

normac

INSURANCE APPRAISAL

Strata LMS 280 - Chateau Comox

Total Insurable Value \$7,400,000



Dated: November 30, 2016 at Vancouver, BC

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November 30, 2016

Private and Confidential

Property: Strata LMS 280 - Chateau Comox
c/o Mr. Kevin Green, Property Manager
Southview Property Management
110 - 7580 River Road
Richmond, BC V6X 1X6

Dear Kevin:

Subject: Insurance Appraisal Report

1.0 Purpose and Intended Use

As per your request, we have prepared an estimate of the Total Insurable Value of the applicable assets for Strata LMS 280 - Chateau Comox. The subject property consists of an eight storey concrete high rise apartment building, located at 1272 Comox Street in Vancouver, British Columbia.

It is our understanding that the appraisal will be utilized for the placement of property insurance. By result, the intended users are the property owner(s), and/or property manager(s), as addressed above, and their insurance broker(s) and/or underwriter(s).

We direct your attention to the limiting conditions in Section 8.0 as they are a fundamental part of this report.

2.0 Date of Report and Effective Date

This report has been prepared on November 30, 2016, and it has an effective date of February 1, 2017. The property was inspected on November 28, 2016.

This is a current appraisal report. The effective date, and the date of the report are within a reasonably short period from the date of inspection when market conditions have not or are not expected to change.

3.0 Summary Conclusion

Contingent upon the limiting conditions, assumptions, and restrictions noted herein, we estimate that the Total Insurable Value of the applicable assets of the subject property stated in Canadian dollars, is approximately:

\$ 7,400,000

* A copy of this report will be kept on file in our office for a period of at least seven years *

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4.0 Identification of Property

The property, which is the subject of this appraisal report, consists of twenty-one (21) suites, concrete underground parkade, and various site improvements.

4.1 Photographs



Strata LMS 280 - Chateau Comox

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Strata LMS 280 - Chateau Comox

4.2 Summary of Construction

Property Address:

Date of construction..... Circa 1991
Number of floors..... Eight over parkade
Total size (including all levels)..... See Breakdown in 6.1
Building Class..... B

Structure Components:

Excavations..... For lowest level and foundations
Foundations..... Reinforced concrete footings footings and piles
Exterior Frame..... Reinforced concrete
Interior Frame..... Studs, part concrete
Exterior Cladding..... Concrete and glass panels
Lowest Floor Structure..... Reinforced concrete slab
Upper Floor Structure..... Suspended concrete slab
Roof Structure..... Suspended concrete slab
Roofing..... Built-up
Balconies/Decks..... Balconies

Interior Finish:

Flooring..... Carpet and ceramic tile
Interior Walls..... Painted dry wall
Ceilings..... Stippled dry wall
Appliances..... Typical set of appliances includes refrigerator, stove, dishwasher and garburator
Fireplaces..... Gas fireplaces

Mechanical and Electrical Systems:

Elevators..... One serving nine levels
HVAC..... Electric baseboard
Electrical Panel..... Circuit breakers
Plumbing..... Estimate copper
Security Systems..... Pre-wired security system, secure gate for parkade, Sprinkler system throughout standpipe system, hard-wired smoke & heat detectors, fire panel, fire alarms, pull stations, fire extinguishers and emergency lights
Fire Protection.....

Landscaping:

Soft Landscaping..... Grass, shrubs, trees
Hard Landscaping..... Concrete walkways and patios, fencing and retaining walls

5.0 Scope of Appraisal

The general scope of our appraisal services includes:

1. A Site Visit. This includes an exterior and interior inspection for new appraisals and an exterior inspection for properties under a reappraisal program.
2. Review of Strata Plans, Building Plans and/or Estimation of Floor Areas
3. Inventory of Main Construction Features
4. Identification of Special Features
5. Inventory of Landscaping and Miscellaneous Assets
6. Photographs of the Property
7. Building Code and Bylaw Review for parking, special needs access and fire protection
8. Costing and Report Production. Further discussion on our costing is found in Section 5.5.

5.1 Valuation Premise

With reference to the purpose and intended use of the appraisal, the appropriate value premise to estimate is Total Insurable Value (TIV) which is defined as:

"The total cost of construction required to replace the subject property (buildings and site improvements) with a substitute of like or equal utility using current standards of material and design. Costs for demolition and removal are included. All applicable costs include labour, materials, supervision, contractor's profit and overhead, architect's plans and specifications, applicable taxes and insurance."

5.2 Items included in the Total Insurable Value

The assets included in this appraisal consist of the structure, hard & soft landscaping, British Columbia Building Code and municipal bylaw review, and demolition and removal costs.

The structure includes all costs associated with replacement of excavation, site preparation, site services, foundations, exterior framing, exterior finishes, floor structure, roof structure, roof cover, balconies, decks, common area interior finishes, common security systems, fire protection equipment, and elevators.

Residential structures also include costs associated with replacement of interior framing, interior finishes, plumbing, heating, ventilation, cooling, electrical, fireplaces, common amenities (i.e. gym, indoor pool, sauna, change room, etc.), common furniture, equipment, fixtures, and the standard set of appliances installed by the developer.

Commercial structures also include costs associated with replacement of main demising walls. Unless otherwise noted in the report, commercial structures do not include costs for furniture, contents & equipment. Similarly, other tenant improvements (i.e. custom counters and display areas, extra wall partitioning, vaults, custom electrical work) will also not be included unless noted.

For the commercial units of strata-titled properties, structures also include costs for roughed-in electrical, roughed-in plumbing, and HVAC systems if they were included as part of original construction. The interior of the units will be assumed to be unfinished.

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For the commercial units of non-strata-titled properties, structures include basic plumbing, basic electrical and HVAC systems. The interior of the units are assumed to have a basic level of finish for the floor, outside walls, and ceilings.

Hard & soft landscaping typically includes all costs associated with replacement of; site preparation, paving, curbs, sidewalks, handicap ramps, trees, lawns, shrubs, hedges, gazebos, fencing, fountains, street lamps, gates, benches, retaining walls, outdoor pools and outdoor jacuzzis.

For actual structural and landscaping components, refer to the Summary of Construction table(s).

British Columbia Building Code and municipal bylaw updates refer to the estimated additional cost necessary in the event of a replacement to bring the subject structures up to current British Columbia Building Code and municipal bylaws with respect to parking spaces, fire protection, and handicapped access. In addition, an estimate for demolition & removal costs is provided in this section.

5.3 Assets Excluded

Assets that are excluded from the appraisal include land, individual betterments & improvements, and personal property.

Land for the purposes of this report is defined as market value of the subject property site.

Individual betterments and improvements are defined as modifications to the structure and/or interior finishes not considered to be for the common use of all property owners.

Personal property is defined as individually owned, identifiable, portable, and tangible objects such as furnishings, artwork, stereos, and antiques.

5.4 Valuation Approaches

Cost Approach

The Cost Approach is one of the three approaches commonly used to estimate value. It is based on the principle of substitution, which affirms that where a property is replaceable its value tends to be set by the cost of acquiring one equally desirable substitute.

The cost approach is best suited to estimate Total Insurable Value, and it will be used to satisfy the purpose and intended use of this appraisal.

Income and Direct Comparison Approaches

Income and Direct Comparison Approaches are two market value appraisal methods. The Income Approach is based on the theory that value is related to the worth of the future income that a property is capable of producing. The Direct Comparison Approach is based on the principle of substitution, which states that a prudent purchaser will not normally pay more for a property than the price of an equally desirable property available under similar circumstances. Given the purpose and intended use of the appraisal report, these two approaches are not relevant or appropriate methods of valuation.

This is an insurance appraisal, and certain market value appraisal practices are not relevant. As a result, we have not provided an opinion as to the highest and best use of the property. We have not considered exposure time, agreements for sale, options, property listings, historical sales, actual or anticipated public work improvement, easements, rights of way, land use contracts, and the effect on value of an assemblage.

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5.5 Valuation Process

In order to determine an estimate of TIV, we have relied upon various information sources including: published valuation services (Altus, BDC, BTY Group, RS Means), local developers, architects, and construction associations.

These information sources provide costs per square foot for typical building construction for the major sections of each building (basements, parking garages, detached garages, finished residential areas, commercial areas, etc.); or costs per unit of the major building components (foundations, frame, floor structure, floor cover, roof structure, roofing, millwork, sprinklers, heating systems, lawns, curbing, etc.)

In all cases, the costs are applied according to the apparent quality of each section: low cost, average, good, and excellent. Adjustments are then made for other specific components installed (i.e. sprinklers, appliances, fireplaces, HVAC, site services, balconies, canopies, water features, gazebos, etc.). The amounts are then added to create a cost composite for the property.

According to the Marshall & Swift classification system, the subject property is considered to be a **Class B** building. Buildings having this classification may have exterior walls made up of wood or steel studs with an exterior consisting of wood siding, stucco, brick, vinyl, or other materials. Floors and roofs are supported on wood or steel joists or the floor may be a concrete slab. Upper floors or roofs may consist of wood or metal deck, prefabricated panels or sheathing.

5.6 Property Rights and Land Use Controls

The subject property is a freehold property zoned as RM-5B. For our land use control analysis, the BC Building Code and Municipal bylaws have been reviewed to determine any additional cost of parking spaces, fire protection or handicapped access that might be required in the event of a full replacement of the property. This additional cost can be found below.

6.0 Detailed Conclusion

After careful consideration, Normac estimates the Total Insurance Value of the applicable items in Canadian dollars to be approximately:

Total Insurable Value: \$7,400,000

See next page for detailed valuation breakdown.

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6.1 Valuation Breakdown

Bld. #	Strata Lots	Approx. Size (s.f.)	Approx. Size (m ²)	Footprint (s.f.)	Structure	Landscaping	Bylaws and Demolition	Total Insurable Value
1	1-21	37,100	3,450	4,990	\$ 6,822,000	\$ 114,000	\$ 464,000	\$ 7,400,000
	TOTAL	37,100	3,450	4,990	\$ 6,822,000	\$ 114,000	\$ 464,000	\$ 7,400,000

7.0 Certification Statement

We certify that, to the best of our knowledge and belief:

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 is our personal, unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
4. Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favours the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. The content of this report has been prepared in conformity with the Canadian Uniform Standards of Professional Appraisal Practice.
6. We have the knowledge and experience to complete this assignment competently. Except as disclosed herein, no other person with significant professional assistance in the completion of this appraisal assignment.
7. We are members in good standing of the professional association(s) that we belong to.
8. The exterior inspection of the property was conducted by Jerry Feng, BCom, Appraisal Inspector.
9. Interior finishing information was obtained from the original full appraisal report. Unless otherwise advised, we have assumed that no major changes have been made to the subject property since our original appraisal report was completed.

This report was prepared by Aaron Wittstock, BBA, CRP, AIC Candidate, Senior Manager.
This report was reviewed by Cameron Carter, BCom (ULE), RI (BC), CRP.

On behalf of,
Normac



Cameron Carter, BCom (ULE), RI(BC), CRP
President



Aaron Wittstock, BBA, CRP, AIC Candidate
Senior Manager

Also providing assistance in this assignment:



Jerry Feng, BCom
Appraisal Inspector

Dated November 30, 2016 in Vancouver, British Columbia.

8.0 Standard Assumptions and Limiting Conditions

We have assumed that the subject property is structurally sound, complies with all environmental standards, and is void of any condition that may affect this appraisal. We have assumed that the property is free of all liens and is not encumbered. No research of reporting of the title, legal description, and benefits inherent in the ownership of real estate has been performed, since this type of research is not warranted for the purpose and intended use of this report.

Information used in the creation of this report furnished by others such as explanations, surveys, building plans, and plans are assumed to be correct. However, Normac assumes no liability for the accuracy of such information. Therefore, reference to a sketch, blueprint, or plan appearing in the report is only for the purpose of assisting the reader to visualize the property.

This report is considered a Restricted Use Appraisal Report. The use of this document is restricted to the intended users as identified in Section 1.0, for the intended use of placement of property insurance. The Client agrees that Normac Appraisals Ltd. ("Normac") will not assume any responsibility or liability for any losses suffered by you or any other parties as a result of any use of this report contrary to the provisions of this paragraph.

Possession of this report, or a copy thereof, does not carry with it the right of publication.

This report estimates the Total Insurable Value as of the effective date of the appraisal, which is the date at which our conclusions should be considered valid. This appraisal applies only to a total loss of property, it can in no way be assumed to be applicable to partial losses of the property. Should a complete loss occur subsequent to this date we reserve the right, but will be under no obligation, to review our calculations referred to in this report, and if we consider it necessary, to revise our conclusions in the light of potential changes to construction costs and changes to local bylaws or building codes.

We reserve the right, but will be under no obligation, to review our calculations referred to in this report and, if we consider it necessary, to revise our conclusions in the light of any information existing at the date of this report which becomes known to us after the date of this report.

Unless prior arrangements have been made, the appraiser, by reason of this report, is not required to give further consultation or testimony, or be attendance in court with reference to the property that is the subject of this report. Should attendance at any legal proceedings be necessary, prior arrangements including fees must be made.

We have not considered the market value of the land because it is not applicable to the purpose and intended use of the report. Since a portion of the overall "value" is omitted, the numbers presented represent a Fractional Interest in the property.

The Client agrees that any and all claims, whether such claims sound in contract or tort, which the Client has or hereafter may have against Normac (including all staff), in any way arising out of or related to Normac's duties and responsibilities pursuant to this Contract, shall be limited to three times the fee charged under this Contract.

The Client agrees to pay in full, on or before the due date, the fees listed on the invoice that will accompany the report. The Client further agrees to pay late fees calculated at a rate of 2% per month of the total fee. The late fee charges will be applied solely at the discretion of Normac.

Extraordinary Limiting Conditions

The Canadian Uniform Standards of Professional Appraisal Practices (CUSPAP) requires that writers clearly state when standard inclusions are omitted from appraisal reports. This is an insurance appraisal, and certain market value appraisal practices are not relevant:

An analysis for highest and best use (HBU) has not been included in this report as it is not relevant for insurance appraisals. HBU is a concept utilized for market value appraisals. According to the CUSPAP, HBU is defined as the reasonably probable and legal use of property, that is physically possible, appropriately supported, and financially feasible, and that results in the highest value. For an insurance appraisal, the assumed replacement of the assets is the actual current use of the property, regardless of what could be built. For this reason HBU is not relevant and has not been included.

Related to the Highest and Best Use opinion, a full analysis of Land Use Controls has not been provided in this report. With reference to the purpose and intended use of this appraisal, we have assumed that a property having equal utility would be rebuilt. This appraisal estimates the Total Insurable Value for the property as it stands, and is not to be considered a redevelopment study. In calculating our estimate of the replacement cost for the Building Code & Bylaws ("Bylaws") section of the report, we have considered the current standards for parking spaces, fire protection, & handicapped access, and applied them to the current building. It is possible that the building cannot be re-built due to changes in zoning or other municipal regulations. Any zoning bylaws restricting rebuilding as-is is considered a redevelopment study and is a policy coverage issue. Furthermore, we have not considered official community plans, environmental statutes, flood plains, set-backs or whether the property is a legally permissible use.

The Income and Direct Comparison approaches to value (described in Section 5.4) have been excluded from this report because these approaches are not relevant or appropriate methods of valuation for insurance appraisals.

If this report is a re-appraisal of a previously completed report, an exterior only inspection has been done. A request has been made to the owner/property manager for information regarding recent upgrades to the property. Any material changes noted in any response to that enquiry that affect Total Insurable Value cost have been considered in this report. The subject property was observed from a public roadway or property contained street as of the date of inspection of the appraisal. Beyond what is visually apparent on the exterior, the interior characteristics used to develop this appraisal are based on an inspection done previously when the property was appraised for insurance purposes. It is assumed that the interior characteristics of the property are consistent with our previous records, or match any new information obtained from the owner/property manager.

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➤ 308 - 788 Beatty Street, Vancouver, BC V6B 2M1
Telephone: 604-221-8258 | Fax: 604-224-1445
Email: info@normac.ca | Web: www.normac.ca