

Sturgeon County
9613-100 Street
Morinville, Alberta
T8R1L9

October 26, 2020

To Whom It May Concern:

My name is Desmond Keenan of EMK Enterprises Canada Inc. This letter is about the subdivision of Plan 0522530, Block 6, Lot 4 in the Shil Shol Estates subdivision east of Calahoo. The current street address is 101 Riverbend Road.

Beginning in 2000 until now, I developed over 13 lots and houses in the Shil Shol Estates subdivision, increasing the population so much that the road had to eventually get paved. With this increase in families came an increase in tax revenue generated for Sturgeon County as well. If you average out the tax generated from the homes I completed, the county received well over six figures and will continue to do so in the future.

Not only did I develop property for Shil Shol Estates, I also acquired several lots in Clearview Acres. Furthermore, I own a quarter section located on 34 54 26 W4 that has 4 separate houses that also contribute to the county.

Now as for the subdivision, located northeast of the 101 Riverbend road property there is a half-acre parcel of land that includes the turn around area. This will require backfilling. Estimates have ranged from \$30,000 to \$120,000 for this operation. The county is asking that I pay \$54,000 to acquire this piece of land but seeing that it will cost me a large sum to develop how is this price fair or reasonable? If the backfilling was not required and the property was ready I would deem that price fair however. This subdivision will be to develop my final property in Shil Shol Estates. I am willing to offer \$10,000 for this piece of land.

Thank you for taking the time to read this email.

Regards,

-Desmond Keenan