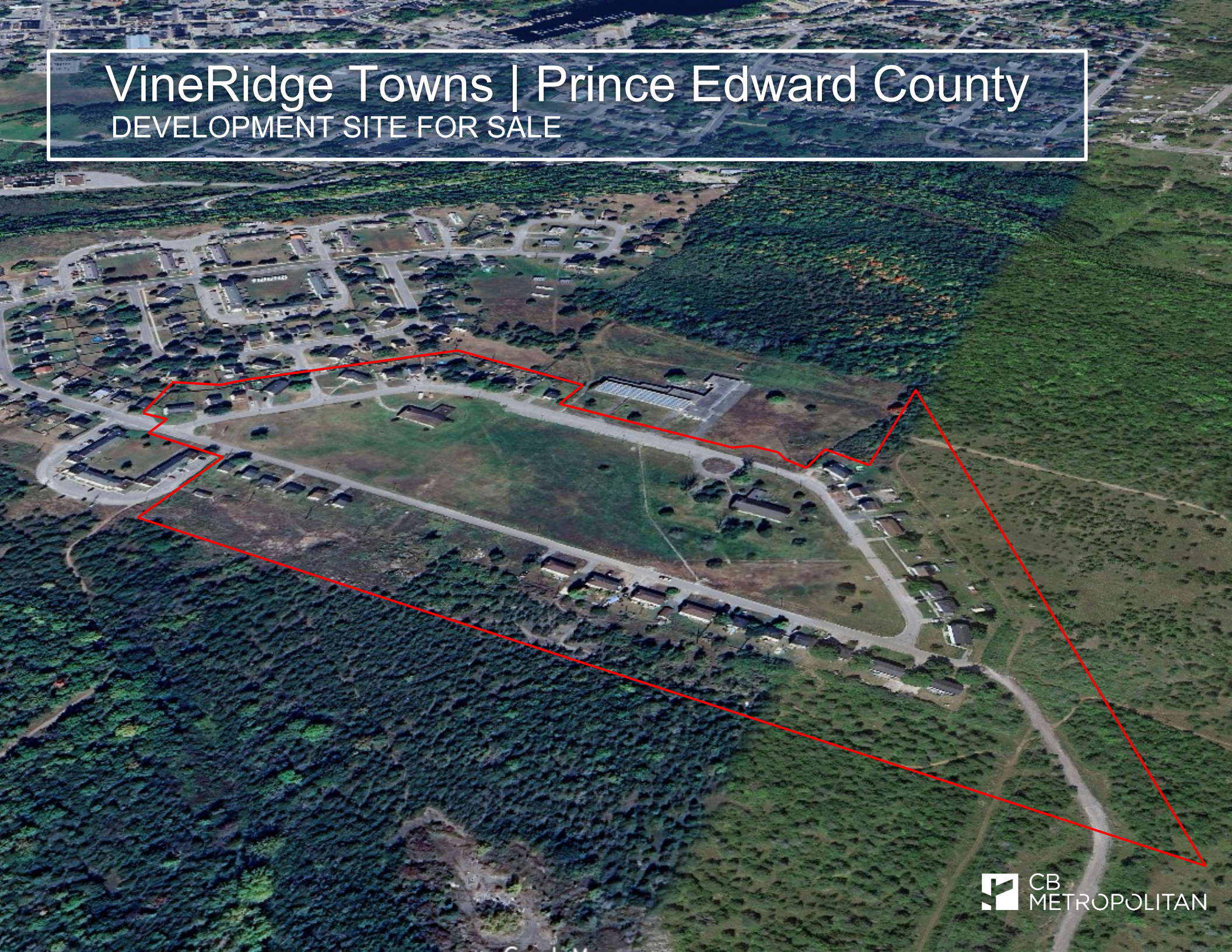


VineRidge Towns | Prince Edward County

DEVELOPMENT SITE FOR SALE



THE OFFERING



CB Metropolitan Commercial has been exclusively retained by the POTG Developments Inc. ownership group to offer VineRidge Towns for sale.

The planned development proposes 370 townhouses (310 street towns and 60 stacked towns), 2 replicated military homes, 60 rental apartments. Construction to be OBC Part 9 wood-frame, with 2 and 3 storey buildings.

SALES PROCESS

PROPOSED GFA

PRICE GFA

LAND AREA

ASKING PRICE

FINANCING

Exclusive listing (potential joint venture)

589,075 SF

\$19

30.934 Acres

\$25,000,000

Financing available.

PROPERTY OVERVIEW



PROPERTY NOTES

VineRidge Towns is a new residential development in Prince Edward County, located in the town of Picton. This community will include 432 homes — 310 street townhomes, 60 stacked townhomes, 60 rental apartments, and two replicated historic military homes — spread across a 31-acre site formerly part of CFB Picton. The development is conveniently located near Picton's Main Street and harbour, offering a prime setting for both local residents and seasonal visitors.

The homes will be grouped around a central landscaped village green or around semi-private courts, featuring amenities such as a recreation centre, barbeque areas, walking paths, and a public park.

PROPERTY OVERVIEW

ADDRESS

84 Inkerman Ave, Prince Edward ON, K0K 2T0

PIN

550740442

LEGAL DESCRIPTION

PT LT 1 CON SE CARRYING PLACE HALLOWELL; PT LT 22 CON SE CARRYING PLACE HALLOWELL; PT RDAL BTN LT 1 & LT 22 CON SE CARRYING PLACE CLOSED BY PE62551; PTS 1 TO 11 INCLUSIVE 47R8338; S/T EASEMENT IN GROSS OVER PTS 2, 4, 7, 9 & 10 47R8338 AS IN EC862; S/T EASEMENT IN GROSS OVER PTS 4 & 5 47R8338 AS IN EC1170; S/T EASEMENT IN GROSS OVER PT 3 47R8338 AS IN EC1175; PRINCE EDWARD

DEVELOPMENT TYPE

Residential/Commercial

LAND AREA

30.934 Acres

PROPOSED GFA

589,075 Square Feet

PARKING

633

STOREYS

2, 3

TOTAL UNITS (Res)

432

ZONING

R3-8-H: Urban Residential Type 3 & R2-4-H: Urban Residential Type 2

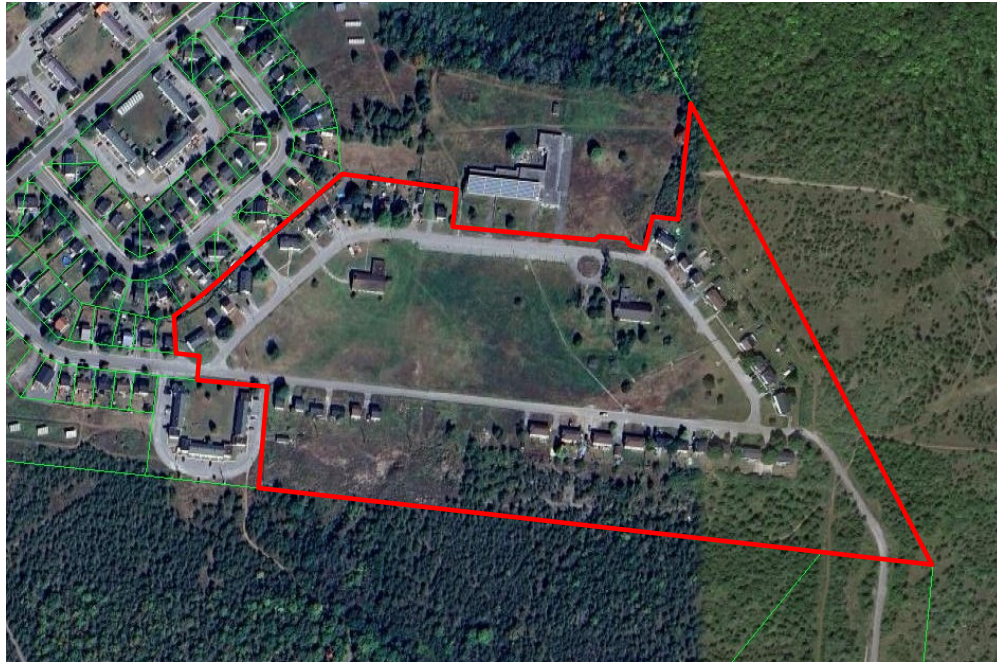
OFFICIAL PLAN

Urban Centre

CITY WARD

1 (Picton)

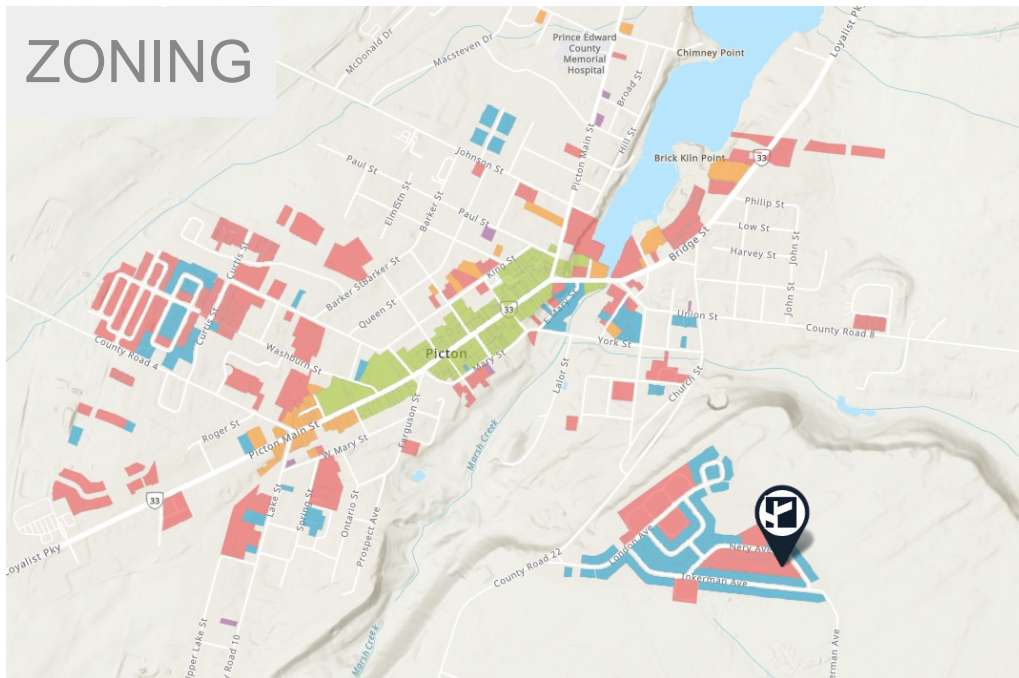
PLANNING/LAND USE



OFFICIAL PLAN



ZONING



Zoning

- Urban Residential Type 3
- Urban Residential Type 2
- Core Commercial
- Local Commercial
- General Commercial
- Environmental Protection
- Environmental Protection - Provincially Significant Wetlands
- Extractive Industrial
- Future Development
- General Industrial
- Other

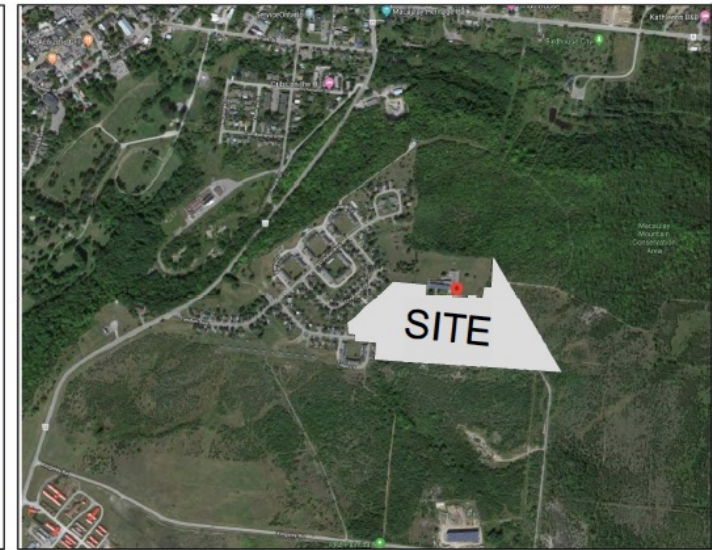
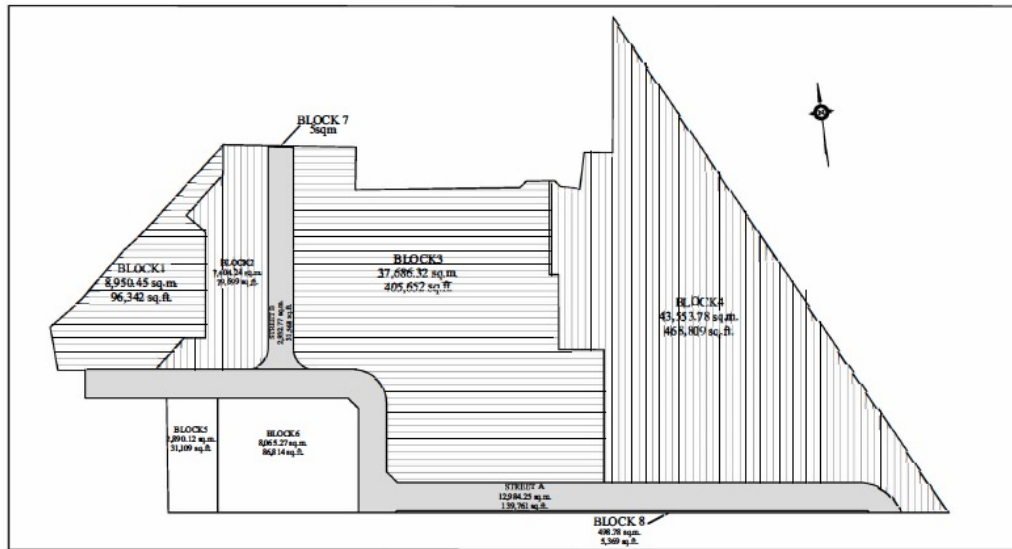
Map 14 - Picton Settlement Boundary

Prince Edward County
Official Plan

Legend

- Urban Centre
- Parcels

SITE PLAN



PROXIMITY MAP



200 km | 2.5 hrs to Downtown Toronto
85 km | 1 hr to Kingston
360 km | 4 hrs to Montreal

Offering Process

CB Metropolitan Commercial Ltd. (the “Listing Brokerage”) has been exclusively retained to seek proposals to acquire the Property(s). Please complete the enclosed Confidentiality Agreement for access to our data room.

Kindly submit all offers to the contact listed below.

Contact

Howard Meier

Broker, CCIM

O: 416.703.6621 Ext. 245

E: howard.meier@cbmetcom.com

370 KING STREET WEST, UNIT 802

TORONTO, ON | M5V 1J9

416.703.6621

CBMETCOM.COM

DISCLAIMER: The information contained herein has been gathered from sources deemed reliable. However, CB Metropolitan Commercial Ltd., Brokerage, its agents, employees, independent contractors, and all affiliates of the Corporation make no representations or warranties on the accuracy of said information, images, assumptions or projections obtained from its sources. Prospective purchasers and their advisors are advised to independently verify any information provided herein by CB Metropolitan Commercial Ltd., Brokerage. Information herein has not been verified by CB Metropolitan Commercial Ltd. and may change and may be withdrawn from the market at anytime without notice to the recipient.

CONFIDENTIALITY AGREEMENT FOR VINE RIDGE TOWNS, PRINCE EDWARD COUNTY

This Confidentiality Agreement is entered into as of the date set forth below between the undersigned recipient (the "Recipient"), and the Vendor or its appointed representatives, for the purpose of evaluating a potential purchase of the property described below (the "Property").

CONFIDENTIAL INFORMATION: The Recipient acknowledges that the Vendor or its Agent/Broker has provided or may provide certain confidential and proprietary information, including but not limited to financial statements, leases, reports, contracts, site plans, and any other related documents (collectively, the "Confidential Information") in connection with the evaluation of the Property.

The Recipient agrees: To keep the Confidential Information strictly confidential and not disclose it to any third party except as permitted herein; To use the Confidential Information solely for the purpose of evaluating a potential purchase of the Property; To inform all representatives, including employees, partners, officers, directors, agents, legal, financial, or real estate advisors (collectively, "Representatives"), of the confidential nature of the information and ensure their compliance with this Agreement; Not to use the Confidential Information in any manner detrimental to the Vendor or its representatives.

PERMITTED DISCLOSURE: The Recipient may disclose Confidential Information only to those Representatives who need to know such information for the purpose of evaluating the Property, provided that: Such Representatives are informed of the confidential nature of the information; The Recipient assumes full responsibility for any breach of this Agreement by its Representatives.

RETURN OR DESTRUCTION OF INFORMATION: In the event the Recipient does not proceed with a purchase of the Property, or upon request by the Vendor, the Recipient agrees to: Return or destroy all Confidential Information, including all copies, notes, and summaries derived from it; Confirm such return or destruction in writing upon request.

NO WARRANTY OR LIABILITY: The Recipient acknowledges that neither the Vendor, its Agent/Broker, nor any of their respective officers, directors, employees, shareholders, or agents make any representations or warranties regarding the accuracy or completeness of the Confidential Information. The Recipient releases the Vendor and its representatives from any liability arising from the use of the Confidential Information.

INDEMNIFICATION: The Recipient agrees to indemnify and hold harmless the Vendor and its representatives from any claims, damages, losses, or expenses (including legal fees) arising from a breach of this Agreement. **TERM AND TERMINATION:** This Agreement shall remain in effect for a period of one (1) year from the date of execution.

EXECUTED at _____ this ____ day of _____, 2025.

Recipient's Company: _____ Recipient's Agent's Company: _____

Recipient's Name and Title: _____ Recipient's Agent's Name and Title: _____

Recipient's Address: _____ Recipient's Agent's Address: _____

Recipient's Email: _____ Recipient's Agent's Email: _____

Recipient's Signature: _____ Recipient's Agent's Signature: _____

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