



Phase 15 Lot Sale

The City of Lethbridge is now offering for sale to the public, a number of residential lots in Phase 15 of the RiverStone community in West Lethbridge.

These lots will be sold by way of a lot draw. Any individual or business interested in purchasing a lot may complete a registration form at the Real Estate and Land Development Department, 2nd Floor, City Hall, 910 - 4 Avenue S. Only one registration form can be submitted per household or business. Registration deadline is **Tuesday, January 20, 2009, at 4:00 p.m.** The lot draw will commence:

Date: Wednesday, January 21, 2009
Time: 5:00 p.m.
Place: Foyer
Main Floor, City Hall
910 - 4 Avenue South

Prospective purchasers must be present for the draw and must provide Photo I.D. - i.e. driver's license and/or passport.

On Thursday, January 22, 2009 beginning at 8:00 a.m. any unsold lots will be available with no limitation on the number purchased.

If your name is selected at the lot draw, you will be required to provide a non-refundable deposit cheque for 10% of the value of the lot. No lots will be placed on hold.

The lots offered in RiverStone have a building commitment requirement and are subject to Design and Development Guidelines.

Any person interested in purchasing a lot may pick up an information package at the Real Estate and Land Development Department, City Hall, 2nd Floor, 910 - 4 Avenue South or call 403-320-3905. **No on-line registrations will be accepted.**

See our website at: www.lethbridge.ca

RIVERSTONE PHASE 15

NOTICE TO BUYERS AND BUILDERS

BACKGROUND:

Certain lots in RiverStone Phase 15 are located on lands that have experienced excavation and backfill. This work consisted in the removal and relocation of a storm sewer outfall line that serviced the Mountain Heights subdivision since the early 1980's.

The City of Lethbridge has taken steps to ensure that the backfill placed during the excavation of this old storm sewer line contains quality engineered fill to a uniform compaction density in compliance with prevailing building codes. The City of Lethbridge, with the assistance of independent geotechnical engineering firms, designed and supervised the excavation of the affected lots to an elevation below the level of the earlier excavations and installed engineered fill.

See Attached Map for the affected lots in Phase 15:

NOTICE:

As a prospective purchaser of any of these affected lots, or a potential builder of a home on these lots, the City of Lethbridge provides notice that a substantial portion of these lots, including all of the buildable area, has been the subject of these excavations and recent engineered backfill.

We urge you to ensure your architect and builder and anyone else involved in the design of the foundation of any proposed home on these lots is aware of the nature and extent of this work. Particulars of the nature and extent of the work can be obtained from the City of Lethbridge Real Estate & Land Development Department.

THIS NOTICE IS PROVIDED TO ENSURE PROSPECTIVE PURCHASERS AND BUILDERS IN RIVERSTONE PHASE 15 ARE AWARE OF THE SOIL CONDITIONS AFFECTING THE DESIGNATED LOTS AND YOUR DUE DILIGENCE IS REQUIRED IN THE CONSIDERATION FOR FOUNDATION DESIGN OF ANY NEW HOME ON THESE LOTS.

DATED this 22nd day of October 2008.

REAL ESTATE AND LAND DEVELOPMENT



CITY OF
Lethbridge

RiverStone

FUTURE DEVELOPMENT
(Phase 11)

Phase 15 Driveway Locations

FUTURE DEVELOPMENT
(Phase 11)

CURRENT DEVELOPMENT
(Phase 10)



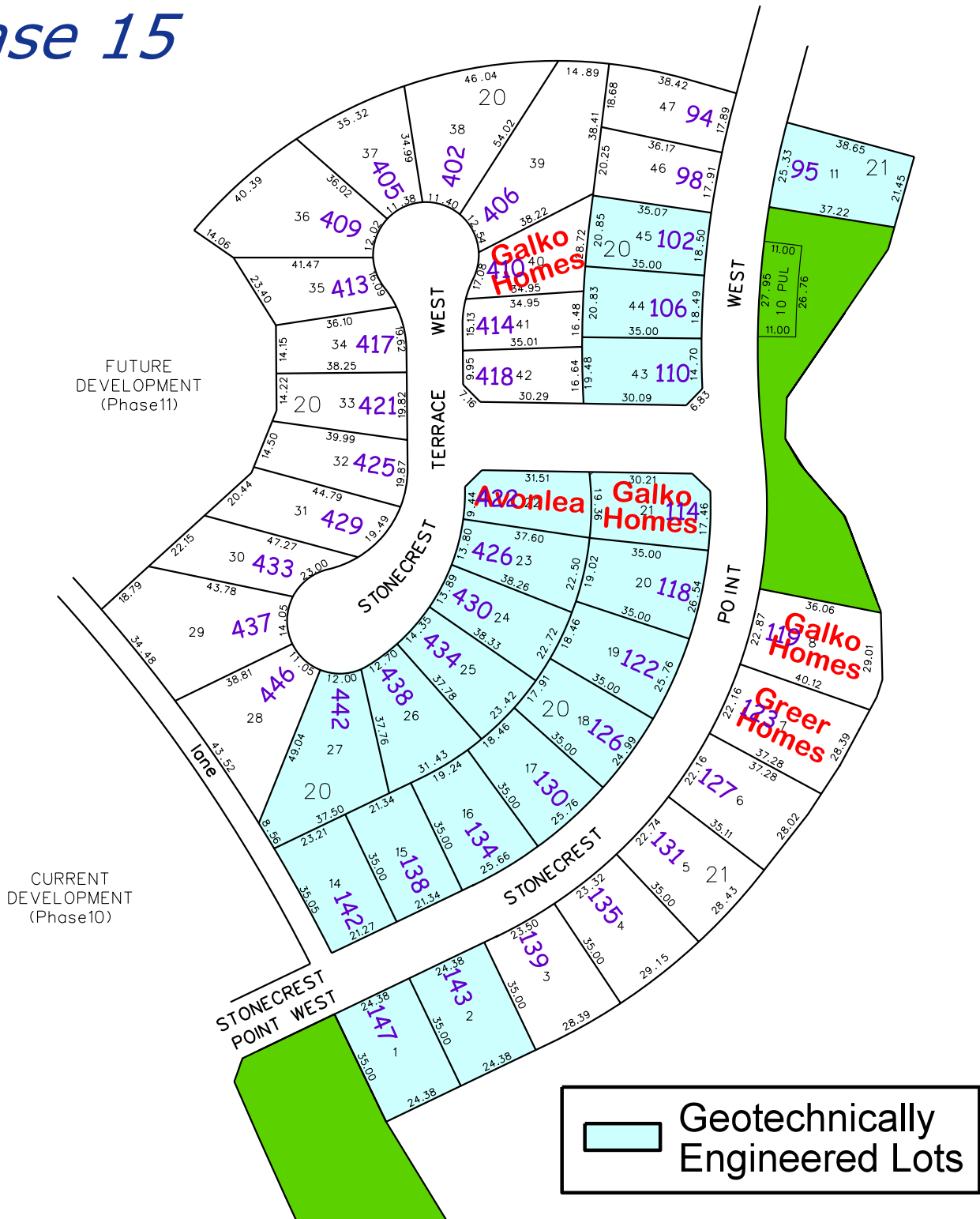
*SEE GARAGE SECTION FOR SPECIFIC DETAILS
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RiverStone



FUTURE
DEVELOPMENT
(Phase 11)

Phase 15





RiverStone Phase 15 Process for Engineered Fill Lots

The City of Lethbridge Land Department has completed on site work to ensure that the quality of these geotechnically engineered lots are suitable for home construction. It is **mandatory** that all lot purchasers of **geotechnically engineered lots** (see attached map) complete a site-specific assessment from a qualified geotechnical firm. It is recommended that this assessment be completed prior to the closing date of the lot purchase.

Purchasers are required to follow the outlined process

1. Secure a lot with a 10% deposit at the lot draw.
2. The Purchaser hires a geotechnical firm to complete a site-specific assessment for the selected lot. The results of the assessment will provide recommendations for appropriate foundation and/or footing requirements.
3. The Purchaser will utilize the recommendations specific for the lot to assist with their home design.
4. The Purchaser will submit the home design, along with a copy of the geotechnical report, to Goss Architectural Design Group for compliance with the architectural controls and the recommendations of the geotechnical report.
5. The Purchaser and/or builder to apply for a building permit.
6. For refund of the costs associated with the geotechnical report, the purchaser is to provide a copy of the paid receipt from the qualified testing firm to the Land Department for reimbursement up to a **maximum of \$3,500, plus GST.**

Qualified Testing Firms:

AMEC	403.327.7474
AECOM	403.329.4822
EBA Engineering	403.329.9009