



Notice of Disposition of Land

Pursuant to Sections 285 and 286 of the *Local Government Act*, Notice is hereby given that the Alberni-Clayoquot Regional District (ACRD) intends to dispose of land via Lease Agreement at the Long Beach Airport CYAZ in Tofino, BC, with the following:

The Premises being leased to 1454235 BC Ltd. pursuant to a ground Lease which is labelled “LS-L2024010” 216 Lysander Lane for a 40 year term starting November 1, 2024, with a right of first refusal for a subsequent lease term of a further 40 years (if applicable). The base rent is \$9,341.97 (Excluding GST) for the first year, with yearly BC CPI increases, and a market rent adjustment process every 5 years. The Lease is a net lease with 1454235 BC Ltd. paying for all costs of improving and operating the Premises.

JDR Pacific Ventures Ltd. at Lot LS-L2024017, 188 Airport Road for a term of three (3) years commencing on November 1, 2024, and ending on October 31, 2027, at a rate of \$4,200/year plus GST and yearly BC CPI increases.. The purpose of this lease is for a aircraft maintenance and water strip landing operation.

Amendment to original Notice issued May 2023. The Premises being leased to Virtual Exponential Improvement Corp. (“VEIC”) pursuant to a ground Lease which is labelled “LS-L2023003” 514 Lysander Lane for a 50 year term starting July 1, 2023, with a right of first refusal for a subsequent lease term of a further 50 years (if applicable). The consideration for the Term includes the payment of rent, additional rent and the construction of certain civil works benefiting the Airport, as more specifically described in the Lease (the “Civil Works”). The base rent is **amended to \$46,659.92 (Excluding GST) for the first year to reflect a lot size increase of 1,321.90 meters squared**, with yearly BC CPI increases, and a market rent adjustment process every 5 years. The Lease is a net lease with VEIC paying for all costs of improving and operating the Premises. The VEIC has also agreed to construct the Civil works. VEIC will recover a proportionate share of the cost of constructing the Civil Works, in excess of the benefit to the Premises, in the form of a latecomer charge, rent credits, or a combination of both latecomer charges and rent credits.

Any individual or corporation wishing to enter into a lease with the Regional District for this property must submit, in writing, their proposal and acceptance of all of the terms and conditions as outlined in the lease agreement to the Regional District. The proposal must be delivered to the Regional District, at the address shown below, no later than **4:00 pm on October 23, 2024**. Faxed or emailed proposals will not be considered.

This is not a call for tenders. No contractual or other obligation will arise between the Regional District and any person that responds to this Notice unless and until a written agreement has been duly executed relating to an approved proposal. The Regional District reserves the right in its absolute discretion to accept or reject any proposal submitted in response to this Notice.

For further details pertaining to the above noted lease please contact Mark Fortune – Airport Manager – mfortune@acrd.bc.ca or 250-725-3751.

