral bonus of up to \$1,000! Contact us for more details.**



## We're Listening

Everest is committed to putting Investors First and your feedback helps us improve and enhance the investor experience. Please contact Zack Siezmagraff, Director of Sales & Marketing at [zack.siezmagraff@everestgroup.ca](mailto:zack.siezmagraff@everestgroup.ca) or 780.485.5904.