

APPRAISAL OF



APARTMENT UNIT

LOCATED AT:

UNIT 207-1545 PANDORA AVENUE
VICTORIA, BC V8R 6R1

FOR:

GENERATION PROPERTIES INC.
6777 BEAUMONT AVENUE
MAPLE BAY, BC V9L 5X4

BORROWER:

BRUCE R. FINDLAY

AS OF:

FEBRUARY 10, 2015

BY:

MISHELLE MARTIN, CRA
DR COELL AND ASSOCIATES

RESIDENTIAL APPRAISAL REPORT

FILE NO.: 26005-AP-V-MEM

REFERENCE:

CLIENT	CLIENT: GENERATION PROPERTIES INC.	APPRAISER	APPRAISER: MISHELLE MARTIN, CRA
	ATTENTION: BRUCE R. FINDLAY		COMPANY: D.R. COELL & ASSOCIATES INC.
	ADDRESS: 6777 BEAUMONT AVENUE		ADDRESS: 303-1001 CLOVERDALE AVENUE
	MAPLE BAY, BC V9L 5X4		VICTORIA BC V8X 4C9
E-MAIL: bruce@generationproperties.ca		E-MAIL: mishellemartin@drcoell.com	
PHONE: (250) 701 5460	FAX: (250) 746 8365	PHONE: (250) 388-6242	FAX: (250) 388-6290

SUBJECT	NAME: BRUCE R. FINDLAY
	PROPERTY ADDRESS: UNIT 207-1545 PANDORA AVENUE CITY: VICTORIA PROVINCE: BC POSTAL CODE: V8R 6R1
	LEGAL DESCRIPTION: STRATA LOT 67, SECTION 74, STRATA PLAN VIS569, VICTORIA DISTRICT (PID#000-713-325) TAX ROLL 7430068
	PURPOSE OF THE APPRAISAL: To estimate market value or <input type="checkbox"/> Other
	INTENDED USE OF THE APPRAISAL: ASSET EVALUATION
	INTENDED USERS (by name or type): NONE OTHER THAN CLIENT NAMED
	REQUESTED BY: <input checked="" type="checkbox"/> Client above <input type="checkbox"/> Other
	THIS APPRAISAL REPORT REPRESENTS THE FOLLOWING VALUE: (if not current, see comments) <input checked="" type="checkbox"/> Current <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
	<input type="checkbox"/> Update of original report completed on _____ with an effective date of _____ File No. _____
	PROPERTY RIGHTS APPRAISED: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Cooperative <input checked="" type="checkbox"/> Condominium <input checked="" type="checkbox"/> Strata Maintenance Fee: \$ 279.60/MONTH <input checked="" type="checkbox"/> See comments
IS THIS SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, see comments)	
MUNICIPALITY AND DISTRICT: CITY OF VICTORIA	
ASSESSMENT: Land \$ 129,000 Imps \$ 18,700 Total \$ 147,700 Assessment Date: JULY 1, 2014 Taxes \$ 652 Year 2014	
EXISTING USE: STRATA APARTMENT UNIT OCCUPIED BY: TENANTED	
HIGHEST AND BEST USE OF SUBJECT PROPERTY: <input type="checkbox"/> As Improved, or <input checked="" type="checkbox"/> Other <i>Note: If highest and best use is not the existing use, or not the use reflected in the report, see additional comments.</i>	

NEIGHBOURHOOD	NATURE OF DISTRICT: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Rural <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial	AGE RANGE OF PROPERTIES: 20 to 50 years
	TREND OF DISTRICT: <input checked="" type="checkbox"/> Improving <input type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating	MARKET OVERVIEW: Supply: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Poor
	BUILT-UP: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25%	Demand: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Poor
	CONFORMITY Age: <input type="checkbox"/> Newer <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Older	PRICE TRENDS: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining
	Condition: <input type="checkbox"/> Superior <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Inferior	PRICE RANGE OF PROPERTIES: \$ 150,000 to \$ 350,000
	Size: <input type="checkbox"/> Larger <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Smaller	FOR PROPERTY TYPE
	SUMMARY: INCLUDES VALUE TRENDS, MARKET APPEAL, PROXIMITY TO EMPLOYMENT AND AMENITIES, APPARENT ADVERSE INFLUENCES IN THE AREA, IF ANY (e.g. railroad tracks, unkempt properties, major traffic arteries, Hydro facilities, anticipated public or private improvements, commercial/industrial sites, landfill sites, etc.) SEE ATTACHED ADDENDUM	

SITE	SITE DIMENSION: SITE SITE MAP	UTILITIES: <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic System <input checked="" type="checkbox"/> Municipal Water <input type="checkbox"/> Well
	SITE AREA: STRATA AREA Source: BC ASSESSMENT	<input checked="" type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Storm Sewer <input type="checkbox"/> Open Ditch
	TOPOGRAPHY: GENERALLY LEVEL AT STREET GRADE	FEATURES: <input checked="" type="checkbox"/> Paved Road <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Street Lights <input type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Curbs
	CONFIGURATION: RECTANGULAR SHAPED STRATA SITE	<input checked="" type="checkbox"/> Cablevision <input type="checkbox"/> Lane
	ZONING: C1-N (NEIGHBOURHOOD SHOPPING DISTRICT)	ELECTRICAL: <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> Underground
	DOES EXISTING USE CONFORM TO ZONING? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments)	DRIVEWAY: <input type="checkbox"/> Private <input checked="" type="checkbox"/> Mutual <input type="checkbox"/> None <input type="checkbox"/> Single <input checked="" type="checkbox"/> Double
	EASEMENTS: <input type="checkbox"/> Utility <input type="checkbox"/> Access <input checked="" type="checkbox"/> Other TITLE NOT SEARCHED	Surface: ASPHALT
	COMMENTS: (includes any positive and negative features such as conformity with zoning, effects of known easements, known restrictions on title, such as judgements or liens, effect of assemblage, any known documentation of environmental contamination, etc.) SEE ATTACHED ADDENDUM	PARKING: <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Driveway <input checked="" type="checkbox"/> Street 1 STALL
		LANDSCAPING: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor UPDATED
		CURB APPEAL: <input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor

CONSTRUCTION COMPLETE: YES PERCENTAGE COMPLETE: 100%	EXISTING IMPROVEMENTS
YEAR BUILT (estimated): 1977-RENOVATED EFFECTIVE AGE: 15 YEARS years	REMAINING ECONOMIC LIFE (estimated): 50 years
FLOOR AREA <input type="checkbox"/> Sq. M. <input checked="" type="checkbox"/> Sq. Ft.	ROOFING: TORCH-ON
MAIN 810	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
SECOND	EXTERIOR FINISH: STUCCO/CONCRETE SIDING
THIRD	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
FOURTH	EXTERIOR APPEARS TO BE IN GOOD OVERALL
TOTAL 810	CONDITION FOR IT'S AGE. - FULL REMEDIATION
Source: FLOOR PLAN	FOUNDATION WALLS: CONCRETE FOUNDATION
FOUNDATIONS: CONCRETE FOUNDATION	UFFI APPARENT: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Removed

IMPROVEMENTS	BEDROOMS(#): 1 Large	BATHROOMS(#): 2 -piece Good	INTERIOR FINISH Walls: <input checked="" type="checkbox"/> Drywall <input checked="" type="checkbox"/> Ceilings: <input checked="" type="checkbox"/>	CLOSETS: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
	1 Average	3 -piece +++ Average	Plaster <input type="checkbox"/>	INSULATION: <input checked="" type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Walls <input type="checkbox"/> Basement <input type="checkbox"/> Crawl Space
	1 Small	4 -piece Fair	Panelling <input type="checkbox"/>	Source: ASSUMED COPPER/PLASTIC
	1 5-piece Poor			PLUMBING LINES: MIXED - ASSUMED COPPER/PLASTIC
	FLOORING: MIXED: LAMINATE (UPDATED), VINYL AND CARPET			FLOOR PLAN: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
	ELECTRICAL: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers			BUILT-INS/EXTRAS: <input type="checkbox"/> Garbage Disposal <input type="checkbox"/> Central Air <input checked="" type="checkbox"/> Swimming Pool <input type="checkbox"/> Fireplace(s)
	Estimated rated capacity of main panel: _____ amps			<input type="checkbox"/> Oven <input type="checkbox"/> Air Cleaner <input type="checkbox"/> Sauna <input type="checkbox"/> Garage Opener <input checked="" type="checkbox"/> Dishwasher
	HEATING SYSTEM: BASEBOARD Fuel type: ELECTRIC			<input type="checkbox"/> Vacuum <input type="checkbox"/> Solarium <input type="checkbox"/> Security System <input type="checkbox"/> Stove <input type="checkbox"/> Whirlpool
	WATER HEATER: Type: COMMON			<input type="checkbox"/> Skylights <input type="checkbox"/> HR Ventilator
	BASEMENT FINISHES, UTILITY: NOT APPLICABLE IN UNIT.			OVERALL IN. COND: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor

GARAGES/CARPORTS: THE SUBJECT IS ASSIGNED 1 STALL LOCATED IN THE UNDERGROUND SECURED PARKING GARAGE.
DECKS, PATIOS, OTHER IMPROVEMENTS: THE SUBJECT HAS A LARGE BALCONY LOCATED OFF THE LIVING AREA WITH STREET VIEW EXPOSURE.
COMMENTS: (Building, appearance, quality, condition, services, extras, anticipated public or private improvements, etc.) THE SUBJECT IS A 38 YEAR OLD, 2ND FLOOR, INTERIOR APARTMENT UNIT. THE FLOORPLAN OFFERS 1 BEDROOM, 1 FULL BATHROOM, A COMBINED LIVING ROOM/DINING AREA AND KITCHEN. COMMON LAUNDRY AREA. THE FINISHES THROUGHOUT THE UNIT INCLUDE: LAMINATE COUNTERTOPS IN THE KITCHEN AREA & BATHROOM, W WHITE (UPGRADED) APPLIANCES IN THE KITCHEN WITH A DISHWASHER, PAINTED WOOD CABINETS & CARPET, LAMINATE & VINYL FLOORING THROUGHOUT THE UNIT. THE SUBJECT UNIT APPEARS TO BE IN ABOVE AVERAGE OVERALL CONDITION UPON THE DATE OF THE INSPECTION WITH PARTIAL UPDATES APPARENT.

RESIDENTIAL APPRAISAL REPORT

FILE NO.: 26005-AP-V-MEM

REFERENCE:

ROOM ALLOCATION	LEVEL:	MAIN	SECOND	THIRD	BASEMENT	COST APPROACH	
	ENTRANCE	X					SOURCE OF COST DATA: <input type="checkbox"/> MANUAL <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> OTHER
	LIVING	1					LAND VALUE: DIRECT COMPARISON APPROACH \$
	DINING	1					BUILDING COST NEW DEPRECIATED COST
	KITCHEN	1					COST 810 @ \$ \$ 0 \$
	FULL BATH	1-4PCE					GARAGE \$ \$
	PART BATH						BASEMENT FINISH
	BEDROOM	1					OTHER EXTRAS \$ \$
	FAMILY						THE COST APPROACH IS NOT
	LAUNDRY						APPROPRIATE FOR STRATA \$ \$
	OTHER						\$ \$
		BALCONY					\$ \$
							\$ \$
	TOTAL ROOMS	4			0		TOTAL REPLACEMENT COST \$ 0

NOTE: The construction cost estimates contained herein were not prepared for insurance purposes and are invalid for that use. The Cost Approach is not applicable when appraising individual strata/condominium type dwelling units.

SUBJECT	COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
	Description	\$ Adjustment		Description	\$ Adjustment		Description	\$ Adjustment	
UNIT 207-1545 PANDORA AVENUE VICTORIA	417-1545 PANDORA AVENUE VICTORIA			202-429 LINDEN AVENUE VICTORIA			418-909 PEMBROKE STREET VICTORIA		
DATE OF SALE	REFINANCE	23-OCT-2014		21-FEB-2014			29-SEP-2014		
SALE PRICE	\$	\$ 227,000		\$ 190,000			\$ 228,000		
D.O.M									
LOCATION	FERNWOOD	FERNWOOD		FAIRFEILD WEST	-20,000		FERNWOOD		
SITE SIZE	STRATA AREA	SAME STRATA		STRATA AREA			STRATA AREA		
BUILDING TYPE	APARTMENT UNIT	APARTMENT UNIT		APARTMENT UNIT			APARTMENT UNIT		
DESIGN/STYLE	1 BEDROOM	1 BEDROOM		1 BEDROOM			2 BEDROOMS		
AGE/CONDITION	38 YRS AVG+/P. UP'	38 YRS UP'D		39 YRS AVG./+	5,000		38 YRS GOOD	-15,000	
LIVEABLE FLOOR AREA	810 SQFT	899 SQFT	-10,000	710 SQFT	15,000		820 SQFT		
ROOM-COUNT	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths			Total Bdrms Baths		
	4 1 1F	4 1 1F		4 1 1F			5 2 1F	-5,000	
BASEMENT	NONE	NONE		NONE			NONE		
PARKING	1 SECURED STALL	1 SECURED STALL		1 CARPORT STALL	10,000		1 SECURED STALL		
UNIT. LOC.	INTERIOR UNIT	CORNER UNIT	-5,000	INTERIOR UNIT			INTERIOR UNIT		
FLOOR	2ND FLOOR	4TH FLOOR	-5,000	2ND FLOOR			4TH FLOOR	-5,000	
OUTDOOR	1 LARGE	COMPARABLE		INFERIOR-	5,000		INFERIOR	5,000	
SPACE	BALCONY			1 STANDARD			1 STANDARD		
INFLUENCES	BUSY STREET	COMPARABLE		SUPERIOR	-10,000		SUPERIOR	-10,000	
	LOCATIONS			QUIET STREET LOC.					
BUILDING	FULLY UPGRADED	COMPARABLE-		PART UPGRADED	10,000		COMPARABLE		
AMENITIES		SAME STRATA		INFERIOR	10,000		INFERIOR	10,000	
ADJUSTMENTS (Gross/Net)		8.8 % -8.8 %	\$ 20,000	44.7 % 13.2 %	\$ 25,000		21.9 % -8.8 %	\$ 20,000	
ADJUSTED VALUES		\$ 207,000		\$ 215,000			\$ 208,000		

CONCLUSIONS: RECENT COMPARABLE SALES WITH ADJUSTMENTS TO REFLECT THE SUBJECT PROPERTY. THE COMPARABLES ARE SIMILAR STYLE 1 BEDROOM AND 1 BEDROOM AND DEN UNITS LOCATED IN THE "FERNWOOD" AND SURROUNDING AREAS OF VICTORIA. THE COMPARABLES PROVIDE GOOD EVIDENCE FOR THE VALUE ESTIMATE OF THE SUBJECT PROPERTY.

PLEASE SEE ADDITIONAL COMPARABLE PAGE FOR COMPARABLE LISTINGS #4 & #5. NOTE THAT THESE ARE ACTIVE LISTINGS AND HAVE BEEN INCLUDED IN THE REPORT FOR SUPPORTIVE WEIGHT ONLY.

PLEASE NOTE THAT TIME ADJUSTED SALE OF GOOD COMPARABLES ARE CONSIDERED BETTER INDICATORS THAN MORE RECENT SALES OF LESS COMPARABLE PROPERTIES

THE INDICATED VALUE IS WELL SUPPORTED.

SALES HISTORY -- ANALYSIS OF KNOWN CURRENT AGREEMENTS FOR SALE, PRIOR SALES, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT: (minimum of three years)
 IT IS NOTED FROM THE BRITISH COLUMBIA ASSESSMENT AUTHORITY VIA THE GREATER VICTORIA ESTATE COMPUTER INFORMATION SYSTEM THAT THE LAST TRANSFER ON THE SUBJECT PROPERTY OCCURRED JULY 2013 FOR A RECORDED AMOUNT OF \$125,000 (DOC#CA322074). THE SUBJECT PROPERTY WAS LAST LISTED ON THE MLS OF GREATER VICTORIA ON MAY 23, 2013 FOR AN ORIGINAL LIST PRICE OF \$125,000; AND SOLD AT \$125,000 AFTER 27 DAYS ON THE MARKET.
 VALUE BY THE DIRECT COMPARISON APPROACH (rounded): \$ **210,000**

COMMENT ON REASONABLE EXPOSURE TIME: THE CURRENT MARKET HAS STABILIZED IN MOST LOCAL REGIONS AND PRICE RANGES WITH BALANCED SALES AND LISTING ACTIVITIES. THE VALUE REPORTED ASSUMES AN EXPOSURE TIME OF 1 TO 90 DAYS, WITH THE SERVICES OF A PROFESSIONAL REALTOR.

RECONCILIATION AND FINAL ESTIMATE OF VALUE: THE REPLACEMENT COST METHOD DOES NOT APPLY TO STRATA PROPERTIES, RELIANCE IS PLACED ON THE DIRECT COMPARISON APPROACH.

AS A RESULT OF MY APPRAISAL AND ANALYSIS OF ALL APPLICABLE DATA AND RELEVANT FACTORS, IT IS MY CONCLUSION THAT THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY AS AT **FEBRUARY 10, 2015** (Effective Date of the Appraisal) IS \$ **210,000**
 THIS REPORT WAS COMPLETED ON: **FEBRUARY 10, 2015**

RESIDENTIAL APPRAISAL REPORT

FILE NO.: 26005-AP-V-MEM

REFERENCE:

DEFINITIONS

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market as of the specified date under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: buyer and seller are typically motivated; both parties are well informed or well advised, and acting in what they consider their own best interests; a reasonable time is allowed for exposure in the open market; payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and 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.

(Source: Canadian Uniform Standards of Professional Appraisal Practice) Note: If other than market value is being appraised, see additional comments.

DEFINITION OF HIGHEST AND BEST USE: The reasonably probable and legal use of the property, that is physically possible, appropriately supported, and financially feasible, and that results in the highest value.

SCOPE

The scope of the appraisal encompasses the due diligence undertaken by the appraiser (consistent with the terms of reference from the client, the purpose and intended use of the report) and the necessary research and analysis to prepare a report in accordance with the Canadian Uniform Standards of Professional Appraisal Practice of the Appraisal Institute of Canada. The following comments describe the extent of the process of collecting, confirming and reporting data and its analysis, describe relevant procedures and reasoning details supporting the analysis, and provide the reason for the exclusion of any usual valuation procedures.

THE SUBJECT WAS INSPECTED ON THE DATE NOTED. INFORMATION WAS ALSO COLLECTED FROM THE LOCAL REAL ESTATE BOARD AND THE BC ASSESSMENT AUTHORITY AS TO SALES HISTORY, ASSESSMENT AND TAX INFORMATION. TITLE TO THE PROPERTY HAS NOT BEEN SEARCHED AND NO SURVEY HAS BEEN MADE. IT IS NOTED THAT A PROFESSIONAL BUILDING INSPECTION WAS NOT CONDUCTED AND IS OUTSIDE BOTH THE SCOPE OF THE REPORT AND THE EXPERTISE OF THE APPRAISER. THE HOME IS ASSUMED TO BE STRUCTURALLY SOUND. THE REPORT IS PREPARED FOR THE CLIENT NAMED AND NO OTHERS WITHOUT WRITTEN CONSENT.

ASSUMPTIONS AND LIMITING CONDITIONS AND EXTRAORDINARY ITEMS

ORDINARY ASSUMPTIONS & LIMITING CONDITIONS
The certification that appears in this appraisal report is subject to the following conditions:

- This report is prepared at the request of the client and for the specific use referred to herein. It is not reasonable for any other party to rely on this appraisal without first obtaining written authorization from the client, the author and any supervisory appraiser, subject to the qualification in paragraph 11 below. Liability is expressly denied to any person other than the client and those who obtain written consent and, accordingly, no responsibility is accepted for any damage suffered by any such person as a result of decisions made or actions based on this report. Diligence by all intended users is assumed.
- Because market conditions, including economic, social and political factors change rapidly and, on occasion, without warning, the market value estimate expressed as of the date of this appraisal cannot be relied upon as of any other date except with further advice from the appraiser and confirmed in writing.
- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. No registry office search has been performed and the appraiser assumes that the title is good and marketable and free and clear of all encumbrances including leases, unless otherwise noted in this report. The property is appraised on the basis of it being under responsible ownership.
- The subject property is presumed to comply with government regulations including zoning, building codes and health regulations and, if it doesn't comply, its non-compliance may affect market value.
- No survey of the property has been made. Any sketch in the appraisal report shows approximate dimensions and is included only to assist the reader of the report in visualizing the property.
- This report is completed on the basis that testimony or appearance in court concerning this appraisal 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 appraisal report and data related thereto and the provision of appropriate compensation.
- Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or unapparent conditions of the property (including, but not limited to, its soils, physical structure, mechanical or other operating systems, its foundation, etc.) or adverse environmental conditions (on it or a neighbouring property, including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable. It has been assumed that there are no such conditions unless they were observed at the time of inspection or became apparent during the normal research involved in completing the appraisal. 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 appraiser. 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.
- The appraiser is not qualified to comment on environmental issues 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. Unless expressly stated, the property is assumed to be free and clear of pollutants and contaminants, including but not limited to moulds or mildews or the conditions that might give rise to either, and in compliance with all regulatory environmental requirements, government or otherwise, and free of any environmental condition, past, present or future, that might affect the market value of the property appraised. If the party relying on this report requires information about environmental issues then that party is cautioned to retain an expert qualified in such issues. We expressly deny any legal liability relating to the effect of environmental issues on the market value of the subject property.
- The appraiser obtained information, estimates and opinions that were used in the preparation of this report from sources considered to be reliable and accurate and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of items that were furnished by other parties.
- 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 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 Canadian Uniform Standards of Professional Appraisal Practice ("The Standards") and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The appraiser 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 Canadian Uniform Standards of Professional Appraisal Practice (the "Standards") and in accordance with the appraiser'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 appraiser's privacy policy.
- The appraiser has agreed to enter into the assignment as requested by the client named in the report for the use specified by the client, which is stated in the report. The client has agreed that the performance of this appraisal and the report format are appropriate for the intended use.
- Written consent from the author and supervisory appraiser, if applicable, must be obtained before any part of the appraisal report can be used for any purpose by anyone except the client and other intended users identified in the report. Where the client is the mortgagee, liability is extended to its insurer. Liability to any other party or for any other use is expressly denied regardless of who pays the appraisal fee. Written consent and approval must also be obtained before the appraisal (or any part of it) can be altered or conveyed to other parties, including mortgagees (other than the client) and the public through prospectus, offering memoranda, advertising, public relations, news, sales or other media.
- 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 appraiser, can be relied upon without fault.

Other: _____

EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS
An extraordinary assumption or limiting condition has been invoked in this appraisal report. YES NO If yes, see attached addendum. _____

HYPOTHETICAL CONDITIONS
A hypothetical condition has been invoked in this appraisal report. YES NO If yes, see attached addendum. _____

JURISDICTIONAL EXCEPTION
A jurisdictional exception has been invoked in this appraisal report. YES NO If yes, see attached addendum. _____

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions and conclusions.
- I have no past, present or prospective interest or bias with respect to the property that is the subject of this report and no personal interest or bias with respect to the parties involved with this assignment, except as specified herein.
- My engagement in this assignment is not contingent upon developing or reporting a predetermined result, upon the amount of value estimate, upon a direction in value that favours the cause of the client, upon the attainment of a stipulated result or the occurrence of a subsequent event.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice.
- I have the knowledge and experience to complete this assignment competently. Except as herein disclosed, no other person has provided me with significant professional assistance in the completion of this appraisal assignment.
- The Appraisal Institute of Canada has a mandatory Continuing Professional Development Program for all members. As at the date of this report, the requirements of this program have been fulfilled.

****INTERIOR PHOTOGRAPHS WERE TAKEN WITH AUTHORIZATION FROM THE OCCUPANTS****

SUPERVISORY APPRAISER'S CERTIFICATION If a supervisory appraiser has signed this appraisal report, he or she certifies and agrees that "I directly supervised the appraiser who prepared this appraisal report and, having reviewed the report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certification and am taking full responsibility for the appraisal and the appraisal report."


PROPERTY IDENTIFICATION

ADDRESS: UNIT 207-1545 PANDORA AVENUE CITY: VICTORIA PROVINCE: BC POSTAL CODE: V8R 6R1

LEGAL DESCRIPTION: STRATA LOT 67, SECTION 74, STRATA PLAN VIS569, VICTORIA DISTRICT (PID#000-713-325) TAX ROLL 7430068

CERTIFICATION

AS A RESULT OF MY APPRAISAL AND ANALYSIS OF ALL APPLICABLE DATA AND RELEVANT FACTORS, IT IS MY CONCLUSION THAT THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY AS AT FEBRUARY 10, 2015 (Effective Date of the Appraisal) IS \$ 210,000

APPRaiser:  SUPERVISORY APPRAISER (if applicable): _____

SIGNATURE: _____ SIGNATURE: _____

NAME: MISHELLE MARTIN, CRA NAME: _____

DESIGNATION: CRA, RI DESIGNATION: _____

DATE SIGNED: FEBRUARY 10, 2015 DATE SIGNED: _____

DATE OF INSPECTION: FEBRUARY 6, 2015 DATE OF INSPECTION: _____

LICENSE INFO: (where applicable) _____ LICENSE INFO: (where applicable) _____

NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.

ATTACHMENTS:

ADDITIONAL SALES EXTRAORDINARY ITEMS ADDENDUM NARRATIVE ADDENDUM PHOTO ADDENDUM SKETCH ADDENDUM

MAP ADDENDUM PLOT MAP AERIAL MAP EXTRA PHOTOS FLOOR PLAN

COMPARABLE SALES, ACTIVE SALE LISTINGS

RESIDENTIAL APPRAISAL REPORT

REFERENCE:

FILE NO.: 26005-AP-V-MEM

CLIENT	CLIENT: GENERATION PROPERTIES INC.	APPRAISER	APPRAISER: MISHELLE MARTIN, CRA
	ATTENTION: BRUCE R. FINDLAY		COMPANY: D.R. COELL & ASSOCIATES INC.
	ADDRESS: 6777 BEAUMONT AVENUE		ADDRESS: 303-1001 CLOVERDALE AVENUE
	MAPLE BAY, BC V9L 5X4		VICTORIA BC V8X 4C9
	E-MAIL: bruce@generationproperties.ca		E-MAIL: mishellemartin@drcoell.com
	PHONE: (250) 701 5460 FAX: (250) 746 8365		PHONE: (250) 388-6242 FAX: (250) 388-6290

EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS
 An extraordinary assumption is a hypothesis, either supposed or unconfirmed, which, if not true, could alter the appraiser's opinions and conclusions (e.g. an absence of contamination where such contamination is possible, the presence of a municipal sanitary sewer where unknown or uncertain). An extraordinary limiting condition is a necessary modification or exclusion of a Standard Rule which must be explained and justified by the appraiser (e.g. exclusion of a relevant valuation approach.) The appraiser must conclude before accepting the assignment which involves invoking an Extraordinary Limiting Condition that the scope of the work applied will result in opinions and conclusions which are credible. Both must accompany statements of each opinion/conclusion so affected.

NONE

HYPOTHETICAL CONDITIONS
 Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective appraisals. For every Hypothetical Condition, an Extraordinary Assumption is required (see above). An analysis based on a hypothetical condition must not result in an appraisal report that is misleading or that relies on actions or events that would be illegal or improbable within the context of the assignment. Following is a description of each hypothetical condition applied to this report, the rationale for its use and its effect on the result of the assignment.

NONE

JURISDICTIONAL EXCEPTION
 The Jurisdictional Exception permits the appraiser to disregard a part or parts of the Standards determined to be contrary to law or public policy in a given jurisdiction and only that part shall be void and of no force or effect in that jurisdiction. The following comments identify the part or parts disregarded, if any, and the legal authority justifying these actions.

NONE

EXTRAORDINARY ITEMS ADDENDUM

ADDENDUM

Borrower: BRUCE R. FINDLAY

File No.: 26005-AP-V-MEM

Property Address: UNIT 207-1545 PANDORA AVENUE

Case No.:

City: VICTORIA

Province: BC

Postal Code: V8R 6R1

Lender: GENERATION PROPERTIES INC.

Neighbourhood Summary Comments

THE SUBJECT AREA IS REFERRED TO AS THE "JUNCTION", OR STADACONA PARK AREA OF FORT STREET AND PANDORA AVENUE, TWO MAJOR TRAFFIC ARTERIES WHICH MERGE JUST EAST OF THE SUBJECT SITE. THE AREA IS ALMOST TOTALLY DEVELOPED WITH CHARACTER CONVERSIONS, APARTMENT BUILDINGS, AND CONDOMINIUMS WITH SUPPORTING COMMERCIAL. THE DISTRICT IS CENTRALLY LOCATED WITH RESPECT TO THE PROXIMITY TO DOWNTOWN, THE JUBILEE HOSPITAL AND THE USUAL CITY SERVICES. STADACONA PARK, WHICH IS LOCATED JUST TO THE NORTH ACROSS PANDORA AVENUE FROM THE SUBJECT, IS POPULAR FOR ITS TENNIS COURTS AND GREEN SPACE ASPECT. STADACONA AVENUE BORDERING THE WEST SIDE IS A QUIET, BLOCK LONG SIDESTREET RUNNING NORTH/SOUTH BETWEEN FORT STREET AND PANDORA AVENUE. THE STREET HAS ATTRACTIVE TREE LINED BOULEVARDS. THE AREA ENJOYS EXCELLENT BUS SERVICE. PROXIMITY TO DOWNTOWN AND THE JUBILEE HOSPITAL MAKES THE LOCATION A PRIME MULTI-FAMILY NEIGHBOURHOOD. VEHICULAR TRAFFIC ALONG BOTH PANDORA AND FORT STREETS IS VERY HEAVY AND THERE IS ALSO A MEDIUM DEGREE OF PEDESTRIAN TRAFFIC.

THE SUBJECT UNIT HAS EASTERN EXPOSURE AND FACES ONTO THE JUNCTION AT FORT STREET AND PANDORA AVENUE. THE TRAFFIC FLOW AND NOISE WILL POSE AS A MINOR ADVERSE INFLUENCE FOR THIS UNIT.

Site Comments

THE SUBJECT IS LOCATED IN A MIXED CONCRETE AND WOOD-FRAME, LOW-RISE RESIDENTIAL CONDOMINIUM BUILDING BUILT OVER A GROUND LEVEL COMMERCIAL AREA WITH COMMON UNDER-BUILDING PARKADE AND ROOF TOP INNER COURTYARD AREAS ABOVE THE PARKADE.

THE COMPLEX KNOWN AS "STADACONA CENTRE" WITH 28,976 SQUARE FEET OF GROUND FLOOR COMMERCIAL AND 106 CONDOMINIUM UNITS BETWEEN TWO BUILDINGS. THE SUBJECT'S UNIT BUILDING, BUILDING "B" IS COMPRISED OF 55 UNITS OVER 4 FLOORS. THE SUBJECT IS LOCATED ON THE 2ND FLOOR AND IS AN INTERIOR UNIT WITH EASTERN EXPOSURE (STREET VIEWS). THE STRATA MINUTES HAVE NOT BEEN REVIEWED. THIS REPORT ASSUMES NO SPECIAL ASSESSMENTS. THE SUBJECT PROPERTY HAS RECENTLY UNDERGONE A COMPLETE BUILDING ENVELOP REMEDIATION AT A COST OF 7.6 MILLION. ASSESSMENTS ON THE UNIT HAVE BEEN PAID IN FULL. PLEASE REFER TO THE ADDENDUM FOR A DETAILED LIST OF THE RECENT UPGRADES TO THE BUILDING.

THE SUBJECT APPEARS TO CONFORM TO THE C1-N ZONING. STRATA FEES ARE REPORTED TO BE +/-279.60 PER MONTH. THIS INCLUDES BUILDING INSURANCE, CARETAKER, GARBAGE, MANAGEMENT, RECREATION FACILITY, WATER AND YARD MAINTENANCE.

AMENITIES WITHIN THE BUILDING COMPLEX INCLUDE: SECURED UNDERGROUND PARKING GARAGE, IN-DOOR POOL, HOT TUB, SAUNA, GAMES ROOM AND HOBBY ROOM/WORKSHOP.

ADDENDUM

Borrower: BRUCE R. FINDLAY

File No.: 26005-AP-V-MEM

Property Address: UNIT 207-1545 PANDORA AVENUE

Case No.:

City: VICTORIA

Province: BC

Postal Code: V8R 6R1

Lender: GENERATION PROPERTIES INC.

Environmental Addendum

DESCRIPTION OF IMPROVEMENTS

THE SUBJECT IS A SECOND (2) FLOOR, EAST-FACING, INTERIOR UNIT. THE APPRAISED VALUE IS BASED ON CONDITION AS AT THE DATE OF INSPECTION, FEBRUARY 6, 2015. THE UNIT WAS IN ABOVE AVERAGE OVERALL CONDITION WITH PARTIAL UPDATES TO THE UNIT APPARENT.

SALES ANALYSIS:

A WIDE VARIETY OF SALES, LISTINGS AND EXPIRED LISTINGS HAVE BEEN ANALYSED TO DETERMINE THE CURRENT MARKET VALUE OF THE SUBJECT PROPERTY. THE SALES USED WERE THE BEST POSSIBLE SALES, AND HAVE BEEN ANALYSED AND ADJUSTED APPROPRIATELY.

IN THE TIME BETWEEN THE DATES OF THESE TRANSACTIONS AND THE VALUATION DATE OF THE SUBJECT PROPERTY, THE MARKET FOR SIMILAR PROPERTIES LOCATED IN THE SUBJECTS AREA HAVE REMAINED STABLE AND NO MARKET CONDITION ADJUSTMENTS HAVE BEEN APPLIED.

COMPARABLE SALES NO.1, NO. 2 AND NO. 3 HAVE BEEN ANALYSED TO ESTIMATE THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF THE DATE, FEBRUARY 6, 2015. ALL SALES ARE SALES WITH IN THE 12 MONTHS OF THE EFFECTIVE DATE OF THE APPRAISAL AND ARE ALL LOCATED IN AND AROUND THE SUBJECT'S NEIGHBOURHOODS.

THE DIRECT COMPARISON APPROACH IS TO BE THE FAVORED METHOD OF VALUATION. INHERENT IN THIS APPROACH IS THE ASSUMPTION THAT A PRUDENT PURCHASER WILL NOT PURCHASE A PROPERTY AT A HIGHER PRICE THAN SIMILAR PROPERTIES WITH COMPARABLE LOCATION AND CHARACTERISTICS. THE APPROACH IS OFTEN GOOD EVIDENCE OF VALUE AS IT REPRESENTS THE ACTIONS OF THE BUYER IN THE MARKETPLACE.

COMPARABLE #1: THIS COMPARABLE IS LOCATED WITHIN THE SUBJECT'S BUILDING AND IS SIMILAR IN LOCATION, AGE, CONDITION (PART UPDATED), OUTDOOR SPACE AND BEDROOMS & BATHROOMS, PARKING, UNIT LOCATION AND SITE INFLUENCES. NO ADJUSTMENTS WILL BE WARRANTED. SUPERIOR IN OVERALL CONDITION, FLOOR LOCATION AND LIVABLE SQFT. DOWNWARD ADJUSTMENTS WILL BE WARRANTED. UNADJUSTED, THIS COMPARABLE IS SUPERIOR TO THE SUBJECT.

COMPARABLE #2: THIS COMPARABLE IS INFERIOR IN LIVABLE SQFT, CONDITION, PARKING, BUILDING (PART BUILDING UPDATES), OUTDOOR SPACE AND BUILDING AMENITIES. UPWARD ADJUSTMENTS WILL BE WARRANTED. THIS COMPARABLE IS SIMILAR IN AGE, BEDROOMS & BATHROOMS, UNIT LOCATION AND FLOOR LOCATION. NO ADJUSTMENTS WILL BE WARRANTED. SUPERIOR IN LOCATION, AND SITE INFLUENCES. DOWNWARD ADJUSTMENTS WILL BE WARRANTED. UNADJUSTED, THIS COMPARABLE IS INFERIOR TO THE SUBJECT.

COMPARABLE #3: THIS COMPARABLE IS INFERIOR IN OUTDOOR SPACE AND BUILDING AMENITIES. UPWARD ADJUSTMENTS WILL BE WARRANTED. THIS COMPARABLE IS SIMILAR IN LOCATION, AGE, BATHROOMS, UNIT LOCATION, PARKING AND BUILDING CONDITION (FULLY REMEDIATED). NO ADJUSTMENTS WILL BE WARRANTED. SUPERIOR IN CONDITION (FULL INTERIOR RENOVATION), BEDROOMS, FLOOR LOCATION, AND SITE INFLUENCES. DOWNWARD ADJUSTMENTS WILL BE WARRANTED. UNADJUSTED, THIS COMPARABLE IS SUPERIOR TO THE SUBJECT.

COMPARABLE #4 & #5 ARE ACTIVE LISTING WITHIN THE SUBJECT'S DEVELOPMENT. ACTIVE LISTINGS PROVIDE SUPPORTIVE WEIGHT IN DETERMINING THE VALUE OF UNITS IN A DEVELOPMENT, AS A PRUDENT PURCHASER WILL NOT PURCHASE A PROPERTY/UNIT AT A HIGHER PRICE THAN SIMILAR PROPERTIES WITH COMPARABLE LOCATION AND CHARACTERISTICS.

WITHIN THE DIRECT COMPARISON APPROACH THE THREE COMPARABLES PROVIDE AN ADJUSTED RANGE BETWEEN \$207,000 TO \$215,000.

BASED ON THE PENDING ANALYSIS, TAKING IN THE CONSIDERATION OF THE UPWARDS AND DOWNWARDS QUANTITATIVE AND QUALITATIVE ADJUSTMENTS, AN APPROPRIATE VALUE FOR THE SUBJECT PROPERTY WILL BE LOWER THAN THE UNADJUSTED COMPARABLE NO. 1 (\$227,000); HIGHER THAN THE UNADJUSTED COMPARABLE NO. 2 (\$190,000); AND LOWER THAN THE UNADJUSTED COMPARABLE NO. 3 (\$228,000). CONSIDERING THE FOREGOING, \$210,000 IS CONSIDERED AN APPROPRIATE VALUE FOR THE SUBJECT PROPERTY.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: BRUCE R. FINDLAY	File No.: 26005-AP-V-MEM
Address: UNIT 207-1545 PANDORA AVENUE	Case No.:
City: VICTORIA ProBC	P.C.: V8R 6R1 Lender: GENERATION PROPERTIES INC.



FRONT VIEW OF SUBJECT PROPERTY

Date: February 10, 2015
Appraised Value: \$ 210,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: BRUCE R. FINDLAY	File No.: 26005-AP-V-MEM
Address: UNIT 207-1545 PANDORA AVENUE	Case No.:
City: VICTORIA ProBC	P.C.: V8R 6R1 Lender: GENERATION PROPERTIES INC.



COMPARABLE SALE #1

417-1545 PANDORA AVENUE
VICTORIA
Sale Date: 23-OCT-2014
Sale Price: \$ 227,000



COMPARABLE SALE #2

202-429 LINDEN AVENUE
VICTORIA
Sale Date: 21-FEB-2014
Sale Price: \$ 190,000



COMPARABLE SALE #3

418-909 PEMBROKE STREET
VICTORIA
Sale Date: 29-SEP-2014
Sale Price: \$ 228,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: BRUCE R. FINDLAY	File No.: 26005-AP-V-MEM
Address: UNIT 207-1545 PANDORA AVENUE	Case No.:
City: VICTORIA ProBC	P.C.: V8R 6R1 Lender: GENERATION PROPERTIES INC.



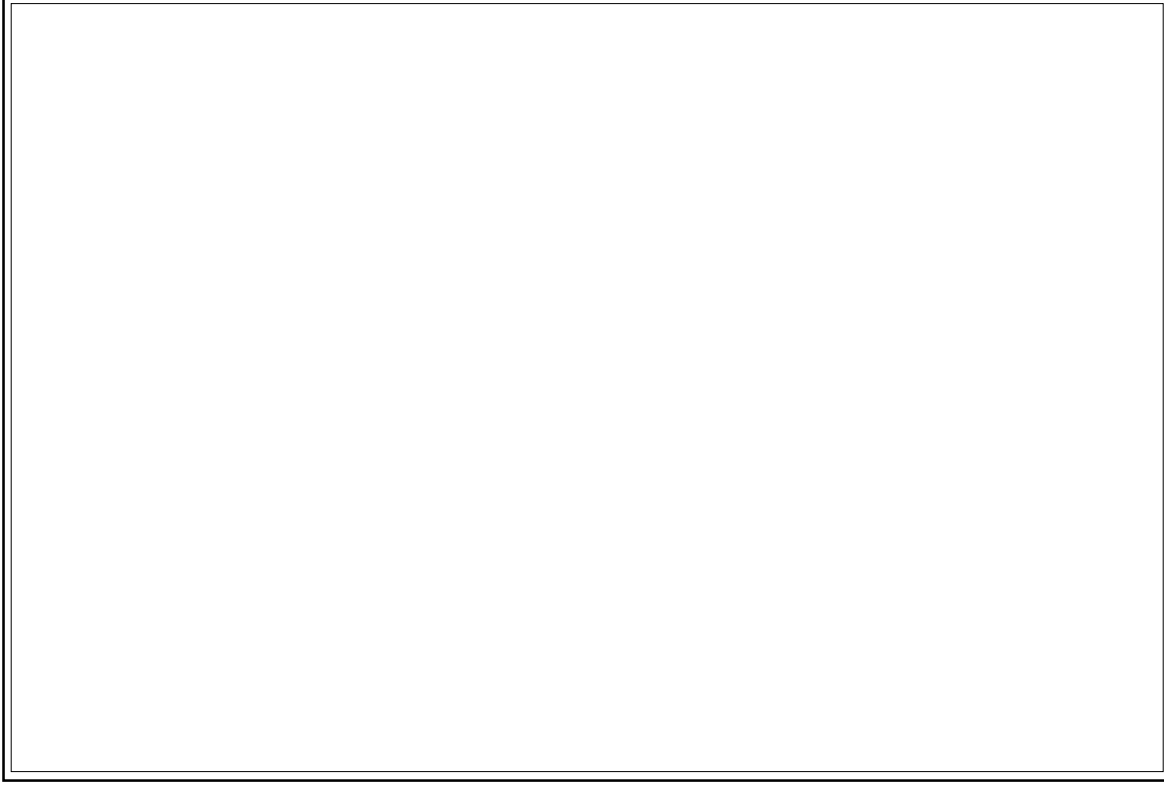
COMPARABLE SALE #4

UNIT 214-1545 PANDORA AVE
VICTORIA
Sale Date: ACTIVE LISTING
Sale Price: \$ 279,000



COMPARABLE SALE #5

UNIT 318-1545 PANDORA AVE
VICTORIA
Sale Date: ACTIVE LISTING
Sale Price: \$ 238,500



COMPARABLE SALE #6

Sale Date:
Sale Price: \$

Borrower: BRUCE R. FINDLAY

File No.: 26005-AP-V-MEM

Address: UNIT 207-1545 PANDORA AVENUE

Case No.:

City: VICTORIA

ProBC

P.C.: V8R 6R1

Lender: GENERATION PROPERTIES INC.



LIVING AREA



ADDITIONAL LIVING ROOM VIEW



BEDROOM

Borrower: BRUCE R. FINDLAY

File No.: 26005-AP-V-MEM

Address: UNIT 207-1545 PANDORA AVENUE

Case No.:

City: VICTORIA

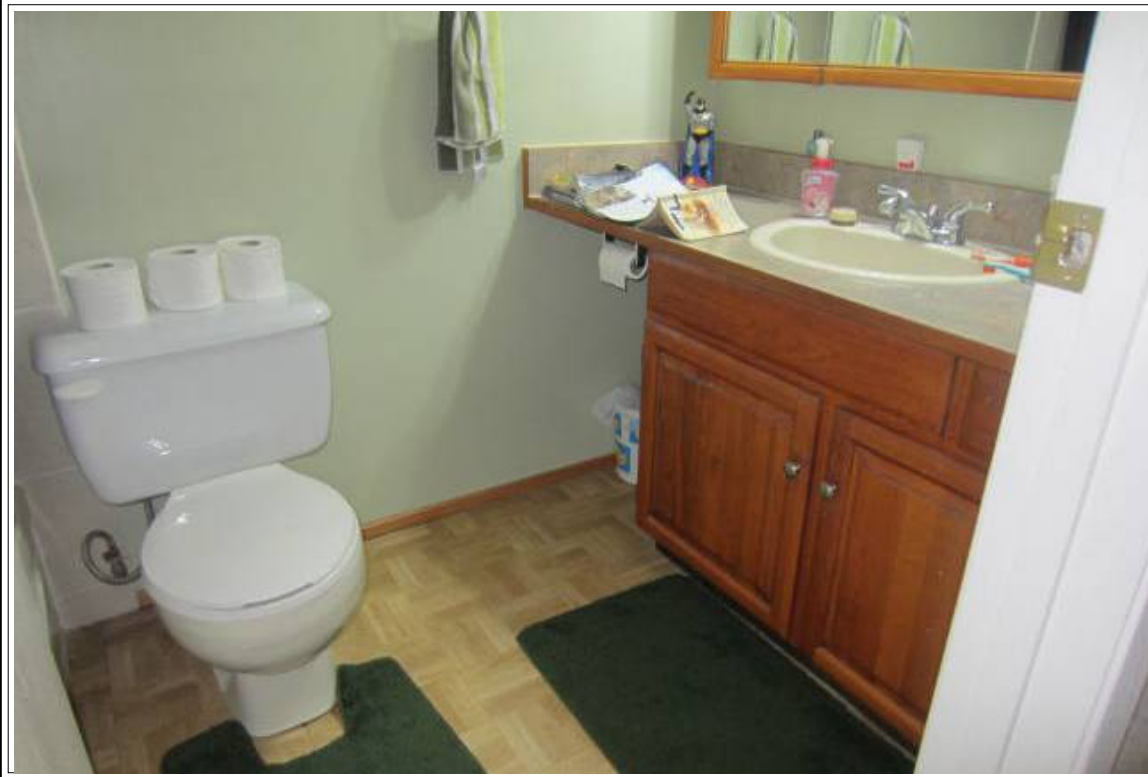
ProBC

P.C.: V8R 6R1

Lender: GENERATION PROPERTIES INC.



KITCHEN AREA



4 PIECE BATHROOM



BALCONY

PHOTOGRAPH ADDENDUM

Borrower: BRUCE R. FINDLAY	File No.: 26005-AP-V-MEM
Address: UNIT 207-1545 PANDORA AVENUE	Case No.:
City: VICTORIA ProBC	P.C.: V8R 6R1 Lender: GENERATION PROPERTIES INC.



VIEW FROM BALCONY



FORT STREET VIEW



COMMON COURTYARD VIEW

Borrower: BRUCE R. FINDLAY

File No.: 26005-AP-V-MEM

Address: UNIT 207-1545 PANDORA AVENUE

Case No.:

City: VICTORIA

ProBC

P.C.: V8R 6R1

Lender: GENERATION PROPERTIES INC.



COMMON COURTYARD VIEW



COMMON LOBBY AREA

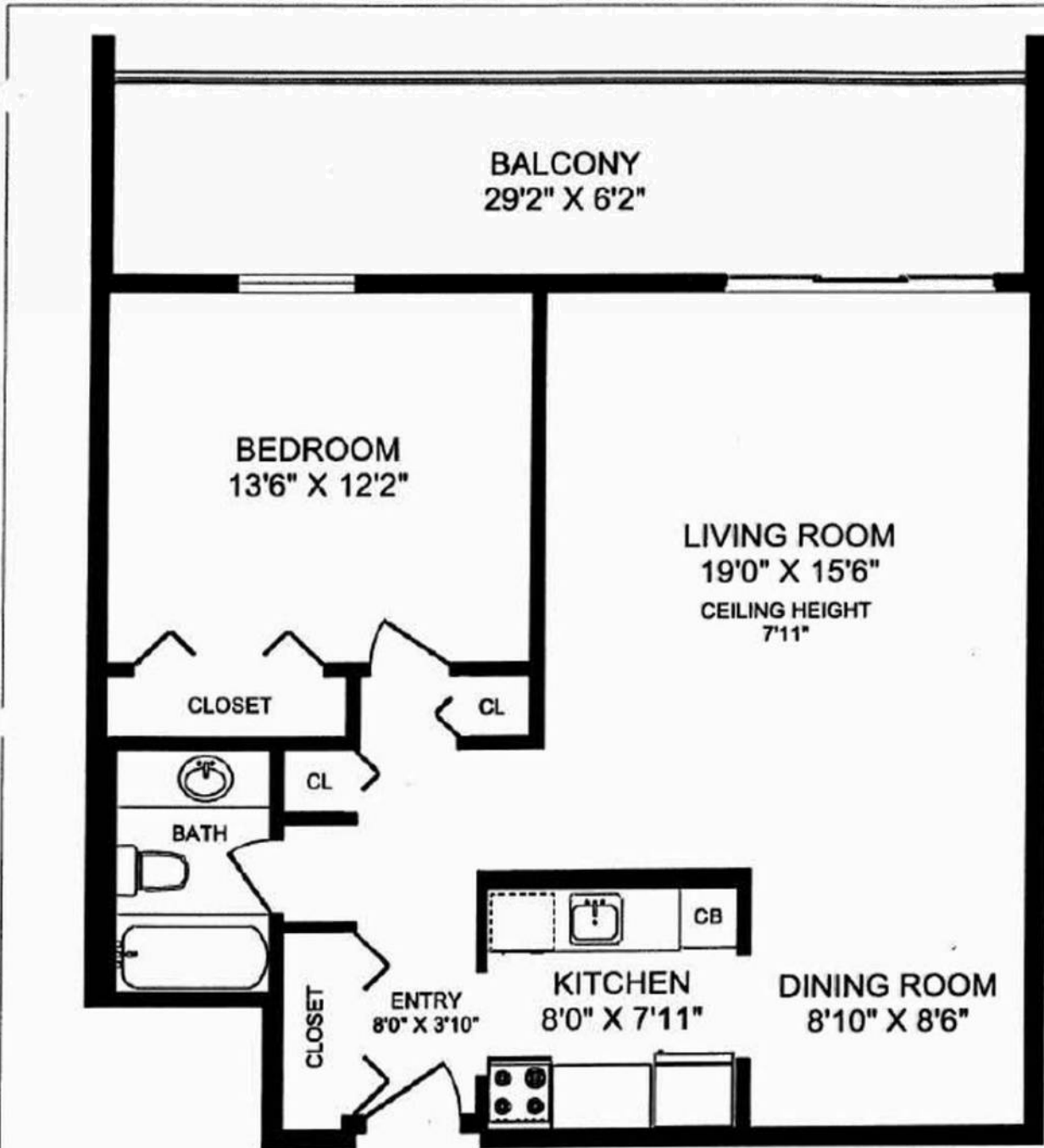


COMMON SWIMMING POOL

FLOORPLAN

Borrower: BRUCE R. FINDLAY
 Property Address: UNIT 207-1545 PANDORA AVENUE
 City: VICTORIA
 Lender: GENERATION PROPERTIES INC.

File No.: 26005-AP-V-MEM
 Case No.:
 Prov.: BC
 P.C.: V8R 6R1



AREA	SQ FT		
	FLOOR FINISHED	UNFINISHED	TOTAL
MAIN	841	0	841
TOTAL	841	0	841
BALCONY		180	

207-1419 STADACONA AVENUE



MEASURED MAY 9, 2014 BY JORDAN GREENWOOD

250.388.8998 orders@realfoto.ca

All information furnished regarding this property is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.

PLOT MAP

Borrower: BRUCE R. FINDLAY

File No.: 26005-AP-V-MEM

Property Address: UNIT 207-1545 PANDORA AVENUE

Case No.:

City: VICTORIA

Prov.: BC

P.C.: V8R 6R1

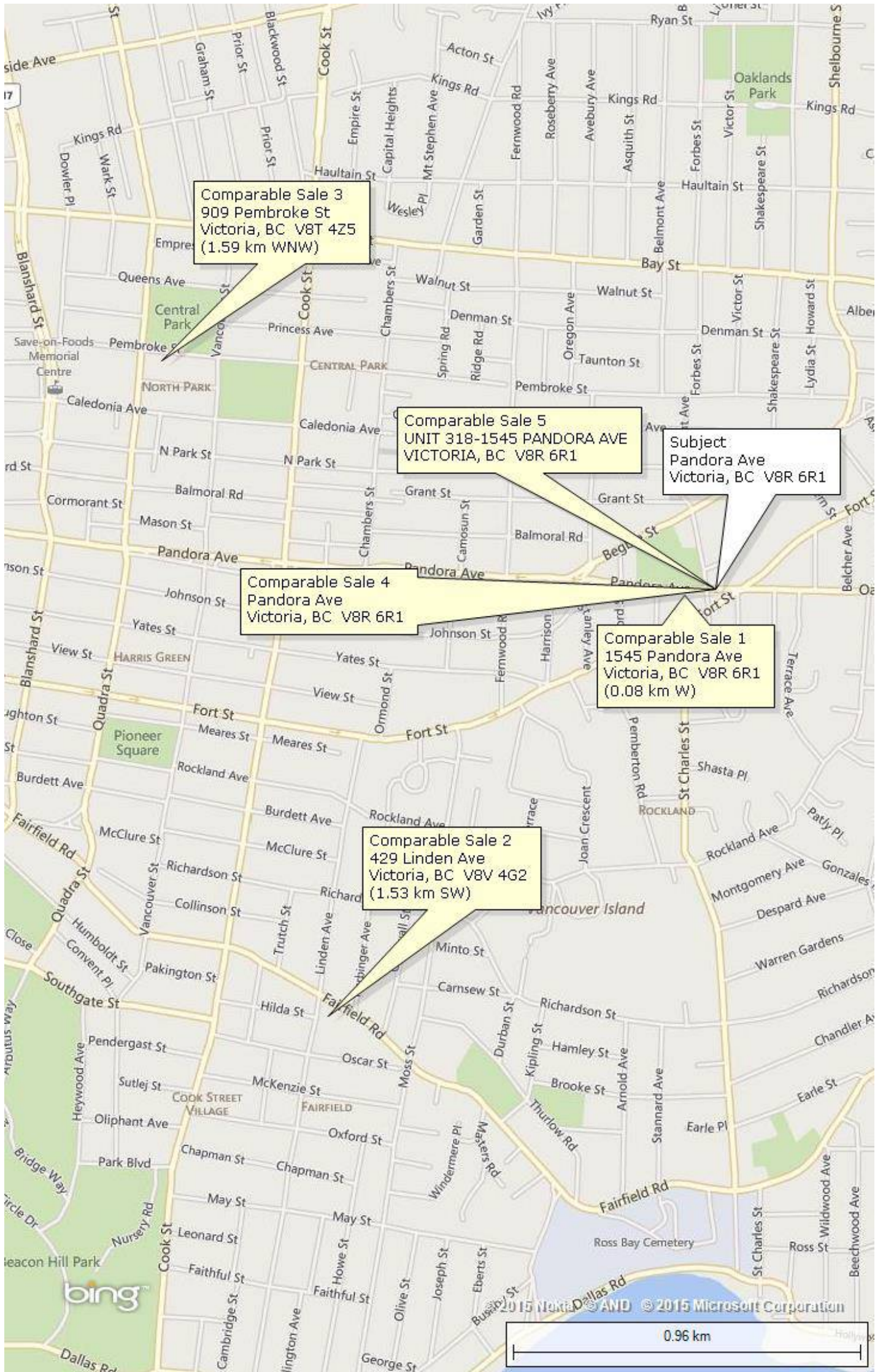
Lender: GENERATION PROPERTIES INC.



LOCATION MAP

Borrower: BRUCE R. FINDLAY
Property Address: UNIT 207-1545 PANDORA AVENUE
City: VICTORIA
Lender: GENERATION PROPERTIES INC.

File No.: 26005-AP-V-MEM
Case No.:
Prov.: BC
P.C.: V8R 6R1



AERIAL MAP

Borrower: BRUCE R. FINDLAY

File No.: 26005-AP-V-MEM

Property Address: UNIT 207-1545 PANDORA AVENUE

Case No.:

City: VICTORIA

Prov.: BC

P.C.: V8R 6R1

Lender: GENERATION PROPERTIES INC.



Borrower: BRUCE R. FINDLAY

File No.: 26005-AP-V-MEM

Property Address: UNIT 207-1545 PANDORA AVENUE

Case No.:

City: VICTORIA

Prov.: BC

P.C.: V8R 6R1

Lender: GENERATION PROPERTIES INC.

PLANACT/SEL COMMITTEE**MARCH 22, 12****SCOPE OF WORK HIGHLIGHTS (SEL ENGINEERING)****Residential:**

1. remove existing exterior finishes (stucco, railings, flashings etc.),
2. repair wood substrate and framing as required,
3. "rainscreen" on all vertical walls;
4. re-stucco where stucco currently is;
5. install all new windows, including those on north wall, and doors (windows and doors will be recommended to be low-E and will be more sound-deadening than originals;)
6. new balcony railings (glass and aluminum- no or almost no "upstand" walls);
7. new soffits throughout (underside of balconies);
8. new vents throughout;
9. new blocking where decks meet walls;
10. new plywood decks;
11. new flashings and membrane on wooden decks;
12. new SBS membrane and pavers on concrete decks on all elevations of the buildings (includes Stadacona and Belmont sides as well as interior courtyard;
13. new gutters, downspouts, scuppers, drains (this will result in a complete rationalisation of downspouts and no deck will deposit water to a deck below-it will be carried to ground or courtyard and drained away;)
14. all exterior wall areas will be either new stucco, new metal flashing or painted.

Additional Notes:

- Many of the vertical walls that separate units from each other are wood frame and only fire separation walls are concrete. Some of these vertical walls show significant signs of water penetration, especially where there are joints and railings connections. These vertical walls need to be repaired wherever there is a failure.
- Easiest repair is to remove all of the stucco on these wood framed walls. Expose what is behind repair, add rainscreen wall and then new finish coat of stucco.
- All windows must come out for this repair to happen. Cost of windows is quite low-below \$200. each. Waterproof paper wraps around window-new window installed. There is no point in putting old windows back.
- All sliding doors are coming out for deck repairs-to allow membrane to be wrapped up over sill. Replacement of doors recommended since they all have to come out and be –reinstalled in any case. This allows new style doors, Low E,

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Lender: GENERATION PROPERTIES INC.

different colour frames, and greater sound protection. Note that doors **will not be raised** in almost all instances.

- New interior window surrounds will be required to install windows. Interior wood window surrounds and trim will be replaced with new, drywall repaired and window trims sanded and primed- final colour and paint application up to individual owners at their expense;
- Opaque glass is called for in document- this is more expensive than clear but is frequently used for privacy and to hide decks that have a lot of stuff on them- can be specified as clear. Recommendation is to specify one or the other but not permit a combination.

Courtyard:

1. All existing finishes will be removed;
2. Electrical and plumbing stubs will be protected where possible;
3. Existing asphalt membrane will be scoured off;
4. New drains installed where necessary;
5. Install new 2 ply torch on membrane over entire area (wall to wall;)
6. Install 24" x 24" pavers throughout;
7. Install new decks (for the 3 elevated wooden decks;)
8. New hand railings and opaque glass for all decks and balconies for units at this level as well as all fences in "public" spaces (that is -there will be no wood resulting in lower maintenance costs;)
9. Courtyard repair will include the elevated area of decks above commercial by Shine café and Sterling Accountants;
10. Wooden steps (or ramps) from central courtyard up to north elevated courtyard and wooden steps up to south elevated courtyard area;
11. No landscaping is included in SEL Scope of Work- this will be by separate budget and separate scope of work;
12. Existing covered walkway on central courtyard running north/south will not be replaced;
13. Existing "fake" wood loggia at rear of Fort St. commercial running east/west will not be replaced.

Additional Notes:

- All decks, other than the three elevated wooden decks) will be at same grade as courtyard. SEL is looking at making exit from B building to courtyard level with north upper courtyard.
- Other than ramp from central courtyard to north elevated courtyard, there will be no ramps.

Borrower: BRUCE R. FINDLAY

File No.: 26005-AP-V-MEM

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Lender: GENERATION PROPERTIES INC.

- Budget for landscaping/furnishing/irrigation/lighting etc. of courtyard is yet to be determined. We will seek separate bids for landscaping materials and plants using the Cassidy plan as a guide. In the Cassidy report, landscaping was budgeted at \$500,000. (See attached extract from Cassidy budget.)

Commercial Area Upgrades:

1. Commercial Sign band will be clad in metal so that existing stucco wall is hidden and sign boxes are recessed into metal band;
2. The “upstand” wall that holds the signage is wood framed and will be repaired from the back side (leaving front alone so signs do not have to be removed ;)
3. New railing on “upstand” wall where exposed to courtyard areas to get required code height- these will be same kind of railing as residential balconies;
4. New sidewalk s on both Pandora and Fort St. plaza levels. This will be paver bricks or tiles- most likely paver bricks;
5. New membrane to edge of garage on Fort St. side.
6. New paved driveway on Fort St. side as existing driveway asphalt must come up to expose roof of garage below;
7. New stairwell railings to commercial spaces-same as residential style;
8. New soffit on Pandora Side;
9. Existing orange brick will be overlaid (vener) with new stacked stone veneer;
10. Existing cedar (or other finishes) will be overlaid with Hardi-panel cementious board with smooth finish and aluminum trims.
11. Pandora parking edge has continuous concrete curb stops to create edge to allow new paver application.

Additional Notes:

- Existing windows and window trims remain at commercial level.
- New lighting on both fort and Pandora levels will be installed- this is not part of SEL scope of work.
- Area under overhang on north side (Pandora) does not get any new treatment.

Borrower: BRUCE R. FINDLAY	File No.: 26005-AP-V-MEM
Property Address: UNIT 207-1545 PANDORA AVENUE	Case No.:
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Lender: GENERATION PROPERTIES INC.	

- Entrance to B Building could be specified in stone if so desired.
- All stores and commercial operations have to be able to operate throughout the construction period.

Other issues:

1. Contractor will require significant outdoor (and possibly indoor) parking areas for storage, marshalling equipment, storage of sand, lumber etc. This will be a matter that will require considerable co-ordination with commercial owner and commercial tenants.
2. All balcony enclosures will be removed for a fixed cost as part of the contract unless owner wants enclosure preserved in which case cost of removal (less fixed price in contract) will be at cost of owner. Enclosure will have to be removed from Stadacona forthwith as there is no place to store the material.
3. No on-site contractor staff parking.
4. SEL is suggesting a 30% contingency fund on all of SEL's scope of work. We are told by SEL the average contingency expenditure is 22—25% of contract.

Planact Budget – Additional desired works to be included in overall scope of work:

1. Conversion of Hot water system to gas. (approx. \$\$45,000. X 2 = \$90,000. + HST plus cost of building enclosures in parked, coring , etc. etc. say \$105,000.)
2. Residential hall way carpets- approx. \$145,000. + HST for both buildings.
3. Elevator upgrades- budget \$200,000. + HST for all three elevators, including interior cab upgrades.
4. Electrical room equipment- Unknown at this time.
5. Shower rooms adjacent to pool- re-tile throughout- no estimates have been obtained yet. Budget minimum \$7,500. per shower room.
6. Building "A" lower roof repair- will be part of 2012-13 operating budget.
7. Pedestal sign- Fort and Stadacona- Budget \$7,000. + HST.

Possible Timing of Upcoming Meetings:

1. Bids close April 4. 2012. Only three bidders- Heather Brae, Restruct and Knappett. No assurance all or any will bid.