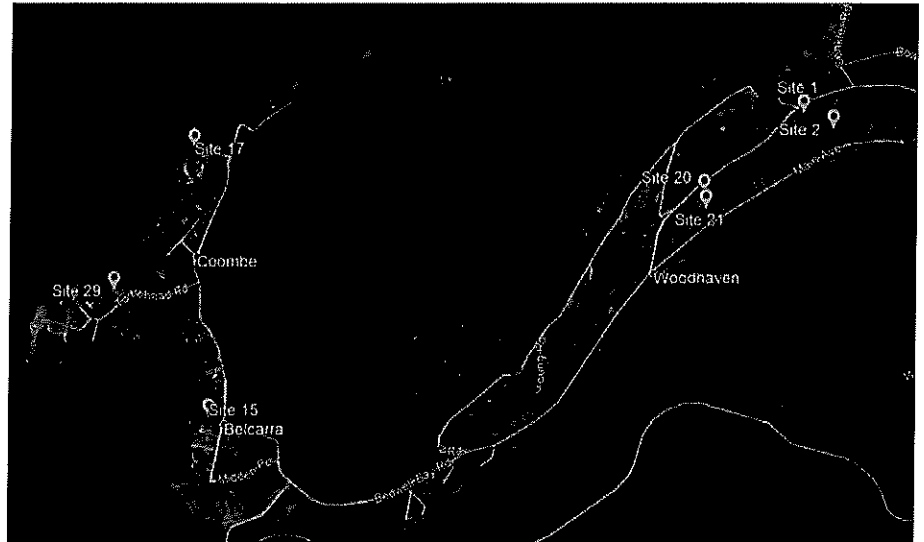


AN APPRAISAL ESTIMATING THE FEE SIMPLE
MARKET VALUE FOR:
7 UNTITLED PARCELS OF MUNICIPAL ROAD
ALLOWANCE



LOCATED IN:

THE VILLAGE OF BELCARRA, BC

EFFECTIVE DATE OF VALUATION:

JUNE 16, 2020

PREPARED FOR:

THE VILLAGE OF BELCARRA

GWRA FILE NO.: 202005-11449

July 13, 2020

GWRA File No.: 202005-11449

Village of Belcarra
4084 Bedwell Bay Road,
Belcarra, BC
V3H 4P8.

Attention: Lorna Dysart

**RE: Appraisal of 7 Untitled Parcels of Municipal Road Allowance
Located within the Village of Belcarra**

Dear Madam:

In accordance with your request, I have provided an appraisal estimating current market value for the fee simple interest in the following seven parcels of land located within the Village of Belcarra.

As at the date of valuation, legal title has not yet been raised for the subject lots, however, as per the Terms of Reference, I have prepared this valuation based on the extraordinary assumption based on a Hypothetical condition that title has been raised for the subject lots and that all necessary planning constraints have been overcome so as to allow for the development of a single family dwelling that is of similar size to other new dwellings in the marketplace.

As a result of my research and analysis, I am of the opinion that the market value of the subject properties, subject to the assumptions and limiting conditions, as at June 16, 2020, is as follows:

Estimated Market Values						
Road End Site	Land Area (ac.)	Land Area (sq.ft.)	Estimated Standalone Value	\$/sq.ft.	Estimated Value if Assembled with Neighbouring Land	\$/sq.ft.
<i>Inland Sites</i>						
1	0.42	18,202	\$1,100,000	\$60	\$550,000	\$30
2	0.42	18,202	\$800,000	\$44	\$400,000	\$22
20	0.22	9,612	\$600,000	\$62	\$300,000	\$31
21	0.22	9,612	\$700,000	\$73	\$350,000	\$36
<i>Waterfront Sites</i>						
15	0.31	13,444	\$2,300,000	\$171	\$1,150,000	\$86
17	0.20	8,697	\$1,700,000	\$195	\$850,000	\$98
29	0.21	8,956	\$1,900,000	\$212	\$950,000	\$106

This report forms the basis of this opinion. Your attention is directed to the assumptions and limiting conditions outlined herein that may have impact the conclusions of value. This report has been prepared for the exclusive use of The Village of Belcarra to assist in the determination of fair market value for possible future disposition purposes. I am not aware of any third party (parties) that are likely to see or rely on the report: Liability in this respect or for any other use is expressly denied.

This report has been prepared to meet Canadian Uniform Standards of Professional Appraisal Practice. Should any questions arise by reason of this report, please contact the undersigned at your convenience.

The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organization as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries. Market activity is being impacted in many sectors. As at the valuation date, we consider that we can attach less weight to previous market evidence for comparison purposes, to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case. Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of this property under frequent review.

Respectfully submitted,

GARNETT WILSON REALTY ADVISORS LTD.



Neil Hahn, AACI, P.App

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Addenda

- Appendix "A" Copy of the RS-1 Zoning Bylaw
- Appendix "B" Qualifications of the Appraiser

SUMMARY OF FACTS

Date of Valuation:	June 16, 2020	
Date of Inspection:	June 16, 2020	
Property Type:	Portions of Unopened Road Allowance	
Registered Owner:	Village of Belcarra	
Gross Site Area:		
Site 1	0.42 ac.	18,202 sq.ft.
Site 2	0.42 ac.	18,202 sq.ft.
Site 20	0.22 ac.	9,612 sq.ft.
Site 21	0.22 ac.	9,612 sq.ft.
Site 15	0.31 ac.	13,444 sq.ft.
Site 17	0.20 ac.	8,697 sq.ft.
Site 29	0.21 ac.	8,956 sq.ft.
Zoning:	RS-1	
OCP:	Residential	
Highest and Best Use:	For future single family residential development	
Estimated Exposure Time:	6 - 12 months	
MARKET VALUE CONCLUSION		
Subject Lot	Standalone Value	Value for Assembly
Site 1	\$1,100,000	\$550,000
Site 2	\$800,000	\$400,000
Site 20	\$600,000	\$300,000
Site 21	\$700,000	\$350,000
Site 15	\$2,300,000	\$1,150,000
Site 17	\$1,700,000	\$850,000
Site 29	\$1,900,000	\$950,000

INTRODUCTION

Terms of Reference

Garnett Wilson Realty Advisors Ltd. (GWRA) has been retained by The Village of Belcarra (the "Client"), to prepare an appraisal estimating the fair market value of seven parcels of unopened road allowance.

Purpose and Intended Use of Appraisal

The purpose of this appraisal is to provide the Village of Belcarra with an estimate of market value to assist in determining a fair market value of the unopened road allowance.

Effective Date of Appraisal

This appraisal reflects an estimate of market value, as at June 16, 2020 the date of inspection, based on the condition of the property as viewed on that date.

Statement of Competency

The professional staff at GWRA and Neil Hahn, B.Com, AACI, P.App., the appraiser responsible for this valuation, has considerable experience in the valuation of residential properties. In this regard, he has the knowledge and experience to complete this appraisal assignment.

Scope of the Appraisal

The scope of this appraisal encompasses the research and analysis necessary to provide an estimate of current Market Value for the subject properties in accordance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) adopted January 1, 2020. In conjunction with this assignment I:

- Completed a visual inspection of the subject properties on June 16, 2020. The photographs reflect the condition of the properties as of the Date of Inspection.
- Zoning and Community Planning information have been obtained through from information provided online by the Village of Belcarra.
- Considered market data from the following sources:
 - Multiple Listing Services of the Real Estate Board of Greater Vancouver,
 - Landcor, Realnet, BC Assessment Authority (BCAA),
 - File data maintained by GWRA,
 - Realtors, developers, and other persons knowledgeable of the local marketplace.

INTRODUCTION (Continued)

Property Rights Appraised – Fee Simple Interest

The property rights appraised in this report are those of the "fee simple estate", 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."

A fee simple estate represents absolute ownership of property unencumbered by any other interest or estate. Ownership of a fee simple estate can be retained, sold bestowed, or bequeathed.

Definition of Market Value

The "Canadian Uniform Standards of Professional Appraisal Practice" (*The Standards*), adopted by the Appraisal Institute of Canada on January 1, 2020, defines Market Value as:

"the most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and the seller each acting prudently, knowledgeably, and for self-interest, assuming that neither is under duress. Implicit in this definition is 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."*

INTRODUCTION (Continued)

Extraordinary Assumptions and Limiting Conditions

The conclusions of market value set out in this report are based on the following assumptions:

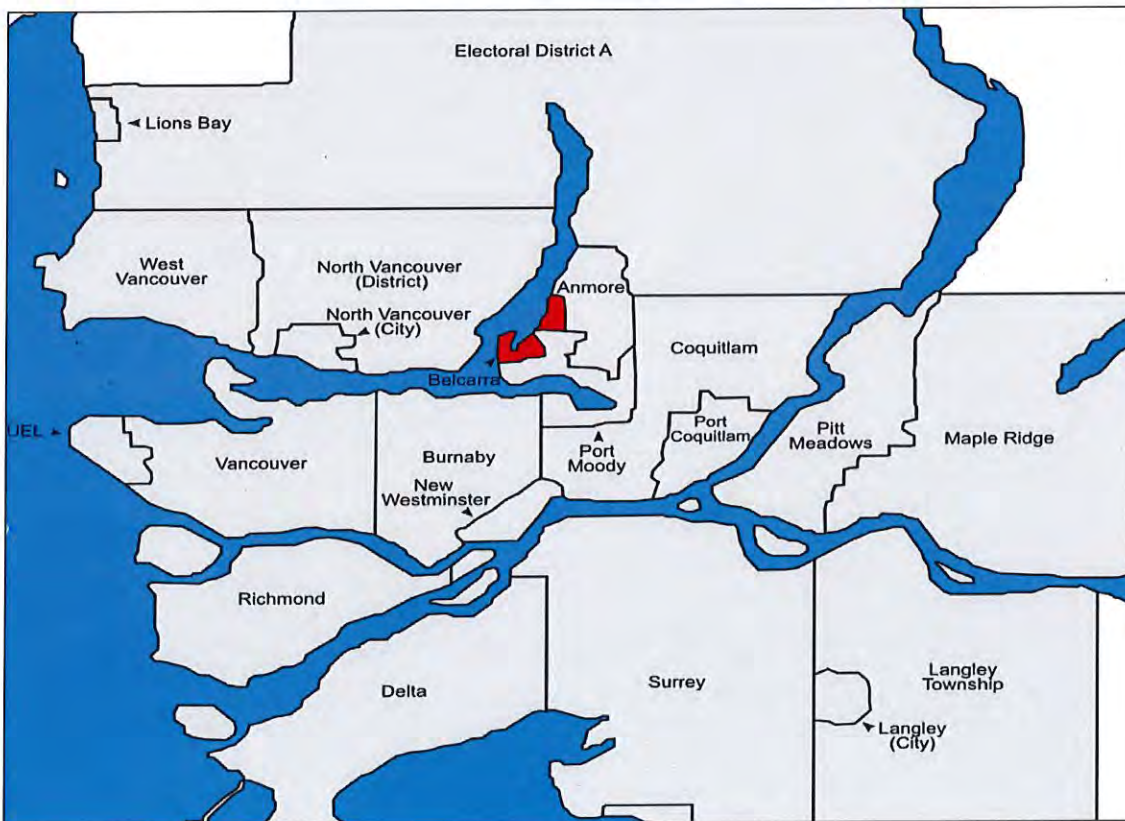
- The subject lots have not been prepared for development (ie. trees cut, building site leveled, driveways / retaining walls constructed etc.). While some site preparation would be anticipated for the lots, this appraisal assumes that no extraordinary site preparation costs would be required to allow for development.
- For the "Standalone Development Scenario" I have made the extraordinary assumption based on a Hypothetical condition that title has been raised for the subject lots and that all necessary planning constraints have been overcome so as to allow for the development of a single family dwelling that is of similar size to other new dwellings in the marketplace.
- For the "Assembly Scenario" I have assumed that there would be demand from the neighbouring land owners to purchase the subject lots. The neighbouring land owners are the only potential buyers of the subject properties under this scenario. If there were to be no demand from these owners, it may not be possible to realize the values estimated herein.
- Currently a number of the subject lots are utilized by neighbouring property owners for access, parking and, in some cases, improvements. For the purposes of this analysis I have assumed that all encroachments by neighbouring property owners, save for driveways, would be removed prior to the sale of the lands. With regard to driveways, I have assumed that easements would be registered in favour of neighbouring lands to allow for continued access.
- I have not been provided with engineering studies and soil tests for the subject properties. I am not qualified to give engineering advice and no opinion is expressed with regard to the actual soil bearing capacity of the sites. It is assumed that soil conditions are conducive to development to highest and best use. The appraiser is not qualified to give engineering advice.
- I have assumed that the overall sites do not suffer from any soil stabilization problems. I assume that there are no hidden or unapparent conditions of the properties, subsoil, or structures, which would render them more or less valuable. I assume no responsibility for such conditions or for engineering, which may be required for such factors.

MARKET AREA DESCRIPTION

Regional and City Description

The subject properties are situated within The Village of Belcarra, which is located within the North East Sector of "Metro Vancouver" in southwestern BC. The Metro Vancouver region encompasses ±1,250 square miles of land in the lower Fraser River Valley / Delta area, bounded by mountains to the north and east, the Pacific Ocean to the west, and the border with the United States to the south. As of the 2019 census count, the current population of the Metro Vancouver region is estimated at ±2,691,343 people, or approximately 53% of the total number of people in the Province of BC.

The Village of Belcarra is located on the eastern shore of Indian Arm, a side inlet of Burrard Inlet, and encompasses an area of land that includes Belcarra Regional Park, Sasamat Lake, and Indian Arm Provincial Park. The village is bounded by the City of Port Moody, and lies immediately west of the Village of Anmore, and to the east of the Deep Cove area of North Vancouver, across the waters of Indian Arm. A regional area map is shown below.



MARKET AREA DESCRIPTION (Continued)

Belcarra is largely a residential bedroom community for Metro Vancouver and its suburbs, consisting primarily of ½- acre lots. The City of Port Moody is the nearest commercial centre to Belcarra and features high density residential areas, a commercial shopping district, the Evergreen Line and several arts and cultural centres. Isolated by geography on a narrow peninsula, Belcarra is accessible by a single winding paved road or by water and is connected by transit with service to Anmore, the commercial centre of Port Moody and the West Coast Express station.

The Village of Belcarra is the only community in this region that is not growing substantially. While the small neighbouring Village of Anmore has grown and changed, Belcarra has remained a relatively small community. This is a result of small land area and zoning for single family residential homes. According to Statistics Canada, the Village of Belcarra has the lowest population of any independent settlement in the Vancouver area with a current population of approximately 693 (2019 Census Profile), which compares to Port Moody's 2019 population of ±35,052.

Neighbourhood Analysis

The subject properties are located within the Bedwell Bay area in the Woodhaven & Coombe Neighbourhoods of Belcarra. More specifically, subject sites 1, 2, 20 & 21 are located mid-block along the north side of Main Avenue and the south side of Bedwell Bay Road. Subject Sites 15, 17 & 29 are located along the eastern shore of Indian Arm, on the west side of Belcarra Bay Road / Whiskey Cove Lane and on the north side of Turtlehead Road. The general location of the subject properties is defined on the area map illustrated on the following page.

MARKET AREA DESCRIPTION (Continued)



Neighbourhood Area Map

Many residents in Belcarra have access to private docks along the waterfront. Belcarra's proximity to several islands makes it a desired spot for boaters. Bedwell Bay and Sasamat Lake are also located nearby, increasing the areas overall appeal.

SITE DESCRIPTION

As noted previously, the subject properties comprise 7 parcels of unopened road allowance located in the Village of Belcarra. The properties have widely differing characteristics in terms of site size, location, view, topography, shape and frontage. On the following pages, I provide a review of the 7 parcels.

SITE DESCRIPTION (Continued)

Road End Site 1 - Subject Property Data Summary



Village of Belcarra Property Number:	Road End Site 1
Location:	Watson Road South,-East of Bedwell Bay Road.
Access:	Via Bedwell Bay Road
Gross Site Area:	±18,202 sq.ft. (±0.42 ac.) -as per Legal Survey Plan dated April 15, 2020
Shape:	Generally rectangular
Topography:	Undeveloped forested lands with sloping topography ranging between approx. 36 geodetic metres along the frontage with Bedwell Bay Road to 52 geodetic metres at the southeastern most border.
Zoning / OCP	RS-1 (One Family Residential Zone) / Residential

SITE DESCRIPTION (Continued)

Photographs of Subject Road End Site 1



View looking towards Site 1 from Bedwell Bay Road



View of neighbouring land use



View of site 1



View of Site 1



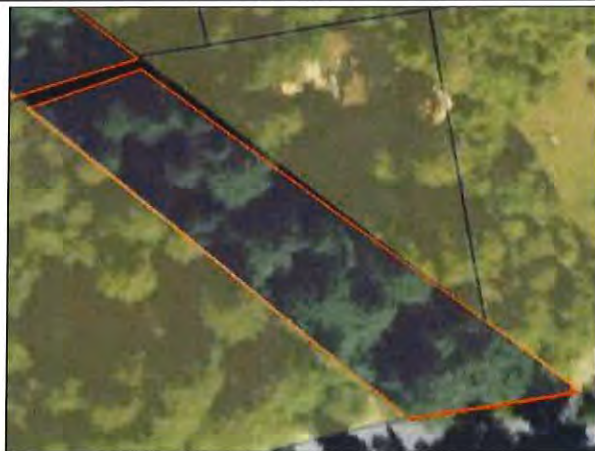
View of Site 1



View of Site 1 looking towards the water

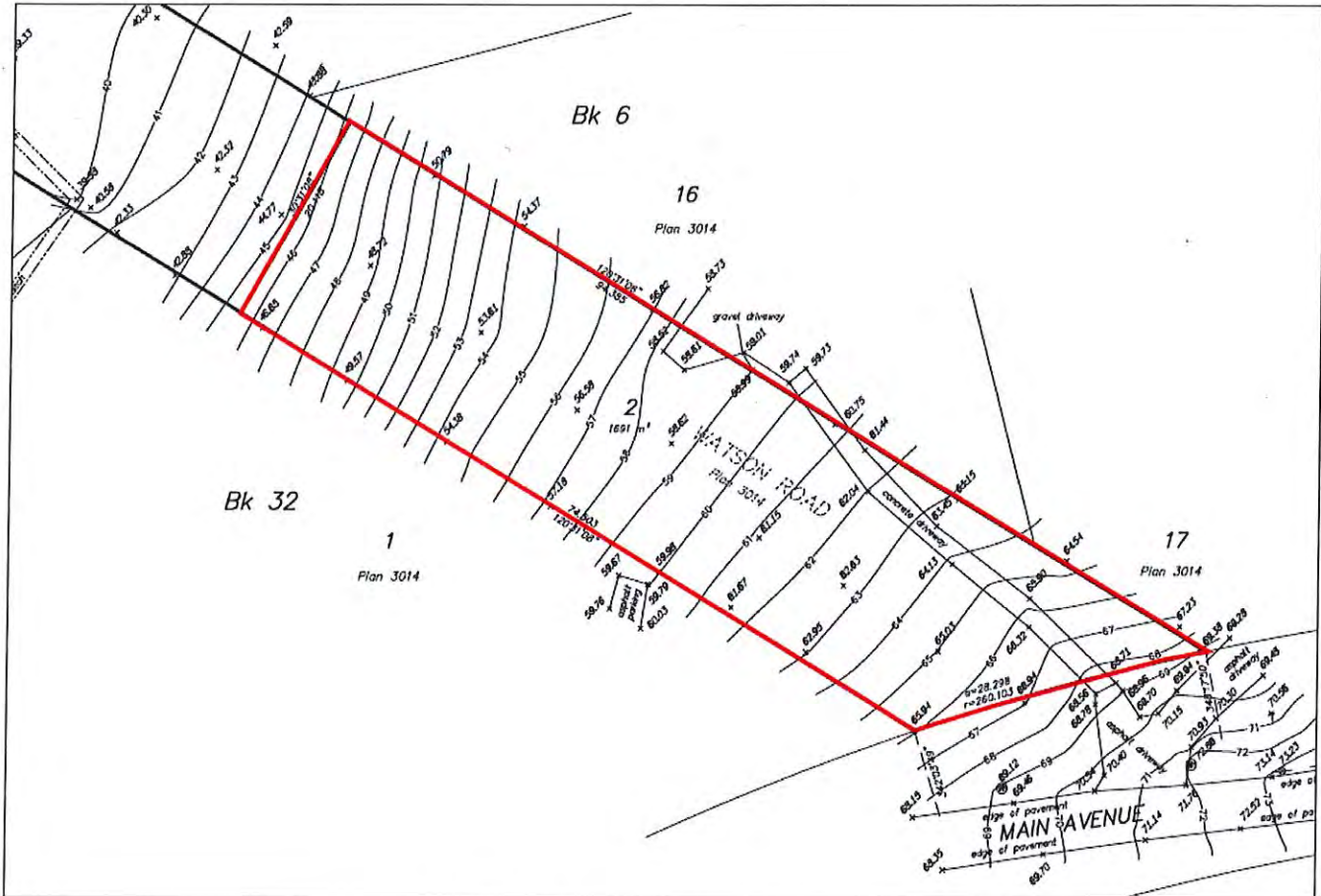
SITE DESCRIPTION (Continued)

Road End Site 2 - Subject Property Data Summary



Village of Belcarra Property Number:	Road End Site 2
Location:	Watson Road North West of Main Avenue within the Village of Belcarra
Access:	Via neighbouring driveways at road end off Main Avenue
Gross Site Area:	±18,202 sq.ft. (±0.42 ac.) -as per Legal Survey Plan dated April 15, 2020
Shape:	Generally rectangular
Topography:	Undeveloped forested lowlands with steep sloping topography ranging between approx. 56 geodetic metres along the northwest border to 74 geodetic metres along the frontage with Main Avenue.
Zoning / Draft OCP	RS-1 (One Family Residential Zone) / Residential

SITE DESCRIPTION (Continued)



Excerpt of Legal Survey Plan

Access / Street Finish



View of Main Avenue looking southwest



View of Main Avenue looking northeast

SITE DESCRIPTION (Continued)

Photographs of Subject Road End Site 2



View looking towards Site 2 from Main Avenue



View of Site 2 from neighbouring driveway



View of Site 2 looking southeast



View of Site 2 looking towards the water



View of Site 2 looking west



View of neighbouring land use

SITE DESCRIPTION (Continued)

Road End Site 20 - Subject Property Data Summary



Village of Belcarra Property Number:	Road End Site 20
Location:	Taylor Road South of Bedwell Bay Road, within the Village of Belcarra
Access:	Potential driveway access off Bedwell Bay Road. Currently, it was noted at the time of my inspection, there was a pathway running through the middle of this parcel connecting Bedwell Bay Road up to Main Avenue.
Gross Site Area:	±9,612 sq.ft. (±0.22 ac.) -as per Legal Survey Plan dated June 8, 2020
Shape:	Irregular
Topography:	Undeveloped forested land with sloping topography ranging between approx. 52 geodetic metres along the northern boundary of the lot fronting Bedwell Bay Road to 63 geodetic metres along the southern boundary of the site.
Zoning / Draft OCP	RS-1 (One Family Residential Zone) / Residential

SITE DESCRIPTION (Continued)

Photographs of Subject Road End Site 20



View looking towards Site 20 from Bedwell Bay Road



View from Site 20 looking west



View of Site 20 looking south



View of Site 20 looking west



View of Site 20



View of Site 20

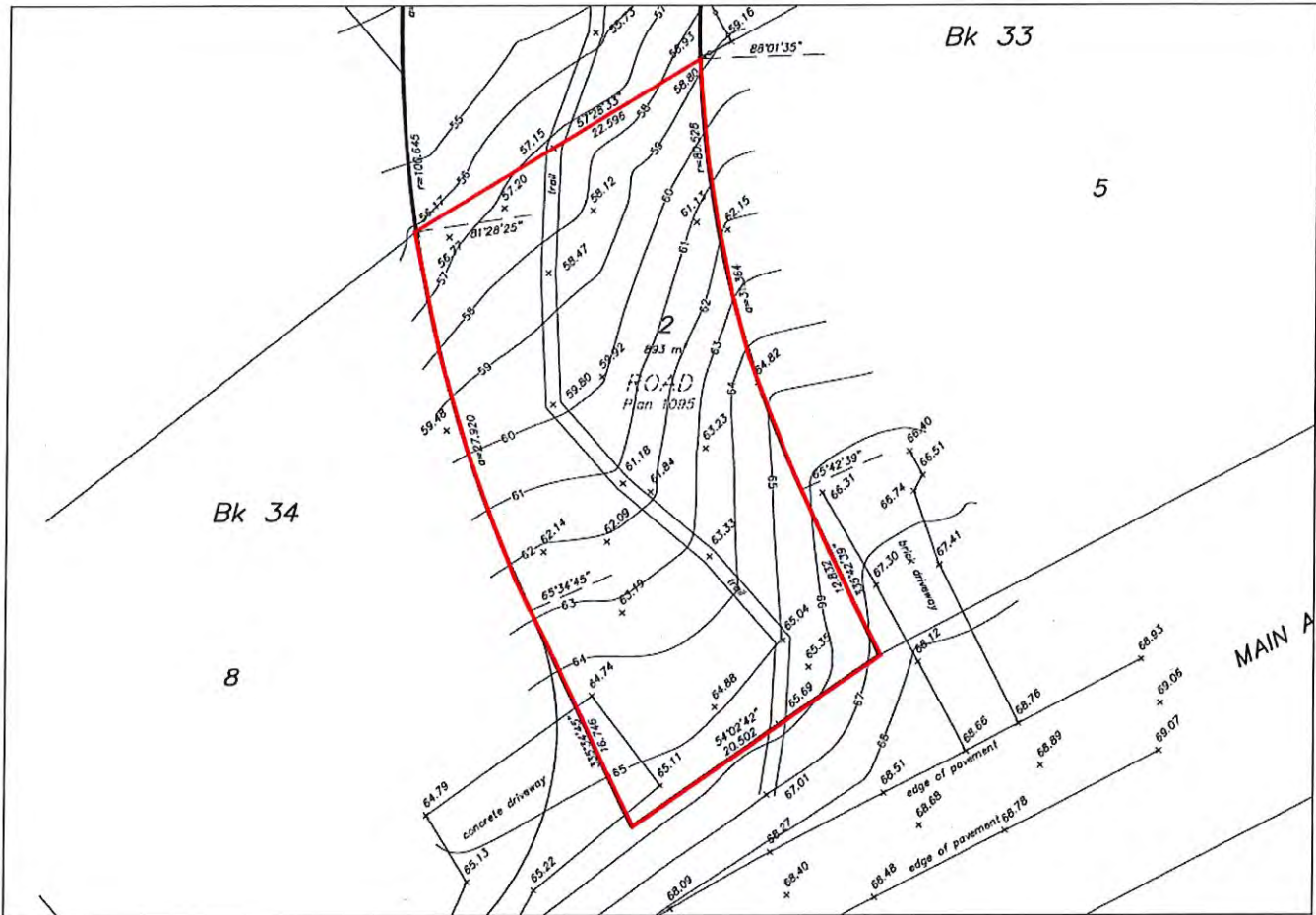
SITE DESCRIPTION (Continued)

Road End Site 21 - Subject Property Data Summary



Village of Belcarra Property Number:	Road End Site 21
Location:	Taylor Road North of Main Avenue, within the Village of Belcarra
Access:	Via Main Avenue. Currently, it was noted at the time of my inspection, there was a pathway running through the middle of this parcel connecting Bedwell Bay Road up to Main Avenue.
Gross Site Area:	±9,612 sq.ft. (±0.22 ac.) -as per Legal Survey Plan dated June 8, 2020
Shape:	Irregular
Topography:	Gently sloping topography ranging between approx. 63 geodetic metres along the northern boundary of the lot to 70 geodetic metres along the southern boundary of the lot fronting Main Avenue.
Zoning / Draft OCP	RS-1 (One Family Residential Zone) / Residential

SITE DESCRIPTION (Continued)



Excerpt of Legal Survey Plan

Access / Street Finish



View of Main Avenue looking southwest



View of Main Avenue looking northeast

SITE DESCRIPTION (Continued)

Photographs of Subject Road End Site 21



View of Site 21 from Main Avenue



View of Site 21 looking towards the water



View of neighbouring land use



View of neighbouring property



View of Site 21 looking south



View of Site 21 looking north

SITE DESCRIPTION (Continued)

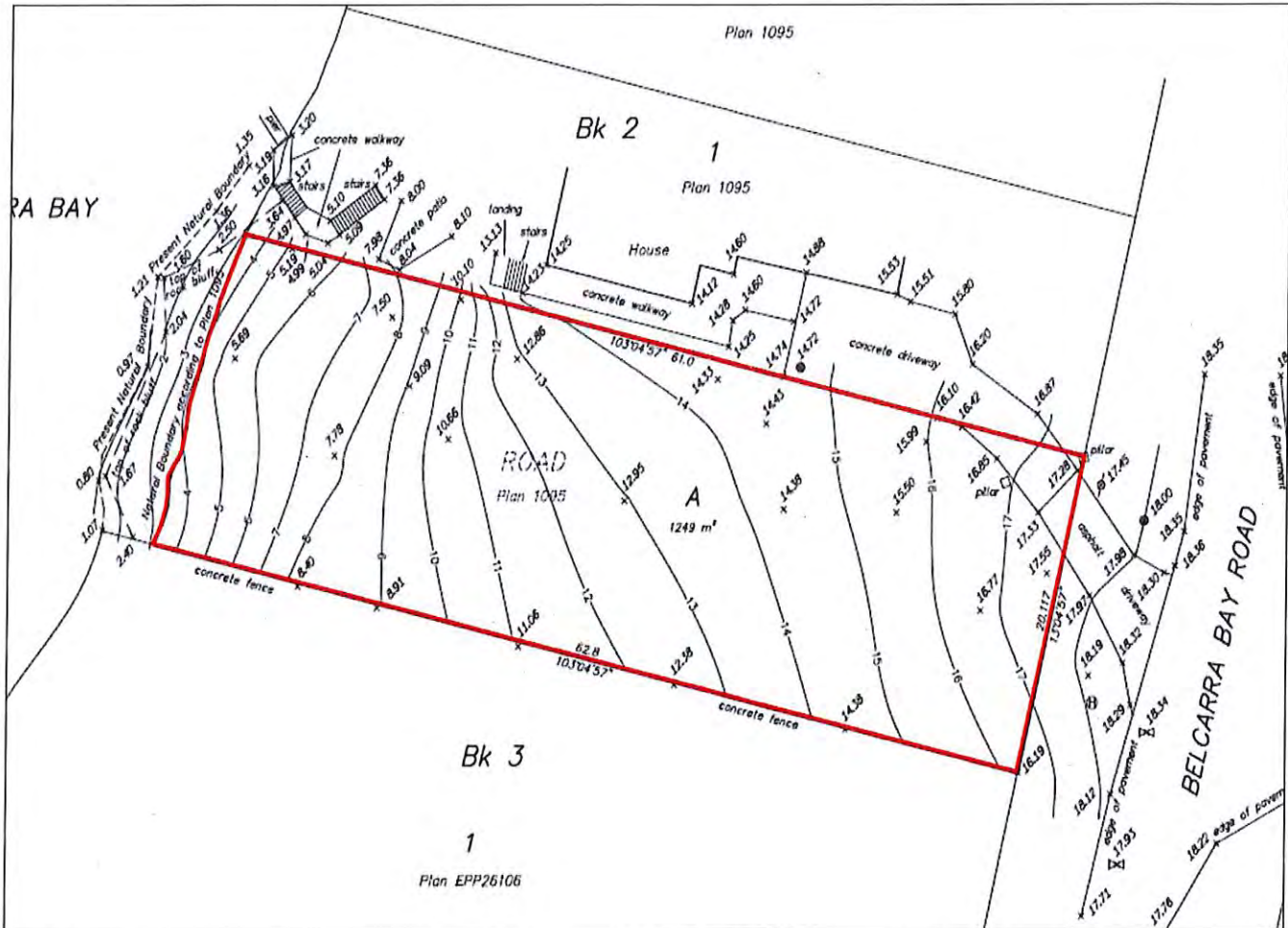
Road End Site 15 - Subject Property Data Summary



Village of Belcarra Property Number:	Road End Site 15
Location:	On the eastern shore of Indian Arm along the west side of Belcarra Bay Road, West of Bedwell Bay Road, in the Village of Belcarra
Access:	Via neighbouring driveway off Belcarra Bay Road
Gross Site Area:	±13,444 sq.ft. (±0.31 ac.) -as per Legal Survey Plan dated May 5, 2020
Shape:	Generally rectangular
Topography:	Sloping topography ranging between approx. 19 geodetic metres along the eastern boundary of the lot fronting Belcarra Bay Road to 6 geodetic metres along the western boundary of the lot fronting Indian Arm.
Zoning / Draft OCP	RS-1 (One Family Residential Zone) / Residential

RE: ESTIMATE OF MARKET VALUE FOR 7 PARCELS OF UNTITLED ROAD ALLOWANCE
LOCATED WITHIN THE VILLAGE OF BELCARRA, BC

SITE DESCRIPTION (Continued)



Excerpt of Legal Survey Plan

Access / Street Finish



View of Site 15 from Belcarra Bay Road



View of Belcarra Bay Road looking south

SITE DESCRIPTION (Continued)

Photographs of Subject Road End Site 15



View of Site 15 looking west from Bedwell Bay Road



View of Site 15 looking east via neighbouring driveway



View of Site 15 looking southwest from neighbouring property



View of Site 15 looking south



View of Site 15 looking east from the waterfront



View of Site 15 looking southeast

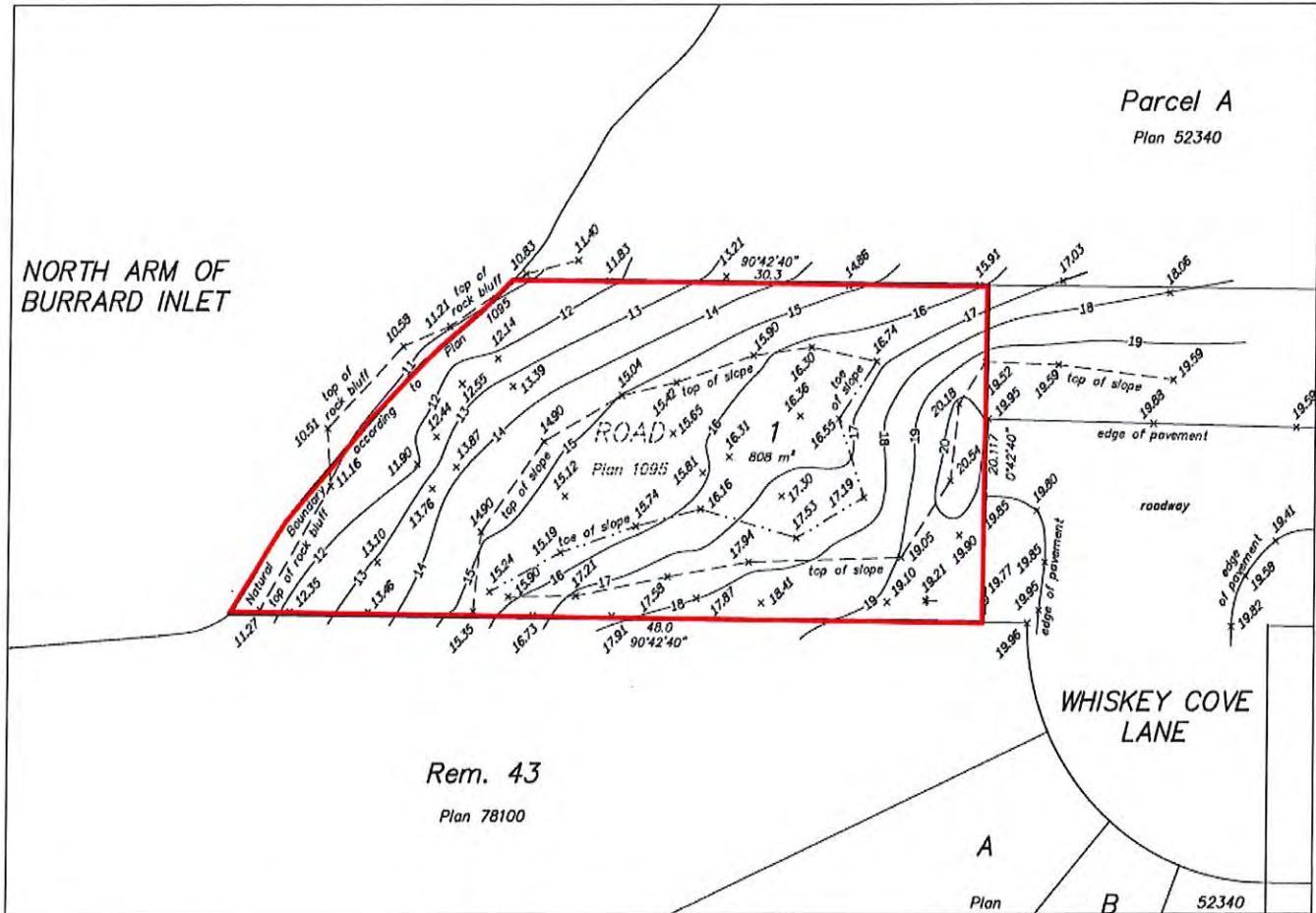
SITE DESCRIPTION (Continued)

Road End Site 17 - Subject Property Data Summary



Village of Belcarra Property Number:	Road End Site 17
Location:	On the eastern shore of Indian Arm along the west side of Whiskey Cove Lane, West of the Cul de sac, within the Village of Belcarra.
Access:	Accessible by boat. Site has no current road access.
Gross Site Area:	±8,697 sq.ft. (±0.20 ac.) -as per Legal Survey Plan dated June 8, 2020
Shape:	Irregular
Topography:	Sloping topography ranging from approx. 22 geodetic metres along the eastern boundary of the lot fronting Whiskey Cove Lane to 19 geodetic metres along the western boundary of the lot.
Zoning / Draft OCP	RS-1 (One Family Residential Zone) / Residential

SITE DESCRIPTION (Continued)



Excerpt of Legal Survey Plan

Access / Street Finish



View of Whiskey Cove Lane looking east



View of Whiskey Cove Lane looking south

SITE DESCRIPTION (Continued)

Photographs of Subject Road End Site 17



View of Site 17 from Whiskey Cove Lane



View of trail along the southern boundary



View of Site 17 looking north



View of Site 17 looking east



View of waterfront



View from Site 17 looking west

SITE DESCRIPTION (Continued)

Road End Site 29 - Subject Property Data Summary



Village of Belcarra Property Number:	Road End Site 29
Location:	On the eastern shore of Indian Arm located at the 100 Block along the north side of Turtlehead Road, southwest of Belcarra Bay Road, within the Village of Belcarra.
Access:	Driveway access via Turtlehead Road & private water access.
Gross Site Area:	±8,956 sq.ft. (±0.21 ac.) -as per Legal Survey Plan dated May 1, 2020
Shape:	Irregular
Topography:	The southern boundary of the site is at grade with Turtlehead Road. Remaining lands along the northern, western & eastern boundaries of the site are impacted by more steep sloping terrain and include a granite cliff along the waterfront.
Zoning / Draft OCP	RS-1 (One Family Residential Zone) / Residential

SITE DESCRIPTION (Continued)

Photographs of Subject Road End Site 29



View of Site 29 from Turtlehead Road



View of neighbouring land use



View of Site 29 looking north towards the water



View of Site 29 looking northwest from neighbouring property



View of Site 29 / neighbouring property to the west



View of Site 29 looking southeast

SITE DESCRIPTION (Continued)

Site Services

All services required for single-family residential uses are assumed to be available including hydro, water, sanitary and storm sewers, natural gas, telephone and adequate fire and police protection. I was not provided with any servicing / engineering studies for the subject lands, nor am I qualified to comment on the adequacy of existing infrastructure / engineering issues surrounding the subject properties in respect to the adjacent properties.

Geotechnical

I have not been provided with recent engineering studies and soil tests for the subject properties. In addition, I am not qualified to give engineering advice and no opinion is expressed with regard to the actual soil bearing capacity of the subject properties. I assume that there are no hidden or unapparent conditions of the properties, subsoil, or structures, which would render it more or less valuable. I assume no responsibility for such conditions or for engineering, which may be required for such factors. It is assumed that soil conditions are conducive for the development of the subject properties to their highest and best use determined herein. That being said, given the steep terrain in many areas of the subject lands, it is likely that extensive geotechnical review will be required prior to any future development of the lands.

Environmental

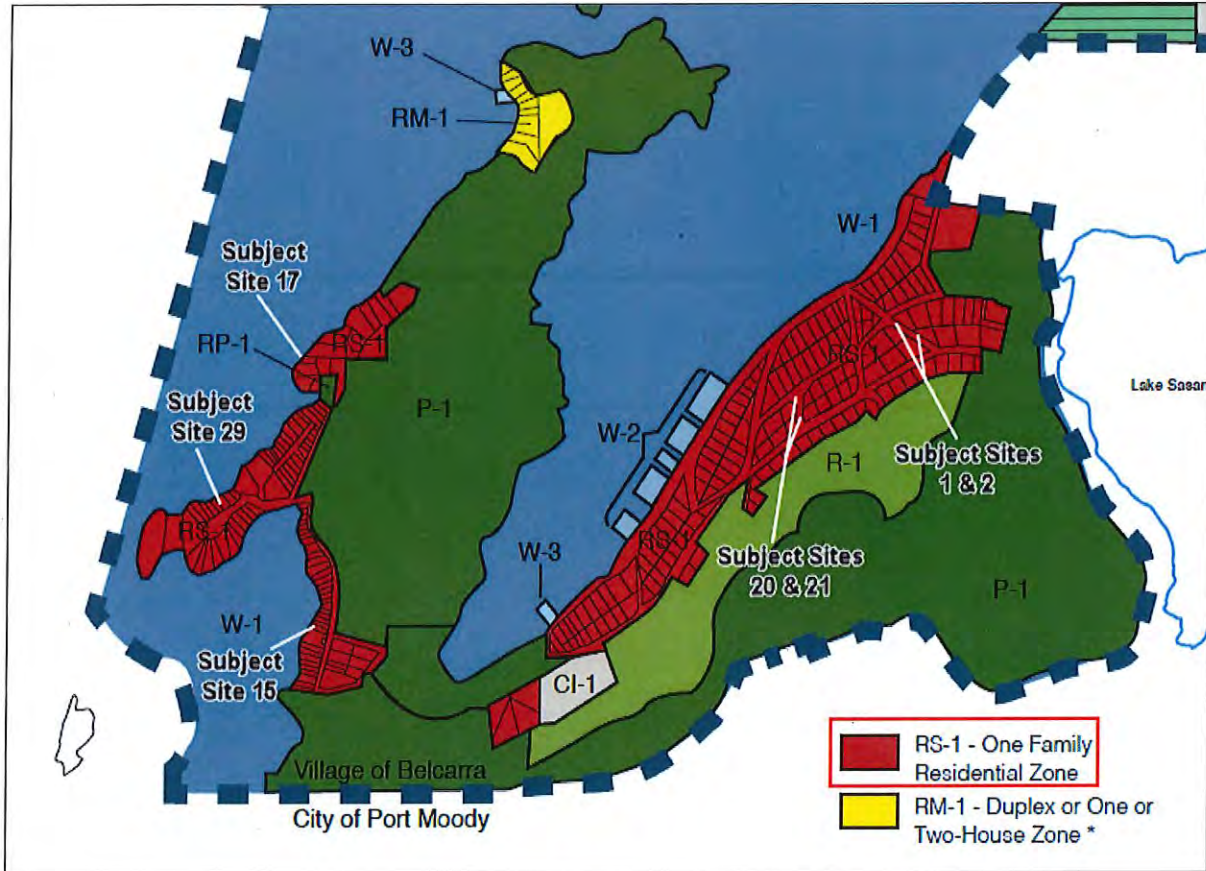
No environmental studies or environmental assessments have been provided nor have I been authorized to commission such study. No responsibility is assumed for any such conditions or for any specialized expertise or engineering knowledge required to discover, remove, or remediate the subject properties should such contaminants be proven to exist. It is recommended that the reader of this report retain an expert in this field if there is any doubt regarding the quality of the lands or soils in question.

It is assumed that the subject properties require no special site preparation resulting from the presence of toxic fill or other environmentally sensitive waste products. The sites have not been tested for any such substances. It is a specific assumption of this report that the subject parcels are not contaminated by the presence of toxic substances or environmentally sensitive waste products. Neither the appraiser nor GWRA are qualified to detect such substances, the presence of which could materially affect the values of the subject properties.

LAND USE AND PLANNING

Zoning

The subject properties are currently zoned RS-1 (One-Family Residential Zone). According to Zoning Bylaw No. 510, 2018, the intent of the RS-1 zoning is to “provide land solely for the purpose of single-family housing, as well as one accessory coach house or one secondary suite per lot”. An excerpt of the zoning map obtained from the Village of Belcarra is illustrated below, with the subject parcels indicated for visual reference.



Village of Belcarra Zoning Map

In the RS-1 zone, the following Principal / Accessory uses are permitted: Single-Family Residential Use, Properties with an existing Duplex at the time of enactment of the Bylaw shall be permitted to maintain that existing use, Home-Based Business Use, One Accessory Secondary Suite Use or one Accessory Coach House Use, Accessory Parking Use and allows a maximum site coverage of 40%.

LAND USE PLANNING (Continued)

Review of the bylaw indicates some of the following regulations and setbacks that are required on parcels located in an area zoned as RS-1.

Subdivision of Land

- a. Minimum lot area: 2,023 sq. m (0.5 acres)
- b. Minimum lot width: 10% of the perimeter of the lot

Minimum Building Setbacks

- a. In accordance with the following table:

Use	Front Lot Line	Rear Lot Line	Exterior Side Lot Line	Interior Side Lot Line	Lot Line Exterior Forested Land
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft) ^(d)	3 m (9.8 ft)	1.5 m (4.9 ft)	3 m (9.8 ft)
Accessory Buildings and Accessory Structures	See ^(b)	1.5 m (4.9 ft) ^(d)	3 m (9.8 ft)	1.5 m (4.9 ft)	3 m (9.8 ft)

Buildings and Structures

- a. In accordance with the following table:

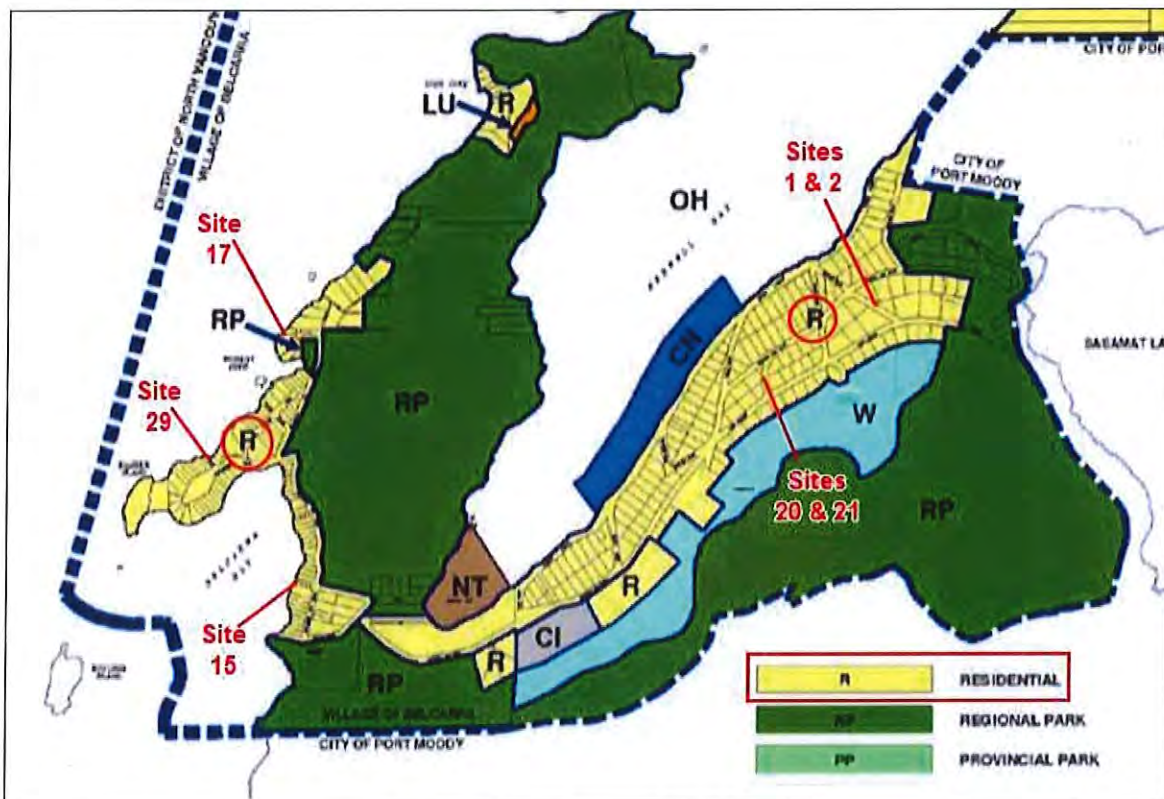
	Maximum Number	Maximum Height
Principal Buildings	1	9.6 m (31.5 ft) ^(b)
Accessory Buildings	1 ^(f)	7 m (23.0 ft)
Accessory Structures	Not Applicable	3 m (9.8 ft) ^(e)

A copy of the RS-1 Zoning bylaw is included in the Appendix as Tab "A" for the reader's reference, and fully delineates all permitted uses and regulations in effect.

LAND USE PLANNING (Continued)

Official Community Plan

A comprehensive Official Community Plan (OCP) also governs future land uses in the Village of Belcarra. The OCP is the tool for a municipality to plan the nature and location of future land use, development, and services. The OCP is a guide for the collective decision making of a community - for its Council, its residents, businesses, and servicing agencies. Its vision, policies, and recommended actions should guide the future of the community. In stating the goals, objectives and policies, the OCP is intended to guide future growth, not to regulate. The Zoning Bylaw will be the primary tool to regulate development, not the OCP. Perusal of the Official Community Plan reveals that the subject properties are currently designated as “Residential”, as shown in the excerpt below taken from the Village of Belcarra OCP map.



Village of Belcarra OCP Map

LAND USE PLANNING (Continued)

Review of the Official Community Plan indicates some of the following policies for parcels designated for Residential Land Use:

- a. For the purpose of new subdivision activity, within the Zoning Bylaw the minimum lot size regulations for single family lots shall be 0.5 acres (0.2 ha). For areas where there is no public road access (Farrer Cove, Twin Islands, and Cosy Cove), the minimum lot size shall be 1 acre (0.4 ha) for water access only subdivisions.
- b. Alternative housing opportunities such as:
 - i) stand alone accessory suites within an accessory building;
 - ii) up to four small houses on 1 acre (0.4 ha) lot; and
 - iii) duplexesshall be explored and potentially accommodated within the Zoning Bylaw. Council will require applicants to submit rezoning applications for any development that would involve a greater density than that permitted within the conventional residential zones and will consider them on a case by case basis.
- c. Notwithstanding Sections 3.1.1 (b), in cases where a new Belcarra North access road traverses a property within the Farrer Cove (South) area and in so doing would render the size of a lot in a future subdivision to be less than 0.5 acres (0.2 ha), the Council will consider a rezoning application to accommodate the creation of such a lot.

Discussions with Planners

As part of this analysis, enquiries were made with planning staff at the Village of Belcarra to better understand the future development potential of the subject lands. As noted previously, subject sites 15, 17 & 29 are all waterfront parcels that are similar in size to neighbouring lands. Sites 1, 2, 20 & 21 are all irregularly shaped areas of land that neighbour existing single-family lots. I note that, none of these properties have sufficient lot area to meet the minimum lot size requirements for new residential lots under the existing RS-1 zoning bylaw (minimum lot size of 0.5 ac.). As per my Terms of Reference, however, I have been instructed to assume that the necessary changes would be made to the existing zoning bylaw or that a site specific zone would be created for the subject lots in order to allow for their development.

HIGHEST AND BEST USE

The definition of "Highest and Best Use" is as follows:

"The reasonably probable use of Real Property, that is physically possible, legally permissible, financially feasible, and maximally productive, and that results in the highest value."

Source: (1) Canadian Standards of Professional Appraisal Practice, 2020.

Many factors and appraisal principles become a consideration in the determination of "Highest and Best Use". These include; government regulations, supply, demand, anticipation, balance, surplus productivity, contribution, competition, etc. The definition also includes the presumption that the use is in keeping with the zoning and legal requirements.

The concept of "Highest and Best Use" recognizes that land use patterns can change over a given period and that the optimum use of a site is determined by need or demand at any given point in time. Elements affecting value that are dependent upon events or a combination of occurrences which, while within the realm of possibility, that are not shown to be reasonably probable should be excluded from consideration. This is also the case if the intended use is dependent on the uncertain act of another person.

There are four tests to highest and best use: Physical Possibility, Legal Permissibility, Financial Feasibility and Maximal Productivity. These elements will be discussed in turn.

Physical Possibility

The subject properties comprise 7 parcels of vacant, untitled road allowance located in the Village of Belcarra and are currently owned by the Village of Belcarra. Belcarra is situated on the eastern side of Indian Arm and encompasses an area of land that includes Belcarra Regional Park, Sasamat Lake, and Indian Arm Provincial Park. Lying adjacent and to the east of Belcarra is the Village of Anmore and the City of Port Moody. The subject lands include both inland and waterfront sites. Subject sites 15, 17 and 29 are located along the eastern shore of Indian Arm and subject sites 1, 2, 20 and 21 are situated mid block along the north side of Main Avenue and on the south side of Bedwell Bay Road. The lands comprise a mixture of steeply sloping and undulating areas of less extreme topography.

HIGHEST AND BEST USE (Continued)

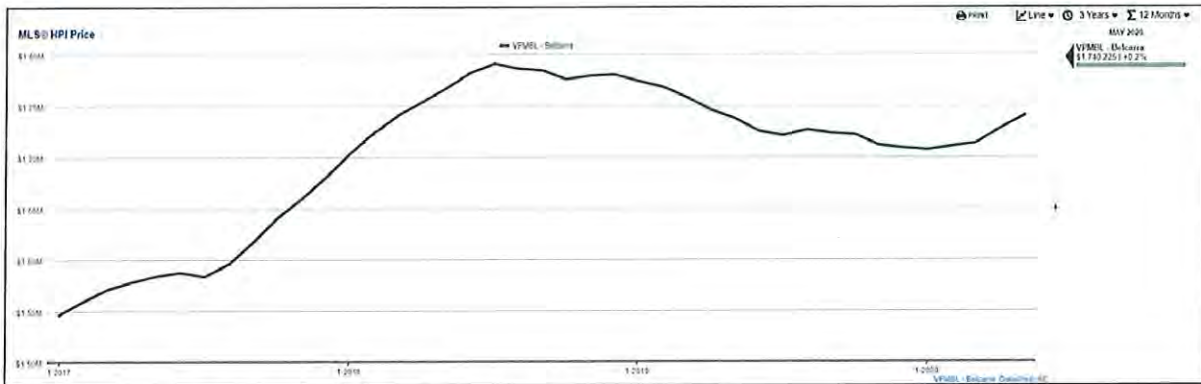
Legal Permissibility

The lands are currently zoned RS-1, a one family residential zone, and are designated Residential in the OCP. The properties immediately surrounding the subject sites are residential in nature. The subject lands are well located for residential use with good access to transportation routes, and community amenities.

With regard to future land use, the subject properties do not meet the minimum lot size requirements for new residential lots under the RS-1 zoning bylaw (minimum lots size of 0.5 ac.). As such, I have been instructed to assume that a zoning amendment or size specific zone would be enacted to allow for the development of these properties. Furthermore, while I note that the subjects' irregular shape and topographic constraints may complicate future development, I have been instructed to assume that the lots have sufficient developable area to allow for the construction of a "market standard" dwelling.

Financial Feasibility/Maximal Productivity

The residential real estate market has undergone a period of rapid change in recent years. From 2015 to mid 2018 prices rose rapidly due in part to low interest rates, significant in-migration into the region and considerable flows of foreign capital. Since that time, values have fallen to some degree. Demand for single family dwellings has also fallen from the peak with far fewer properties selling each month than seen during the peak of the market in 2016/2018.



Real Estate Board of Greater Vancouver Housing Price Index Data

HIGHEST AND BEST USE (Continued)

Conclusion of Highest and Best Use

In this analysis, I have been asked to consider the highest and best use of the subject lands both in the context of assembly with neighbouring lands and as standalone development parcels.

Considering first the highest and best use of the subject parcels as standalone lots, I note that Belcarra is a predominantly single-family residential community which little, if any, commercial or multi-family development exists. As such, the highest and best use of the lands would be for low density single family residential development.

If the parcels cannot be developed on a standalone basis, their highest and best use would relate to their potential for assembly with neighbouring lands. As the neighbouring property owners are the only potential buyers of the properties, it is difficult to forecast demand for this use. Assuming there is demand from the neighbouring property owners, the highest and best use of the properties would be for assembly with the adjacent lands.

APPRAISAL METHODOLOGY

There are six basic methods of valuing vacant land:

1. **THE DIRECT COMPARISON APPROACH**, in which recent sales of similar vacant sites are analyzed and compared and then by making adjustments for dissimilarities, an indication of value is given for the subject site.
2. **THE ABSTRACTION METHOD**, which is based on the principles of balance and contribution, involves the allocation of value to the land component in a recent improved property sale by using a typical ratio of land to total property value. This method is not conclusive proof but can be useful in establishing general parameters of value in which the final estimate of value can be found.
3. **THE EXTRACTION METHOD**, which is a variation of the abstraction method, involves estimating the depreciated value of the improvements and subtracting it from the overall sale price to indicate a vacant land value.
4. **THE DEVELOPMENT METHOD**, which is used mainly for vacant parcels of land that may be subdivided. It involves the hypothetical projection of a lot or lots and an estimate of gross sales figures. The expenses such as servicing costs, sales commissions, overhead and a profit factor are then estimated and deducted from the gross sales figure. The balance is an indication of the value of the raw land. This method is also known as the Subdivision Approach.
5. **THE LAND RESIDUAL METHOD**, which involves the hypothetical erection of various types of improvements on a site in order to determine which utility will result in the highest net return to the land. The return estimated from this optimum use is then capitalized in an appropriate manner to provide an indication of value for the Subject Site. This method is used mainly in estimating the value of sites with a potential for income producing improvements such as commercial and office buildings and apartments.

APPRAISAL METHODOLOGY (Continued)

6. **GROUND RENT CAPITALIZATION**, which involves the capitalization of ground rent at an appropriate rate to indicate the market value of a site. It corresponds to the value of the landowner's interest in the land, the leased fee interest. This procedure is useful when an analysis of comparable sales of leased land indicates a range of rents and capitalization rates. If the current rent corresponds to market rent, the value indication obtained by applying a market capitalization rate will be equivalent to the market value of the fee simple interest in the land. An alternative method of ground rent capitalization involves discounting the anticipated cash flows (rental income) over the holding period and the reversion, or lump sum benefit received upon termination of the investment.

In this analysis, I have utilized the Direct Comparison Approach to estimate the current market value of the subject's lands. As noted previously, I have been asked to consider the market value of the subject lands both in the context of assembly with neighbouring lands and as standalone development parcels.

The conclusions of market value set out in this report are based on the following assumptions:

1. The subject lots have not been prepared for development (ie. trees cut, building site leveled, driveways / retaining walls constructed etc.). While some site preparation would be anticipated for the lots, this appraisal assumes that no extraordinary site preparation would be required to allow for development.
2. For the "Standalone Development Scenario" I have assumed that title has been raised for the subject lots and that all necessary planning constraints have been overcome so as to allow for the development of a "market standard" single family dwelling that is of similar size to other new dwellings in the marketplace.
3. For the "Assembly Scenario" I have assumed that there would be demand from the neighbouring land owners to purchase the subject lots. The neighbouring land owners are the only potential buyers of the subject properties under this scenario. If there were to be no demand from these owners, it may not be possible to realize the values estimated herein.

APPRAISAL METHODOLOGY (Continued)

For the purpose of this appraisal, the subject properties have been separated into inland and waterfront sites. Subject sites 1, 2, 20 & 21 sites comprise lands located along the north side of Main Avenue and on the south side of Bedwell Bay Road and will be considered first in this analysis.

Subject sites 15, 17 & 29 are waterfront sites located along the eastern shore of Indian Arm. The lands have not yet been cleared and have steeply sloping areas located along the water's edge.

As noted previously, the subject properties do not meet the minimum lot size requirements for new residential lots under the RS-1 zoning bylaw (minimum lots size of 0.5 ac.). I have been instructed to assume that a zoning amendment or size specific zone would be enacted to allow for the development of these properties. Furthermore, while I note the irregular topography and shape of the subject lots, I have been instructed to assume that they have sufficient developable area to allow for the construction of a "market standard" dwelling.

PART I: ESTIMATE OF VALUE FOR SITE 1

Introduction

As described in the Terms of Reference, I have been instructed to estimate the market value of the subject properties based on the following two scenarios:

- As if sold on an individual basis for standalone development
- As if sold to neighbouring land owners and assembled with the neighbouring properties

As noted previously, I have utilized the Direct Comparison Approach to estimate the value for the subject properties. This 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.

Estimate of Standalone Value for Road End Site 1

I will begin by first estimating the "standalone" land value for Road End Site 1. As noted previously, this site fronts Bedwell Bay Road and has a total area of ±18,202 sq.ft. Given its relatively gently sloping topography, this property should offer expansive views towards the waterfront.



PART I: ESTIMATE OF VALUE FOR SITE 1 (Continued)

On the following pages I include details of sales activity of non-waterfront single-family residential properties located within the Village of Belcarra, that are considered relevant in estimating market value for the subject lot. On the following pages, I include information and analysis of ten comparable properties located in close proximity to the subject site. The ten comparables shown on the preceding pages indicate a relatively wide range of unadjusted sale prices from \$1,100,000 to \$2,058,000. This wide range is reflective of differences in market conditions at the time of sale, site size, topography, view, and improvements.

Market Conditions

Review of data published by the Real Estate Board of Greater Vancouver (REBGV) indicates that Belcarra's single-family detached Housing Price Index (HPI) increased by $\pm 2\%$ over the past 6 months and 13% since January 2017. To reflect the changes in market conditions, time adjustments are appropriate for those comparables with older dates of sale. In this analysis I have utilized the REBGV's HPI to time adjust each of the comparable sales to the current date.

Site Size

It is a market norm that larger residential parcels sell for higher overall values but lower pro-rata (\$/sq.ft.) values. The comparables range in size from $\pm 17,112$ sq.ft - $\pm 34,890$ sq.ft. Where necessary, I have made adjustments for site size.

Topography

The comparables range from sites with relatively flat topography to sites with very steep slopes. Where necessary, I have made adjustments for the comparables' topography.

View

Many parcels in Belcarra offer views towards the waterfront. It is a market norm that sites with view potential sell for higher values compared to sites with no view.

Improvements

A number of properties are improved with dwellings or other structures that offer contributory value. Where necessary, I have adjusted for the contributory value of these improvements by reviewing MLS and BC Assessment information.

RE: ESTIMATE OF MARKET VALUE FOR 7 PARCELS OF UNTITLED ROAD ALLOWANCE
WITHIN THE VILLAGE OF BELCARRA, BC

PART I: ESTIMATE OF VALUE FOR SITE 1 (Continued)

Non-Waterfront Comparable Sales													
No.	Address	PID	List / Sale Price	Sale Date	Site Size (Sq.Ft.)	Zoning	BC Assessed Improvement Value	Indicated Bareland Sale Price	Net \$/Sq.Ft. of Site Area	Time Adjustment	Time Adjusted Sale Price	Time Adjusted \$/Sq.Ft.	Comments
1	3264 Main Avenue Belcarra	007-727-950	\$1,550,000	Jan-20	21,635	RS-1 Residential	\$448,000	\$1,102,000	\$51	5%	\$1,178,765	\$54	Generally rectangular shaped 21,635 sq.ft. (0.49 acre) lot located on top of a hill along the south side of Main Avenue, within the Woodhaven neighbourhood of Belcarra. Improved with a 3,147 sq.ft. single family dwelling built in 1988. 2020 BC Assessed value of \$448,000. Property has limited ocean views but has shared dock access. Rear of the property is covered in mature trees and backs onto parkland. Serviced with electricity, city / municipal water and septic sewer.
2	3607 Bedwell Bay Road Belcarra	007-505-833	\$1,100,000	Sep-19	25,230	RS-1 Residential	\$33,400	\$1,066,600	\$42	4%	\$1,110,109	\$44	Rectangular shaped RS-1 zoned lot with redevelopment potential located along the north side of Bedwell Bay Road, within the Village of Belcarra. At the time of sale, the existing home included a 2,003 sq.ft. single family dwelling built in 1959 and situated on a 25,230 sq.ft. (0.57 acre) lot with a gentle slope and mature trees. Dwelling was assessed in 2019 for a total value of \$33,400. Septic sewer system, electricity and natural gas connected services. Village water located at lot line. Property has good ocean views and shared driveway access via neighbouring property.
3	3314 Bedwell Bay Road Belcarra	004-573-625	\$2,058,000	Oct-19	34,890	RS-1 Residential	\$632,000	\$1,426,000	\$41	6%	\$1,549,610	\$44	Improved property on a 34,890 sq.ft. (0.80 acre) lot located on the south-side of Bedwell Bay Road, in the Woodhaven neighbourhood within the Village of Belcarra. Ocean view
			\$1,700,000	Jan-16			\$612,000	\$1,088,000	\$31	31%	\$1,619,888	\$46	6,462 sq.ft. single family dwelling built in 1987. 2019 BC Assessed value of \$632,000. Services include electricity, drilled-well water and septic sewer. The property previously sold in January 2016 for a total sale price of \$1,700,000. Property has partial ocean views and includes triple car garage.
4	3329 Senkler Road Belcarra	010-672-681	\$1,810,000	Jul-19	24,088	RS-1 Residential	\$257,000	\$1,553,000	\$64	6%	\$1,666,767	\$69	Generally rectangular shaped 24,088 sq.ft. (0.55 acre) lot located on the north-side of Bedwell Bay Road, west of Senkler Road, within the Woodhaven neighbourhood of Belcarra. Improved with a 3,196 sq.ft. single family dwelling built in 1971. 2019 BC Assessed value of \$257,000. Fully serviced with electricity, city / municipal water and sanitary / septic sewer. Property has ocean views and includes dock share.
5	4103 Bedwell Bay Road Belcarra	010-832-831	\$1,500,000	May-19	19,900	RS-1 Residential	\$219,000	\$1,281,000	\$64	9%	\$1,414,869	\$71	Generally rectangular shaped 19,900 sq.ft. (0.45 acre) lot located along the north-side of Bedwell Bay Road, within the Woodhaven neighbourhood of Belcarra. Improved with a 2,776 sq.ft. single family dwelling built in 1984. 2019 BC Assessed value of \$219,000. Fully serviced with electricity, natural gas, city / municipal water and septic sewer. Property has views of Bedwell Bay and Seymour Mountain.

RE: ESTIMATE OF MARKET VALUE FOR 7 PARCELS OF UNTITLED ROAD ALLOWANCE
WITHIN THE VILLAGE OF BELCARRA, BC

PART I: ESTIMATE OF VALUE FOR SITE 1 (Continued)

Non-Waterfront Comparable Sales													
No.	Address	PID	List / Sale Price	Sale Date	Site Size (Sq.Ft.)	Zoning OCP	BC Assessed Improvement Value	Indicated Bareland Sale Price	Net \$/Sq.Ft. of Site Area	Time Adjustment	Time Adjusted Sale Price	Time Adjusted \$/Sq.Ft.	Comments
6	4116 Marine Avenue Belcarra	010-832-688	\$1,435,000	Apr-19	21,256	RS-1 Residential	\$247,000	\$1,188,000	\$56	14%	\$1,395,261	\$66	Rectangular shaped 21,256 sq.ft. (0.48 acre) lot overlooking Bedwell Bay, located along the south side of Marine Avenue, in the Woodhaven neighbourhood of Belcarra. At the time of sale, the property was improved with a 2,127 sq.ft. single family dwelling built in 1997. 2019 BC Assessed value of \$247,000. The sale price reflects the cost required to renovate / upgrade the existing home and old septic system. Fully serviced with electricity, natural gas, city / municipal water and septic sewer. Property has ocean / mountain views.
7	3312 Main Avenue Belcarra	005-693-845	\$1,190,000	Apr-18	22,615	RS-1 Residential	\$189,000	\$1,001,000	\$44	5%	\$1,058,782	\$47	Improved property on a 22,615 sq.ft. (0.52 acre) lot located on the south-side of Main Avenue, in the Woodhaven neighbourhood within the Village of Belcarra. Heavily treed lot with sloping topography and has no ocean / mountain views. Property shares a well with great water and has septic sewer system, electricity and natural gas connected services. Improved with a 2,543 sq.ft. single family dwelling built in 1988 and includes 4 bedrooms / 2 bathrooms. 2018 Assessed improvement value of \$189,000.
8	3522 Main Avenue Belcarra	010-634-095	\$1,800,000	Dec-17	18,936	RS-1 Residential	\$409,000	\$1,391,000	\$73	0%	\$1,399,965	\$74	Improved property on a 18,936 sq.ft. (0.43 acre) irregular shaped lot located on the south-side of Main Avenue, in the Woodhaven neighbourhood within the Village of Belcarra. At the time of sale, the property was improved with a 3,033 sq.ft. single family dwelling built in 1970. 2017 BC Assessed value of \$409,000. Services include electricity, drilled-well water and septic / storm sewer. Driveway access off Main Avenue.
9	3307 Main Avenue Belcarra	010-833-595	\$1,760,000	Aug-17	17,112	RS-1 Residential	\$341,000	\$1,419,000	\$83	3%	\$1,465,350	\$86	Triangular shaped 17,112 sq.ft. (0.39 acre) lot located north of Main Avenue, within the Woodhaven neighbourhood of Belcarra. Improved with a 2,216 sq.ft. single family dwelling built in 1974. 2017 BC Assessed value of \$341,000. Fully serviced with electricity, drilled well water and septic / storm sewer. Property has partial ocean views and includes dock share. The site is accessed via neighbouring driveway.
10	3372 Main Avenue Belcarra	007-505-825	\$1,250,000	Feb-17	20,970	RS-1 Residential	\$448,000	\$802,000	\$38	22%	\$1,070,986	\$51	Rectangular shaped 20,970 sq.ft. (0.48 acre) lot located along the south side of Main Avenue, within the Woodhaven neighbourhood of Belcarra. Improved with a 3,434 sq.ft. single family dwelling built in 1998. 2017 BC Assessed value of \$448,000. Property has some ocean views from front deck and paved driveway access off Main Avenue. Rear of the property is covered in mature trees and backs onto parkland. Serviced with electricity, natural gas and a shared septic and well system.

RE: ESTIMATE OF MARKET VALUE FOR 7 PARCELS OF UNTITLED ROAD ALLOWANCE
WITHIN THE VILLAGE OF BELCARRA, BC

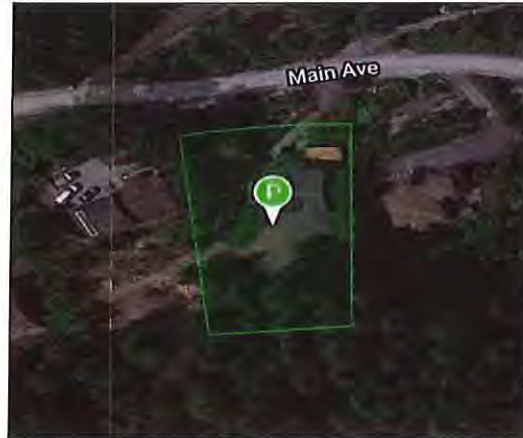
PART I: ESTIMATE OF VALUE FOR SITE 1 (Continued)



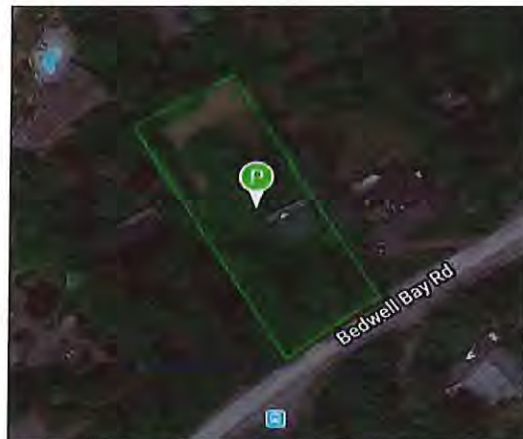
Inland Comparables Map

PART I: ESTIMATE OF VALUE FOR SITE 1 (Continued)

Comparable One (3264 Main Avenue) is the most recent sales evidence presented in this analysis. This comparable illustrates the January 2020 sale of a $\pm 21,635$ sq.ft. rectangular shaped parcel located along the south side of Main Avenue. The comparable sold for \$1,550,000. My review of the available information from BC Assessment indicated that at the time of sale, the property was improved with a $\pm 3,147$ sq.ft. single family dwelling built in 1988 that has a 2020 assessed improvement value of \$448,000. A slight time adjustment is warranted to reflect the current market conditions. After adjustments for improvements and time this comparable indicates an adjusted value of \$1,178,765 for the land as if vacant. The comparable's has sloping topography from the southern property line downwards towards the northern boundary, with elevations ranging from 85 to 106 metres geodetic. This comparable has limited ocean views, however, offers shared dock access. The property is zoned RS-1 and designated Residential in the OCP.

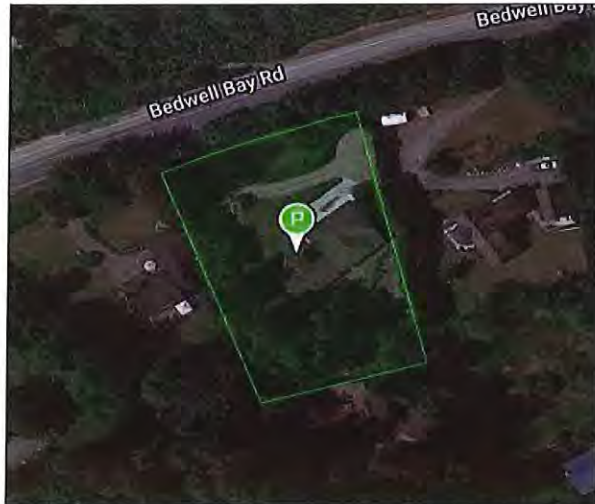
**Comparable Two (3607 Bedwell Bay Road)**

illustrates the September 2019 sale of a $\pm 25,230$ sq.ft. rectangular shaped RS-1 zoned parcel located in the Woodhaven neighbourhood, along the north side of Bedwell Bay Road, within the Village of Belcarra. This comparable sold for \$1,100,000. At the time of sale the property as improved with an older single family dwelling that was constructed in 1959. After adjustments for the on-site improvements and time, this comparable indicates an adjusted value of \$1,110,109. The property offers good ocean views and is accessed via a shared driveway from the neighbouring property to the east, that extends northwest off Bedwell Bay Road. The comparable's topography slopes downward towards the northern property line, with elevations ranging from 30 to 47 metres geodetic.



PART I: ESTIMATE OF VALUE FOR SITE 1 (Continued)

Comparable Three (3314 Bedwell Bay Road) illustrates the October 2019 sale of an improved property situated on a $\pm 34,890$ sq.ft. (0.80 acre) lot located on the south-side of Bedwell Bay Road. The property is accessed via a private driveway extending south off Bedwell Bay Road. The generally rectangular shaped lot slopes downwards from southeast to northwest with an approximate elevation change from 58 metres to 41 metre. The comparable property sold for \$2,058,000 and



at the time of sale, was improved with a $\pm 6,462$ sq.ft. single-family dwelling built in 1987 that had a 2019 BC assessed value of \$632,000. After adjustments for improvements and market conditions this comparable indicates an adjusted value of \$1,549,610. The site offers partial ocean views, includes a triple car garage, and is serviced by drilled-well water and a septic sewer system. The property is zoned RS-1 and designated Residential in the OCP.

Comparable Four (3329 Senkler Road) is the July 2019 sale of a $\pm 24,088$ sq.ft. (± 0.55 ac.) generally rectangular shaped parcel located in the Woodhaven neighbourhood on the north side of Bedwell Bay Road, west of Senkler Road. The comparable sold for \$1,810,000. Review of the available information from BC Assessment indicated that at the time of sale, the property was improved with a $\pm 3,196$ sq.ft. single family dwelling built in 1971, that had a 2019 BC



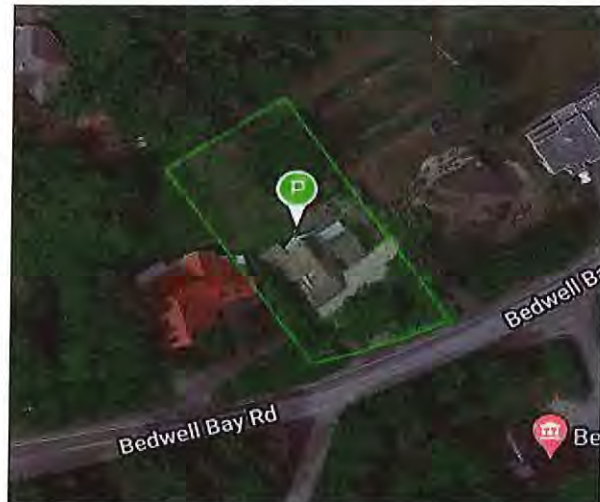
Assessed value of \$257,000. A time adjustment is warranted to reflect the current market conditions. After adjustments for improvements and market conditions, this comparable indicates an adjusted value of \$1,666,767.

PART I: ESTIMATE OF VALUE FOR SITE 1 (Continued)

The site is generally level throughout the northern half of the property, with gently sloping areas located in the southern portion. Elevations range from 33 to 41 geodetic metres. Site is fully serviced with electricity, municipal water, and sanitary sewer. The property has good ocean views and includes a dock share.

Comparable Five (4103 Bedwell Bay Road)

comprises a generally rectangular shaped $\pm 19,900$ sq.ft. (± 0.45 ac.) located along the north side of Bedwell Bay Road. The site offers views of Seymour Mountain and has gently sloping terrain with elevations ranging from 33 to 48 geodetic metres with a relatively level portion located in the northern half of the site. Access is from a paved driveway located at the southwest corner of the site, extending north off Bedwell Bay Road. The property is improved with a $\pm 2,776$ sq.ft. single family dwelling built in 1984 and had a 2019 BC Assessed value of \$219,000 at the time of sale. The property sold in May 2019 for \$1,500,000. A time adjustment is warranted to reflect the current market conditions. After adjustments for the improvements and market conditions, this comparable indicates an adjusted value of \$1,414,869 for the land as if vacant.



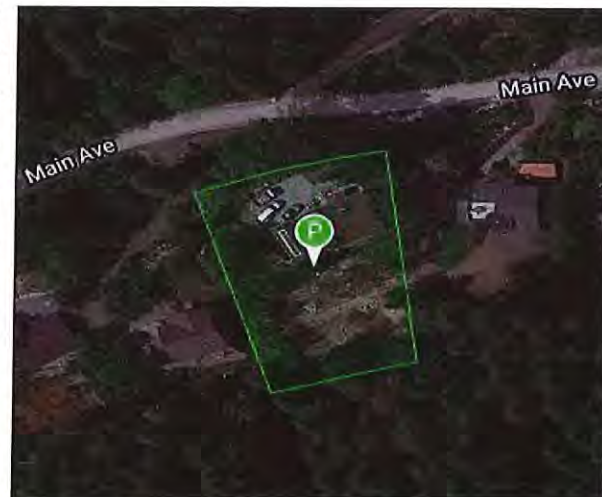
PART I: ESTIMATE OF VALUE FOR SITE 1 (Continued)

Comparable Six (4116 Marine Avenue) is a rectangular shaped lot located along the south side of Marine Avenue. The $\pm 21,256$ sq.ft. (0.48 acre) sold in April 2019 for \$1,435,000. I note that at the time of sale the property required extensive upgrades to the dwelling and septic system. The comparable offers unobstructed ocean views. The property includes mature trees and is relatively undulating with gently sloping terrain that slopes downward towards



the northern property line. Site elevations range from 14 to 32 metres. At the time of sale, the comparable was improved with a $\pm 2,127$ sq.ft. single family dwelling built in 1997. Review of the available information from BC Assessment indicated a 2019 improvement value of \$247,000. A time adjustment is warranted to reflect current market conditions. After adjustments for market conditions and improvements, this comparable indicates an adjusted bareland value of \$1,395,261.

Comparable Seven (3312 Main Avenue) is the April 2018 sale of a generally rectangular shaped lot located immediately west of Comparable One, on the south side of Main Avenue. The $\pm 22,615$ sq.ft. (± 0.52 ac.) property has sloping topography with elevations ranging from 79 to 102 metres and offers obstructed ocean / mountain views. At the time of sale, the property was improved with a $\pm 2,543$ sq.ft. single family dwelling built in 1988 that included 4 bedrooms & 2



bathrooms. Review of information from BC Assessment indicated a 2018 improvement value of \$189,000. After the required time and improvement adjustments, this comparable indicates an adjusted value of \$1,058,782 for the land as if vacant. This comparable does not have dock access and the property's water supply is provided via a shared well.

PART I: ESTIMATE OF VALUE FOR SITE 1 (Continued)

Comparable Eight (3522 Main Avenue) is an $\pm 18,936$ sq.ft. (0.43 ac.) irregular shaped lot with paved driveway access located along the northern boundary of the site. This gently sloping parcel is located on the south side of Main Avenue. The property slopes downwards from southwest to northeast with an approximate elevation change from 90 metres to 70 metres and sold in December 2017 for \$1,800,000. At the time of sale, the property was improved with a $\pm 3,033$ sq.ft. single family dwelling that was built in 1970 and had a 2017



BC Assessed value of \$409,000. After adjustments for current market conditions and the assessed value of the improvements, this comparable indicates an adjusted value of \$1,399,965 for the land as if vacant.

Comparable Nine (3307 Main Avenue) represents the August 2017 sale of an improved, triangular shaped lot comprising $\pm 17,112$ sq.ft. (± 0.39 acres) located north of Main Avenue, immediately east of subject site 2 and south of Comparable Three. The property sold for \$1,760,000. At the time of sale, the property was improved with a $\pm 2,216$ sq.ft. single family dwelling built in 1974. Review of the available information from BC

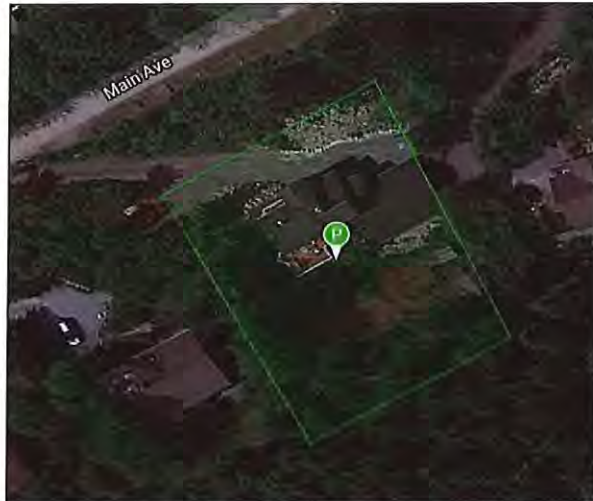


Assessment indicates a 2017 assessed value of \$341,000. The comparable site has undulating topography which slopes downwards from the southern corner to the northwest, with an approximate elevation change from 70 to 53 geodetic metres and is impacted by mature trees. The property is zoned RS-1 and designated Residential in the OCP

PART I: ESTIMATE OF VALUE FOR SITE 1 (Continued)

The comparable property offers partial ocean views, is serviced with electricity, drilled well water and septic sewer, and includes a dock share. After the necessary adjustments for improvements and market conditions, this comparable indicates an adjusted value of \$1,465,350 for the land as if vacant.

Comparable Ten (3372 Main Avenue) is the February 2017 sale of a ±20,970 sq.ft. (±0.48 ac.) rectangular shaped lot located along the south side of Main Avenue. The comparable sold for \$1,250,000. Review of the available information from BC Assessment indicated that at the time of sale, the property was improved with a ±3,434 sq.ft. single family dwelling built in 1998, that had a 2017 BC Assessed value of \$448,000. A time adjustment is warranted to reflect the current market conditions. After the required adjustments for market conditions and improvements, this comparable indicates an adjusted value of \$1,070,986. The property has sloping topography with elevations ranging from 76 to 99 geodetic metres.



With regard to an appropriate market value for Site 1, the most pertinent Comparables are considered to be No.'s One, Two, Four, Seven, Nine & Ten. These comparable properties are located within close proximity to the subject and indicate a range of adjusted sale price values from \$1,058,782 - \$1,666,767 for properties ranging in size between ±17,112 sq.ft. and ±25,230 sq.ft. that transacted between February 2017 and January 2020.

PART I: ESTIMATE OF VALUE FOR SITE 1 (Continued)

- The lowest end of the range is indicated by **Comparable Seven (3312 Main Avenue)** which is slightly larger than the subject at $\pm 22,615$ sq.ft. This comparable is located just southeast of the subject, on the south side of Main Avenue. This comparable has no ocean or mountain views and is considered to have a somewhat inferior location with frontage along Main Avenue. A downward adjustment for size is considered to be offset, by adjustments to reflect the more steeply sloping nature of the comparable. Overall, a value above the adjusted value indicated by this comparable (ie. $> \$1,058,782$) would be anticipated for the subject site.
- The upper end of the range is indicated by **Comparable Four (3329 Senkler Road)**, which represents the July 2019 sale of a larger $\pm 24,088$ sq.ft. lot located northeast of the subject. Compared to the subject, downward adjustments would be required to reflect the comparable's larger size and the fact that it is considered to have superior development potential given its generally rectangular shape and relatively level terrain throughout the northern half of the site. Furthermore, this comparable offers good ocean views and includes a dock share. Overall, a lower adjusted value than that indicated by this comparable (ie. $< \$1,666,767$) would be appropriate for the subject lands.
- **Comparable Nine (3307 Main Avenue)** is a $\pm 17,112$ sq.ft. lot that sold in August 2017 and located immediately southwest of the subject. Compared to the subject, this property offers similar locational / site characteristics, however, it is smaller in size, warranting an upward adjustment. Conversely, downward adjustments would be required to reflect the comparable's somewhat superior ocean views and the fact it includes a dock share. Overall, a lower adjusted value indicated by this comparable (ie. $< \$1,465,350$) would be anticipated for the subject lands.
- **Comparable Two (3607 Bedwell Bay Road)**) is a September 2019 sale of a $\pm 25,230$ sq.ft. lot that sold for an adjusted value of $\$1,110,109$. This property is located along the north side of Bedwell Bay Road, approximately 0.34 kms southwest of the subject. Compared to the subject site, an upward adjustment is required given this comparable's larger size, however, a partially offsetting downward adjustment would be warranted to reflect the comparable's inferior access. Overall, a slightly lower adjusted value would be appropriate for the subject property.

PART I: ESTIMATE OF VALUE FOR SITE 1 (Continued)

- **Comparables One (3264 Main Avenue) & Ten (3372 Main Avenue)** are located just south of the subject, in close proximity to one another along the south side of Main Avenue. These parcels comprise of ±20,970 sq.ft. and ±21,635 sq.ft. respectively and sold in February 2017 and January 2020. In my opinion, these comparables (@ \$1,178,765 and \$1,070,986) respectively would bracket the appropriate range for the subject.

Therefore, after careful consideration of all the previously discussed factors, it is my opinion that the market value for the subject property as a standalone parcel, as at June 16, 2020 and subject to the assumptions and limiting conditions noted throughout this report would be:

**One Million One Hundred Thousand Dollars
(\$1,100,000)**

Value As If Assembled With Neighbouring Lands

The next step in this analysis is to determine the value of the subject lot under the "Assembly Scenario". In this scenario, the lands would be sold to one or both neighbouring property owners. As noted previously, the value estimated in this section is based on the extraordinary assumption that there would be demand from the neighbouring property owners.

It is a market norm that pro-rata land values decrease as a property's size increases. This reflects the diminishing marginal returns of additional land area. If we consider a typical residential lot, a portion of the total land area is necessary to construct a dwelling. This area of the lot is considered to offer the highest utility. At a certain site size, however, a property is sufficiently large to construct a "market standard" dwelling and additional site area simply increases the yards space. The neighbouring properties on either side of Site 1 are both sufficiently large enough to construct a dwelling. As such, if all or a portion of Site 1 were to be assembled with these lots, the additional area would increase the size of the yard but offer no additional development potential.

PART I: ESTIMATE OF VALUE FOR SITE 1 (Continued)

To reflect the more limited contributory value of the subject lot in this scenario, a discount to the pro-rata value of the parcel is appropriate. In the preceding section, I estimated the market value of the subject as a standalone parcel to be **\$1,100,000 or \$60/sq.ft.**

In order to estimate an appropriate discount factor, I have undertaken a paired sales analysis. In this analysis, I have reviewed a range of single-family property sales, located within the Village of Belcarra and the neighbouring Village of Anmore. For each pair I have made adjustments for the contributory value of any improvements as well as differences in market conditions between the sales. In each of the four paired sales, the most significant variable between the pairs is the differential in site size.

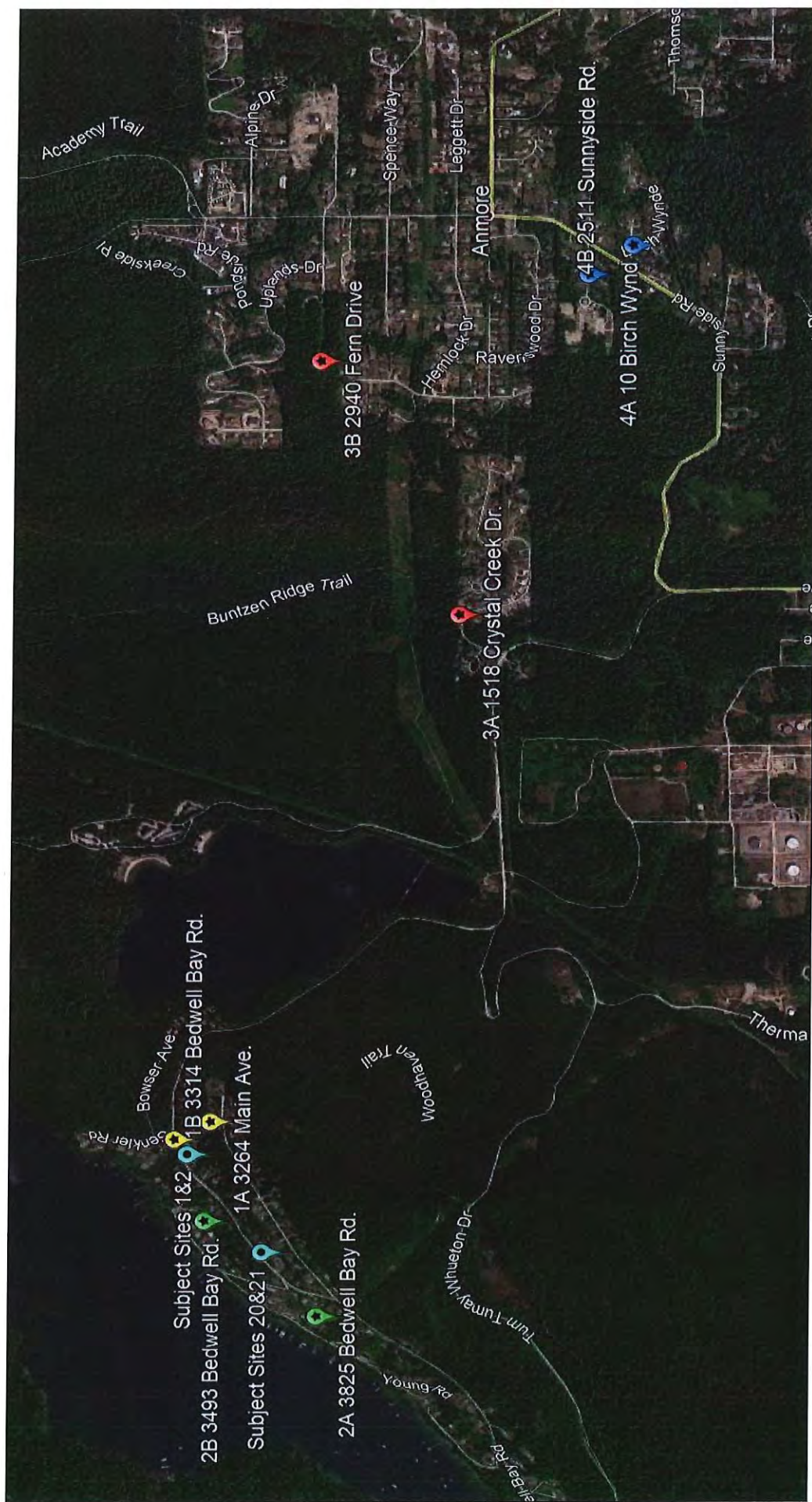
Each of the four paired sales have been analyzed to determine the "value of additional site area" on a price per square foot basis and as a discount to the pro-rata sale price of the smaller of the two properties. This calculation simply looks at the differential in total sale price and divides that figure by the differential in site area. Details of the comparables are included on the following pages.

RE: ESTIMATE OF MARKET VALUE FOR 7 PARCELS OF UNTITLED ROAD ALLOWANCE
WITHIN THE VILLAGE OF BELCARRA, BC

PART I: ESTIMATE OF VALUE FOR SITE 1 (Continued)

Value of Additional Site Area												
No.	Address	PID	Site Size (Sq.Ft.)	Sale Date	List / Sale Price	\$/Sq.Ft.	Improvement Value	Indicated Bareland Sale Price	Time Adj.	Time Adjusted Sale Price	Value of Additional Site Area (/sq.ft.)	Discount Factor for Additional Area (sq.ft.)
1A	3264 Main Avenue	007-727-950	21,635	Jan-20	\$1,550,000	\$72	\$448,000	\$1,102,000	0.00%	\$1,102,000	\$26	64%
1B	3314 Bedwell Bay Road	004-573-625	34,890	Oct-19	\$2,058,000	\$59	\$632,000	\$1,426,000	1.00%	\$1,440,317		
2A	3825 Bedwell Bay Road	005-772-630	18,600	Jul-17	\$1,850,000	\$99	\$296,000	\$1,554,000	0.00%	\$1,554,000	\$41	59%
2B	3493 Bedwell Bay Road	010-833-498	24,600	Jul-17	\$2,175,000	\$88	\$378,000	\$1,797,000	0.00%	\$1,797,000		
3A	1518 Crystal Creek Drive	029-800-919	18,295	Mar-18	\$965,000	\$53	\$0	\$965,000	-8.39%	\$884,084	\$12	77%
3B	2940 Fern Drive	030-732-956	44,000	Sep-19	\$1,200,000	\$27	\$0	\$1,200,000	0.00%	\$1,200,000		
4A	10 Birch Wynd	010-537-520	9,585	Sep-18	\$1,095,000	\$114	\$69,600	\$1,025,400	-10.59%	\$916,829	\$21	81%
4B	2511 Sunnyside Road	025-216-015	32,234	May-20	\$1,690,000	\$52	\$291,000	\$1,399,000	0.00%	\$1,399,000		

PART I: ESTIMATE OF VALUE FOR SITE 1 (Continued)



Paired Sales Comparable Map

PART I: ESTIMATE OF VALUE FOR SITE 1 (Continued)

Paired Sale No. 1 relates to two sales located on Main Avenue and Bedwell Bay Road, in the Village of Belcarra. These lots differ considerably in terms of site area with 1A being ±21,635 sq.ft. and 1B being ±34,890 sq.ft. but otherwise are very similar in terms of location. The two sales indicate that an additional area beyond 21,635 sq.ft. (ie. the area of the smaller of the two lots) contributes only \$26/sq.ft. which equates to discount of **64%**



Paired Sale No. 2 relates to two sales of generally rectangular shaped lots located in the Village of Belcarra, along the south side of Bedwell Bay Road. These properties both sold in July 2017 and were improved with older single-family dwellings at the time of sale. These lots differ in site area at ±18,600 sq.ft. and ±24,600 sq.ft. respectively but are otherwise very similar in terms of location. This pair indicates that additional site area beyond 18,600 sq.ft. contributes only **\$41/sq.ft.** or a discount factor of **59%**.



PART I: ESTIMATE OF VALUE FOR SITE 1 (Continued)

Paired Sale No. 3 illustrates two properties located within the Village of Anmore, that were both vacant at the time of sale. This paired sale indicates that additional site area beyond $\pm 18,295$ sq.ft. contributes a value of **\$12/sq.ft.** and shows a discount factor of **77%** for additional site area. These lots differ considerably in terms of site area at $\pm 18,295$ sq.ft. and $\pm 44,000$ sq.ft. respectively but are otherwise very similar in terms of location. The considerable difference in site size between these two sales would serve to increase the overall discount factor in my opinion.



Finally, I note **Paired Sale No. 4** which relates to two sales located in the Village of Anmore. These lots differ in terms of site area at $\pm 9,585$ sq.ft. and $\pm 32,234$ sq.ft. respectively but otherwise are similar in terms of location. The two sales indicate a value of additional site area beyond 9,585 sq.ft. of **\$21/sq.ft.** and a discount factor of **81%**



PART I: ESTIMATE OF VALUE FOR SITE 1 (Continued)

The paired sales in this analysis indicate that additional land area beyond 9,585 sq.ft. should discount at between 59% – 81%. With regard to an appropriate discount in the subject instance, I note the following:

- Paired Sale No. 4 indicates the greatest discount at 81% but also has the greatest size disparity between the two comparables and the highest pro-rata value (Sale 4A at \$114/sq.ft.). Overall, this paired sale overstates the appropriate discount for the subject lot.
- Similarly, Paired Sale No. 3 is considered to overstate the appropriate discount factor due to the large discrepancy in site size between the pair and the somewhat superior location of sale 3A.
- I have placed less weight upon Paired Sale No. 2 as sale 2A is impacted by power lines which impact its development potential and utility to some degree.
- The best evidence is indicated by Paired Sale No. 1 which closely reflects the site sizes of the neighbouring lands and the contributory area of the subject lot. In my opinion, however, this paired sale overstates the appropriate discount as there may be potential to divide the subject lot between the two neighbouring owners, thereby only adding ±9,101 sq.ft. to each lot.

To reflect the above factors, for the purposes of this analysis, I have discounted the value of the subject property estimated in the “standalone valuation” section (\$1,100,000) by **50%**. The market value of the subject lot, as at June 16, 2020, based on its contributory value to the neighbouring lands is therefore estimated to be:

**Five Hundred Fifty Thousand Dollars
(\$550,000)**

PART II: ESTIMATE OF VALUE FOR SITE 2

Introduction

As noted previously, Site 2 fronts Main Avenue and has a total area of ±18,202 sq.ft. Given its relatively steeply sloping topography, this property should offer good views towards the waterfront. I further note that the neighbouring lot to the east of Site 2 is accessed via a driveway which crosses the subject lot. For the purposes of this analysis, I have assumed that an easement would be registered in favour of the neighbouring property owner to allow for their continued access across the subject property.



Estimate of Standalone Value for Road End Site 2

As noted previously in this report, I have assumed that title has been raised for the subject lot and that all necessary planning constraints have been overcome, so as to allow for the development of a single family dwelling that is of similar size to other new dwellings in the marketplace.

PART II: ESTIMATE OF VALUE FOR SITE 2 (Continued)

With regard to an appropriate market value for Site 2, I have reviewed the comparable evidence described in Part I of this report to estimate the market value of this lot. With regard to an appropriate market value for the property, I note the following:

- Due to its location, topography and the driveway to the neighbouring lot that will cross the property, I consider this lot to be inferior to all of the comparable market evidence.
- I note that Comparable Nos. Seven & Ten are at the lowest end of the range and are larger in size than the subject site and considered to have superior site characteristics.
- In order to entice a buyer to purchase this lot, in my opinion a considerable discount would be necessary. For this analysis, I have discounted the value indicated by Comparable Ten by 25% to arrive at a value of \$800,000 for the subject lot.

It is therefore my opinion that the market value for the subject property as a standalone parcel, as at June 16, 2020, and subject to the assumptions and limiting conditions noted throughout this report would be:

Eight Hundred Thousand Dollars
(\$800,000)

Value As If Assembled With Neighbouring Lands

The next step in this analysis is to determine the value of the subject lot under the "Assembly Scenario". In this scenario the lands would be sold to one or both neighbouring property owners. As noted previously, the value estimated in this section is based on the extraordinary assumption that there would be demand from the neighbouring property owners. To reflect the more limited contributory value of the subject lot in this scenario, a discount to the pro-rata value of the parcel is appropriate.

As described in Part I of this analysis, I have estimated an appropriate discount to the standalone value (\$800,000) to be 50%. The market value of the subject lot, as at June 16, 2020, based on its contributory value to the neighbouring lands is therefore estimated to be:

Four Hundred Thousand Dollars
(\$400,000)

PART III: ESTIMATE OF VALUE FOR SITE 20

Introduction

As noted previously, Site 20 is a ±9,612 sq.ft parcel that fronts Bedwell Bay Road. The property has an irregular shape and relatively steep topography. Once title is raised for this parcel, it will be one of the smallest non-waterfront parcel's in the village. While I have been provided with the assumption that there is sufficient lot area to allow for the construction of a market dwelling, I am of the opinion that this parcel's small size would limit its utility and development potential to some degree.



Estimate of Standalone Value for Road End Site 20

As noted previously in this report, I have assumed that title has been raised for the subject lot and that all necessary planning constraints have been overcome so as to allow for the development of a single family dwelling that is of similar size to other new dwellings in the marketplace.

PART III: ESTIMATE OF VALUE FOR SITE 20 (Continued)

As with Site 2 that is described in the previous section, there are no truly comparable sales from which I can estimate the market value of the subject lot. I note that Comparable Nos. Seven and Ten are at the lowest end of the value range as described in Part I of this report and indicate adjusted vacant land values of \$1,058,782 & \$1,070,986. These parcels are more than twice the size of Site 20 and have superior topography and development potential.

In my opinion, in order to entice a buyer to consider purchasing the subject lot, a considerable discount would be required. While there is limited market evidence from which to estimate this discount, I am cognizant that a buyer of the subject property would be investing not only the land value, but also the cost to construct a single-family dwelling on the property. In this instance, the cost of the dwelling would likely exceed the cost of the land to a significant degree. As such, for the purposes of this analysis, I am of the opinion that a discount of 40% - 50% off the land value of Comparable Ten (ie. \$535,493 - \$642,591) would be appropriate.

After careful consideration of all the previously discussed factors, it is my opinion that the market value for the subject property as a standalone parcel, as at June 16, 2020, and subject to the assumptions and limiting conditions noted throughout this report would be around the midpoint of the range indicated by the 40% - 50% discount, or:

Six Hundred Thousand Dollars
(\$600,000)

PART III: ESTIMATE OF VALUE FOR SITE 20 (Continued)

Value As If Assembled With Neighbouring Lands

As noted previously, in this scenario the lands would be sold to one or both neighbouring property owners. The value estimated in this section is based on the extraordinary assumption that there would be demand from the neighbouring property owners. To reflect the more limited contributory value of the subject lot in this scenario, a discount to the pro-rata value of the parcel is appropriate.

As described in Part I of this analysis, I have estimated an appropriate discount to the standalone value (\$600,000) to be 50%. The market value of the subject lot, as at June 16, 2020, based on its contributory value to the neighbouring lands is therefore estimated to be:

**Three Hundred Thousand Dollars
(\$300,000)**

PART IV: ESTIMATE OF VALUE FOR SITE 21

Introduction

The final non-waterfront lot in this analysis is Site 21. This property is similar in nature to Site 20 with a total area of $\pm 9,612$ sq.ft. The property has a superior shape to Site 20 and somewhat superior development potential. Given its relatively steeply sloping topography, this property should offer some views towards the waterfront.



Estimate of Standalone Value for Road End Site 21

As with Site 2 that is described in the previous section, there are no truly comparable sales from which I can estimate the market value of the subject lot. I note that Comparable Nos. Seven and Ten are at the lowest end of the value range as described in Part I of this report and indicate adjusted vacant land values of \$1,058,782 & \$1,070,986. These parcels are more than twice the size of Site 21 and have superior topography and development potential.

PART IV: ESTIMATE OF VALUE FOR SITE 21 (Continued)

In my opinion, in order to entice a buyer to consider purchasing the subject lot, a considerable discount would be required. While there is limited market evidence from which to estimate this discount, I am cognizant that a buyer of the subject property would be investing not only the land value, but also the cost to construct a single-family dwelling on the property. In this instance, the cost of the dwelling would likely exceed the cost of the land to a significant degree. As such, for the purposes of this analysis, I am of the opinion that a discount of 30% - 40% off the land value of Comparable Ten (ie. \$642,591 - \$749,690) would be appropriate.

After careful consideration of all the previously discussed factors, it is my opinion that the market value for the subject property as a standalone parcel, as at June 16, 2020, and subject to the assumptions and limiting conditions noted throughout this report would be around the midpoint of the range indicated by the 30% - 40% discount, or

Seven Hundred Thousand Dollars
(\$700,000)

Value As if Assembled With Neighbouring Lands

The next step in this analysis is to determine the value of the subject lot under the "Assembly Scenario". In this scenario the lands would be sold to one or both neighbouring property owners. As noted previously, the value estimated in this section is based on the extraordinary assumption that there would be demand from the neighbouring property owners. To reflect the more limited contributory value of the subject lot in this scenario, a discount to the pro-rata value of the parcel is appropriate.

As described in Part I of this analysis, I have estimated an appropriate discount to the standalone value (\$700,000) to be 50%. The market value of the subject lot, as at June 16, 2020, based on its contributory value to the neighbouring lands is therefore estimated to be:

Three Hundred Fifty Thousand Dollars
(\$350,000)

PART V: ESTIMATE OF VALUE FOR SITE 15

Introduction

The three waterfront sites in this analysis are all located with frontage on Indian Arm. The lots differ considerably in terms of size, aspect, and development potential. In this analysis I will begin by estimating the market value of Site 15.

As noted previously, Site 15 is located along the eastern shore of Indian Arm, with frontage along Belcarra Bay Road and comprises a total area of $\pm 13,444$ sq.ft. This property benefits from its western exposure offering unobstructed views of Indian Arm and has relatively gently sloping topography, with more steep sloping terrain towards the water's edge.



Estimate of Standalone Value for Road End Site 15

On the following pages I include details of sales activity of waterfront single-family residential properties located within the Village of Belcarra and in the North Shore Area of Port Moody, that are considered relevant in estimating market value for the subject lands. On the following pages, I include information and analysis of six comparable properties located in close proximity to the subject site. The six comparables shown on the preceding pages indicate a relatively wide range of unadjusted sale prices from \$1,800,000 - \$3,200,000. This wide range is reflective of differences in market conditions at the time of sale, site size, topography, view, and improvements.

PART V: ESTIMATE OF VALUE FOR SITE 15 (Continued)

Market Conditions

Review of data published by the Real Estate Board of Greater Vancouver (REBGV) indicates that Belcarra's single-family detached Housing Price Index (HPI) increased by $\pm 2\%$ over the past 6 months and 13% since January 2017. To reflect the changes in market conditions, time adjustments are appropriate for those comparables with older dates of sale. In this analysis, I have utilized the REBGV's HPI to time adjust each of the comparable sales to the current date.

Site Size

It is a market norm that larger residential parcels sell for higher overall values but lower pro-rata (\$/sq.ft.) values. The comparables range in size from $\pm 4,129$ sq.ft - $\pm 18,155$ sq.ft. Where necessary, I have made adjustments for site size.

Topography

The comparables range from sites with relatively gently sloping topography to sites with very steep slopes. Where necessary, I have made adjustments for the comparables' topography.

View

The comparables are all waterfront parcels located in Belcarra and Port Moody offering full ocean views of Indian Arm and Burrard Inlet. I note that those parcel's with unobstructed westerly views tend to sell for higher prices than those with other view aspects.

Improvements

A number of properties are improved with dwellings or other structures that offer contributory value. Where necessary, I have adjusted for the contributory value of these improvements by reviewing MLS and BC Assessment information.

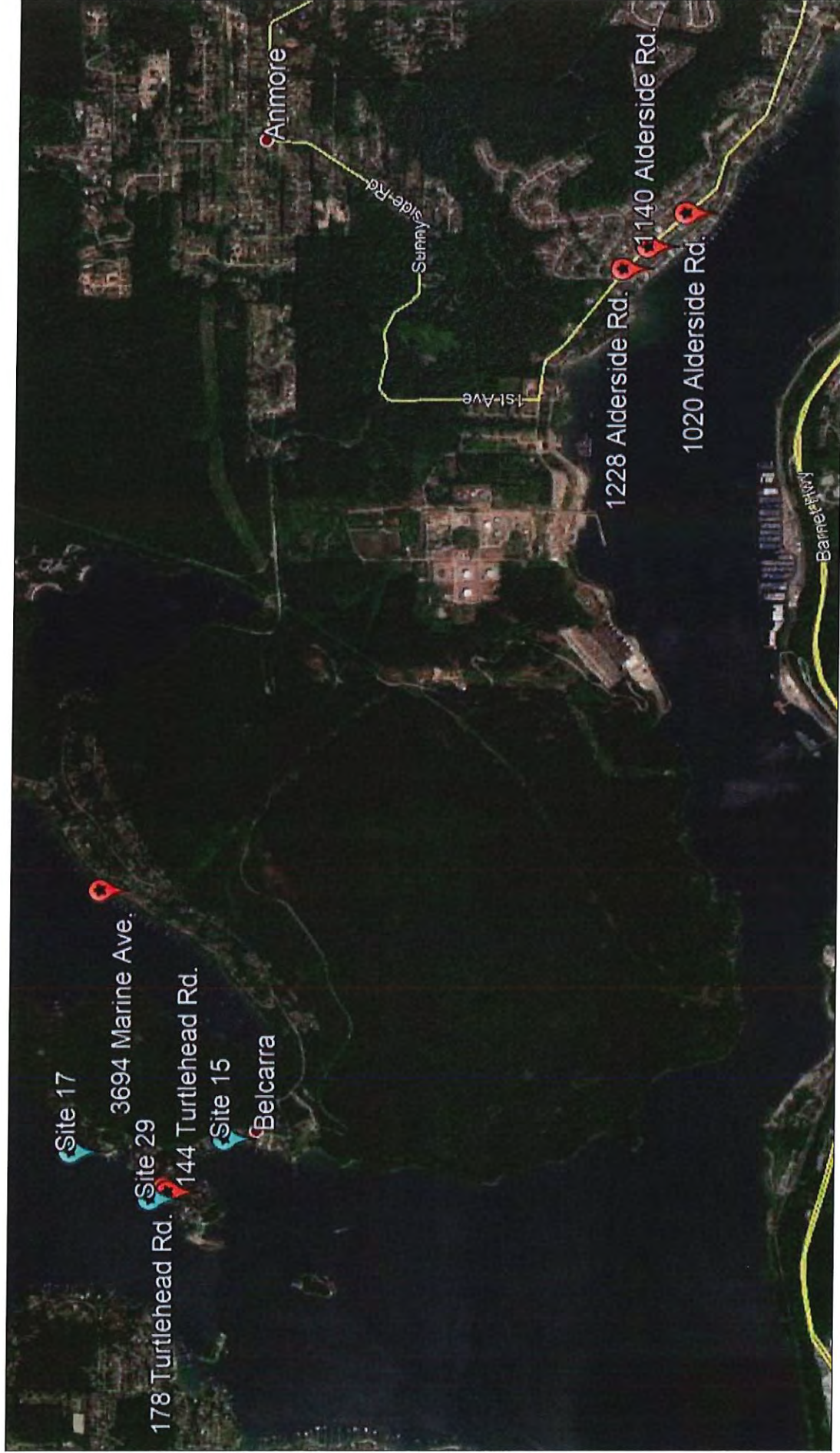
RE: ESTIMATE OF MARKET VALUE FOR 7 PARCELS OF UNTITLED ROAD ALLOWANCE
WITHIN THE VILLAGE OF BELCARRA, BC

PART V: ESTIMATE OF VALUE FOR SITE 15 (Continued)

Waterfront Comparable Sales													
No.	Address	PID	List/Sale Price	Sale Date	Site Size (Sq.Ft.)	Zoning OCP	BC Assessed Improvement Value	Indicated Bareland Sale Price	Net \$(/Sq.Ft. of Site Area	Time Adjustment	Time Adjusted Sale Price	Time Adjusted \$/Sq.Ft.	Comments
1	3694 Marine Avenue Belcarra	010-833-072	\$2,323,000	Sep-19	18,155	RS-1 Residential	\$717,000	\$1,606,000	\$88	4%	\$1,697,893	\$94	Generally rectangular shaped 18,155 sq.ft. waterfront property located on the south side of Marine Avenue, within the village of Belcarra. At the time of sale, the property was improved with a 5,675 sq.ft. single family dwelling built in 1989 and had a 2019 BC Assessed value of \$717,000. Property includes a shared 60 x 10 dock wideep moorage & semi private beach, a three-car garage and large front parking area. Services connected include electricity, natural gas, septic and drilled well water.
2	144 Turtlehead Road Belcarra	006-419-071	\$1,800,000	Sep-19	9,845	RS-1 Residential	\$219,000	\$1,581,000	\$161	4%	\$1,652,196	\$168	Generally rectangular shaped 9,845 sq.ft. oceanfront lot located on the south side of Turtlehead Road, within the village of Belcarra. At the time of sale, the property was improved with a 2,440 sq.ft. single family dwelling built in 1983 that had a 2019 BC Assessed value of \$219,000. Property has unobstructed water views from all three levels of the home with an additional 576 sqft coach house above detached double garage. Natural gas, septic and city water connected services. Access via Turtlehead Road. The property previously sold in March 2016 for a total sale price of \$2,400,000.
3	178 Turtlehead Road Belcarra	005-692-946	\$3,200,000	Listing	9,710	RS-1 Residential	\$219,000	\$2,981,000	\$307	0%	\$2,981,000	\$307	Listing of a generally rectangular shaped 9,710 sq.ft. oceanfront lot located on the south side of Turtlehead Road, within the village of Belcarra. The property was improved with a 2,323 sq.ft. single family dwelling built in 1964 and has a 2020 BC Assessed value of \$219,000. Gently sloping lot with southern exposure and includes private dock / deep water moorage. Electricity, natural gas, septic and city water connected services. Driveway access via Turtlehead Road. The property previously sold in March 2016 for a total sale price of \$2,488,000.
4	1020 Alderside Road Port Moody	009-906-690	\$2,025,000	Nov-19	4,542	RS-3 Residential	\$118,000	\$1,907,000	\$420	0%	\$1,916,998	\$422	Generally rectangular shaped 4,542 sq.ft. (0.10 acre) waterfront property located along the south side of Alderside Road, within the North Shore area of Port Moody. At the time of sale, the property was improved with a 3,280 sq.ft. single family dwelling built in 1967. 2019 BC Assessed value of \$118,000.
5	1140 Alderside Road Port Moody	011-149-175	\$2,150,000	Apr-20	4,129	RS-3 Residential	\$120,000	\$2,030,000	\$492	2%	\$2,067,814	\$501	Generally rectangular shaped 4,129 sq.ft. (0.09 acre) waterfront property located along the south side of Alderside Road, within the North Shore area of Port Moody. At the time of sale, the property was improved with a 2,776 sq.ft. single family dwelling built in 1966. 2020 BC Assessed value of \$120,000.
6	1228 Alderside Road Port Moody	009-707-735	\$2,850,000	Aug-19	4,183	RS-3 Residential	\$551,000	\$2,299,000	\$550	0%	\$2,297,001	\$549	Generally rectangular shaped 4,183 sq.ft. (0.10 acre) waterfront property located along the south side of Alderside Road, within the North Shore area of Port Moody. At the time of sale, the property was improved with a 3,354 sq.ft. single family dwelling built in 1992. 2019 BC Assessed value of \$551,000.

RE: ESTIMATE OF MARKET VALUE FOR 7 PARCELS OF UNTITLED ROAD ALLOWANCE
WITHIN THE VILLAGE OF BELCARRA, BC

PART V: ESTIMATE OF VALUE FOR SITE 15 (Continued)



Waterfront Comparables Map

PART V: ESTIMATE OF VALUE FOR SITE 15 (Continued)

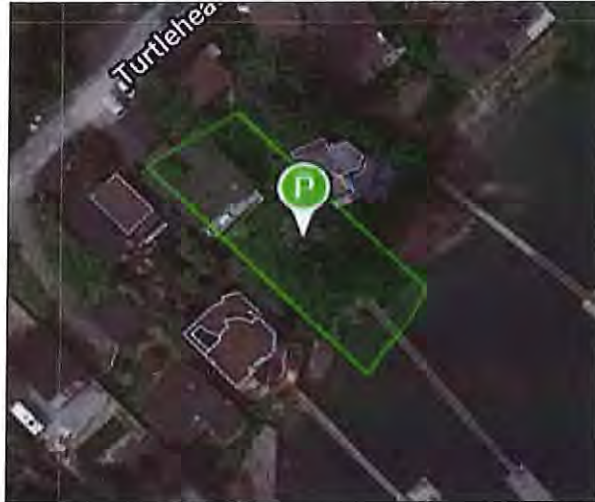
Comparable One (3694 Marine Avenue, Belcarra) illustrates the September 2019 sale of a ±18,155 sq.ft. rectangular shaped waterfront property located in the Village of Belcarra on the south side of Marine Avenue. The comparable sold for \$2,323,000. Review of the available information from BC Assessment indicated that at the time of sale, the property was improved with a ±5,675 sq.ft. single family dwelling built in 1989 which had a 2019 BC Assessed value of \$717,000. A slight time adjustment is warranted to reflect the current market conditions. After adjustments for improvements and time, this comparable indicates an adjusted value of \$1,697,883 for the land as if vacant.



The comparable property is accessed off Marine Avenue via a paved driveway, located mid-way along the northern boundary of the site, and includes a three-car garage / large front parking area. The property has unobstructed ocean views but is located across Marine Avenue from the waterfront. The property does have access to a shared 600 sq.ft. dock with deep moorage and a semi private beach. The topography from the southeast corner property line slopes downwards towards the northwest corner, with elevations ranging from 15 to 30 metres geodetic. The property is zoned RS-1 and designated Residential in the OCP. Site is fully serviced with electricity, drilled well water, and septic sewer.

PART V: ESTIMATE OF VALUE FOR SITE 15 (Continued)

Comparable Two (144 Turtlehead Road, Belcarra) represents another September 2019 sale of a $\pm 9,845$ sq.ft. generally rectangular shaped waterfront property that sold for \$1,800,000. The comparable is located within the Woodhaven neighbourhood of Belcarra, along the south side of Turtlehead Road, and has approximately 61 feet of ocean frontage providing private dock / water access. At the time of sale, the property was improved with a $\pm 2,440$ sq.ft. single family home that was constructed in 1983. According to BC Assessment, the improvements were valued at \$219,000 in 2019. Review of the available information indicates that the dwelling was constructed to a high-quality standard. After the required adjustments for time and for the contributory value of the improvements, this comparable indicates an adjusted value of \$1,652,196 for the land as if vacant. The site is generally level and at grade throughout the northern portion of the property. The southernmost half of the site is impacted by more steeply sloping terrain with elevations ranging from 1 to 12 geodetic metres.



The comparable benefits from its southern exposure and offers unobstructed views of Bedwell Bay from all three levels of the home. The property includes an additional ± 576 sq.ft. coach house located at the northwest corner of the site, situated above a detached double car garage. I note that this comparable property previously sold in March 2016 for \$2,400,000.

PART V: ESTIMATE OF VALUE FOR SITE 15 (Continued)

Comparable Three (178 Turtlehead Road, Belcarra) illustrates the current listing of a generally rectangular shaped $\pm 9,710$ sq.ft. (± 0.22 ac.) waterfront property located just west of comparable two, along the south side of Turtlehead Road, within the Woodhaven neighbourhood of Belcarra. The northern portion of the property is generally level and at grade with its frontage road. The southernmost half of the site is impacted by more gently sloping terrain with elevations ranging from 3 to 12 geodetic metres towards the water's edge. This comparable property has approximately 55 feet of ocean frontage and includes a private dock with deep water moorage offering boat access. Driveway access is provided via Turtlehead Road. The property is currently listed for \$3,200,000 and is improved with a $\pm 2,323$ sq.ft. single family dwelling that was constructed in 1964. According to BC Assessment, the improvements are valued at \$219,000. After adjusting for the contributory value of the improvements, this comparable indicates a value of \$2,981,000 for the land as if vacant. I note that this property previously sold in March 2016 for a total sale price of \$2,498,000.



Like comparable two, this property benefits from its southern exposure and offers unobstructed ocean views from all levels of the home. The property is serviced with electricity, municipal water / septic sewer, and includes a detached cabana serviced with electricity, located at the southwest corner of the site. In my opinion, BC Assessment's improvement value likely understates the true contributory value of these improvements.

Given there is little available evidence of waterfront land sales within the Village of Belcarra, I have expanded my search to surrounding comparable areas within the City of Port Moody. The following three comparables are located within relative proximity to the subject lands, in the North Shore Area of Port Moody, and are considered relevant in estimating the subjects' market value.

PART V: ESTIMATE OF VALUE FOR SITE 15 (Continued)

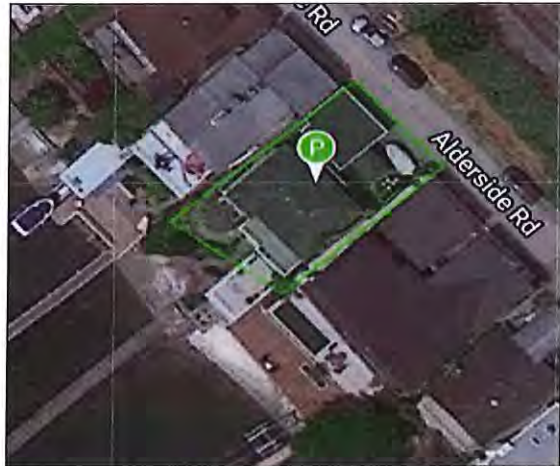
Comparable Four (1020 Alderside Road, Port Moody) represents the November 2019 sale of a $\pm 4,542$ sq.ft. (± 0.10 ac.) oceanfront property located south of Ioco Road, along the south side of Alderside Road, within the North Shore Area of Port Moody. The property has approximately 64 feet of ocean frontage but has no dock / water access. This comparable sold for \$2,025,000 and at the time of sale, was improved with a $\pm 3,280$ sq.ft. single family home that was constructed in 1967. According to BC Assessment, the improvements were valued at \$118,000 in 2019. After the required adjustments for time and for the contributory value of the improvements, this comparable indicates an adjusted value of \$1,916,998 for the land as if vacant. The site is generally rectangular in shape and relatively level throughout the northern half of the parcel. The southern half of property has more steeply sloping topography with a ± 7 metre elevation gain from the southern property line to the northern property line.



The comparable benefits from its southern exposure and offers unobstructed views of Port Moody Inlet. Site is serviced with electricity, natural gas, city / municipal water, and septic sewer. The property is zoned RS-3 and designated Residential in the City of Port Moody's OCP.

PART V: ESTIMATE OF VALUE FOR SITE 15 (Continued)

Comparable Five (1140 Alderside Road, Port Moody) is the most recent sales evidence presented in this analysis, illustrating the April 2020 sale of a generally rectangular shaped $\pm 4,129$ sq.ft. (± 0.09 ac.) waterfront property located northwest of Comparable Four. The property has approximately 48 feet of ocean frontage and includes a private dock with deep water moorage offering water access. This comparable sold for \$2,150,000 and at the time of sale, was improved with a $\pm 2,776$ sq.ft. single family dwelling that was constructed in 1966 and valued at \$120,000 by BC Assessment. After adjusting for the contributory value of the improvements, this comparable indicates a value of \$2,067,814 for the land as if vacant. The property has gently sloping topography and experiences a ± 6 metre elevation gain from the southern property line to the northern property line and offers full southwestern exposure providing unobstructed views of Port Moody Inlet.



Comparable Six (1228 Alderside Road, Port Moody) is a rectangular shaped waterfront property located along the south side of Alderside Road within the North Shore Area of Port Moody. The $\pm 4,183$ sq.ft. (0.10 acre) lot sold in August 2019 for \$2,850,000. The property includes a private floating dock with deep water moorage offering boat access. Furthermore, this property includes a boathouse. The comparable property sold for \$2,850,000. At the time of sale, the property was improved with a $\pm 3,354$ sq.ft. single family dwelling built in 1992. According to BC Assessment, in 2019 the improvements were valued at \$551,000. After adjustments for the improvements and for time, the comparable indicates an adjusted value of \$2,297,001 for the land as if vacant.



PART V: ESTIMATE OF VALUE FOR SITE 15 (Continued)

The property offers southwestern exposure and unobstructed views of Port Moody Inlet. The comparable has an attached double car garage located at the northwest corner of the site that is accessed via Alderside Road. Property includes electricity, natural gas, sanitary / storm sewer, and city / municipal water connected services and is zoned RS-3 / designated Residential in the City of Port Moody's OCP.

With regard to an appropriate market value for Subject Site 15, the most pertinent Comparables are considered to be No.'s One, Two & Three. These comparable properties are located within relatively close proximity to the subject and indicate a range of adjusted sale price values from \$1,652,196 - \$2,981,000 for properties ranging in size between $\pm 9,710$ sq.ft. and $\pm 18,155$ sq.ft. that transacted in September 2019 and includes one current listing.

- **Comparable One (3694 Marine Avenue)** is a larger $\pm 18,155$ sq.ft. property located northeast of the subject, along the south side of Marine Avenue and offers unobstructed ocean views overlooking Bedwell Bay. Compared to the subject, this property shares similar locational / site characteristics, however, is larger in size and offers shared dock access warranting downward adjustments. Conversely, offsetting upward adjustments are required to reflect the comparable's location across Marine Avenue from the waterfront and the subject's superior exposure. Overall, a higher value than that indicated by this comparable (ie. >\$1,697,883) would be appropriate for the subject lands.
- **Comparable Two (144 Turtlehead Road)** is a $\pm 9,845$ sq.ft. oceanfront property located northwest of the subject along the south side of Turtlehead Road and offers good views of Belcarra Bay. Compared to the subject, this property shares similar locational / site characteristics, however, it includes a private dock providing boat access warranting a downward adjustment. Conversely, offsetting upward adjustments would be required given the subject's larger size and superior development potential given the more steeply sloping nature of the comparable property. Furthermore, the subject offers superior western exposure providing unobstructed views of Indian Arm. Overall, a value above the adjusted value indicated by this comparable (ie. >\$1,652,196) would be anticipated for the subject.

PART V: ESTIMATE OF VALUE FOR SITE 15 (Continued)

- The upper end of the range is indicated by **Comparable Three (178 Turtlehead Road)**, which illustrates the current listing of a ±9,710 sq.ft. oceanfront property located immediately west of Comparable Two, along the south side of Turtlehead Road. The property is currently listed for \$3,200,000. After the required improvement adjustments, a value of \$2,981,000 is indicated. I note that, in my opinion, the BC Assessed value likely understates the true value of the improvements on this property. Compared to the subject, an upward adjustment for size is considered to be offset, by downward adjustments for the comparable's improvements and the fact that it is a listing rather than a completed sale. Therefore, a lower value than that indicated by this comparable (ie. <\$2,981,000) would be warranted for the subject site.
- Finally, I note Comparables Four, Five and Six, which are all smaller in size than the subject, but are considered to have a somewhat superior location closer to Port Moody. These comparables indicate an adjusted range of value from \$1,916,998 - \$2,297,001. Given the subject's much larger size and somewhat superior exposure a value slightly above the upper end of the range indicated by these comparables would be appropriate.

Therefore, after careful consideration of all the previously discussed factors, it is my opinion that the market value for the subject property as a standalone parcel would fall above comparable Two, but below Comparable Three and near the upper end of the range indicated by Comparables Four – Six. Taking the preceding into account, I have estimated the market value of the property, as at June 16, 2020, and subject to the assumptions and limiting conditions noted throughout this report to be:

Two Million Three Hundred Thousand Dollars
(\$2,300,000)

PART V: ESTIMATE OF VALUE FOR SITE 15 (Continued)

Value As If Assembled With Neighbouring Lands

Next, I turn to the market value of the subject under the "Assembly Scenario". In this scenario the lands would be sold to one or both neighbouring property owners. As noted previously, the value estimated in this section is based on the extraordinary assumption that there would be demand from the neighbouring property owners. To reflect the more limited contributory value of the subject lot in this scenario, a discount to the pro-rata value of the parcel is appropriate.

As described in Part I of this analysis, I have estimated an appropriate discount to the standalone value (\$2,300,000) to be **50%**. The market value of the subject lot, as at June 16, 2020, based on its contributory value to the neighbouring lands is therefore estimated to be:

One Million One Hundred Fifty Thousand Dollars
(\$1,150,000)

PART VI: ESTIMATE OF VALUE FOR SITE 17

Introduction

As noted previously, Site 17 is located along the eastern shore of Indian Arm and comprises a total area of ±8,697 sq.ft. This property has road frontage along Whisky Cove Lane and benefits from its western exposure offering unobstructed views of Indian Arm. The property has relatively gently sloping topography along its eastern border with steeper sloping terrain towards the water's edge.



Estimate of Standalone Value for Road End Site 17

As noted previously in this report, I have assumed that title has been raised for the subject lot and that all necessary planning constraints have been overcome so as to allow for the development of a single family dwelling that is of similar size to other new dwellings in the marketplace.

PART VI: ESTIMATE OF VALUE FOR SITE 17 (Continued)

With regard to an appropriate market value for Site 17, the most pertinent Comparables are considered to be No.'s Two, Three & Five. These comparable properties are located within relatively close proximity to the subject and indicate a range of adjusted sale price values from \$1,652,196 - \$2,981,000 for properties ranging in size between $\pm 4,129$ sq.ft. and $\pm 9,845$ sq.ft. that transacted between September 2019 and April 2020 and includes one current listing.

- **Comparable Two (144 Turtlehead Road)** is a $\pm 9,845$ sq.ft. oceanfront property located southwest of the subject along the south side of Turtlehead Road, that sold in September 2019. Compared to the subject, this property has similar locational / site characteristics and offers good views of Belcarra Bay, however, it includes a private dock warranting a downward adjustment. A further downward adjustment for size is considered to be offset, by upward adjustments to reflect the fact that the subject offers superior western exposure providing unobstructed views of Indian Arm. Overall, a value slightly above the adjusted value indicated by this comparable (ie. $> \$1,652,196$) would be anticipated for the subject site.
- The upper end of the range is indicated by **Comparable Three (178 Turtlehead Road)**, which illustrates the current listing of a $\pm 9,710$ sq.ft. oceanfront property located immediately west of Comparable Two, along the south side of Turtlehead Road. The property is currently listed for \$3,200,000. After the required improvement adjustments, a value of \$2,981,000 is indicated. In my opinion, the BC Assessed value likely understates the true value of the improvements on this property. Compared to the subject, downward adjustments are required given the larger size of the comparable, its constructed dock and its listing status. Therefore, a value well below that indicated by this comparable (ie. $< \$2,981,000$) would be warranted for the subject site.
- **Comparable Five (1140 Alderside Road)** is a smaller $\pm 4,129$ sq.ft. oceanfront property that sold in April 2020. This comparable is located along the south side of Alderside Road, within the North Shore Area of Port Moody. This property offers southwestern exposure and unobstructed views of Burrard Inlet.

PART VI: ESTIMATE OF VALUE FOR SITE 17 (Continued)

- Compared to the subject, this comparable property is much smaller in size warranting an upward adjustment. Conversely, downward adjustments are necessary, given that the comparable is considered to have a somewhat superior location within Port Moody and to reflect the fact that the comparable includes a private dock with deep water moorage offering boat / water access. Overall, a value below that indicated by this comparable (ie.<\$2,067,814) would be appropriate for the subject.

Taking the above analysis into account, I have estimated a market value slightly above Comparable Two but below Comparable Five. It is my opinion that the market value for the subject property as a standalone parcel, as at June 16, 2020, and subject to the assumptions and limiting conditions noted throughout this report would be:

One Million Seven Hundred Thousand Dollars
(\$1,700,000)

Value As If Assembled With Neighbouring Lands

The next step in this analysis is to determine the value of the subject lot under the “Assembly Scenario”. In this scenario the lands would be sold to one or both neighbouring property owners. As noted previously, the value estimated in this section is based on the extraordinary assumption that there would be demand from the neighbouring property owners. To reflect the more limited contributory value of the subject lot in this scenario, a discount to the pro-rata value of the parcel is appropriate.

As described in Part I of this analysis, I have estimated an appropriate discount to the standalone value (\$1,700,000) to be **50%**. The market value of the subject lot, as at June 16, 2020, based on its contributory value to the neighbouring lands is therefore estimated to be:

Eight Hundred Fifty Thousand Dollars
(\$850,000)

PART VII: ESTIMATE OF VALUE FOR SITE 29

Introduction

The final property in this analysis is Site 29. This property is located on the north side of Turtlehead Road and comprises a total area of $\pm 8,956$ sq.ft. This property benefits from its northwestern exposure offering unobstructed views of Indian Arm. The neighbouring property's driveway crosses over the front portion of this parcel which, I have assumed would be registered as an access easement once title is raised for this parcel.



Estimate of Standalone Value for Road End Site 29

As noted previously in this report, I have assumed that title has been raised for the subject lot and that all necessary planning constraints have been overcome so as to allow for the development of a single family dwelling that is of similar size to other new dwellings in the marketplace.

PART VII: ESTIMATE OF VALUE FOR SITE 29 (Continued)

With regard to an appropriate market value for Site 29, the most pertinent Comparables are considered to be No.'s Two, Three & Four. These comparable properties are located within relatively close proximity to the subject and indicate a range of adjusted sale price values from \$1,652,196 - \$2,981,000 for properties ranging in size between $\pm 4,542$ sq.ft. and $\pm 9,845$ sq.ft. that transacted between September and November 2019 and includes one current listing.

- **Comparable Two (144 Turtlehead Road)** is a $\pm 9,845$ sq.ft. lot located immediately south of the subject along the south side of Turtlehead Road, that sold in September 2019. Compared to the subject, this property shares similar locational / site characteristics and offers good ocean views overlooking Belcarra Bay. Downward adjustments are warranted given that this property includes a private dock and is larger in size. Offsetting upward adjustments are required to reflect the fact that the subject offers superior northwestern exposure providing unobstructed views of Indian Arm. Overall, a value above that indicated by this comparable (ie. $> \$1,652,196$) would be anticipated for the subject site.
- The upper end of the range is indicated by **Comparable Three (178 Turtlehead Road)**, which illustrates the current listing of a $\pm 9,710$ sq.ft. oceanfront property located just southwest of the subject and immediately west of Comparable Two, along the south side of Turtlehead Road. The property is currently listed for \$3,200,000. After the required improvement adjustments, a value of \$2,981,000 is indicated. I note that, in my opinion, the BC Assessed value likely understates the true value of the improvements on this property. Compared to the subject, downward adjustments are required given the fact that this comparable is larger in size, includes a private dock. A further downward adjustment is necessary given that this is a current listing rather than a completed sale. Therefore, a value well below that indicated by this comparable (ie. $< \$2,981,000$) would be warranted for the subject site.

PART VII: ESTIMATE OF VALUE FOR SITE 29 (Continued)

- **Comparable Four (1020 Alderside Road)** is a smaller ±4,542 sq.ft. oceanfront property located along the south side of Alderside Road, within the North Shore Area of Port Moody. Compared to the subject, this property shares similar site characteristics and offers good southern exposure with unobstructed views of Burrard Inlet. The comparable has approximately 64 feet of ocean frontage and like the subject, has no dock / water access, however, is much smaller in size requiring an upward adjustment. Conversely, downward adjustments are warranted, to reflect the fact that this comparable is considered to have a superior location within Port Moody and somewhat superior development potential given its generally rectangular shape and relatively level topography. After the required offsetting adjustments, a value around that indicated by this comparable would be appropriate for the subject.

After careful consideration of all the previously discussed factors, it is my opinion that the market value for the subject property as a standalone parcel, as at June 16, 2020, and subject to the assumptions and limiting conditions noted throughout this report would be:

One Million Nine Hundred Thousand Dollars
(\$1,900,000)

PART VII: ESTIMATE OF VALUE FOR SITE 29 (Continued)

Value As If Assembled With Neighbouring Lands

The next step in this analysis is to determine the value of the subject lot under the "Assembly Scenario". In this scenario the lands would be sold to one or both neighbouring property owners. As noted previously, the value estimated in this section is based on the extraordinary assumption that there would be demand from the neighbouring property owners. To reflect the more limited contributory value of the subject lot in this scenario, a discount to the pro-rata value of the parcel is appropriate.

As described in Part I of this analysis, I have estimated an appropriate discount to the standalone value (\$1,900,000) to be **50%**. The market value of the subject lot, as at June 16, 2020, based on its contributory value to the neighbouring lands is therefore estimated to be:

Nine Hundred Fifty Thousand Dollars

(\$950,000)

RECONCILIATION AND FINAL CONCLUSION OF VALUE

Based on the preceding analysis, it is my opinion that the market value of the subject lots, as at June 16, 2020, and subject to the assumptions and limiting conditions noted throughout this report, would be as follows:

Estimated Market Values

Road End Site	Land Area (ac.)	Land Area (sq.ft.)	Estimated Standalone Value	\$/sq.ft.	Estimated Value if Assembled with Neighbouring Land	\$/sq.ft.
<i>Inland Sites</i>						
1	0.42	18,202	\$1,100,000	\$60	\$550,000	\$30
2	0.42	18,202	\$800,000	\$44	\$400,000	\$22
20	0.22	9,612	\$600,000	\$62	\$300,000	\$31
21	0.22	9,612	\$700,000	\$73	\$350,000	\$36
<i>Waterfront Sites</i>						
15	0.31	13,444	\$2,300,000	\$171	\$1,150,000	\$86
17	0.20	8,697	\$1,700,000	\$195	\$850,000	\$98
29	0.21	8,956	\$1,900,000	\$212	\$950,000	\$106

CERTIFICATION

July 13, 2020

Re: 7 Untitled Parcels of Municipal Road Allowance within the Village of Belcarra, BC

I certify that, 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 impartial and unbiased professional analyses, opinions and conclusions;
3. I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict with respect to the parties involved with this assignment;
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 is not contingent upon developing or reporting predetermined results, the amount of value estimate, a conclusion favouring the client, or the occurrence of a subsequent event;
6. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the CUSPAP;
7. I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with CUSPAP;
8. Except as herein disclosed, no one has provided significant professional assistance to the person signing this report;
9. As of the date of this report the undersigned has fulfilled the requirements of the AIC's Continuing Professional Development Program;
10. The undersigned is a member in good standing of the Appraisal Institute of Canada.

RE: ESTIMATE OF MARKET VALUE FOR 7 PARCELS OF UNTITLED ROAD ALLOWANCE
LOCATED WITHIN THE VILLAGE OF BELCARRA, BC

CERTIFICATION (Continued)

Based on the preceding analysis, it is my opinion that the market value of the subject lots, as at June 16, 2020, and subject to the assumptions and limiting conditions noted throughout this report, would be as follows:

Estimated Market Values						
Road End Site	Land Area (ac.)	Land Area (sq.ft.)	Estimated Standalone Value	\$/sq.ft.	Estimated Value if Assembled with Neighbouring Land	\$/sq.ft.
Inland Sites						
1	0.42	18,202	\$1,100,000	\$60	\$550,000	\$30
2	0.42	18,202	\$800,000	\$44	\$400,000	\$22
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Waterfront Sites						
15	0.31	13,444	\$2,300,000	\$171	\$1,150,000	\$86
17	0.20	8,697	\$1,700,000	\$195	\$850,000	\$98
29	0.21	8,956	\$1,900,000	\$212	\$950,000	\$106

The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organization as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date (effective date), we consider that we can attach less weight to previous market evidence for comparison purposes, to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

CERTIFICATION (Continued)

Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case. Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of these properties under frequent review.

Respectfully submitted,

GARNETT WILSON REALTY ADVISORS LTD.



Neil Hahn AACI, P.App

Partner

Membership #: 904216

Signed: July 13, 2020

Personally inspected the subject properties: Yes

Date of Inspection: June 16, 2020

ASSUMPTIONS AND LIMITING CONDITIONS

The certification that appears in this appraisal report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice ("CUSPAP") and the following conditions:

1. This report is prepared only for the client and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for any unauthorized user or for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable.
2. Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the author(s).
3. The author will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. No registry office search has been performed and the author assumes that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser. Any information regarding the identity of a property's owner or identifying the property owned by the listed client and/or applicant provided by the appraiser is for informational purposes only and any reliance on such information is unreasonable. Any information provided by the appraiser does not constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title.
4. Verification of compliance with governmental regulations, bylaws or statutes is outside the scope of work and expertise of the appraiser. Any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

5. No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be retained for such matters.
6. This report is completed on the basis that testimony or appearance in court concerning this report is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to: adequate time to review the report and related data, and the provision of appropriate compensation.
7. Unless otherwise stated in this report, the author has no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the subject property or of/on a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the author. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.
8. The author is not qualified to comment on detrimental environmental, chemical or biological conditions that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air which may include but are not limited to moulds and mildews or the conditions that may give rise to either. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. It is an assumption of this report that the property complies with all regulatory requirements concerning environmental, chemical and biological matters, and it is assumed that the property is free of any detrimental environmental, chemical legal and biological conditions that may affect the market value of the property appraised. If a party relying on this report requires information about or an assessment of detrimental environmental, chemical or biological conditions that may impact the value conclusion herein, that party is advised to retain an expert qualified in such matters. The author expressly denies any legal liability related to the effect of detrimental environmental, chemical or biological matters on the market value of the property.

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

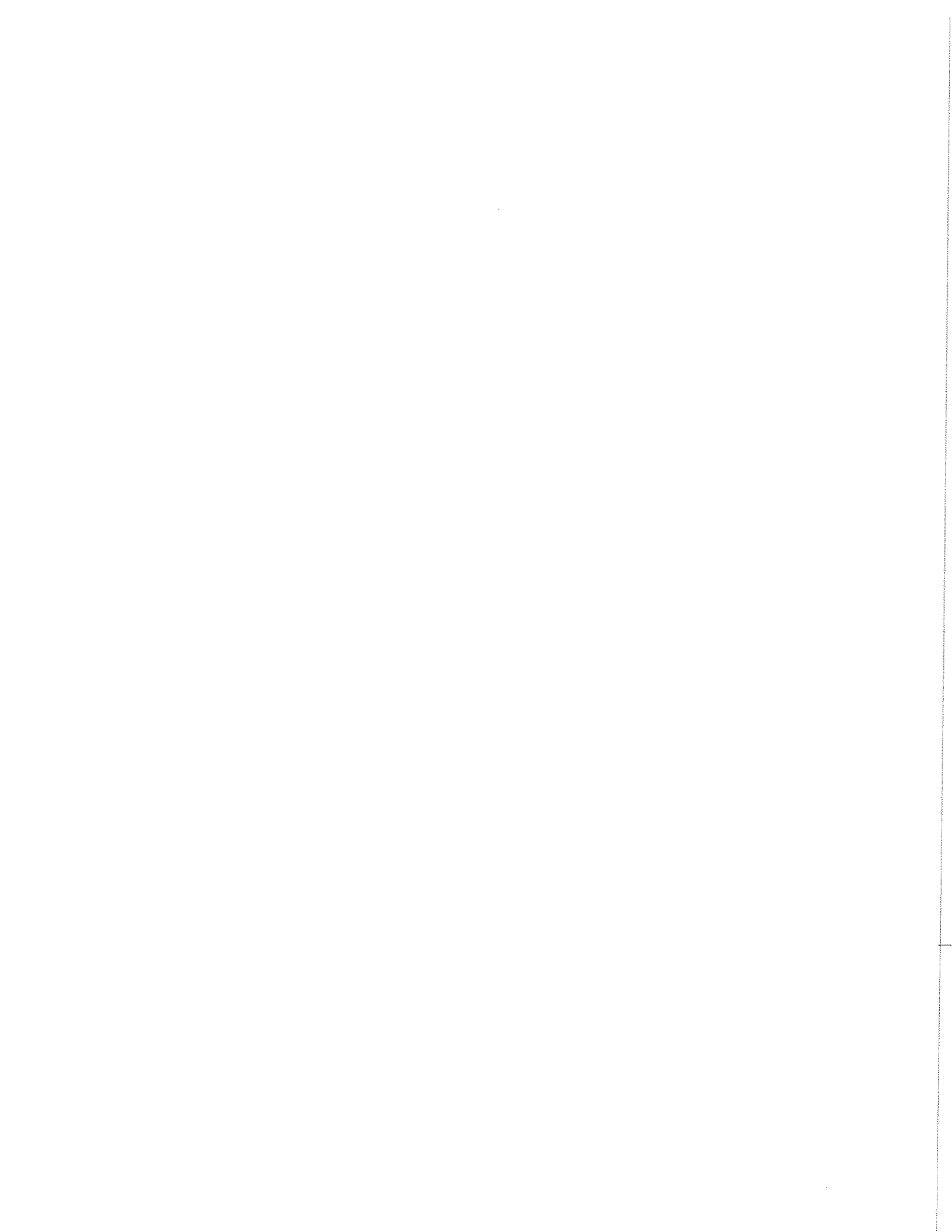
9. The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct.
10. The term "inspection" refers to observation only as defined by CUSPAP and reporting of the general material finishing and conditions observed for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only.
11. The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The author has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The author has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this visual inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the author.
12. The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the author's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the author's privacy policy and in accordance with the PIPEDA.
13. The author has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use.
14. This report, its content and all attachments/addendums and their content are the property of the author. The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

15. If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the author can be reasonably relied upon.
16. This report form is the property of the Appraisal Institute of Canada (AIC) and for use only by AIC members in good standing. Use by any other person is a violation of AIC copyright.
17. Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending, underwriting and insurance underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable.
18. Values and opinions contained in this report are based on market conditions as at the time (effective date) of this report. This report does not provide a prediction of future values. In the event of market instability and/or disruption, values and opinions may change rapidly and such potential future events have NOT been considered in this report. As this report does not and cannot consider any changes to the property or market conditions after the effective date, clients and intended users are cautioned in relying on the report after the effective date noted herein.

Appendix "A"

Copy of RS-1 Zoning Bylaw



Section 302: One-Family Residential Zone (RS-1)

302.1 Intent

This zone is intended to provide land solely for the purpose of single-family housing, as well as one accessory coach house or one secondary suite per lot.

302.2 Permitted Principal Uses

- a) Single Family Residential Use
- b) Properties with an existing Duplex at the time of enactment of this Bylaw shall be permitted to maintain that existing use

302.3 Permitted Accessory Uses

- a) Home-Based Business Use (subject to the requirements of Section 210)
- b) One (1) Accessory Secondary Suite Use (subject to the requirements of Section 213) or one (1) Accessory Coach House Use (subject to the requirements of Section 214)
- c) Accessory Parking Use

302.4 Floor Area and Floor Area Ratio (FAR)

- a) Maximum Gross Floor Area of all Principal and Accessory Buildings shall be limited to those determined by the calculations set out in the table below, excluding those areas listed in Section 208 of this Bylaw:

Lot Area	Maximum Gross Floor Area Calculation
0 – 1,208 sq m (0 – 13,003 sq ft)	= (Lot Area x 0.06) + 502 sq m [= (Lot Area x 0.06) + 5,403 sq ft]
1,209 sq m – 2,137 sq m (13,014 sq ft – 23,002 sq ft)	= (Lot Area x 0.07) + 492 sq m [= (Lot Area x 0.07) + 5,296 sq ft]
2,138 sq m – 4,738 sq m (23,013 sq ft – 51,000 sq ft)	= (Lot Area x 0.025) + 589 sq m [= (Lot Area x 0.025) + 6,340 sq ft]
4,739 sq m – 8,083 sq m (51,010 sq ft - 87,005 sq ft)	= (Lot Area x 0.044) + 499 sq m [= (Lot Area x 0.044) + 5,371 sq ft]
> 8,083 sq m (> 87,005 sq ft)	855 sq m (9,203 sq ft)

- b) In addition to (a), the Maximum FAR or Gross Floor Area for a Principal Building that exists or for which a building permit has been issued as of the enactment of this Bylaw shall be the FAR or Gross Floor Area at that time or the maximum allowable FAR or Gross Floor Area in subsection (a), whichever is greater.

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- c) A Principal Building shall have a Gross Floor Area of not less than 75 square metres (807.3 square feet) and have a building width of not less than 7.5 metres (24.6 feet).
- d) The maximum Gross Floor Area of all Accessory Buildings on a parcel shall not exceed 150 square metres (1,615 square feet) and the maximum building footprint of all Accessory Buildings on a parcel shall not exceed 92.9 square metres (1,000 square feet).
- e) (See also: Section 217 – Undersized Parcels).

302.5 Subdivision of Land

- a) Minimum lot area: 2,023 sq m (0.5 acres)
- b) Minimum lot width: 10% of the perimeter of the lot

302.6 Site Coverage

- a) Maximum 40%

302.7 Minimum Building Setbacks

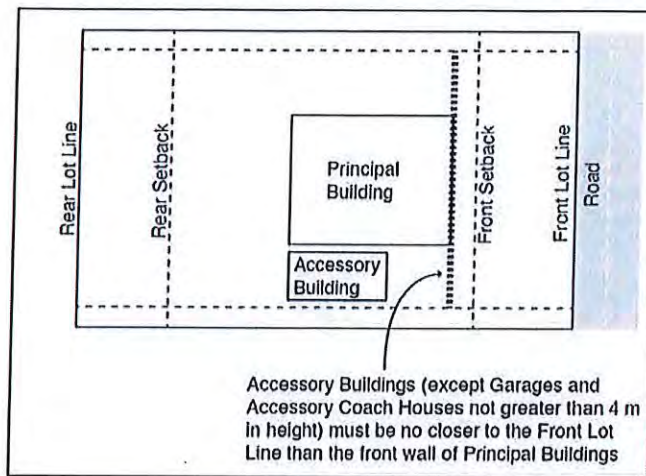
- a) Minimum building setbacks shall be in accordance with the following table:

Use	Front Lot Line	Rear Lot Line	Exterior Side Lot Line	Interior Side Lot Line	Lot Line Exterior Forested Land
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft) ^(d)	3 m (9.8 ft)	1.5 m (4.9 ft)	3 m (9.8 ft)
Accessory Buildings and Accessory Structures	See ^(b)	1.5 m (4.9 ft) ^(d)	3 m (9.8 ft)	1.5 m (4.9 ft)	3 m (9.8 ft)

- b) No Accessory Building shall be located nearer to the Front Lot Line than the front wall of the Principal Building, except Garages and Accessory Coach Houses with a maximum height not greater than 4 metres (13 feet) above Average Natural Grade, which may be located nearer to the Front Lot Line than the front wall of the Principal Building, but not within 3 metres (9.8 feet) of the Front Lot Line (See Figure 6 for illustration).

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Figure 6. Accessory Building Front Setback Illustration (RS-1)



- c) Notwithstanding (a), Fences and Retaining Walls may be built at the property line.
- d) Notwithstanding (a), in cases where the rear lot line is the high water mark, the minimum Rear Lot Line setback shall be 7.5 m (24.6 feet) for all Principal Buildings, Accessory Buildings, and Accessory Structures (see Section 215).

302.8 Buildings and Structures

- a) The maximum number and maximum height of Principal Buildings, Accessory Buildings, and Accessory Structures shall be in accordance with the following table:

	Maximum Number	Maximum Height
Principal Buildings	1	9.6 m (31.5 ft) ^(b)
Accessory Buildings	1 ^(d)	7 m (23.0 ft)
Accessory Structures	Not Applicable	3 m (9.8 ft) ^(e)

- b) No portion of the building shall be greater in height than 11.7 m (38.4 ft) to be measured from the lowest finished grade adjacent to any exterior wall to the highest part of the building.
- c) The Roof Drip Line of any accessory building shall not at any point project into a required setback more than 60 centimetres (23.6 inches).
- d) All exterior perimeter of an accessory building shall rise vertically at 90 degrees from the foundation throughout the fullest vertical extension of the exterior wall.
- e) Maximum height of Fences and Retaining Walls are subject to Section 219.
- f) Where an Accessory Building is only used for sewage disposal components, the Accessory Building shall not be included in the determination of the permitted number of Accessory Buildings permitted on the parcel.

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302.9 Off-Street Parking

- a) Off-street parking spaces shall be provided on the same lot as the use being served in accordance with the following requirements:
 - i. Minimum of 2 spaces per principal Single Family Residential Use;
 - ii. Minimum of 1 space per non-resident employee for Accessory Home-Based Business Use;
 - iii. Minimum of 1 space per Accessory Secondary Suite Use; and
 - iv. Minimum of 1 space per Accessory Coach House Use.

302.10 Sustainability (enactment shall come into force and effect on September 27, 2018)

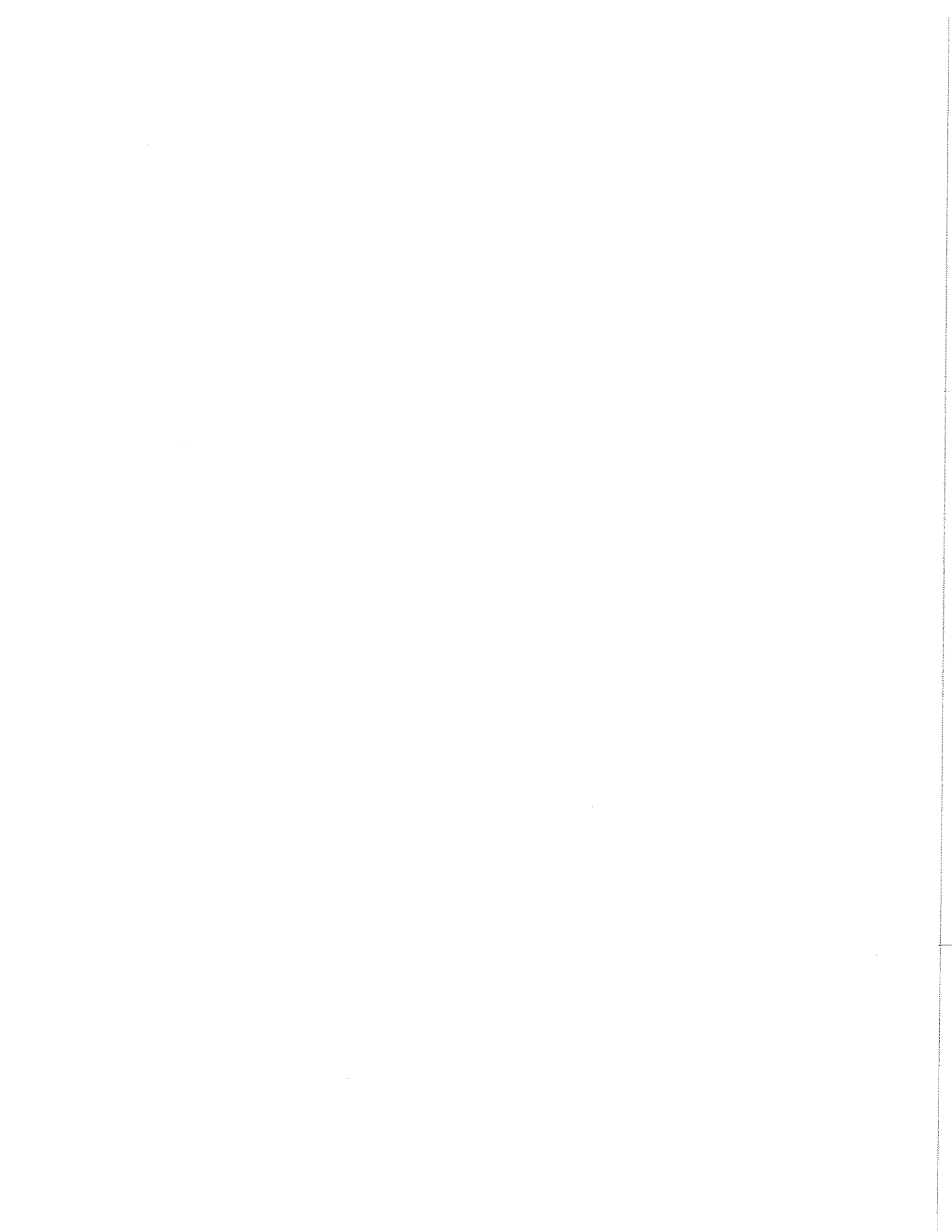
- a) All new construction for Principal and conditioned Accessory Buildings built under Part 9 of the BC Building Code shall fulfill the requirements of Step 3 of the BC Energy Step Code.
- b) All new construction for Principal and conditioned Accessory Buildings built under Part 3 of the BC Building Code shall fulfill the requirements of Step 2 of the BC Energy Step Code.

302.11 Special Conditions

- a) Signage
 - i. Signage shall be limited to that permitted pursuant to Section 210 (h) – Home Based Business use.

Appendix "B"

Qualifications of the Appraiser



Qualifications of the Appraiser

Neil Hahn, B.Com, AACI, P.App | Partner

Experience with a variety of assignments involving vacant and improved industrial, commercial and investment properties located throughout British Columbia. Extensive involvement in expropriation related valuation matters on a variety of major infrastructure projects. Designated member of the Appraisal Institute of Canada. Accepted as an expert witness by the Supreme Court of British Columbia and at arbitration proceedings.

Experience:

- 2010 – Present** Partner at *Garnett Wilson Realty Advisors Ltd.* Specializes in expropriation and litigation support, with a secondary focus on a variety of ICI assignments throughout British Columbia.
- 2006 – 2010** Valuation Consultant with the Altus Group Ltd., a multinational real estate consulting company. Involved in a wide range of appraisal assignments including land valuation, expropriation, litigation, rent reviews and valuation of income producing properties around British Columbia.

Education:

- 2006 - 2008** *University of British Columbia:* Post Graduate Certificate in Real Property Valuation (PGCV).
- 2001 - 2005** *University of British Columbia:* Bachelor of Commerce (Real Estate specialization).

Designations and Memberships:

- Awarded use of the professional designation AACI, P.App (Accredited Appraiser – Canadian Institute) by the Appraisal Institute of Canada in 2009.
- Past President and current Secretary of the British Columbia Expropriation Association.

Professional Liability Insurance:

Present *Appraisal Institute of Canada:* by Trisura Guarantee Insurance Company
Type of Practice: Fee Appraiser

Partial List of Clients:

Ministry of Transportation and Infrastructure	Evergreen Line Rapid Transit Project
BC Hydro	Port Metro Vancouver
Kinder Morgan Canada	Fraser Health Authority
City of Vancouver	District of North Vancouver
City of Surrey	Public Works and Government Services
Metro Vancouver (G.V.R.D.)	Hungerford Properties Ltd.
Sechelt First Nation	Southern Railway of British Columbia
Attorney General of British Columbia	Hunter Litigation Chambers
DLA Piper (Canada) LLP	McEwan Partners
Norton Rose Fulbright Canada LLP	Gowling WLG Canada
Borden Ladner Gervais LLP	Nathanson, Shachter & Thompson LLP
Lunny Atmore LLP	Owen Bird Law Corporation
Sugden McFee & Roos LLP	Bojm, Funt & Gibbons LLP