

# Appendix 26

## Ryan Simpson

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**From:** Chris Fluter <cfluter@myaccess.ca>  
**Sent:** Monday, February 02, 2015 1:33 PM  
**To:** Ryan Simpson  
**Subject:** RE: Net Areas

Ryan

In 2011 from when that report was filed – that 22,000 land area was for a land lease. We had inherited the lease from the previous owner of the building. The tenant had put up a cold storage building on the space but at that time we were not receiving anything for the building.

Hope this clears things up

Chris

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**From:** Ryan Simpson [mailto:ryan.simpson@altusgroup.com]  
**Sent:** February-02-15 1:20 PM  
**To:** Chris Fluter (cfluter@myaccess.ca)  
**Subject:** FW: Net Areas

Good afternoon Chris,

I was going through some income and expense data and just wanted to clarify what the 22,000 land area rent all pertained too from the attachment. Was it vacant land simply for outside storage? Did it have any buildings on it? Is the net rental rate at \$3.38 correct and a monthly rent of \$542 correct? Apologies for any inconvenience.

With kind regards,

**Ryan Simpson**  
Senior Analyst, Property Tax, Altus Group Limited  
311 Albert Street, Regina, Saskatchewan S4R 2N6 Canada  
D: 306.337.2176 T: 306.522.5628 ext 2676 F: 306.359.0674 M: 306.530.4847

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**From:** Chris Fluter [<mailto:cfluter@myaccess.ca>]  
**Sent:** Thursday, November 06, 2014 10:53 AM  
**To:** Ryan Simpson  
**Subject:** RE: Net Areas

Ryan

Attached is the 2011 info that was sent to the city.

As well... we have an outstanding cheque that was issued to your company back in May. Do you know why this was never cashed?

Respectfully  
Chris Fluter  
290 Henderson Properties Ltd.  
c/o VR Enterprises Ltd.  
2430 8<sup>th</sup> Avenue  
Regina, Saskatchewan  
S4R 5E3  
306.522.0301 phone  
306.359.1787 fax

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**From:** Ryan Simpson [<mailto:ryan.simpson@altusgroup.com>]  
**Sent:** November-05-14 11:49 AM  
**To:** Chris Fluter ([cfluter@myaccess.ca](mailto:cfluter@myaccess.ca))  
**Cc:** Archie Fieldgate  
**Subject:** RE: Net Areas

Hi Chris,

Would it be possible to attain the 2011 Information Request Form that was submitted to the City of Regina for 290 Henderson Drive?

With kind regards,

**Ryan Simpson**  
Senior Analyst, Property Tax, Altus Group Limited  
311 Albert Street, Regina, Saskatchewan S4R 2N6 Canada  
D: 306.337.2176 T: 306.522.5628 ext 2676 F: 306.359.0674 M: 306.530.4847

## Ryan Simpson

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**From:** Chris Fluter <cfluter@myaccess.ca>  
**Sent:** Wednesday, March 12, 2014 9:55 AM  
**To:** Ryan Simpson  
**Subject:** RE: 290 Henderson Drive Sale Inquiry

Ryan

According to the lease that we inherited they were there from Oct 1 2008 – Sept 30, 2013

Respectfully  
Chris Fluter

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**From:** Ryan Simpson [mailto:ryan.simpson@altusgroup.com]  
**Sent:** March-12-14 9:04 AM  
**To:** Chris Fluter  
**Subject:** RE: 290 Henderson Drive Sale Inquiry

Hi Chris,

Thanks for getting back to me so quickly. You may know, how long would the tenant have owned that building? Were they in possession of it in January of 2010? Other than that, you have been a tremendous help. I appreciate everything and hope you have a great Spring!

Kind regards,

**Ryan Simpson**  
Analyst, Property Tax, Altus Group Limited  
311 Albert Street, Regina, Saskatchewan S4R 2N6 Canada  
D: 306.337.2176 T: 306.522.5628 ext 2676 F: 306.359.0674 M: 306.530.4847

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**From:** Chris Fluter [mailto:cfluter@myaccess.ca]  
**Sent:** Tuesday, March 11, 2014 1:55 PM  
**To:** Ryan Simpson  
**Subject:** RE: 290 Henderson Drive Sale Inquiry

Ryan

When we purchased the land 290 Henderson the building was not included in the deal.. it was on a crazy cheap land lease. (\$6000/year) when that lease ran out we told the tenants that we would not be willing to renew that lease and therefore they were required to take down the building and fence and return the space to original. The tenant then offered to sell us the building for \$60,000 which Bob (Owner) felt was reasonable... this transaction occurred October 2013.

Chris Fluter

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**From:** Ryan Simpson [<mailto:ryan.simpson@altusgroup.com>]  
**Sent:** March-11-14 1:43 PM  
**To:** Chris Fluter  
**Subject:** RE: 290 Henderson Drive Sale Inquiry

Hi Chris,  
Just a quick follow up question. Would it be possible to get information regarding what consideration of value was placed on the unheated warehouse at the time of sale? In other words, what value did you allocate to the main warehouse and to the unheated warehouse.

Kind regards,

**Ryan Simpson**  
Analyst, Property Tax, Altus Group Limited  
311 Albert Street, Regina, Saskatchewan S4R 2N6 Canada  
D: 306.337.2176 T: 306.522.5628 ext 2676 F: 306.359.0674 M: 306.530.4847

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**From:** Chris Fluter [<mailto:cfluter@myaccess.ca>]  
**Sent:** Tuesday, March 11, 2014 9:37 AM  
**To:** Ryan Simpson  
**Subject:** RE: 290 Henderson Drive Sale Inquiry

Ryan

Attached is a real property report... let me know if this helps

Chris

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**From:** Ryan Simpson [<mailto:ryan.simpson@altusgroup.com>]  
**Sent:** March-11-14 8:22 AM  
**To:** Chris Fluter  
**Subject:** RE: 290 Henderson Drive Sale Inquiry

Hi Chris,

I just wanted to thank you for setting up the time for me to be shown around the property. It was mentioned that you might have a site map or a sales verification form of 290 Henderson Drive at your office. Would it be possible to get a copy? I appreciate all your help with this matter. Please, if you have any questions, do not hesitate to ask.

Sincere Regards,

**Ryan Simpson**  
Analyst, Property Tax, Altus Group Limited  
311 Albert Street, Regina, Saskatchewan S4R 2N6 Canada  
D: 306.337.2176 T: 306.522.5628 ext 2676 F: 306.359.0674 M: 306.530.4847

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**From:** Chris Fluter [<mailto:cfluter@myaccess.ca>]  
**Sent:** Tuesday, February 25, 2014 11:23 AM  
**To:** Ryan Simpson  
**Subject:** RE: 290 Henderson Drive Sale Inquiry

Ryan

I received your email... I am sorry I haven't gotten back to you get.. I am dealing with year ends and currently swamped. I will give you a call later today or tomorrow.

Respectfully  
Chris Fluter  
290 Henderson Properties Ltd  
(and all other companies)  
2430 8<sup>th</sup> Avenue  
Regina, Saskatchewan  
S4R 5E3

306.522.0301 phone  
306.359.1787 fax  
[Cfluter@myaccess.ca](mailto:Cfluter@myaccess.ca)

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**From:** Ryan Simpson [<mailto:ryan.simpson@altusgroup.com>]  
**Sent:** February-24-14 1:09 PM  
**To:** Chris Fluter  
**Subject:** 290 Henderson Drive Sale Inquiry

Good day Chris,

Hope your winter has been treating you well. Lorna Biden is my contact at Mitchell.

Mitchell Developments has acquired our services and I am in the midst of an appeal regarding Regina warehouse properties with a net building area over 25,000 sqft. The sale of 290 Henderson Drive is used in developing the market coefficient for this particular group of warehouses. Would it be possible to get any information provided to the City of Regina regarding the sale in September 2010, specifically the sales verification for? Any unique factors that went into the purchase is paramount. Also, is there a possibility of having an onsite inspection, specifically to take pictures of the 7,600 sqft unheated warehouse? I understand you are quite busy and there is by no means a rush. If any of this is possible or if you prefer a conference call please let me know. Thank you kindly,

**Ryan Simpson**  
Analyst  
Property Tax  
Altus Group Limited

D: 306.337.2176  
T: 306.522.5628 ext 2676  
M: 306.530.4847  
F: 306.359.0674

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