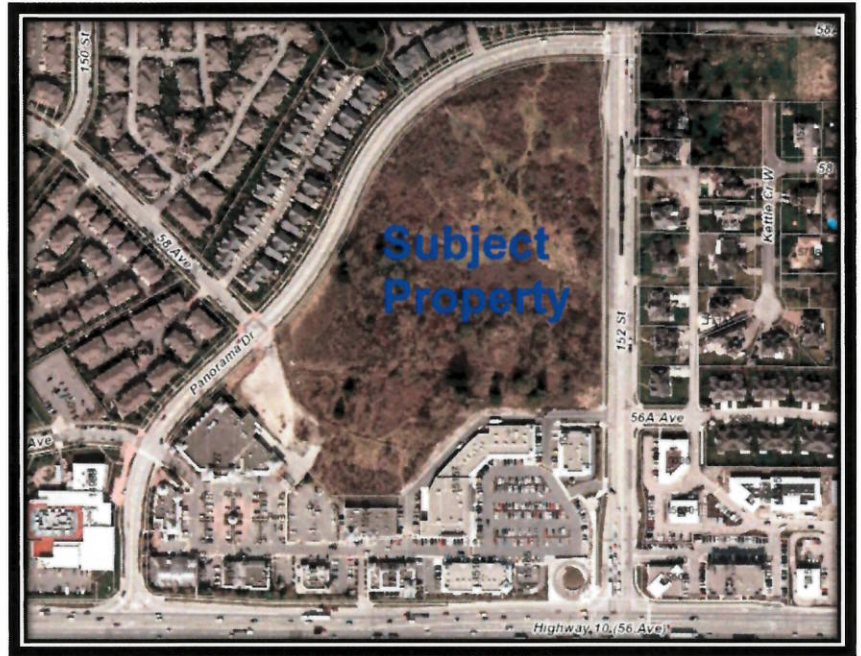


Update Appraisal of:
Vacant Land

Located at:
5750 Panorama Drive,
Surrey, BC



Prepared For:
Shared Services BC

Effective Date of Valuation:
September 6, 2013

HCLG File No.:
09-13-24759

SSBC Reference No.:
CPJ1009291



DALE C. HOOKER AACI, P. APP
BRAD HOOKER AACI, P. APP
RANDY D. CRAIG AACI, P. APP
EDRIC G.Y. LUM AACI, P. APP, RI
HENRY Y. WANG AACI, P. APP

Head Office - Suite #302, 10233 - 153rd Street, Surrey, BC V3R 0Z7 • t 778.571.2321 • f 778.571.3030
Richmond Branch - Suite #2215, 4871 Shell Road, Richmond, BC V6X 3Z6 • t 778.571.2321 • f 604.370.0783
www.hclg.ca

September 10, 2013

HCLG File No.: 09-13-24759
SSBC Reference No.: CPJ1009291

Shared Services BC
#700, 865 Hornby Street,
Vancouver, BC,
V6Z 2G3

Dear Mr. Colyn Strong:

**Re: Update Appraisal of Vacant Land:
Located at 5750 Panorama Drive, Surrey, BC**

In accordance with your instructions and authorization to proceed, we have prepared an update appraisal report of the property referred to above. The Terms of Reference are to provide Shared Services BC (SSBC) with an estimate of market value of fee simple interest in the subject property as of the effective date of valuation (September 6, 2013). SSBC's intention is to use the appraisal report for marketing purposes. For the purpose of this report, SSBC has indicated that there are no special appraisal instructions.

This update appraisal report must be read in conjunction with our "original appraisal report" (HCLG File No.: 08-12-22160) which contains 66 pages and three appendices.

After reviewing data considered relevant, we are of the opinion that the market value of fee simple interest of the subject property, based on the Assumptions and Limiting Conditions contained herein, as at September 6, 2013, is estimated at:

TWENTY-THREE MILLION FIVE HUNDRED THIRTY THOUSAND DOLLARS
(\$23,530,000)

Our report containing 33 pages and addenda is attached and forms the basis of this opinion. Your attention is directed to the assumptions and limiting conditions outlined on pages 7 to 9 of our original appraisal report, which may have an impact on our opinion.

The report has been prepared for the exclusive use of Shared Services BC. We are not aware of any third party (parties) that is likely to see or rely on the report: liability in this respect or for any other use is expressly denied.

We believe that the data contained within the report is true and it has been verified where possible. We have no undisclosed interest in the property and our fee is not contingent on the opinions expressed. Should any questions arise by reason of this report, please do not hesitate to contact the undersigned at your convenience.

Yours truly,

HOOKER CRAIG LUM GROUP LTD.



Edric G.Y. Lum, AACI, P.App, RI
Partner

TABLE OF CONTENTS

Letter of Transmittal	
Table of Contents	1
EXECUTIVE SUMMARY	2
INTRODUCTION	3
<i>Terms of Reference</i>	3
<i>Scope of Appraisal</i>	4
<i>Exposure Time</i>	6
ASSUMPTIONS AND LIMITING CONDITIONS	7
IDENTIFICATION OF THE PROPERTY	7
REGIONAL AND NEIGHBOURHOOD DESCRIPTION	8
SITE DESCRIPTION	8
ASSESSMENT AND TAXES	12
LAND USE DESCRIPTION	12
<i>Zoning</i>	12
<i>Official Community Plan</i>	12
<i>South Newton Neighbourhood Concept Plan</i>	12
HIGHEST AND BEST USE	13
APPRAISAL METHODOLOGY	13
DIRECT COMPARISON APPROACH	14
<i>Comparable Property</i>	15
<i>Comparable Land Sales Chart</i>	23
<i>Comparable Property Analysis</i>	23
<i>Price per Square Foot Selection</i>	29
<i>Estimate of Land Value as though Vacant</i>	30
FINAL ESTIMATE OF VALUE	31
ASSESSMENT APPEAL	31
CERTIFICATION	32

ADDENDUM

Appendix "A"	Title Certificate
Appendix "B":	CD Bylaw 12282 Zoning
Appendix "C":	Qualifications of the Appraiser

EXECUTIVE SUMMARY

Civic Address:	5750 Panorama Drive, Surrey, BC	
Site Area:	653,475 ft ² (±15.0 acres)	
Topography:	The topography of the subject property slopes gradually downward from north to south.	
Municipal Services:	All municipal services (sanitary and storm sewers and municipal water) are available to the property.	
Street Improvements:	Both roadways (Panorama Drive and 152 nd Street) fronting the subject property are fully constructed road allowances including sidewalks, street lighting, asphalt pavement, and municipal services.	
Access:	Ingress and egress are available from Panorama Drive and 152 nd Street.	
Zoning:	CD (Comprehensive Development) Bylaw 12282	
Official Community Plan:	Commercial	
South Newton Neighbourhood Concept Plan:	Institutional	
Ecosystem Management Study (EMS):	Ecosystem corridor with ecological significance	
Assessments:	2012	\$22,473,000
	2013	\$23,519,000
Effective Date of Valuation:	September 6, 2013	

MARKET VALUE CONCLUSIONS

Highest and Best Use:	Holding situation pending rezoning to permit commercial retail / office development along the 152 nd Street frontage and townhouse residential development on the remainder of the property.
Final Estimate of Value:	\$23,530,000

INTRODUCTION

Terms of Reference

We have been instructed to provide our client, Shared Services BC (SSBC), with an update appraisal report of the subject property, as of the effective date of valuation (date of inspection). This update appraisal report needs to be read in conjunction with our original appraisal report (HCLG File No.: 08-12-22160) which consists of 66 pages and three appendices.

Purpose of Report

Our client's intention is to use the original and update appraisal reports for marketing purposes.

Client and Intended Users

Hooker Craig Lum Group Ltd. (HCLG) has been retained by Shared Services BC (SSBC) to prepare an appraisal report of the subject property.

Special Appraisal Instructions

For the purpose of this report, SSBC has indicated that there are no special appraisal instructions.

Date of Inspection

September 6, 2013

Effective Date of Valuation

This update appraisal report reflects an estimate of market value as of September 6, 2013. The perspective of the appraiser on market conditions as of the effective date of valuation is current.

Scope of Appraisal

This update appraisal has been prepared to meet the requirements of the Canadian Uniform Standards of Professional Appraisal Practice (The Standards) for a narrative appraisal report. In conjunction with this assignment we:

- Completed a visual inspection and provide colour photographs of the subject property.
- We obtained a title certificate dated July 26, 2012. Also, we obtained and reviewed registered encumbrances and commented on their effect on property value in our original appraisal report. For the purpose of this update appraisal report, we have been advised by our client that the title certificate and charges have not changed since July 26, 2012; therefore, we have not conducted another title search.
- Obtained and reviewed zoning and planning information from the City.
- Obtained and reviewed information pertaining to the availability of services from the City.
 - Obtained information from the City Engineer regarding engineering requirements for the subject property based on a mixed use development.
- Researched and analyzed market data from the following sources:
 - Multiple Listing Service of the local Real Estate Board;
 - Realnet Canada;
 - Commercial Edge;
 - B.C. Assessment Authority;
 - File data maintained by Hooker Craig Lum Group Ltd.;
 - Real estate agents, developers, and other persons knowledgeable of the local marketplace.
- The appraisal report clearly and accurately presented the analyses, opinions and conclusions of the appraiser in sufficient depth and detail to adequately address the significance of the appraisal problem.
- The report contains a comparable sales chart. Details of all comparable sales to include names of the vendor and purchaser. In addition, the report provides a comparable sales map indicating the location of the comparables relative to the subject.
- Included in the report, the appraiser indicates if an assessment appeal is recommended.
- The report is prepared in imperial measurements.

Definition of Terms

Property Rights Appraised:

The property rights appraised are those of the "fee simple" interest defined as:

"The greatest interest an individual can own in land, or complete ownership in law, subject only to the governmental powers of taxation, expropriation, escheat and police powers."

Market Value:

The "Canadian Uniform Standards of Professional Appraisal Practice" (The Standards), defines "Market Value" as...

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of Canadian dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Statement of Competency

Edric G.Y. Lum, AACI, P.App, RI, the appraiser responsible for this valuation, has previously provided consultation and value estimates for development sites in Metro Vancouver and the Province of British Columbia. The appraiser's specific qualifications are included within this report and serve as evidence of his competence for the completion of this appraisal assignment in compliance with the competency provision contained in the "Standards" of the Appraisal Institute of Canada. In this regard, the appraiser has both the knowledge and experience necessary to complete this appraisal assignment competently.

Exposure Time

An estimate of exposure time is not intended to be a prediction of a date of sale or a simple one line statement. Instead, it is an integral part of the appraisal analysis and is based on one or more of the following:

- Statistical information about days on the market;
- Information gathered through sales verification; and
- Interviews of market participants.

The reasonable exposure period is a function of price, time, and use. It is not an isolated estimate of time alone. Exposure time is different for various types of real estate and under various market conditions. Exposure time is the estimated length of time the property would have been offered prior to a hypothetical market value sale on the effective date of valuation. It is a retrospective estimate based on an analysis of past events, assuming the competitive and open market. It assumes not only adequate, sufficient, and reasonable time but also adequate, sufficient, and reasonable markets effort. Exposure time is therefore interrelated with appraisal conclusion of value.

In consideration of these factors, we have analyzed the following:

- Exposure periods of comparable sales revealed during the course of this appraisal;
- Exposure time for similar properties in comparison to the subject property as published by the local Real Estate Board; and
- Knowledgeable real estate professionals.

Based on the foregoing analysis, an exposure time of 3 to 6 months is reasonable, defensible, and appropriate. Hooker Craig Lum Group Ltd. assumes the subject would have been competitively priced and aggressively promoted regionally.

ASSUMPTIONS AND LIMITING CONDITIONS

As mentioned previously, this update appraisal report needs to be read in conjunction with our original appraisal report. As such, the assumption and limiting conditions are presented on Pages 7, 8, and 9 of the original appraisal report. Important to note:

Possession of this appraisal or copy does not carry with it the right for publication, nor may it be used by any other party than Shared Services BC (SSBC) without the prior written consent of Edric Lum and Shared Services BC (SSBC). Valid only if it bears the original signature of the appraiser.

This report is prepared at the request of Shared Services BC (SSBC). It is not reasonable for any other person to rely upon this appraisal without first obtaining written authorization from Shared Services BC (SSBC) and Edric Lum.

IDENTIFICATION OF THE PROPERTY

Registered Owner

The Crown in the Right of the Province of British Columbia represented by the Minister of Citizens' Services

Legal Description

Parcel Identifier: 023-208-732
Lot 13, Section 10, Township 2, New Westminster District, Plan LMP24916

Charges, Liens and Interests

We obtained a title certificate dated July 26, 2012 (Appendix A). Also, we obtained and reviewed registered encumbrances (see pages 10 and 11 of Original Appraisal Report) and commented on their effect on property value. For the purpose of this update appraisal report, we have been advised by our client that the title certificate and charges have not changed since July 26, 2012; therefore, we have not conducted another title search

Property Sales History

"The Standards" require appraisers of real property to analyze and report prior sales of the property being appraised that occurred within three years for all property types. Any impact on the price paid under known undue stimulus must be reported. According to public records, no prior sales of the subject property have occurred within the past three years.

Agreement for Sale/Listing

Agreements for sale and listing must be analyzed and reported if such information is available to the appraiser in the normal course of business. It is our understanding that Collier International has been retained as a broker; however, no offers are currently pending.

REGIONAL AND NEIGHBOURHOOD DESCRIPTION

Regional Data

The City of Surrey is located in the “Lower Mainland” region of southwestern BC. The region encompasses ±1,250 square miles of land in the lower Fraser River valley/delta area, bounded by mountains on the north and to the east, by the Pacific Ocean on the west, and by the border with the United States to the south.

A full Regional Description is detailed on Pages 13 to 17 of our Original Appraisal Report.

Neighbourhood Data

The subject property is specifically located on the southwest corner of Panorama Drive and 152nd Street in the Panorama neighbourhood. Highway 10 (56th Avenue) is located one block south of the subject property and King George Boulevard is located two miles to the west.

A full Neighbourhood Description is detailed on Pages 18 to 24 of our Original Appraisal Report.

SITE DESCRIPTION

The subject property consists of one legal lot. The site has extensive frontages along Panorama Drive and 152nd Street. Panorama Drive is a connector roadway linking Highway 10 at the southwest with 152nd Street at the east. Other roads that link to Panorama Drive are 57th and 58th Avenues. 152nd Street is a major traffic arterial roadway linking north and south Surrey.

The subject has a site area of 653,475 ft² (±15.0 acres) and the topography slopes gradually downward from north to south. Reportedly, a Stage Two Environmental Assessment of the property has revealed no presence of toxic fill or other environmentally sensitive waste products.

The site is fully serviced with sanitary and storm sewers and municipal water. Ingress and egress are available from Panorama Drive and 152nd Street.

A full Site Description is detailed on Pages 32 to 36 of our Original Appraisal Report.

The City of Surrey’s manager of Land Development (Mr. Sam Lau) has provided the following preliminary engineering servicing requirements based on the following:

- 1.3 FAR;
- Mixed use; and
- Maximum 0.8 commercial

Transportation/Traffic Management

- A comprehensive Transportation Impact Study (TIS) will be required which may identify additional infrastructure improvements that are to be fully funded by the applicant beyond what is identified in the preliminary comments below.
- Road Dedication and Construction
- 152 Street – Arterial
 - Dedicate approximately 1.5m for ultimate 30m road allowance with 0.5m SRW for I/C's and S/W maintenance.
 - Retain existing dedication for southbound bus stop located on Panorama Drive.
 - Construct additional 1.5m sidewalk width may be required as part of a Transportation Community Amenity Contribution as part of any OCP amendment. This item would not be eligible for DCC reimbursement.
- Panorama Drive – Arterial
 - Dedicate approximately 2.15m for ultimate 30m road allowance with 0.5m SRW for I/C's and S/W maintenance and 5x5m corner cut at 152 Street.
 - Construct additional 1.5m sidewalk width may be required as part of a Transportation Community Amenity Contribution as part of any OCP amendment. This item would not be eligible for DCC reimbursement.
 - Reconstruct the south boulevard may be required to provide additional on-street parking to respond to neighbourhood concerns over on-street parking availability and as part of a Transportation Community Amenity Contribution as part of any OCP amendment. This item would not be eligible for DCC reimbursement.
- 57A Avenue – Local
 - Dedicate 20m wide new road connection between Panorama Drive and 152 Street located at approximately 57A Avenue with 0.5m SRW for I/C's and S/W maintenance and 3x3m corner cuts at 152 Street and Panorama Drive. New road is required to provide public access and connectivity as part of meeting Transportation Strategic Plan objectives of creating shorter spacing of blocks as part of achieving a finer grid. New road connection will also limit the need for multiple reciprocal access agreements and servicing RoW's.
 - Construct to commercial standard of 11.0m pavement width, 1.5m sidewalks and 3.0m street tree lighting strip
 - Transportation would strongly recommend that back-in angled parking be used for this local road noting that additional road dedication and pavement width is required to achieve this.
 - Transportation will also consider permitting a left-in from 152 Street to this local road provided that the existing left-in as a shared access to 15173 – Highway 10 be removed and reinstated with a lengthening of the southbound left turn bay from 152 Street to Highway 10.

Access

- No new direct access to 152 Street is permitted.
- One new full movement access to Panorama Drive is permitted at the existing intersection of 58 Avenue.
- No other accesses will be considered due to the horizontal and vertical profile of Panorama Drive.
- Remaining access must be from the new local road connection.
- Amending easement E073-0030 Plan BCP 35146 to remove existing shared access from 152 Street and provide a new connection with the 57A Avenue is required as part of the left-in consideration noted above.

Drainage/Environment

- The proposed use is similar to the impervious coverage for the proposed institutional use in the South Newton NCP. Institutional use is maximum 80% impervious coverage.
- The development needs to follow the NCP servicing requirements.
- On-site storm water features such as swales and infiltration trenches are encouraged to improve water quality of parking runoff.

Water

- The existing water system has adequate capacity.
- There are existing fire and domestic service connections (two each) which may require abandonment subject to the needs of the development.

Sanitary Sewer

- There is an existing 200mm service connection that connects to an existing 375mm sewer main on 152 Street.
- Alternately, service can be connected to the 300mm sewer main on Panorama Drive. Worst case scenario is 100% residential and all of the flow is directed to Panorama Drive, then there will be two constrained sections.
- Sewer main will need to be extended if the lot is subdivided.

Photographs of the Neighbourhood and Subject Property



Panorama Drive – Facing west



152nd Street – Facing north



Subject– Facing SW from Panorama Drive



Subject– Facing SE from Panorama Drive



Subject– Facing NW from 152nd Street



Subject– Facing NE from Panorama Drive

ASSESSMENT AND TAXES

The subject property is located within the Surrey / White Rock region and is administered by the Surrey assessment office. Property assessment for the subject property is detailed as follows:

	2012	2013
Roll Number:	6101120016	6101120016
Land:	\$ 22,473,000	\$ 23,519,000
Improvements:	\$ <u>0</u>	\$ <u>0</u>
Actual Value	<u>\$ 22,473,000</u>	<u>\$ 23,519,000</u>
Property Taxes	N/A	N/A

The “Assessed Value” is BC Assessment Authority’s estimate of market value of fee simple interest of the subject property as of July 1, 2012 for the 2013 property assessment. The value reflects the physical condition of the subject property as of October 31, 2012 for the 2013 property assessment.

LAND USE DESCRIPTION

Zoning

The subject is zoned CD (Comprehensive Development) Bylaw 12282. The subject property is located in Area “B” of Bylaw 12282. This CD zone is intended to accommodate community shopping centres, public and private hospitals and public and private universities or colleges. Permitted uses in Area “B” include: hospitals, universities, and colleges.

A full Land Use Description is detailed on Pages 38 to 41 of our Original Appraisal Report.

Official Community Plan

The subject property is designated “Commercial” in the Official Community Plan (OCP).

South Newton Neighbourhood Concept Plan

The subject property is designated “Institutional” in the South Newton Neighbourhood Concept Plan (NCP). The subject’s Panorama Village development site is one of two designated institutional sites in the South Newton NCP. The other designated institutional site is the City Hall/Government centre located north of Highway 10 and east of King George Boulevard.

HIGHEST AND BEST USE

The definition of “Highest and Best Use” is as follows:

“The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supportable, financially feasible, and that results in the highest value¹.”

A full Highest and Best Use Description is detailed on Pages 42 to 47 of our Original Appraisal Report.

In conclusion, it is our opinion that the Highest and Best Use of the subject property, as of the effective date of valuation, is a holding situation pending rezoning to permit commercial retail / office development along the 152nd Street frontage and townhouse residential development on the remainder of the property.

APPRAISAL METHODOLOGY

The appraisal process involves a systematic analysis of the factors that bear upon the value of real estate. In estimating the market value of the subject property, the Appraisal Institute of Canada has identified the following six procedures in valuing vacant land:

- | | |
|-------------------------------|--------------------------------------|
| A) Direct Comparison Approach | D) Subdivision Development Method |
| B) Abstraction Method | E) Land Residual Technique |
| C) Extraction Method | F) Ground Rent Capitalization Method |

The Direct Comparison Approach may be used to value land that is actually vacant or land that is being considered as though vacant for appraisal purposes. Direct comparison is the most common technique for valuing land and it is the preferred method when comparable sales are available. To apply this method, sales and other data for similar parcels of land are analyzed, compared, and adjusted to provide a value indication for the land being appraised.

¹ The Appraisal Institute. *The Appraisal of Real Estate, Canadian Edition*, Illinois Not-For-Profit Corporation, 1992.

DIRECT COMPARISON APPROACH

This approach to value involves the process of comparing the subject property with others of similar character which have sold of recent date. In the absence of recent sales, the comparison must involve similar properties, which are currently offered for sale, or ones on which an offer has been made. These latter forms of sales data are not usually as reliable or relevant as transactions, which have actually been consummated.

The Direct Comparison Approach implies the Principle of Substitution, which affirms that a prudent person will not pay more for a property than the cost to buy an equally desirable substitute.

In a Market Value appraisal, this approach has direct pertinence and importance, as it involves the study of actions of buyers and sellers in the marketplace. The reliability of the results is directly attributable to the quality of the sales data available, i.e., its relevancy, and the ability of the appraisers to properly interpret the data and make appropriate adjustments to equate differences.

In estimating market value for the subject property we have considered comparable sales and listing data summarized on the following pages.

Comparable Property

COMPARABLE ONE

**2112 160 Street
 Surrey**

Completion Date	Selling Price	Site Area (Sq. Ft.)	Selling Price / Sq. Ft.
16-Jan-2013	\$24,000,000	1,049,055	\$22.88
RA	Suburban	Business Park/ Light Industrial	N/A

Property Identification		
Legal Description		
Lot 2, Land District 36, Section 13, Township 1 Except Plan 16079, 25810, Plan 11264 Lot		
PID:	009-492-011, 004-607-007, 009-492-119, 002-477-301, 009-270-299	
Seller:	John Folia	
Buyer:	Morgan Place Development Ltd	

Additional Comments

Located at the northeast corner of Croydon Drive and 20 Avenue, just east of Highway 99, in the Grandview area of Surrey. The properties are just south of "Grandview Corners", which is a 900,000 ft² shopping centre anchored by Wal-Mart, Home Depot and the Real Canadian Superstore.

The sale includes 5 lot transfers: 2112 160 Street, 16113, 16203, 16211, 16219 20th Avenue. The total site area is approximately 24.08 acres or 1,049,055 ft². At the time of sale, 16203 20th was vacant and unimproved. The other properties are improved with older single family dwellings and barns.

At the time of sale the properties were zoned RA, a one acre residential zoning classification. Designated "Suburban" in the City of Surrey's Official Community Plan. The Highway 99 Corridor Land Use Plan designates the NCP for this property as "Business Park/Light Industrial". The northeast corner of 16219 20th Avenue is designated "Habitat Preservation Area". Prior to the date of sale, a development application was submitted to amend the OCP from "Suburban" to "Commercial", amend the land use plan from "Business Park/Light Industrial" to "Commercial", and to rezone the property from RA to CD (based on C-8) in order to permit the development of a mixed retail and office commercial centre. At the time of sale, the application was in third reading.

The property was sold to Morgan Place Development Ltd for \$24,000,000 or \$22.88 per ft² of site area.

Comparable Property			
COMPARABLE TWO			
5834, 5858, 5882 and 5904 144 Street Surrey			
Completion Date	Selling Price	Site Area (Sq. Ft.)	Selling Price / Sq. Ft.
Zoning	OCP	NCP	MAX. F.S.R.
9-Oct-2012	\$9,466,000	373,179	\$25.37
RA	Urban	Townhouse (15 upa max) / Creeks & Riparian Setback / Single Family Residential	N/A
Property Identification			
Legal Description			
Lot 12, 13, 14, Land District 36, Section 10, Township 2 Part S 1/2 of SW 1/4, Portion N 1/2, Plan 1673 Lot 5, Land District 36, Section 10, Township 2, Plan BCP50999			
PID:	012-291-757, 012-291-935 012-291-871, 028-880-145		
Seller:	Jagdish Duhra / Michael B Rawlins / 0749813 BC Ltd / Joga Somal		
Buyer:	Vesta Properties (Sullivan Hills) Ltd		
Additional Comments			
Located on the east side of 144th Street, south of 60th Street, in the Sullivan Station area of Surrey.			
The sale involved four properties, 5834, 5858, 5882 and 5904 144 Street which totals approximately 8.567 acres of site area. At the time of sale, the properties were improved with older single family dwellings. This sale is part of an assemblage of properties involving 5 parcels (5834, 5858, 5882, 5902, 5926 144 Street) and a total area of about 10 acres. The site is encumbered by Sullivan Heights Creek at the eastern border of the properties. In total, 2.2 acres of riparian area or 22% of the assembled site's area will be conveyed to the City for riparian protection, without compensation.			
At the time of sale, the properties were zoned RA, a one-acre residential classification. It was designated "Urban" in the City of Surrey's Official Community Plan and "Townhouse (15 upa max)" and "Creeks & Riparian Setback" within the South Newton land use plan. Prior to the date of sale, a development application was submitted to amend the NCP to "Townhouse (20 upa max)" and "Single Family Residential" to "Single Family Residential Flax 6 to 14.5" as well as rezone from RA and to CD (based on RM-30) and RF-12 in order to permit the development of 138 townhouse units and one RF-12 lot. At the time of sale, this application was set for 3rd reading and has since been approved. (11-0044 issued March 2013)			
The properties sold for a combined \$9,466,000 or \$25.37 per ft ² of site area. 5858 144 Street (2.348 Acres) sold in June 2012 for \$2,100,000 or \$20.53 per ft ² . 5904 144 Street (1.536 Acres) sold in August 2012 for \$1,900,000 or 28.40 per ft ² . 5882 144 Street (2.335 Acres) sold in September 2012 for \$2,406,000 or \$23.65 per ft ² . 5834 144 Street (2.348 Acres) sold in October 2012 for \$3,060,000 or 29.92 per ft ² .			

Comparable Property			
COMPARABLE THREE			
6010, 6038, 6058, 6080 144 Street			
Surrey			
Completion Date	Selling Price	Site Area (Sq. Ft.)	Selling Price / Sq. Ft.
Zoning	OCP	NCP	MAX. F.S.R.
29-Aug-2012	\$5,330,750	200,496	\$26.59
RA	Urban	Townhouse (15 upa max) / Creeks & Riparian Set Backs	N/A
Property Identification			
Legal Description			
Lot 37,38,39,40, Land District 36, Section 10, Township 2, Part NW 1/4, Plan 28348			
PID:	008-981-221, 007-457-201, 008-981-230, 008-981-248		
Seller:	Kulwant Singh Gosal/Harry John		
Buyer:	Royale Properties (South Newton) Ltd		
Additional Comments			
Located at the northeast corner of 144th Street and 60th Avenue, in the Sullivan Station area (South Newton) of Surrey.			
The sale involves 4 lot transfers with a total site area of 200,496 ft ² (4.60 acres). At the time of sale, 6038, 6058 and 6080 144th Street were each improved with a dated dwelling. The site has since been cleared. The parcel is impacted by Sullivan Heights Creek at the easterly border.			
At the time of sale, the property was zoned RA, one-acre residential zone. It is designated "Urban" in the City of Surrey's Official Community Plan. The parcel was designated "Creeks & Riparian Set Backs" and "Townhouse (15 upa max)" within the South Newton NCP. Prior to the date of sale, an application (11-0257) was submitted in 2011 to rezone from RA to CD (Based on RM-30) to develop 80 townhouse units and to amend the NCP from "Townhouses 15 upa" to "Townhouses 25 upa". The application was in 3rd reading at the time of sale. The application has since been approved and a permit was issued in March 2013. The project proposed a unit density of 20 upa based on the developable area of the site. However, the applicant has agreed to dedicate the riparian area to the City, thereby increasing the effective net density to 27 upa. Non-developed area about 1.5 acres.			
The properties sold in August 2012 to Royale Properties (South Newton) Ltd for a combined \$5,700,000 or \$26.59 per ft ² of site area.			

Comparable Property			
COMPARABLE FOUR			
3061 King George Boulevard Surrey			
Completion Date	Selling Price	Site Area (Sq. Ft.)	Selling Price / Sq. Ft.
Zoning	OCP	NCP	MAX. F.S.R.
30-Apr-2012	\$5,700,000	171,115	\$33.31
RF	Commercial	N/A	N/A
Property Identification			
Legal Description			
Lot B, Land District 36, Section 22, Township 1, Part NE 1/4, Except Plan LMP3882, NWD Plan 9125			
PID:	003-152-162		
Seller:	Bonnie Lynne Thomes		
Buyer:	0909597 B.C. Ltd		
Additional Comments			
The property is located on the southwest side of King George Boulevard, southeast of 148th Street in the King George Corridor area of South Surrey.			
At the time of sale the property was improved with an older single-family home, otherwise the property was vacant. The site is essentially flat in nature and has a slightly irregular shape with approximately 310 feet of frontage on to King George Boulevard and approximately 115 feet of depth.			
At the time of sale the property was zoned RF, a single family residential classification. The property is designated "Commercial" within the City of Surrey's Official Community Plan. A development application (#12-0147) was submitted in 2012 to rezone from RF and RA to CD (base on CHI) in order to permit the development of commercial/office buildings and a 7,000 ft ² drive-through restaurant. Application at initial review.			
The property sold in April 2012 to 0909597 B.C. Ltd for \$5,700,000 or \$33.31 per ft ² of site area.			

Comparable Property

COMPARABLE FIVE

**16518 & 16530 Fraser Highway
 Surrey**

Completion Date	Selling Price	Site Area (Sq. Ft.)	Selling Price / Sq. Ft.
Zoning	OCP	NCP	MAX. F.S.R.
1-Aug-2012	\$5,700,000	163,088	\$34.95
RA	Urban	Medium Density Townhouse	N/A
Property Identification			
Legal Description			
Lot 2, Land District 36, Section 25, Township 2 Except Plan LMP31723, PT RD ON BCP12339 & Lot 13, Land District 36, Section 25, Township 2 Part SE 1/4, Except Plan LMP32074, PT RD ON, Plan 27432			
PID:	011-306-785 & 008-906-394		
Seller:	587325 BC Ltd. & 0713233 BC Ltd.		
Buyer:	N/A		



Additional Comments

Located on the south side of Fraser Highway, east of 164th Street in the Fleetwood neighbourhood of Surrey.

At the time of sale, the properties were vacant and unimproved.

The property is currently zoned RA, one-acre residential zone. It is designated Urban in the City of Surrey's Official Community Plan and Medium Density Townhouse in the Fleetwood Town Centre land use plan. There are currently no rezoning or development applications submitted to the City of Surrey for this property.

The properties sold in August 2012 for a combined \$5,700,000 or \$34.95 per ft² of site area. 16518 Fraser Highway sold for \$3,336,000 and 16530 Fraser Highway sold for \$2,364,000. According to the listing agent (Graeme Erickson - Macdonald Realty), the sale is scheduled for completion next year.

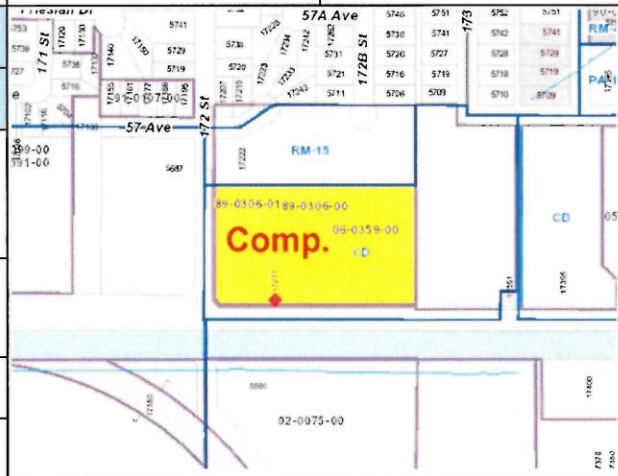
Comparable Property			
COMPARABLE SIX			
16434 Fraser Highway Surrey			
Completion Date	Selling Price	Site Area (Sq. Ft.)	Selling Price / Sq. Ft.
Zoning	OCP	NCP	MAX. F.S.R.
22-Jun-2012	\$6,500,000	170,799	\$38.06
RA	Urban	Medium Density Townhouse	N/A
Property Identification			
Legal Description			
PL 3448 LD 36 SEC 25 TWP 2 Except Plan 16809, LMP32023, PT RD BCP12293, PCL A			
PID:	010-899-685		
Seller:	Harbans Gill & Hardev Bains		
Buyer:	N/A		
Additional Comments			
Located on the south side of Fraser Highway, east of 164th Street in the Fleetwood area of Surrey.			
The property is currently vacant and unimproved. The property is level.			
The property is currently zoned RA, a one-acre residential zoning classification. It is designated Urban in the City of Surrey's Official Community Plan and Medium Density Townhouse in the Fleetwood Town Centre plan. There are currently no rezoning or development applications submitted to the City of Surrey.			
There was an agreement for sale in June 2012 for \$6,500,000 or \$38.06 per ft ² of site area. According to the listing agent (Kevin Anstey), an 18 month closing period was allowed with a large deposit paid to the sellers for tax reasons, and to allow the developer time to re-zone the property. The sale is scheduled to complete November 2013.			

Comparable Property

COMPARABLE SEVEN

**17277 56th Avenue
 Surrey**

Completion Date	Selling Price	Site Area (Sq. Ft.)	Selling Price / Sq. Ft.
Zoning	OCP	NCP	MAX. F.S.R.
Listing	\$18,250,000	455,507	\$40.07
CD (B/L 16452)	Industrial	Highway Commercial	1.00
Property Identification			
Legal Description			
Lot 1, Land District 36, Section 7, Township 8, NWD Plan BCP41071			
PID:	027-948-480		
Seller:	555978 BC Ltd.		
Buyer:	N/A		



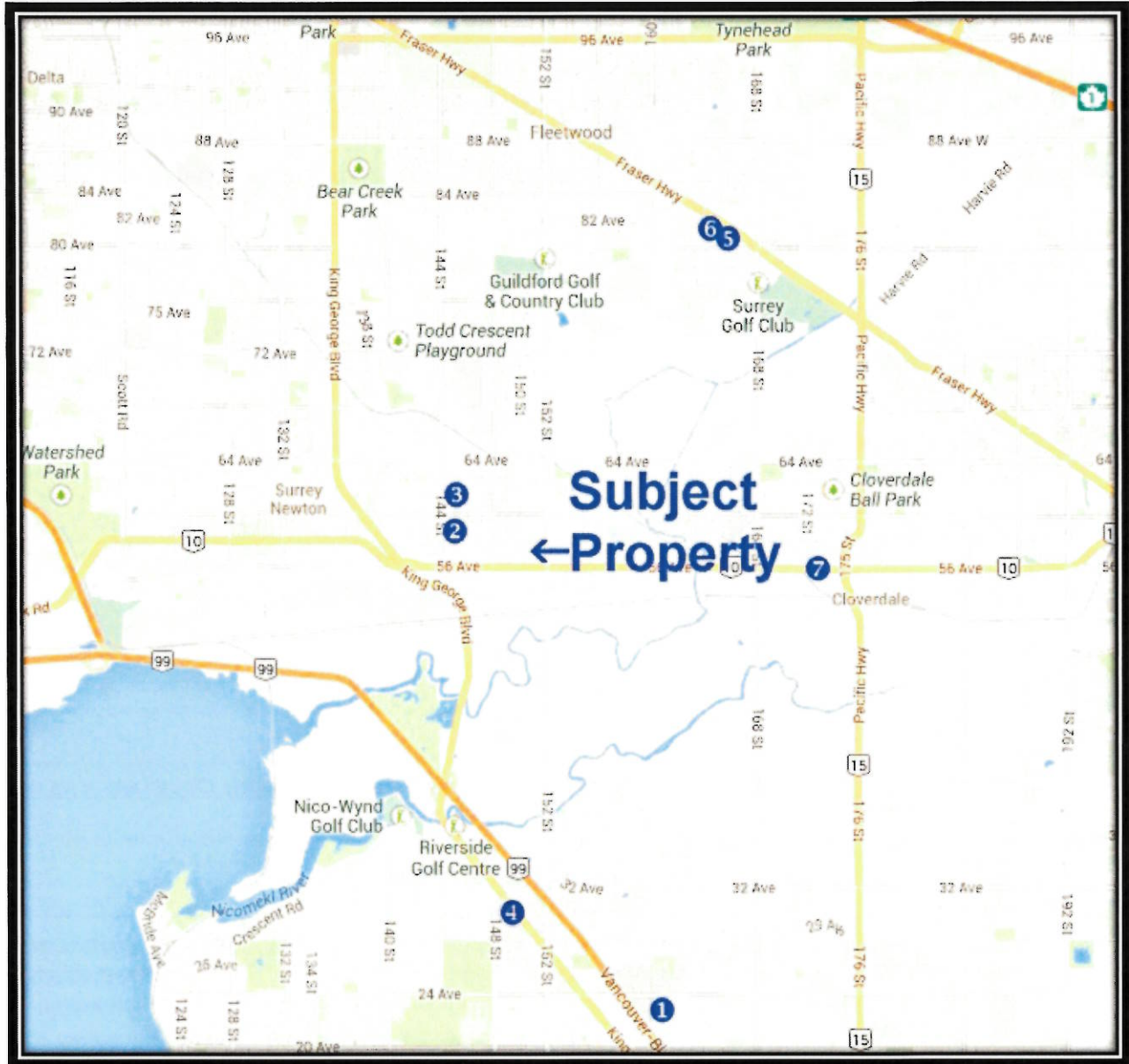
Additional Comments

Located at the northeast corner of 56th Avenue (Highway 10) and 172nd Street in the Cloverdale area of Surrey.

The property is currently vacant and unimproved.

The property is currently zoned CD Comprehensive Development (B/L 16452) and permits a maximum floor area ratio of 1.0. A rezoning and development permit was approved in 2007 to rezone the property from IL to CD to permit the development of four one-storey commercial building with a total floor area of 166,000 ft². There are currently several preliminary plans drawn by Kasian Architecture for a variety of commercial / mixed use developments.

The property is listed for \$18,250,000 or \$40.07 per ft² of site area. There are no creeks on the property.



Comparable Map

Comparable Land Sales Chart

Comp No.	Civic Address	Selling Price	Completion Date	Site Area (Sq. Ft.)	Zoning	OCP	NCP	Selling Price / Sq. Ft.
1	2112 160 Street	\$24,000,000	Jan-13	1,049,055	RA	Suburban	Business Park/ Light Industrial	\$22.88
2	5834, 5858, 5882 and 5904 144 Street	\$9,466,000	Oct-12	373,179	RA	Urban	Townhouse (15 upa max) / Creeks & Riparian	\$25.37
3	6010, 6038, 6058, 6080 144 Street	\$5,330,750	Aug-12	200,496	RA	Urban	Townhouse (15 upa max) / Creeks & Riparian Set	\$26.59
4	3061 King George Boulevard	\$5,700,000	Apr-12	171,115	RF	Commercial	N/A	\$33.31
5	16518 & 16530 Fraser Highway	\$5,700,000	Aug-12	163,088	RA	Urban	Medium Density Townhouse	\$34.95
6	16434 Fraser Highway	\$6,500,000	Jun-12	170,799	RA	Urban	Medium Density Townhouse	\$38.06
7	17277 56th Avenue	\$18,250,000	Listing	455,507	CD (B/L 16452)	Industrial	Highway Commercial	\$40.07

Comparable Property Analysis

The comparables detailed on the previous pages include a broad sampling of market activity involving holding properties with commercial and townhouse development potential. These market indices provide a good overview of current market prices. On an overall unit basis, the comparables reflect a wide range of land values lying between \$5,330,750 and \$24,000,000 for sites ranging in size between 163,088 ft² (3.74 acres) and 1,049,055 ft² (24.08 acres). The comparables indicated prices ranging between \$22.88 per ft² to \$40.07 per ft² of site area.

Comparable One (2112 – 160th Street, Surrey) sold in January 2013 for \$24,000,000 or \$22.88 per ft² of site area. The property is located at the northeast corner of Croydon Drive and 20th Avenue, just east of Highway 99, in the Grandview neighbourhood. The properties are just south of "Grandview Corners", which is a 900,000 ft² shopping centre anchored by Wal-Mart, Home Depot and the Real Canadian Superstore. Considering the fact that this neighbourhood has grown extensively over the past few years and its proximity to Highway 99, an adjustment is not necessary for location.

Comparable Property Analysis (continued)

Comparable #1 is zoned RA and designated "Suburban" in the OCP. The Highway 99 Corridor Land Use Plan designates the NCP for this property as "Business Park/Light Industrial". The northeast corner of 16219 20th Avenue is designated "Habitat Preservation Area". Prior to the date of sale, a development application had been submitted to amend the OCP from "Suburban" to "Commercial", amend the land use plan from "Business Park/Light Industrial" to "Commercial", and to rezone the property from RA to CD (based on C-8) in order to permit the development of a mixed retail and office commercial centre. At the time of sale, the application was in third reading. A downward adjustment is needed for this comparable's more advanced rezoning process.

The comparable consists of five legal lots and a total site area of 1,049,055 ft² (24.08 acres). Based on our research and experience, larger sites tend to sell for a lower price per square foot than smaller sites, other factors held constant. This comparable has the largest site area in our analysis and also the lowest price per ft². The land assembly has extensive frontages along 20th Avenue and Croydon Drive, so an adjustment is not required for street frontage. However, upward adjustments are needed for the subject's superior street exposure onto a major arterial (152nd Street) and smaller site area. Based on these upward adjustments, it is our opinion that a price much higher than \$22.88 per ft² is indicated for the subject.

Comparable Two (5834, 5858, 5882, and 5904 – 144th Street, Surrey) consists of four legal lots that sold separately between June and October 2012 for a total price of \$9,466,000 or an average of \$25.37 per ft² of site area.

- 5858 - 144 Street (2.348 Acres) sold in June 2012 for \$2,100,000 or \$20.53 per ft².
- 5904 - 144 Street (1.536 Acres) sold in August 2012 for \$1,900,000 or \$28.40 per ft².
- 5882 - 144 Street (2.335 Acres) sold in September 2012 for \$2,406,000 or \$23.65 per ft².
- 5834 - 144 Street (2.348 Acres) sold in October 2012 for \$3,060,000 or \$29.92 per ft².

This comparable is part of an assemblage of properties involving 5 parcels (5834, 5858, 5882, 5902, 5926 - 144 Street) and a total area of about 10 acres. The site is impacted by Sullivan Heights Creek at the eastern border of the properties. In total, ±2.2 acres of riparian area or 22% of the assembled site's area will be conveyed to the City for riparian protection, without compensation.

Comparable Property Analysis (continued)

The total site area of Comparable #2 is 373,179 ft² or 8.567 acres. At the time of sale, the properties were improved with older single family dwellings; however, since this comparable is a development site, negligible value is attributed to the improvements. A downward adjustment is needed for the subject's larger site area.

The comparable is zoned RA and designated "Urban" in the OCP. The property is also designated "Townhouse" (15 upa max) and "Creeks & Riparian Setback" within the South Newton land use plan. Prior to the date of sale, a development application was submitted to amend the NCP to "Townhouse (20 upa max)" and "Single Family Residential" to "Single Family Residential Flex 6 to 14.5" as well as rezone from RA and to CD (based on RM-30) and RF-12 in order to permit the development of 138 townhouse units and one RF-12 lot. At the time of sale, this application was set for 3rd reading and has since been approved. A downward adjustment is needed for this comparable's more advanced rezoning process, but an upward adjustment is required for the subject's superior potential for mixed uses.

The property is located on the east side of 144th Street and south of 60th Street in the Sullivan Station area of Surrey. Significant upward adjustments are needed for the subject's superior location in the Panorama commercial district, superior street exposure onto a major traffic arterial roadway, and superior corner orientation. Considering the preceding, it is our opinion that a price higher than \$25.37 per ft² is appropriate for the subject.

Comparable Three (6010, 6038, 6058, 6080 – 144th Street, Surrey) sold in August 2012 for \$26.59 per ft² of site area. The sale involves four legal lots with a total site area of 200,496 ft² (4.60 acres). At the time of sale, 6038, 6058 and 6080 - 144th Street were each improved with an older dwelling. The site has since been cleared. The land assembly is impacted by Sullivan Heights Creek at the easterly border. A negative adjustment is suggested for the subject's larger site area, but a positive adjustment is needed for the subject's lower proportion of impacted area.

Comparable Property Analysis (continued)

Comparable #3 is zoned RA and designated "Urban" in the OCP. The parcel is also designated "Creeks & Riparian Set Backs" and "Townhouse (15 upa max)" within the South Newton NCP. Prior to the date of sale, an application (11-0257) was submitted in 2011 to rezone from RA to CD (Based on RM-30) to develop 80 townhouse units and to amend the NCP from "Townhouses 15 upa" to "Townhouses 25 upa". The application was in 3rd reading at the time of sale. The application has since been approved and a permit was issued in March 2013. The project proposed a unit density of 20 upa based on the developable area of the site. However, the applicant has agreed to dedicate the riparian area to the City, thereby increasing the effective net density to 27 upa (non-developed area about 1.5 acres). A negative adjustment is needed for this comparable's more advanced rezoning process, but a positive adjustment is suggested for the subject's superior potential for mixed uses.

The property is located at the northeast corner of 144th Street and 60th Avenue in the Sullivan Station area (South Newton) of Surrey. An adjustment is not required for corner orientation, but substantial upward adjustments are needed for the subject's superior location in the Panorama commercial district and superior street exposure onto a major traffic arterial roadway. Based on the heavier weighted upward adjustments, it is our opinion that a price higher than \$26.59 per ft² is indicated for the subject.

Comparable Four (3061 King George Boulevard, Surrey) sold in April 2012 for \$33.31 per ft² of site area. At the time of sale, the property was improved with an older single-family dwelling, but the property was sold based on land value. The site is generally level and has a slightly irregular shape with approximately 310 feet of frontage onto King George Boulevard and approximately 115 feet of depth. An adjustment is not required for its similar exposure onto a major commercial roadway, but downward adjustment is needed for the subject's larger site area. Moreover, since the subject is impacted by an "Ecosystem Corridor", a downward adjustment is necessary. Nonetheless, an off-setting upward adjustment is suggested for the subject's superior corner orientation.

Comparable Property Analysis (continued)

At the time of sale, Comparable #4 is zoned RF and designated "Commercial" within the OCP. A development application (#12-0147 - Application at initial review) was submitted in 2012 to rezone from RF and RA to CD (base on CHI) in order to permit the development of commercial/office buildings and a 7,000 ft² drive-through restaurant. A slight upward adjustment is needed for the subject's superior potential for mixed use development.

The property is located on the southwest side of King George Boulevard, southeast of 148th Street in the King George Corridor area of South Surrey. Upward adjustments are required for the subject's superior commercial hub location in the Panorama neighbourhood. Therefore, it is our opinion that a price higher than \$33.31 per ft² is suggested for the subject.

Comparable Five (16518 and 16530 Fraser Highway, Surrey) sold in August 2012 for \$34.95 per ft² of site area. The property consists of two legal lots and a total site area of 163,088 ft² (3.74 acres). The comparable has a much smaller site area compared to the subject, so a negative adjustment is needed for site area. Also, a downward adjustment is suggested for the subject's impact by an "Ecosystem Corridor".

This property is located on the south side of Fraser Highway, east of 164th Street in the Fleetwood neighbourhood. Since the comparable is located fronting onto a major road, no adjustment is needed for street exposure. But a positive adjustment is required for the subject's superior corner orientation and street access.

The property is currently zoned RA and designated "Urban" in the OCP and "Medium Density Townhouse" in the Fleetwood Town Centre land use plan. There are currently no rezoning or development applications submitted to the City of Surrey for this property. An adjustment is not required for rezoning, but an upward adjustment is needed for subject's superior potential for mixed use development. Based on the off-setting adjustments, it is our opinion that a price in the order of \$34.95 per ft² is appropriate for the subject.

Comparable Property Analysis (continued)

Comparable Six (16434 Fraser Highway, Surrey) sold in June 2012 for \$38.06 per ft² of site area. The property consists of a generally rectangular shaped lot with a site area of 170,799 ft² (3.92 acres). A downward adjustment is needed for the comparable's much smaller site area compared to the subject. A further negative adjustment is suggested since the subject is impact by an "Ecosystem Corridor".

The comparable is located on the south side of Fraser Highway and east of 164th Street in the Fleetwood neighbourhood. Similar to Comparable #5, an adjustment is not needed for street exposure, but positive adjustments are required for the subject's superior corner orientation and street access. Also similar to Comparable Five, an adjustment is not required for rezoning, but an upward adjustment is needed for subject's superior potential for mixed use development. Considering the off-setting adjustments, it is our opinion that a price in the order of \$38.06 per ft² is suggested for the subject.

Comparable Seven (17277 – 56th Avenue, Surrey) is a current listing at an asking price of \$40.07 per ft² of site area. This property is located at the northeast corner of 56th Avenue (Highway 10) and 172nd Street in the Cloverdale neighbourhood. Adjustments are not required for street exposure and corner orientation, but a positive adjustment is needed for the subject's superior location in the Panorama neighbourhood.

The comparable consists of a rectangular shaped parcel with a site area of 455,507 ft² (10.457 acres). Downward adjustments are required for the subject's larger site area and impact by an "Ecosystem Corridor".

Comparable #7 is currently zoned CD Comprehensive Development (B/L 16452) which permits a maximum floor area ratio of 1.0. The site is designated "Highway Commercial" in the NCP. A rezoning and development permit was approved in 2007 to rezone the property from IL to CD to permit the development of four one-storey commercial buildings with a total floor area of 166,000 ft².

Comparable Property Analysis (continued)

There are currently several preliminary plans drawn by Kasian Architecture for a variety of commercial / mixed use developments. Downward adjustments are needed for this comparable's existing zoning for commercial and mixed use development.

Based on the negative adjustments for listing status, site area, impact by an "Ecosystem Corridor", and zoning, it is our opinion that a price much lower than \$40.07 per ft² is warranted for the subject.

Price per Square Foot Selection

Our price per square foot of site area selection is based on the following important factors:

- The subject property is located on the southwest corner of Panorama Drive and 152nd Street in the Panorama neighbourhood.
- Land uses in the immediate neighbourhood include townhouse residential north of Panorama Drive and commercial retail / office to the south of the subject property.
- The subject property has a site area of 653,475 square feet (15.0 acres). All municipal services are available to the site.
- The subject is impacted by an "Ecosystem Corridor" as having ecological significance in the City's Ecosystem Management Study (EMS).
- The subject property is zoned CD and located in Area "B" of Bylaw 12282 (permitted uses include: hospitals, universities, and colleges).
- It is our opinion that the Highest and Best Use of the subject property, as of the effective date of valuation, is a holding situation pending rezoning to permit commercial retail / office development along the 152nd Street frontage and townhouse residential development on the remainder of the property.

Price Per Square Foot Selection (continued)

After careful consideration of the above factors and adjusting the comparable market data, it is our opinion that an estimate of market value for the subject property as of the effective date of valuation, would range between \$35.00 and \$38.00 per square foot of site area.

Site Area (Sq. Ft.)	X	Price Per Sq. Ft.	=	Estimate of Market Value
653,475	X	\$35.00	=	\$22,871,625
653,475	X	\$38.00	=	\$24,832,050

Estimate of Land Value as though Vacant

With due consideration of the relatively large (15.0 acres) size of the subject site and the holding situation, we have selected a value towards the lower end of our price range (\$36.00 per ft²). Based on the preceding, the market value of fee simple interest of the subject property, subject to the assumptions and limiting conditions, as at September 6, 2013, is estimated at:

Site Area (Sq. Ft.)	X	Price Per Sq. Ft.	=	Estimate of Market Value
653,475	X	\$36.00	=	\$23,525,100

ROUNDED TO:
TWENTY-THREE MILLION FIVE HUNDRED THIRTY THOUSAND DOLLARS
(\$23,530,000)

FINAL ESTIMATE OF VALUE

After careful consideration of all factors pertinent to value and further based on our knowledge of the market generally, it is our opinion that the value derived by the Direct Comparison Approach best reflects the current market value of the subject property.

Based on our experience and interviews with market participants, an exposure time of 3 to 6 months immediately prior to the date of appraisal is considered reasonable and typical for real estate similar to the subject.

After reviewing data considered relevant, we are of the opinion that the market value of the subject property, subject to the Assumptions and Limiting Conditions, contained herein, as at September 6, 2013, is estimated at:

TWENTY-THREE MILLION FIVE HUNDRED THIRTY THOUSAND DOLLARS
(\$23,530,000)

ASSESSMENT APPEAL

The BC Assessment Authority's actual value for the subject property (Roll number: 6101120016) is \$23,519,000 for the assessment year of 2013. The "Assessed Value" is BC Assessment Authority's estimate of market value of fee simple interest of the subject property as of July 1, 2012 for the 2013 property assessment.

Our estimate of market value as of September 6, 2013 is \$23,530,000, which is higher than the assessed value. Therefore, it is our opinion that an assessment appeal is not warranted for the 2013 assessment.

CERTIFICATION

5750 Panorama Drive, Surrey, BC

I certify that, except as otherwise noted in the preceding analysis, to the best of my knowledge and belief that:

1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions, and conclusions are limited only by the reported Assumptions and Limiting Conditions and are my personal impartial, and unbiased professional analyses, opinions and conclusions;
3. I have no present or prospective interest in the subject property and no personal interest with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in and compensation for this assignment were not contingent upon developing or reporting predetermined results, the amount of the value estimate, or a conclusion favouring the client;
6. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice (The Standards);
7. I have the knowledge and experience to complete the assignment competently;
8. Mr. Eric Yuen provided the following professional assistance to the person signing this report;
 - Research market data.
 - Research market trends.
9. As of the date of this report the undersigned has fulfilled the requirements of the Appraisal Institute of Canada Mandatory Recertification Program for designated members;
10. The undersigned is a member in good standing of the Appraisal Institute of Canada;

Certification (continued)

5750 Panorama Drive, Surrey, BC

11. The undersigned personally inspected the subject property on September 6, 2013;
12. After reviewing data considered relevant, we are of the opinion that the market value of fee simple interest of the subject property, based on the Assumptions and Limiting Conditions, contained herein, as at September 6, 2013, is estimated at **\$23,530,000**.

HOOKER CRAIG LUM GROUP LTD.



Edric G.Y. Lum, AACI, P.App, RI
Partner

Date: September 10, 2013

APPENDIX "A"

Title Certificate

Date: 26-Jul-2012 TITLE SEARCH PRINT Time: 10:55:46
 Requestor: (PB32381) HOOKER CRAIG LUM GROUP LTD Page 001 of 002
 Folio: TITLE - BB1970719

NEW WESTMINSTER LAND TITLE OFFICE TITLE NO: BB1970719
 FROM TITLE NO: BB46552

APPLICATION FOR REGISTRATION RECEIVED ON: 12 JULY, 2011
 ENTERED: 25 JULY, 2011

REGISTERED OWNER IN FEE SIMPLE:
 THE CROWN IN THE RIGHT OF THE PROVINCE OF BRITISH COLUMBIA REPRESENTED BY THE MINISTER OF CITIZENS' SERVICES
 4000 SEYMOUR PLACE
 VICTORIA, BC
 V8W 9V1

TAXATION AUTHORITY:
 CITY OF SURREY

DESCRIPTION OF LAND:
 PARCEL IDENTIFIER: 023-208-732
 LOT 13 SECTION 10 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN LMP24916

LEGAL NOTATIONS:

HERETO IS ANNEXED EASEMENT BB203972 OVER (230.9 SQUARE METRES
 PLAN BCP35146) LOT 1 PLAN BCP35145

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL
 ACT, SEE BJ317062

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE
 CHARGE NUMBER DATE TIME

UNDERSURFACE RIGHTS

87596C
 REMARKS: SEE 156673E
 INTER ALIA
 AS TO PART FORMERLY LOT 9 PLAN 1871

COVENANT

BJ254046 1995-08-25 13:20
 REGISTERED OWNER OF CHARGE:
 CITY OF SURREY
 BJ254046
 REMARKS: INTER ALIA
 SECTION 215 L.T.A.

COVENANT

BJ254056 1995-08-25 13:22
 REGISTERED OWNER OF CHARGE:
 CITY OF SURREY
 BJ254056
 REMARKS: INTER ALIA
 SECTION 215 L.T.A.

COVENANT

BJ254060 1995-08-25 13:22
 Date: 26-Jul-2012 TITLE SEARCH PRINT Time: 10:55:46
 Requestor: (PB32381) HOOKER CRAIG LUM GROUP LTD Page 002 of 002
 Folio: TITLE - BB1970719

REGISTERED OWNER OF CHARGE:
 CITY OF SURREY
 BJ254060
 REMARKS: INTER ALIA
 SECTION 215 L.T.A.

EASEMENT

BJ254081 1995-08-25 13:25
 REMARKS: PLAN LMP24919
 APPURTENANT TO LOT 14 PLAN LMP24916

STATUTORY RIGHT OF WAY

BK84854 1996-03-26 14:45
 REGISTERED OWNER OF CHARGE:
 CITY OF SURREY

BK84854
REMARKS: PLAN LMP25468

EASEMENT
BR161573 2001-06-28 15:04
REMARKS: PART PLAN LMP50368
APPURTENANT TO LOT 14 EXCEPT: PLAN LMP34965,
AND PART ON PLAN LMP42689; PLAN 24916

EASEMENT
BB203973 2008-02-29 09:56
REMARKS: 266.9 SQUARE METRES PLAN BCP35146
APPURTENANT TO LOT 1 PLAN BCP35145

COVENANT
BB203974 2008-02-29 09:56
REGISTERED OWNER OF CHARGE:
CITY OF SURREY
BB203974
REMARKS: INTER ALIA

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELED INFORMATION SHOWN ***

APPENDIX "B"
CD Bylaw 12282 Zoning

CITY OF SURREY

CERTIFIED

BY-LAW NO. 12282

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000."

THE MUNICIPAL COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. "Surrey Zoning By-law, 1993, No. 12000," as amended, is hereby further amended, pursuant to the provisions of Section 963 of the "Municipal Act," and the classification of the following parcels of land, presently shown upon the maps designated as the "Zoning Maps" and marked as Schedule "A" under PART III of the said By-law No. 12000, is hereby amended as follows:

FROM "RETAIL COMMERCIAL ZONE THREE (C-R(3))" TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

- (a) All and singular that certain parcel or tract of land and premises, situate, lying and being in the Province of British Columbia which may more particularly be described as follows:

Commencing at the north west corner of Lot 1 Except: Parcel "M" (Bylaw Plan 63673) of Lot 1, Section 10, Township 2, New Westminster District, Plan 1871;

Thence 90 degrees 37 minutes 38 seconds, following in the northerly limit of said Lot 1, Plan 1871, 88.137 metres more or less to the north east corner of said Lot 1, Plan 1871;

Thence 90 degrees 37 minutes 38 seconds, following in the easterly production of the northerly limit of said Lot 1, Plan 1871, 33 feet perpendicularly distant from the easterly limit of said Lot 1, Plan 1871;

Thence 0 degrees 18 minutes 22 seconds, parallel with the easterly limit of Plan 1871, 108.270 metres to a point;

Thence 270 degrees 44 minutes 31 seconds, to intersection with the easterly limit of Lot 4 except: Parcel "F" (Bylaw Plan 62480), Section 10, Township 2, New Westminster District, Plan 4258, said intersection being 108.290 metres northerly of the north east corner of said Lot 1, Plan 1871;

Thence 270 degrees 44 minutes 31 seconds, 95.864 metres to a point;

Thence 225 degrees 00 minutes 00 seconds, 87.301 metres to a point;

Thence 270 degrees 0 minutes 0 seconds, 53.917 metres to a point;

Thence 315 degrees 0 minutes 0 seconds, 129.094 metres to a point;

Thence 226 degrees 40 minutes 28 seconds, 9.636 metres to the beginning of a tangential circular curve to the left of radius 136.135 metres;

Thence south westerly following in the arc of said curve 108.651 metres to a point;

Thence 180 degrees 56 minutes 46 seconds, 87.424 metres to intersection with a line drawn parallel and 33 feet perpendicularly distant southerly from the southerly limit of said Plan 1871, said intersected point being 264.980 metres westerly from the intersection of the southerly production of the westerly limit of said Lot 1, Plan 1871 and said parallel line;

Thence 90 degrees 40 minutes 8 seconds, parallel to and 33 feet perpendicularly southerly from the southerly limit of said Plan 1871, 264.980 metres to intersection with the southerly production of the westerly limit of said Lot 1, Plan 1871;

Thence 0 degrees 17 minutes 3 seconds, following in the southerly production of the westerly limit of said Lot 1, Plan 1871, 33 feet perpendicularly distant to the south west corner of said Lot 1, Plan 1871;

Thence 0 degrees 17 minutes 3 seconds,
following in the westerly limit of said Lot
1, Plan 1871, 45.727 metres more or less to
the point of commencement and containing by
admeasurement 4.68 hectares more or less,
and as shown delineated as Area a on
Schedule "A" to this By-law.

(Portion of 15172 - 57 Avenue;
5671 and 5651 - 152 Street;
Portions of 15140 and 15130 - 57 Avenue;
Portion of 15097 - 56 Avenue;
Portions of 15080, 15056 and
15036 - 57 Avenue;
Portion of 15036 - 57 Avenue;
15143, 15121, 15077 and
15055 - 56 Avenue;
Portion of 15045 - 56 Avenue)

- (b) All and singular that certain parcel or
tract of land and premises, situate, lying
and being in the Province of British
Columbia which may more particularly be
described as follows:

Beginning at the north west corner of Lot 1,
Except: Parcel "M" (Bylaw Plan 63673) of
Lot 1, Section 10, Township 2, New
Westminster District, Plan 1871;

Thence 90 degrees 37 minutes 38 seconds,
following in the northerly limit of said
Lot 1, Plan 1871, 88.137 metres more or less
to the north east corner of said Lot 1,
Plan 1871;

Thence 90 degrees 37 minutes 38 seconds,
following in the easterly production of the
northerly limit of said Lot 1, Plan 1871,
33 feet perpendicularly distant from the
easterly limit of said Lot 1, Plan 1871;

Thence 0 degrees 18 minutes 22 seconds,
parallel with the easterly limit of the
remainder of Plan 1871, 108.270 metres to
the point of commencement;

Thence 270 degrees 44 minutes 31 seconds, to
intersection with the easterly limit of
Lot 4 Except: Parcel "F" (Bylaw Plan
62480), Section 10, Township 2, New
Westminster District, Plan 4258, said
intersection being 108.290 metres northerly
of the north east corner of said Lot 1, Plan
1871;

Thence 270 degrees 44 minutes 31 seconds,
95.864 metres to a point;

Thence 225 degrees 00 minutes 00 seconds,
87.301 metres to a point;

Thence 270 degrees 0 minutes 0 seconds,
53.917 metres to a point;

Thence 315 degrees 0 minutes 0 seconds,
129.094 metres to a point;

Thence 46 degrees 40 minutes 28 seconds,
50.610 metres to the beginning of a
tangential circular curve to the left of
radius 286.842 metres;

Thence north easterly, following in the arc
of said curve, 121.938 metres to a point;

Thence 22 degrees 19 minutes 4 seconds,
5.844 metres to the beginning of a
tangential curve to the right of radius
183.821 metres;

Thence north easterly, following in the arc
of said curve, 218.092 metres to a point;

Thence 90 degrees 17 minutes 44 seconds,
25.732 metres more or less to intersection
with the easterly limit of Lot 4, Except:
Parcel "F" (By-law Plan 62480), Section 10,
Township 2, New Westminster District,
Plan 4258, said intersection being
57.024 metres more or less southerly from
the north east corner of said Lot 4,
Plan 4258;

Thence 90 degrees 17 minutes 44 seconds
following in the easterly production of the
last described course, to a point 33 feet
perpendicularly distant from the easterly
limit of the said Lot 4, Plan 4258;

Thence southerly, 284.631 metres more or
less to the point of commencement and
containing by admeasurement 6.92 hectares
more or less, and as shown delineated as
Area b on Schedule "A" to this By-law.

(Portions of 5827, 5781, 5767 and
5709 - 152 Street;
Portions of 15172, 15140 and
15130 - 57 Avenue;
Portion of 15097 - 56 Avenue;
Portions of 15080 and 15056 - 57 Avenue)

(hereinafter referred to as "the lands")

2. The following regulations shall apply to the lands herein:

A. INTENT

This Comprehensive Development Zone is intended to accommodate community shopping centres, public and private hospitals and a public and private universities or colleges.

B. PERMITTED USES

1. The land and any buildings or structures on the land shall be used for the following uses only, or for a combination of such uses in Area a, shown in Schedule A:

- (a) Retail stores, excluding adult entertainment stores
- (b) Personal service uses
- (c) General services excluding funeral parlours
- (d) Eating establishments including drive-through restaurants
- (e) Neighbourhood pubs
- (f) Office uses
- (g) Indoor recreational facilities
- (h) Entertainment uses, excluding arcades and adult entertainment stores
- (i) Community services
- (j) Child care centres
- (k) One dwelling unit per lot provided that the dwelling unit is:
 - (i) contained within a principal building,
 - (ii) occupied by the owner's employee for the protection of the business or the lot

2. This land and any buildings or structures on the land shall be used for the following uses only, or for a combination of such uses in Area b shown in Schedule A:

- (a) Hospitals
- (b) Universities named under the University Act R.S.B.C. 1979, c. 419
- (c) Colleges and Institutes designated as such under the Colleges and Institutes Act R.S.B.C. 1979, c. 53.

C. LOT AREA

Not applicable to this zone.

D. DENSITY

1. The maximum density shall not exceed a total floor area ratio (FAR) of:

- 1. 0.81 for Area a as shown in Schedule A.
- 2. 0.71 for Area b as shown in Schedule A.

E. LOT COVERAGE

The maximum lot coverage shall not exceed 50%.

F. YARD AND SETBACKS

Buildings and structures shall be sited not less than 7.5 metres [25 feet] from all lot lines.

G. HEIGHT OF STRUCTURES

1. Principal Buildings: The height shall not exceed 24 metres [80 feet].
2. Accessory Buildings and Structures: The height shall not exceed 4.5 metres [15 feet].

H. OFF-STREET PARKING

Refer to Part 5 Off-Street Parking of "Surrey Zoning By-law, 1993, No. 12000", as amended.

I. LANDSCAPING

1. All developed portions of the lot not covered by building, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.
2. Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres [5 feet] in width shall be provided within the lot.
3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot except at driveways.

4. Except in those portions where a building abuts the lot line, screen planting at least 1.5 metres [5 feet] high in a strip at least 1.5 metres [5 feet] wide and a solid decorative fence at least 1.5 metres [5 feet] high shall be provided along all lot lines separating the developed portion of the lot from any residential lot.
5. Loading areas, garbage containers and passive recycling containers shall be screened from any adjacent residential lot, to a height of at least 2.5 metres [8 feet] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.
6. Open display or storage shall be completely screened to a height of at least 2.5 metres [8 feet] by buildings and/or solid decorative fence and/or substantial landscaping strips of not less than 1.5 metres [5 feet] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 feet] within 5 metres [16 feet] of the said screens and in no case shall these materials be piled up to the height of more than 3.5 metres [11.5 feet].

J. SPECIAL REGULATIONS

1. Garbage containers and passive recycling containers shall not be located within any required setback.
2. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this part.

3. Child care centres shall be located on the lot such that these centres have direct access to an open space and play area within the lot.

K. SUBDIVISION

1. Lot size: The minimum shall be 2,000 square [0.5 acres]
2. Width & Depth: The minimum shall be 30 metres [100 feet].

L. OTHER REGULATIONS

In addition, land use regulations including the following are applicable:

1. The definition set out in Part 1, Definitions, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. Prior to any use, lands must be serviced as set out in Part 2, Uses Limited, of "Surrey Zoning By-law, 1993, No. 12000", as amended and in accordance with the "Surrey Subdivision and Development By-law".
3. General provisions on use are as set out in Part 4, General Provisions, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
4. Additional off-street parking requirements are as set out in Part 5, Off-street Parking, of "Surrey Zoning By-law, 1993, No. 12000", as amended.

5. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".
6. Building permits shall be subject to the "Surrey Building By-law".
7. Developments permits may be required in accordance with the Official Community Plan.
8. Sign regulations are as set out in Part 6, Signs, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
9. Building Permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law", and amendments thereto, and the Development Cost Charges shall be based on C-8 Zone and on the categories of "Hospitals" and "Schools (Post Secondary)", as the case may be.
10. Special building setbacks are as set out in Part 7, Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
11. Violations are as set out in Part 9, Violations, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
12. Provincial licensing of child care centres is regulated by the Community Care Facility Act R.S.B.C., 1979, c. 57 and the Child care Regulations set out under B.C. Regulation 319/89.
13. Hospitals are regulated under the Hospital Act R.S.B.C. 1979, c. 176.

14. Provincial licensing of neighbourhood pubs is regulated by the Liquor Control and Licensing Act R.S.B.C.

M. SCHEDULES

The following schedules are attached to and form part of this by-law:

Schedule A - which divides the lands into Areas a and b to be used in conjunction with the density sub-sections of this by-law.


3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12282."

READ A FIRST AND SECOND TIME on the 25th day of April, 1994.

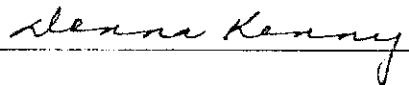
PUBLIC HEARING HELD thereon on the 30th day of May, 1994.

READ A THIRD TIME on the 13th day of June, 1994.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 31st day of July, 1995.



MAYOR



CLERK

clkblw2600

C:\PROG C\19126\18126\MASTER.DWG USING SUR-DWG SCR 01/20/1994 C:\

148 Street

148 ST.

Highway 10 No. 10

150 ST.

Highway 10

Area a

Area b

39TH AVE.

152 Street

152 ST.

APPENDIX "C"
Qualifications of the Appraiser

QUALIFICATIONS OF THE APPRAISER

EDRIC G.Y. LUM AACI, P.App, RI

s 22

s 22

s 22

McCowan, Dwayne MTIC:EX

From: Gestwa, Tricia L MTIC:EX
Sent: Friday, September 26, 2014 9:45 AM
To: Lawson, Elena MTIC:EX
Subject: FW: Sales Notification - 5750 Panorama Drive, Surrey, BC

From: Angell, Heather MTIC:EX
Sent: Tuesday, March 25, 2014 3:05 PM
To: SSBC ARES Disposals
Cc: Angell, Heather MTIC:EX; Hamilton, Greg K MTIC:EX
Subject: Sales Notification - 5750 Panorama Drive, Surrey, BC

You are receiving this email as notification that the following property has been sold.

Property Description:	PID#023-208-732 Lot 13, Section 10, Township 2 NWD Plan LMP24916
Address:	5750 Panorama Drive, Surrey, BC
Land, Building and Complex #'s:	N2000456
Project #:	RAEG-037 CPJ1009291
Size of Property:	6.0642 ha
Tax Adjustment Required:	Completed (N/A)
Sold To:	Fairborne Lands Ltd., Incorporation Number BC0957392 1450 – 1090 West Georgia Street, Vancouver, BC V6E 4N7
Completion Date of Sale:	March 21, 2014
Project Officer:	Greg Hamilton
Assessed Value:	\$23,519,000
Date Conditionally Sold:	March 21, 2014

If you have any question regarding this property, please contact the Project Officer at 778-828-1325.

Thank you.

Heather Angell | Project Administrator | Real Property Division | Ministry of Technology, Innovation and Citizens' Services

Ph: 604 660 3119 | **e:** Heather.Angell@gov.bc.ca | **m:** 700 – 865 Hornby Street, Vancouver BC V6Z 2G5



RELEASE OF ASSETS FOR
ECONOMIC GENERATION
A BRANCH *of* SHARED SERVICES BC