

**FEDERAL COURT**

BETWEEN:

**NEIL ALLARD  
TANYA BEEMISH  
DAVID HEBERT  
SHAWN DAVEY**

Plaintiffs

and

**HER MAJESTY THE QUEEN IN RIGHT OF CANADA**

Defendant

**AFFIDAVIT OF LARRY DYBVIG**

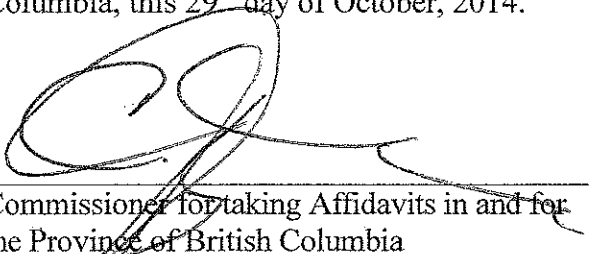
I, Larry Dybvig, President of Grover, Elliott & Co. Ltd., of the City of Vancouver, in the Province of British Columbia, AFFIRM THAT:

1. I am the President of Grover, Elliott & Co. Ltd., in the Province of British Columbia and as such have personal knowledge of the matters hereinafter deposed to by me, except where same are stated to be based on information and belief and where so stated I verily believe them to be true.
2. I have been retained by the Attorney General of Canada in the above proceeding to provide an expert report for the Court. Attached at **Exhibit "A"** is my expert report, dated October 29, 2014.

3. On May 30, 2014, the Attorney General of Canada provided me with an instruction letter to complete my expert report. Attached as **Exhibit "B"** is a copy of the instruction letter.

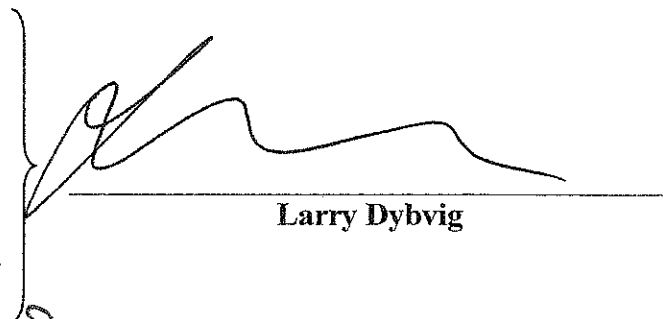
4. Further, on May 30, 2014, I was provided with a copy of the Code of Conduct for Expert Witnesses. Attached as **Exhibit "C"** is a signed copy of the Certificate Concerning Code of Conduct for Expert Witnesses.

AFFIRMED before me at the City of Vancouver, in the Province of British Columbia, this 29<sup>th</sup> day of October, 2014.



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Commissioner for taking Affidavits in and for  
the Province of British Columbia



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Larry Dybvig

**Carl Januszczak**  
**Barrister & Solicitor**

This is Exhibit " A " referred to in the

affidavit of LARRY DYBVIQ

AFFIRMED  
sworn before me at VANCOUVER, BC

The Impacts on Value this 29<sup>TH</sup> day of OCTOBER, 20 14

of

Marijuana Growing Operations (MGO)

located in

The Lower Mainland  
British Columbia

For

Department of Justice

As at

October 29, 2014

By

Larry Dybvig, AACI, P.App., MAI, FRICS

\_\_\_\_\_  
Grover, Elliott & Co. Ltd.

**Grover, Elliott & Co. Ltd.**  
Real Estate Appraisers & Counsellors

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Department of Justice  
900 – 840 Howe Street  
Vancouver, Canada  
V6Z 2S9

October 29, 2014  
Our File: 2014-0352-0

Attention: Mr. Philippe Alma

Dear Sir:

**Re: Marijuana Growing Operations Study**

At your request, we have prepared this report examining the impact on residential property value of marijuana growing operations ("MGO") in the Lower Mainland.

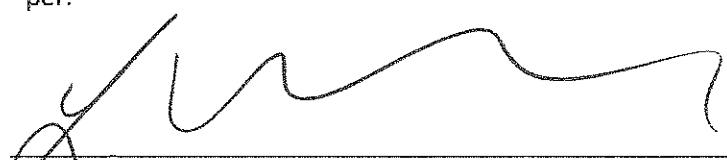
The purpose is to identify data that would have general application in Canada. The report that follows sets out data, analysis and conclusions germane to this matter and is subject to the assumptions and limiting conditions herein.

Grover Elliott & Co. Ltd. has prepared this report at your request, for the exclusive use of The Department of Justice (collectively "DOJ"), for use by the Court. I understand that I have a duty to assist the Court and am not to be an advocate for any party. The intent of this report is to provide information to assist the client with litigation matters; any use that a third party makes of this report or any reliance on or decisions to be made based on it are the responsibility of such third parties. Grover Elliott & Co. Ltd. and our consultants accept no liability or responsibility for any damages that any third party might suffer or incur because of the use of, reliance on, or any decisions made based on this report.

Thank you for allowing us to be of assistance with this matter. If you have any questions or comments, please contact our office.

Respectfully submitted,  
**GROVER, ELLIOTT & CO. LTD.**

per:



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Larry Dybvig, AACI, P.App, MAI, FRICS.

Email: [larry.dybvig@groverelliott.ca](mailto:larry.dybvig@groverelliott.ca)

Direct: 604 638 3161

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## SUMMARY OF OPINIONS

### **Bylaws and Inspections**

Where a residential property has been used in marijuana growing operations ("MGO"), both legal and illegal, a variety of regulations apply to it; these entail bylaws and regulations, along with requirements for satisfactory inspection results. The costs of compliance have a negative impact on value.

### **Remediation**

A property that has been used for a MGO usually requires remedial measures and the extent and cost of these vary widely, depending on the scale of the growing operation and the damage done. These costs often have a substantially negative impact on value. Regulators generally require testing of mechanical and environmental aspects of the property prior to allowing its reuse

### **Insurance**

Insuring former MGO properties, both remediated and not yet remediated, can be more difficult, and usually at an above average cost.

### **Financing and Mortgages**

Lenders are reluctant to fund a mortgage on a former MGO property that has not been fully remediated. Where a property has been remediated, financing is possible, it usually costs more than average. Perhaps more significantly, many prospective buyers of such a property will first go to their primary bank for a mortgage, but then after finding out that even their own bank will not finance it, abandon the proposed purchase.

### **Stigma**

A stigma effect associated with former MGO properties, both remediated and not yet remediated, can be substantial and the negative impact can last for a long time after the property has been remediated.

### **Overall Impact on Value**

Based on the case study examples within this report and the other information found, not only are there substantial time and money costs to remediate a former MGO property, but in general there is a substantial opportunity cost in foregone price appreciation, compared to typical detached homes not used for marijuana growing operations. MGO's have a substantially negative impact on residential property values.

## PART ONE – THE ASSIGNMENT

### **Instructions, Intended Use and Intended User**

The Department of Justice (“DOJ”) requires information for the purposes of a litigation matter. We have prepared this report in accordance with instructions obtained from Mr. Philippe Alma, exclusively for DOJ and the Judge in this matter. Our analyses, opinions, and conclusions are subject to the assumptions, limiting conditions and disclosures provided herein.

We did not prepare this report in contemplation of any other use, or for reliance by any other party. Absent our prior written agreement, which we may withhold, we reserve the right to refuse any other assignment involving this report, and expressly deny responsibility to third parties for any use.

### **Purpose of the Assignment**

This report is to address:

“The impact of marijuana growing operations on residential property values where the property used to be a marijuana grow operation in the Lower Mainland of British Columbia. Discuss each of the factors that would explain this impact including but not limited to, bylaws, inspections, remediation, insurance, financing, and mortgages.”

By agreement, our work is to entail a review of peer-reviewed professional appraisal literature and the research and reporting of case studies involving properties used for MGOs.

An accepted Canadian definition of market value is “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 who are the consummation of a sale as of the 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 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.”<sup>1</sup>

The fee simple estate is absolute ownership subject only to limitations imposed by the State; also called a *freehold*. This is the most comprehensive form of ownership. It gives a "bundle of rights" that allows the owner the right to use the property, to sell it, to lease it, to enter it, or to give it away. It also includes the right to refuse to take any of these actions. A fee simple interest excludes existing financing and leases.

All property rights are subject to land use regulation, legal restrictions (e.g., a zoning ordinance) that control the use to which land may be put; these may include controls established by restrictive covenants or contained in redevelopment or urban renewal plans approved by local governing bodies.<sup>2</sup>

### Scope and Extent of Work

Our work on this assignment entailed:

- investigation of relevant market activity, with sources including
  - The Greater Vancouver real estate board
  - Land Titles – through the Land Title & Survey Authority and BC Assessment,
  - Real estate agents, vendors and purchasers active in the market, and
  - Our corporate real estate database
- a review of the reliance documents described below;
- general research and interviews; and,
- reporting as described later herein.

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1 Canadian Uniform Standards of Professional Appraisal Practice : Appraisal Institute of Canada, 2014, Ottawa, Ont.) 2.63

2 Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute), 2010; *fee simple, land use regulation*. The government restrictions on the fee simple are taxation, eminent domain (expropriation), police power and escheat, the right of the government that gives the state titular ownership of a property when its owner dies without a will or any determinable heirs.

Documents relied on for our analysis include:

- title search prints and related documents and subdivision plans obtained from the Land Title & Survey Authority;
- the various articles referenced in the literature review:
- Canadian Uniform Standards of Professional Appraisal Practise, Appraisal Institute of Canada, Ottawa, 2014; and,
- MLS listing sheets for the case study properties

### **Technical Investigations**

We did not complete technical investigations such as:

- inspections or an engineering review of the buildings themselves; We viewed these properties using currently available internet imaging, such as Google Maps;
- a technical review of the structures, roofs or mechanical systems;
- a technical review of the utility servicing;
- site surveys;
- building surveys,
- investigations into the bearing, percolation or other qualities of the soils;
- planning or engineering studies as necessary to examine the feasibility of alternate uses;
- archaeological surveys;
- hydrological studies;
- research into the presence of sensitive species or protected habitat such as raptor nesting sites;
- environmental reviews; or
- tests related to occupational health, indoor air quality, moulds etc

### **Type of Analysis**

This narrative report of market investigations complies with the Canadian Uniform Standards of Professional Practice of the Appraisal Institute of Canada. We have competence in this type of consulting analysis.

**Certification**

I prepared this report for litigation purposes. I certify that:

- I understand it is my duty to assist the court, and that I am not to be an advocate for any party;
- I made this report in conformity with that duty; and,
- I will, if called on to give oral or written testimony, give my testimony in conformity with that duty.

PART TWO - LITERATURE REVIEW

## Introduction

The purpose of this report is to summarize the literature that has focused on the effects of marijuana growing operations (MGO) on residential property values. The report begins by providing definitions of terms that are necessary to understand in the discussion of the effects of MGO on value. The majority of this report discusses how detrimental conditions generally impact property values, beginning with a discussion of the detrimental condition matrix. Following that is a discussion of the detrimental condition model. The subsequent section provides a discussion of a MGO in relation to the detrimental condition model. Finally, the report ends with a discussion on market resistance or stigma.

In conducting the literature review, we searched for articles on the effects of MGO on residential property values in recognized, peer-reviewed North American appraisal publications. We were unable to locate any appraisal articles that dealt specifically with this topic. We also searched for articles related to detrimental conditions, stigma and mould as these topics have application to the effect of MGO on residential property value. Investigative sources employed to identify peer-reviewed articles and texts on these topics included:

1. The Appraisal Institute of Canada's online Resource Centre,
2. The online catalogue of the Y.T. and Louise Lee Lum Library, underwritten by the Appraisal Institute Education Trust as a source of periodicals including *The Appraisal Journal*, and
3. The World Wide Web Google search engine.

## Specialized Terms and Definitions

**Market Value:** The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arms-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.\*\*\*

**Detrimental Conditions:** Any issue or condition that may cause a diminution in value to real estate.\*\*

**Diminution in Value (Property Value Diminution):** The difference between the unimpaired and impaired values of the property being appraised. This difference can be due to the increased risk and/or costs attributable to the property's environmental condition.\*

**Environmental Contamination:** Adverse environmental conditions resulting from the release of hazardous substances into the air, surface water, groundwater, or soil. Generally, the concentrations of

these substances would exceed regulatory limits established by the appropriate federal, state, and/or local agencies.\*

**Environmental Risk:** The additional or incremental risk of investing in, financing, buying, and/or owning property attributable to its environmental condition. This risk is derived from perceived uncertainties concerning:

- (1) the nature and extent of the contamination;
- (2) estimates of future remediation costs and their timing;
- (3) potential for changes in regulatory requirements;
- (4) liabilities for cleanup (buyer, seller, third party);
- (5) potential for off-site impacts; and
- (6) other environmental risk factors, as may be relevant.\*

**Environmental Stigma:** An adverse effect on property value produced by the market's perception of increased environmental risk due to contamination. (see Environmental Risk, above).\*

**Impaired Value:** The market value of the property being appraised with full consideration of the effects of its environmental condition and the presence of environmental contamination on, adjacent to, or proximate to the property. Conceptually, this could be considered the "as-is" value of a contaminated property.\*

**Remediation Cost:** The cost to cleanup (or remediate) a contaminated property to the appropriate regulatory standards. These costs can be for the cleanup of on-site contamination as well as mitigation of off-site impacts due to migrating contamination.\*

**Remediation Lifecycle:** A cycle consisting of three stages of cleanup of a contaminated site: before remediation or cleanup; during remediation; and after remediation. A contaminated property's remediation lifecycle stage is an important determinant of the risk associated with environmental contamination. Environmental risk can be expected to vary with the remediation lifecycle stage of the property.\*

**Source, Non-source, Adjacent, and Proximate Sites:** Source sites are the sites on which contamination is, or has been, generated. Non-source sites are sites onto which contamination, generated from a

source site, has migrated. An adjacent site is not contaminated, but shares a common property line with a source site. Proximate sites are not contaminated and not adjacent to a source site, but are in close proximity to the source site.\*

Source: \* Appraisal Standards Board, Advisory Opinion 9, "The Appraisal of Real Property That May Be Impacted by Environmental Contamination", 2003, Lines 74–108

Source: \*\* Bell, R, "Real Estate Damages: An Analysis of Detrimental Conditions", Glossary

Source: \*\*\* International Valuation Standards Committee. 2007. *International Valuation Standards*, 8<sup>th</sup>ed. London. 76.

### **Detrimental Conditions**

A MGO in a residential dwelling is a detrimental condition. According to research by Plecas et al. (2012), indoor illegal marijuana production, particularly when done on a commercial scale, results in some sort of structural hazard or contamination in nearly all cases. As residential houses are not originally designed for indoor plant growing, they require substantial modifications to achieve a suitable environment.

Valuation theory respecting detrimental conditions is well established Appraisers often utilize the Detrimental Condition Matrix, the Detrimental Condition Model, and the Bell Chart when discussing the effect of a detrimental condition on market value. (Bell, 8) This framework will assist in understanding how MGO impacts residential property values.

## The Detrimental Condition Matrix

Detrimental Condition Matrix			
	Assessment	Repair	Ongoing
Cost	Assessment Costs & Responsibility	Repair Costs & Responsibility	Ongoing Costs & Responsibility
Use	Use Impacts While Assessed	Use Impacts While Repaired	Impact on Highest & Best Use
Risk	Uncertainty Factor	Project Incentive	Market Resistance

Source: Bell, R, "Real Estate Damages: An Analysis of Detrimental Conditions"

Real estate that is affected by a detrimental condition has a lifecycle of *three potential stages*:

### 1) The Assessment Stage

The assessment stage is undertaken before any repairs are made to the property. It is the time when the damage is assessed by qualified individuals and includes all the costs, use issues, and risks associated with monitoring and assessing prior to repairs.

### 2) The Repair Stage

Repairs take place in this stage and "could involve remediation, reconstruction, preventative construction, the actual repairs, cleanup, and correction of the condition, and contingencies". (Bell, 10) The costs involved in remediation of a marijuana grow operation can be extensive and would be considered in this stage.

### 3) Ongoing Stage.

The ongoing stage deals with any "continuing issues or aftermath issues" associated with the detrimental condition. (Bell, 10)

Within each of these stages are *three value issues* surrounding the detrimental condition:



1) Costs and Responsibility for Payment of those Costs

Costs include all direct costs, related costs, and contingencies at each lifecycle stage. The cost estimates employed in an appraisal analysis should be reasonable and prepared by professionals in the given field. It is important to determine who is responsible for the payment of costs as this impacts value. For example, a seller may indemnify a buyer against the detrimental condition. (Bell, 12) Insurance recoveries should also be considered as they may mitigate losses associated with the detrimental condition, although "it may not be appropriate to incorporate them into an analysis because the insurance may not be relevant to the real property – i.e., it is often an attribute of the business or individual that owns the policy". (Bell, 13)

2) Use and Any Restrictions on Use

At each lifecycle stage it must be determined if the detrimental condition affects or restricts the use or utility of the property as compared to the unimpaired stage. (Bell, 13)

3) Risks

Risk may be perceived at each lifecycle stage and generally fall into three categories:

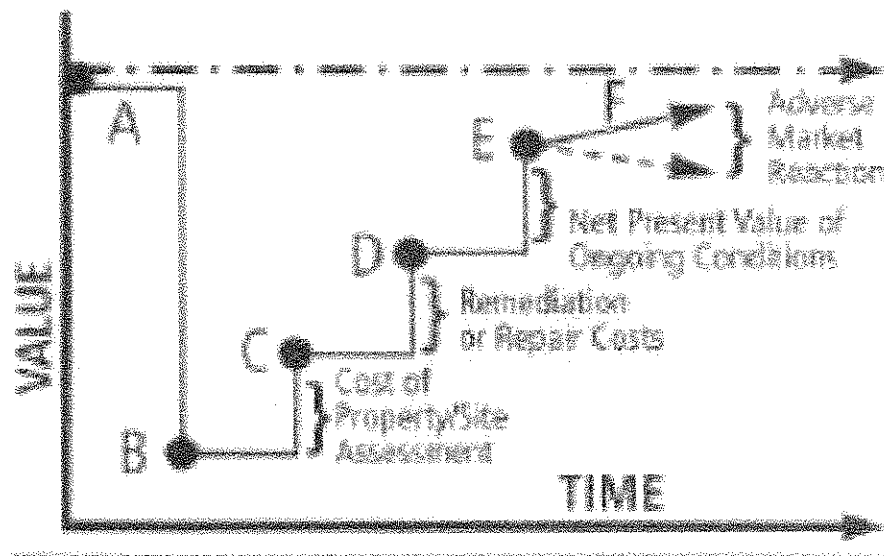
- 1) *Uncertainty Factor*: These are the risks prior to an assessment.
- 2) *Project Incentive*: These are the risks and uncertainties associated with the cost to repair. "Ultimately, the project incentive reflects the certainty of the repairs being completed on time and on budget, the time to manage or oversee the repair process, and the general incentive necessary to accept responsibility for the repair process." (Bell, 14) When remediation or a detrimental condition is needed, the marketplace usually requires an incentive to undertake the work. For example, a contaminated site needing \$100,000 of work might be discounted \$150,000.
- 3) *Market Resistance*: These are the risks and uncertainties associated to the "ongoing reluctance by the market to purchase a property with a history of a detrimental condition, including any reduced marketability or concern of third-party liability." (Bell, 14) "[M]arket resistance reflects any risks associated with the historical problems of the property, such as a crime scene." (Bell, 15)

The value of a property impacted by a detrimental condition may vary over the three stages and therefore the date of valuation is critical. For each lifecycle stage, the three value issues must be

considered as at the date of valuation. For example, a residential dwelling just discovered to be a grow operation (i.e. in the assessment stage) will likely see a greater impact on value than if the valuation date was post-remediation or the Ongoing Stage.

### The Detrimental Condition Model

The Detrimental Condition Model breaks down how a property value is affected over time by a detrimental condition. The Bell Chart organizes the many different detrimental conditions into only ten categories. A marijuana growing operation would fall under Class VIII – Environmental Condition. As shown below, the model utilizes six points, described as Point A to Point F. The model is meant to vary on a case-by-case basis.



Complex Detrimental Condition (DC) Model – Classes VII to X

Source: R. Bell (1996), *Right of Way*

- 1) *Point A – Unimpaired Value* (The unimpaired value may require a Hypothetical Condition that the property is being appraised as if uncontaminated.)
- 2) *Point B - Detrimental Condition is Discovered or Occurs*
- 3) *Point C – Assessment Stage*
- 4) *Point D – Repair Stage*
- 5) *Point E – Ongoing Stage*
- 6) *Point F – Market Resistance: Stigma is associated with this point.*

"[I]t is critical that a distinction be made between the detrimental condition and unrelated issues. For example, market conditions may be responsible for a change in value that is unrelated to the condition being studied." (Bell, 16)

### Valuation Equations

The following equations provide a useful framework to understand how the market may consider the effect of an MGO on value:

Impaired Value	=	Unimpaired Value - Cost Effects (Remediation and Related Costs) - Use Effects (Effects on Site Usability) - Risk Effects (Environmental Risk/Stigma)
Property Value Diminution	=	Cost Effects (Remediation and Related Costs) + Use Effects (Effects on Site Usability) + Risk Effects (Environmental Risk/Stigma)
Impaired Value	=	Unimpaired Value - Property Value Diminution

Source: Guide Note 6, 19

### Point B – Detrimental Condition Occurs and MGO

Many MGO go undetected and there is currently no consistent method across British Columbia to determine whether a building has been identified as having been used as a MGO. In 1991, the British Columbia Real Estate Association (BCREA) introduced the Property Disclosure Statement (PDS), which asks property sellers whether they are aware of a number of potential problems that might exist. In 2004, the disclosure of former MGO or other drug production was added to the PDS. "The illegal use of a property for producing marijuana may be considered to be a material latent defect, which legally must be disclosed. However, no established rules have been legislated or established through court rulings to determine under which circumstances this would apply. While buyers of former drug production properties may have some legal recourse if a seller fails to disclose the history, particularly if a PDS was included in the contract, such a route is not guaranteed to work. There is no onus on owners selling their property to make additional effort to determine if the property has a history of drug production of

which they are unaware. In essence, even with these protections in place, it remains a case of “buyer beware.” (Plecas, Targeting, 13)

Some municipalities in British Columbia have enacted bylaws to provide prospective buyers information as to whether a property was formerly a MGO. Some municipalities apply a notice to prohibit occupancy to ensure remediation work is done (see Point C for a discussion on remediation standards). After the re-occupancy permit is issued there might be little in place to disclose the history that the property has been remediated. (Garis & Clare, 2011) The City of Surrey requires the disclosure of the former existence of an MGO and “its remediation status to any future occupant, with this requirement passing to all future owners into perpetuity. A notice is included with the property tax documentation. Other municipalities remove the record of a property’s history as a growing operation after remediation, keeping only a listing of these properties at city hall, or making the history of a property available only upon a freedom of information request (Garis & Clare, 2011).” (Plecas, Targeting, 13)

In 2006, the Government of British Columbia passed the “Safety Standards Amendment Act” (2006). The legislation allows BC Hydro to share information identifying properties exhibiting overconsumption of electricity, thereby enabling municipalities to identify MGO more readily. (Garis et al., 2009).

#### **Point C – Assessment and Marijuana Grow Ops**

The extent of required remediation in an MGO varies. CMHC suggests, “because the investigation report becomes the basis of the work specifications, it is important that the investigator be appropriately trained.” MGO require structural changes to residences to make the environment suitable for growing. Changes to the residences can present a number of hazards that will require assessment including:

##### 1) Electrical

- An enormous amount of power is required to grow a marijuana grow operation. Illegal cables are hooked up to the power source for the house, drawing far more power than the transformer is intended to provide. (CMHC)
- Electrical lines are often cut to the power meter to prevent the police and hydro companies from identifying the dwelling as a grow op. (CMHC)
- Wiring and lighting are modified, overloading electrical systems and making the houses hazardous to entire neighborhoods.
- Uncovered electrical wires outside the house near the power meter are capable of killing someone who accidentally steps on them. Operators are generally not concerned with

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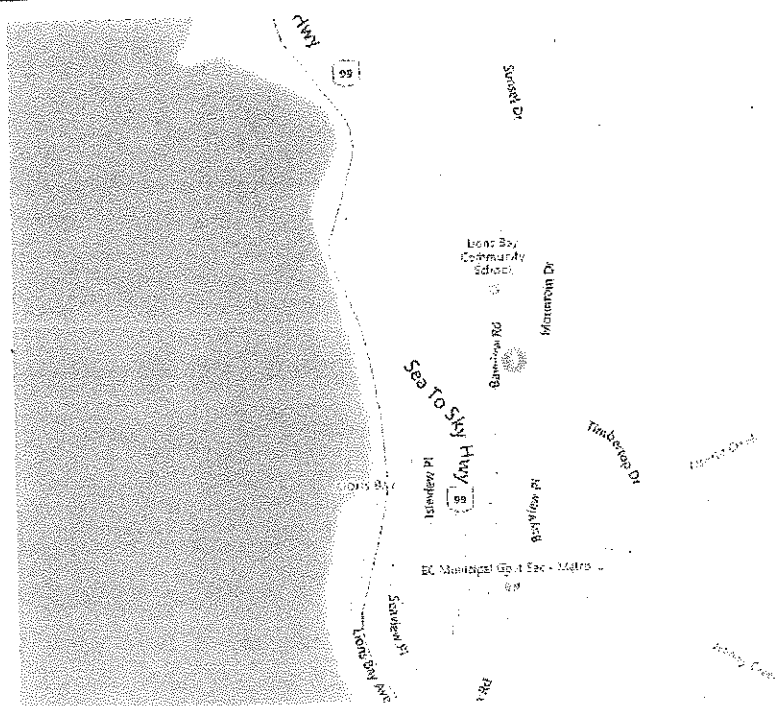
PART THREE - CASE STUDY EXAMPLES

**Case Study Example No. 1****Address**

265 Bayview Road, Lions Bay, BC

**Aerial Photograph**

Source: Bing Maps, date unknown.



Area Map



Subject Building No. 1

**The Property (No. 1)**

This house is situated on the east side of the 200 block of Bayview Road, east of the Sea to Sky Highway, in the Municipality of the Village of Lions Bay in the Lower Mainland of BC.

**Legal Description**

Lot 2, Block A, District Lot 1814, Plan 14230

**Parcel Identifier**

007-893-230

**Ownership Information**

Per the Multiple Listing Service (MLS) data, First National Financial LP ("First National") was the vendor in the most recent June 2011 transaction.

**Assessments and Taxes**

Actual value assessments for the subject property, as provided by British Columbia Assessment for 2014, are as follows:

Roll No.:	01297.500	
	Land	\$514,000
	Improvements	<u>347,000</u>
	Total	\$861,000
	Gross Taxes	n/a

Assessed value reflects the opinion of British Columbia Assessment's opinion of the property's market value as at July 1 of the year preceding the assessment year, based on the physical condition of the property as of October 31 in that year.

Assessors disregard encumbrances such as leases and financing, and can base their assessments on mass appraisal techniques and on dated inspection information. Consequently, actual values can be a less precise estimate of market value than provided by a full appraisal.

**Existing Use at the Time of the June 2011 Sale**

The main floor was in use as a single-family residence and there was an unauthorized suite in the basement.

**The Site**

28,880 square feet

**Land Use Controls**

RS-1, Single-Family Dwelling Zone 1

**The Improvements**

Improvements comprised a wood frame single-family residence that had a reported main floor area of 1,502 square feet and a ground level of 826 square feet. Per the MLS information, the total area was 2,328 square feet and 1975 was the approximate year of original construction.

The main floor comprised the living and dining rooms, the kitchen, the master bedroom and two other bedrooms. The ground level was described as a basement suite with a family room and a bedroom.

**MGO story (No. 1)**

In December 2005, this property sold at a price of \$690,000 and at some time thereafter was converted for use as a marijuana growing operation. After the operation was uncovered, the property was re-listed in November 2010 at a price of \$699,900. First National, a lender had foreclosed on it and a court had ordered it to be sold. It apparently had received no remedial work related to the effects of the grow operation.

It did not sell and so the asking price was reduced to \$679,900 and subsequently reduced to \$659,900. In February 2011, that listing expired, but it was re-listed at a price of \$649,000. By May, 2011, it had still not sold and the asking price was reduced to \$629,900. In June, 2011, the property sold for \$505,000 to Mr. Murray Gatto, a builder.

At about that time, Mr. Gatto hired Matt Foxall, P.Eng. of EBI Building Inspections Ltd. to do a building inspection. As I understand it, Mr. Foxall had to enter the basement of the building wearing a respirator, as it was in such bad condition and an air quality test had to be done.

There were marijuana-growing beds in the basement. The walls had been stripped and recovered with soundboard and the entire bottom floor had been sealed and wrapped in "photo plastic" to hide the pungent odours from other people. There were ducts leading to the attic where the air was filtered by large 6' x 20" systems, before being exhausted. A leak in a plumbing pipe was discovered and a bathroom had been converted to what might best be described as a processing facility. There was a 45-gallon drum and about a dozen jugs with various labels in there.

Rather than demolish the building, Mr. Gatto decided to renovate. He removed all of the MGO materials and equipment, as well as the remaining drywall and insulation. At about that time, he decided that he would re-configure the floor plan and make some additions over and above simple remediation of the damage caused by the MGO.

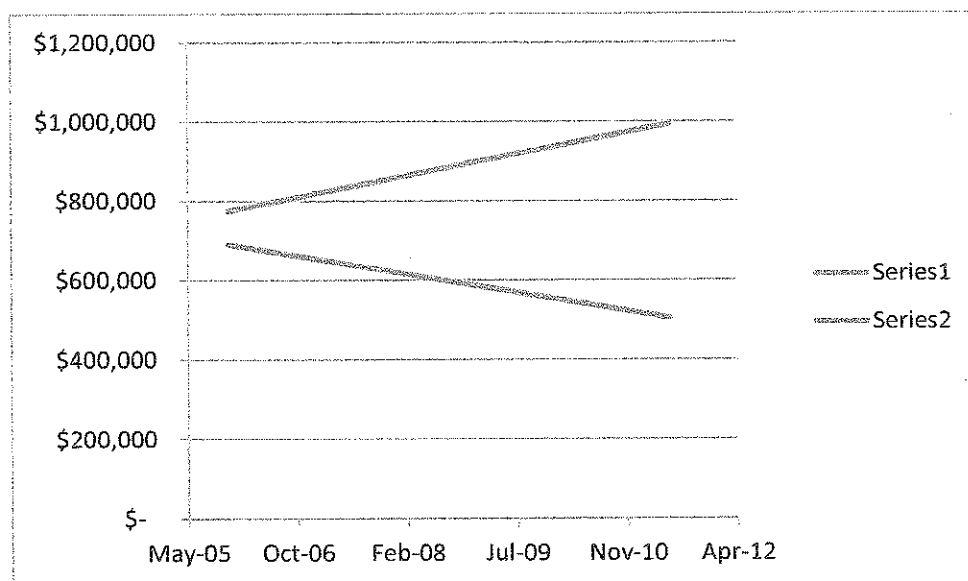
Excluding the cost of additions and re-configuration, Mr. Gatto estimates that the remediation component of his work has cost him somewhere between \$150,000 and \$175,000. He is presently occupying the renovated house and worrying about a stigma effect on re-sale value.

To measure the impact of these factors on value, we have charted the before and after grow op sale price trend against the MLS Home Price Index (HPI) trend for the area, as calculated by the residential Multiple Listing Service. The MLS HPI is modeled on the Consumer Price Index (CPI) which measures the rate of price change for a basket of goods and services, including food, clothing, shelter and transportation. Instead of measuring goods and services, the HPI measures the change in the price of housing features. Thus, the HPI measures typical, pure price change (inflation or deflation). For a much more detailed explanation of this tool, please refer to the MLS Home Price Index Realtor's Guide.

The two subject sale prices and the corresponding Lions Bay HPI price at their respective sale dates are shown in this table:

Date	Lions Bay HPI Price	Sale Price
Dec 2005	\$ 774,600	\$ 690,000
Jun 2011	\$ 993,500	\$ 505,000

In the following chart the Series 1 blue line represents the trend for the Lions Bay detached home MLS Home Price Index (HPI) as calculated by the residential Multiple Listing Service. The Series 2 red line represents the subject home price trend from the time of purchase before it was converted to MGO use, to the time of sale after the MGO use. The subject home price trend is the straight line from the December, 2005 purchase price of \$690,000 to the June, 2011 sale price of \$505,000.





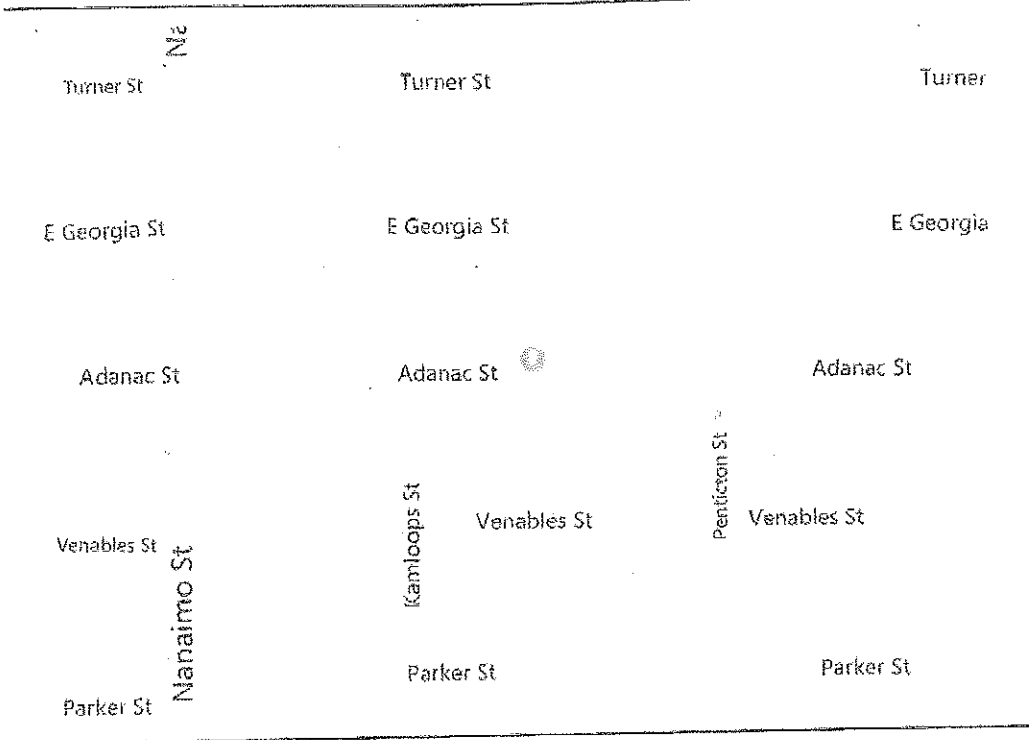
As illustrated, after the subject home was used for marijuana growing operations, and even after accounting for the negative impact of the forced sale by foreclosure, there was still a significant negative impact on its value.

**Case Study Example No. 2****Address**

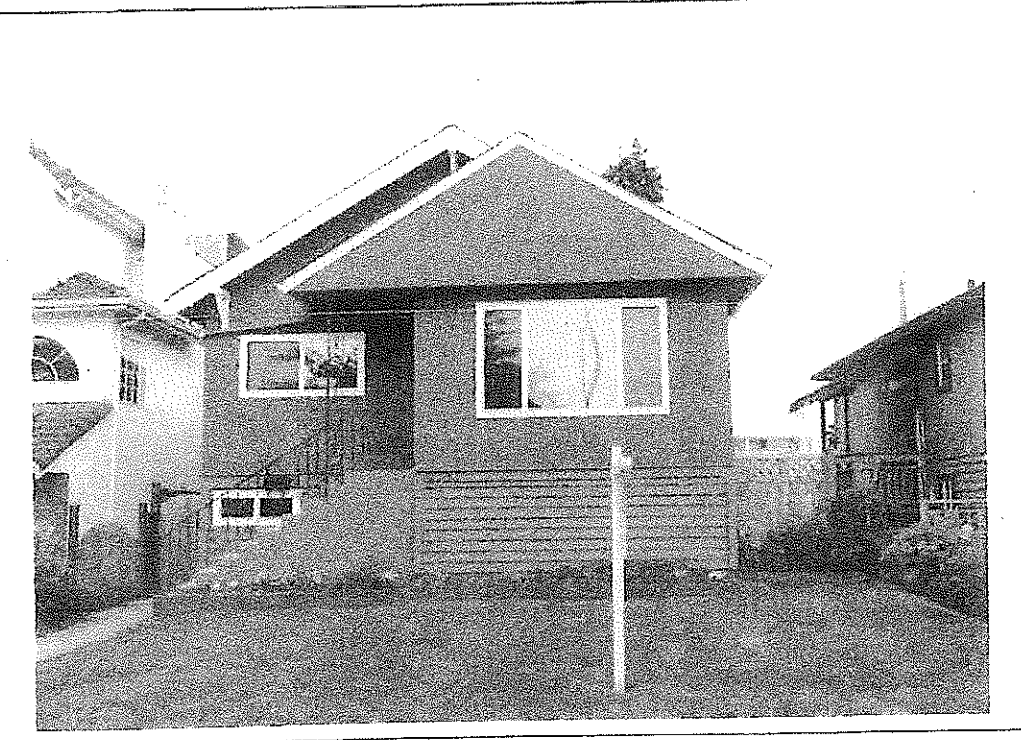
2537 Adanac Street, Vancouver, BC

**Aerial Photograph**

Source: Bing Maps, date unknown.



Area Map



Subject Building No. 2

**The Property (No. 2)**

This property is on the north side of the 2500 block of Adanac Street, a block and a half east of Nanaimo Street, in the Hastings Sunrise area of the City of Vancouver in British Columbia.

**Legal Description**

Lot 25, District Lot THSL, Plan 2016A, except Part Plan 5955, of the south half of lot 78

**Parcel Identifier**

014-162-296

**Ownership Information**

Per the MLS data, S. Lim was the seller in the February 2011 transaction.

**Assessments and Taxes**

Actual value assessments for the subject property, as provided by British Columbia Assessment for 2014, are as follows:

Roll No.:	020598271450000	
	Land	\$628,000
	Improvements	<u>43,700</u>
	Total	\$671,700
	Gross Taxes	\$3,584.31

Assessed value reflects the opinion of British Columbia Assessment of the market value of the property as at July 1 of the year preceding the assessment year, based on the physical condition of the property as of October 31 in that year.

**Existing Use at the Time of the February 2011 Sale**

The house was in use as a single-family residence.

**The Site**

3,548 square feet

**Land Use Controls**

RS-1, Single-Family Dwelling

**The Improvements**

Improvements comprised a wood frame single-family residence that had a reported main floor and upstairs area of 1,090 square feet, and a ground level basement area of 730 square feet. Per MLS information, the total area was 1,820 square feet and 1927 was the approximate year of original construction.

The main floor and upstairs comprised the living room, the kitchen, the master bedroom, two more bedrooms and a room described as "other". The basement level had a living room, a bedroom, a laundry room, and a small storage area.

**MGO story (No. 2)**

This property changed ownership in a 1994 non-arm's length transfer, after which at some time it was converted for use in a marijuana growing operation. After the operation was uncovered, the City of Vancouver comprehensively inspected it on June 27, 2003 to determine the by-law requirements for re-occupancy.

A Special Inspection for Re-occupancy of Grow Operations Form 5226 required that Interior walls be repaired as per Section 9.29 and also that holes in the attic chimney were to be repaired if the fireplace was going to be used.

The Certificate of Inspection for Grow Operations (Property Use) form 1655 also required that the main level washroom floor be repaired and that all washroom floors be cleaned. It required damaged walls be repaired as well as painted. The Certificate of Inspection for Grow Operations (Plumbing/Gas) Form 1450 mentions required repairs to a basement drain and a loose toilet. Air venting was to be confirmed and an air test was required.

A Certificate of Electrical Inspection Form 06761 noted a substantial number of deficiencies and required installation of a panel, receptacles, switches, some new service and some new wiring circuitry. Unacceptable wiring in the main floor south bedroom, basement as well as kitchen fluorescent lights and a basement storage room lamp holder were to be removed and replaced with up-to-code equivalents. Other deficiencies included the use of flexible cords as fixed wiring, open splices, and cable entering a box without a connector.

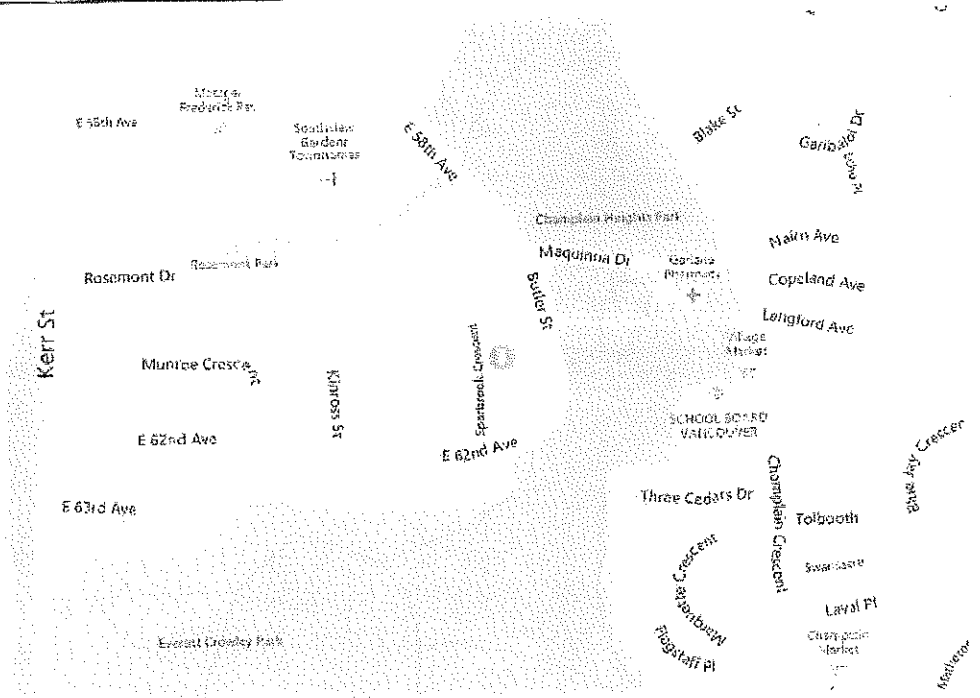
On July 1, 2003, the property was conditionally sold at a price of \$265,000 and on August 22, 2003, a Permission to Re-occupy Permit OC 420292 was issued. The conditional sale was registered at the Land Titles Office on August 26, 2003. The property was further renovated in 2008 at a reported cost of \$70,000 and then it was unsuccessfully listed for \$729,900 in May and reduced to \$649,900 in June. It did not sell, but was re-listed for \$699,000 in June 2010 and reduced to \$609,900 in September 2010 and finally sold in February 2011 at a price of \$621,000.

**Case Study Example No. 3****Address**

7788 Sparbrook Crescent, Vancouver, BC

**Aerial Photograph**

Source: Bing Maps, date unknown.



Area Map



Subject Building No. 3



**The Property (No. 3)**

This house is on the east side of the 7700 block of Sparbrook Crescent, to the north of East 62<sup>nd</sup> Avenue in the Champlain Heights area of East Vancouver, BC.

**Legal Description**

Lot 143, District Lot 334, Plan VAP 14240

**Parcel Identifier**

007-885-881

**Ownership Information**

Per the MLS data, D.L & J.M Speed were the vendors in a May 2014 transaction.

**Assessments and Taxes**

Actual value assessments for the subject property, as provided by British Columbia Assessment for 2014, are as follows:

Roll No.:	025308818680000	
Land		\$990,000
Improvements		<u>172,000</u>
Total		\$1,162,000
Gross Taxes		\$5,577.04

Assessed value reflects the opinion of British Columbia Assessment of the market value of the property as at July 1 of the year preceding the assessment year, based on the physical condition of the property as of October 31 in that year.

**Existing Use at the Time of the May 2014 Sale**

The property was in use as a single-family residence.

**The Site**

6,728 square feet

**Land Use Controls**

RS-1, Single-Family Dwelling

**The Improvements**

Improvements comprised a wood frame single-family residence that had a reported main floor area of 1,905 square feet and a ground level of 1,417 square feet. Per MLS information, the total area is 3,322 square feet and 1975 was the approximate year of original construction.

The main floor comprised the living and dining rooms, the kitchen, family room, eating area, the master bedroom, two other bedrooms and a walk-in closet. The ground level had a recreation room, a living room, a kitchen, a bedroom, a utility room, a small room, and an entrance hall.

**MGO story (No. 3)**

In February 2003, this property sold at a price of \$466,500; sometime thereafter it was converted for use in a marijuana growing operation. After the operation was uncovered, the City of Vancouver comprehensively inspected the property on July 22, 2003 to determine the by-law requirements for re-occupancy.

The Certificate of Inspection for Grow Operations (Property Use) Form 1737 required that the kitchen floor cover be repaired or replaced, the second floor bathroom be repainted, and the second floor interior be repainted. A Certificate of inspection for Grow Operations (Plumbing/Gas) Form 1587 mentions that air venting was to be confirmed and that an Air Test would be required. Both forms were dated August 11, 2003.

A Certificate of Electrical Inspection Form 0521 also dated August 11, 2003 noted a substantial number of deficiencies. It required installation of a new electrical service in an approved location, as well as new grounding and bonding. Broken fixtures, devices, and covers were to be replaced. Fixtures and receptacles throughout the basement were to be removed. Unapproved wiring to an exterior light was to be corrected. Exterior and range receptacles were to be re-installed and unacceptable wiring under a sink needed correction.

In September 2003, the property changed hands at a price of \$470,000 and in November 2003, the City issued Building Permit BU 427106 to allow alterations to repair the property per the previously mentioned inspections. In January 2004, a Permission to Re-occupy Permit OC 421360 was issued.

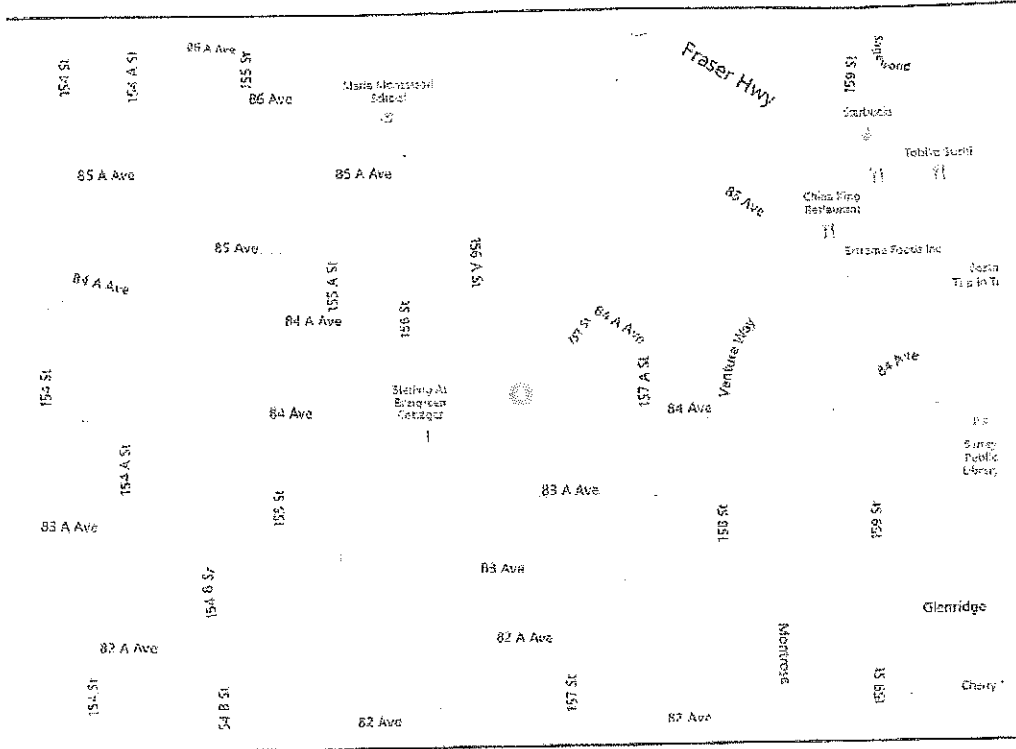
In August 2004, the property sold again, but this time at a price of \$623,000. The MLS listing did not mention the former MGO, describing it as having been substantially renovated, including a roof replacement. In May 2014, the property was listed for \$1,298,000 and nine days later, it sold for \$1,250,000.

**Case Study Example No. 4****Address**

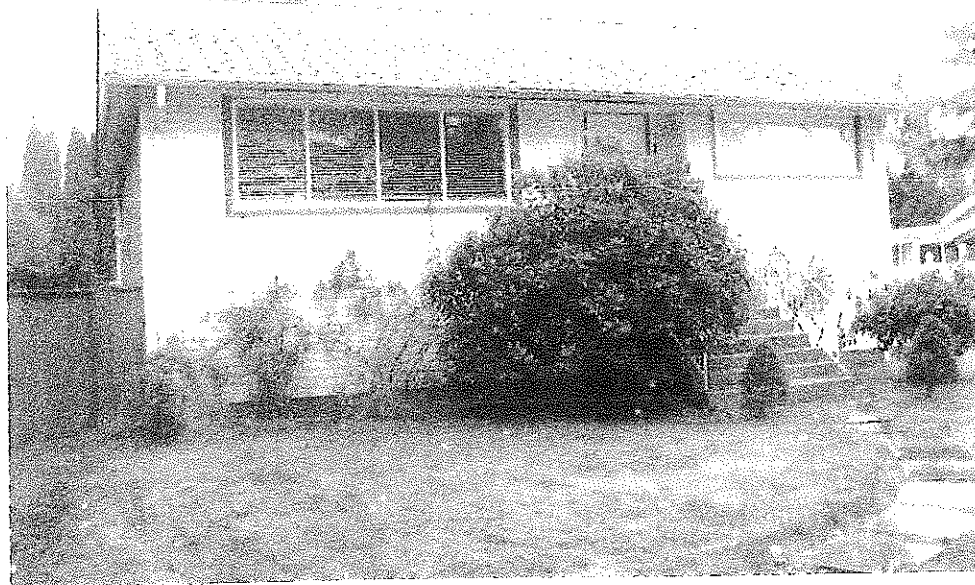
15701 84<sup>th</sup> Avenue, Surrey, BC

**Aerial Photograph**

Source: Bing Maps, date unknown.



Area Map



Subject Building No. 4

**The Property (No. 4)**

This house is on the north side of the 15700 block of 84<sup>th</sup> Avenue, to the south west of the Fraser Highway, in the Fleetwood Tynehead area of Surrey, BC.

**Legal Description**

Lot 5, Land District 36, Section 26, Township 2, Plan 75147

**Parcel Identifier**

008-235-937

**Ownership Information**

Per the MLS data, Hanh Thi Hoang was the vendor in the most recent November 2012 transaction.

**Assessments and Taxes**

Actual value assessments for the subject property, as provided by British Columbia Assessment for 2014, are as follows:

Roll No.:	6264040046	
	Land	\$446,000
	Improvements	<u>2,800</u>
	Total	\$448,800
	Gross Taxes (2013)	\$2,595.71

Assessed value reflects the opinion of British Columbia Assessment of the market value of the property as at July 1 of the year preceding the assessment year, based on the physical condition of the property as of October 31 in that year.

**Existing Use at the Time of the November, 2012 Sale**

The main floor was being used as a single-family residence, but there was an unauthorized suite in the basement as well.

**The Site**

7,820 square feet

**Land Use Controls**

RF, Single-Family Residential Zone

**The Improvements**

Improvements comprised a wood frame single-family residence that had a reported main and upper floor area of 1,300 square feet and a basement level of 1,000 square feet. Per MLS information, the total area was 2,300 square feet and 1961 was the approximate year of original construction.

The main and upper floor area comprised the living room, the kitchen, a nook, two bedrooms, and a loft. The basement level had a kitchen, a bathroom and two bedrooms.

**MGO story (No. 4)**

In April, 2008, this property sold for \$421,000 and at some time thereafter, according to a more recent MLS listing, a tenant converted it for use in a marijuana growing operation.

In February, 2010 an electrical short circuit came to the attention of BC Hydro, and this led to the discovery and reporting of the MGO. A drip spray system had been installed to irrigate the marijuana plants and after discovery, the plumbing and electrical systems had to be remediated.

An initial air quality inspection was done on February 16, 2010 and we understand that an above average spore count was found upstairs in the attic level of the building.

After remediation, an air sample was taken on March 10, 2010 and sent to a laboratory in Phoenix, Arizona. The purpose being to find any remaining areas or building materials that may have been supporting mold growth. Samples were taken outside the building, as well as inside the building on each of the two levels.

The Spore Trap Reports indicated a MoldSCORE (Trademarked) of 123-127, on a scale where below 150 is considered to indicate a low probability of spores originating inside. A final report concluded that the post- remediation cleanup was complete.

In May 2010, the property was listed at a price of \$425,000 but it did not sell and in September 2013, it was re-listed with the same agent at a price of \$415,000. This listing expired at the end of January 2011. In October 2012, the property was re-listed at a price of \$424,900 and on November 23, 2012, it sold at a price of \$413,500.

In October 2013, the property was re-listed at a price of \$449,000 and described as a "tear down". This was re-worded to " house needs TLC" and the price reduced to \$437,500 in April 2014.

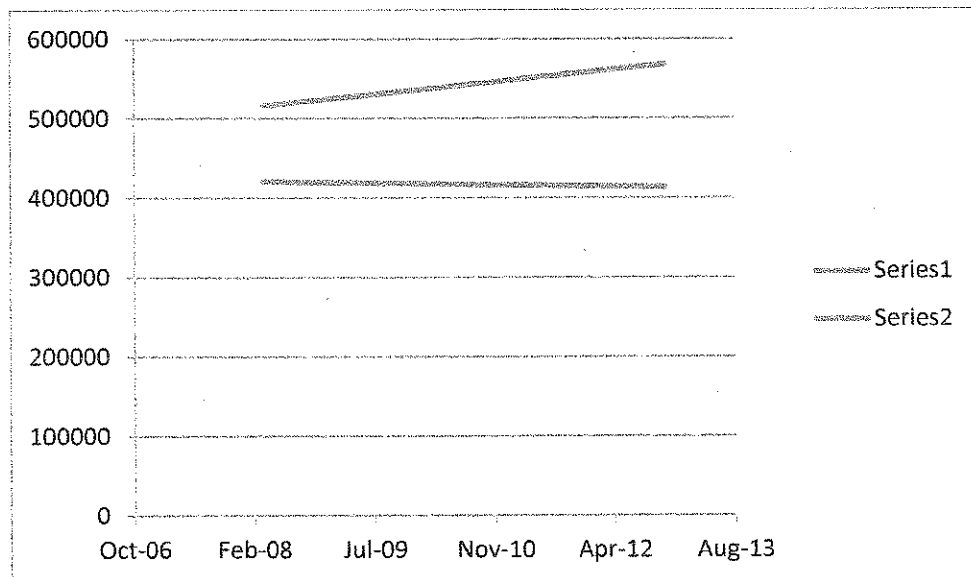
The two subject sale prices and the corresponding Surrey area HPI price at their respective sale dates are shown in this table:

Date	Surrey HPI Price	Sale Price
Apr 2008	\$ 516,200	\$ 421,000
Nov 2012	\$ 568,200	\$ 413,500



In the following chart the Series 1 blue line represents the trend for the Surrey detached home MLS Home Price Index (HPI) as calculated by the residential Multiple Listing Service.

The Series 2 red line represents the subject home price trend from the time of purchase before it was converted to MGO use, to the time of resale after the MGO use. The subject home price trend is the straight line from the April, 2008 purchase price of \$421,000 to the November, 2012 sale price of \$413,500.



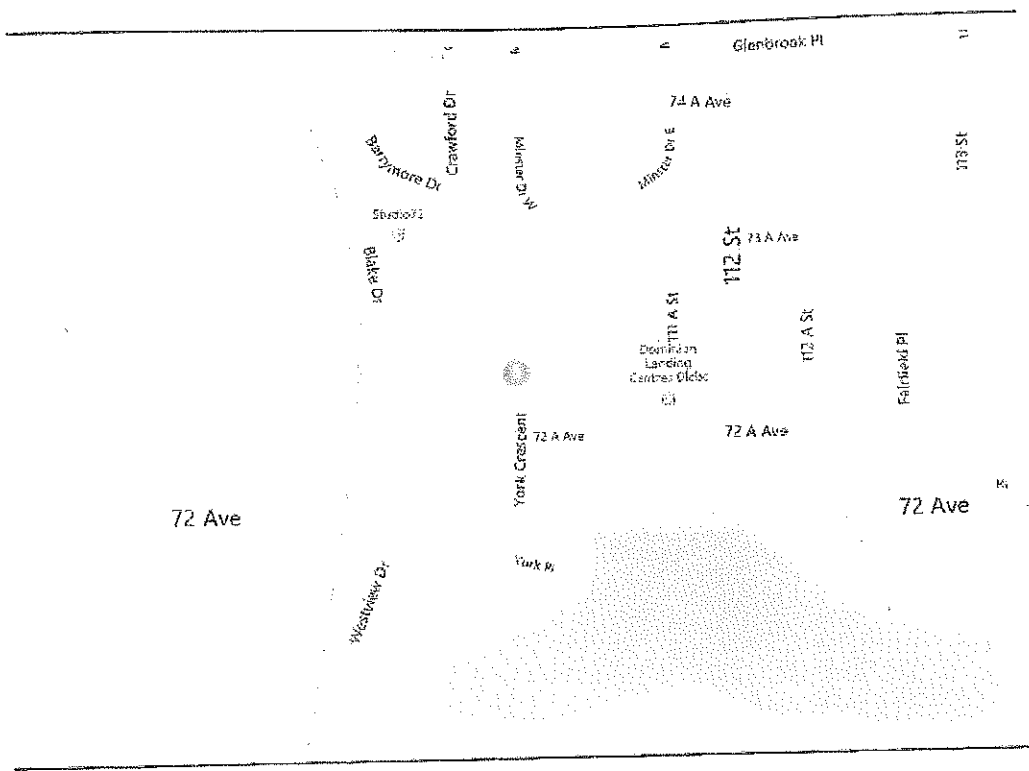
As illustrated, after the subject house was used for marijuana growing operations, there was a significant negative impact on its value.

**Case Study Example No. 5****Address**

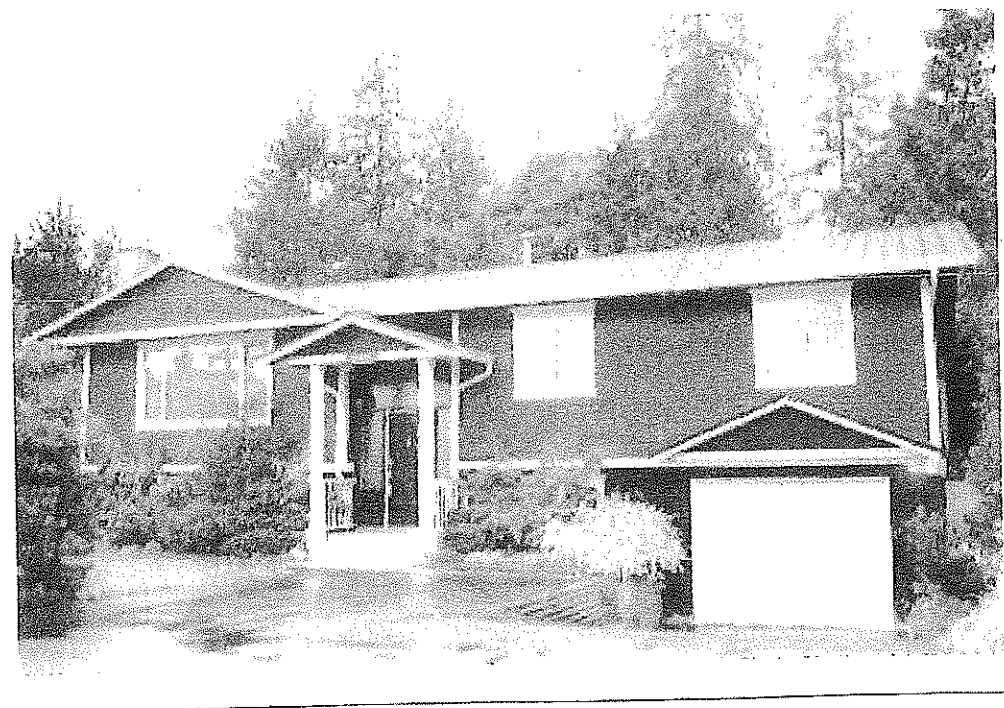
7303 York Crescent, Delta, BC (Confidential)

**Aerial Photograph**

Source: Bing Maps, date unknown.



Area Map



Subject Building

**The Property (No. 5)**

This house is situated on the northwest side of the 7300 block of York Crescent, to the north of 72<sup>nd</sup> Avenue, in the Nordel area of Delta, BC.

**Legal Description**

Lot 133, Land District 36, Section 23, Township 4, Plan 36556

**Parcel Identifier**

007-354-541

**Ownership Information**

Per the MLS data, D; R; & M Salt as well as L. Cordoba are the owners on the listing of the property as at August 20, 2014.

**Assessments and Taxes**

Actual value assessments for the subject property, as provided by British Columbia Assessment for 2014 are as follows:

Roll No.:	D158312000	
	Land	\$450,000
	Improvements	<u>94,100</u>
	Total	\$544,100
	Gross Taxes (2013)	\$3,170.65

Assessed value reflects the opinion of British Columbia Assessment of the market value of the property as at July 1 of the year preceding the assessment year, based on the physical condition of the property as of October 31 in that year.

**Existing Use at the Time of the Current MLS Listing**

The main floor is being used as a single-family residence and there is an unauthorized suite in the basement.

**The Site**

9,925 square feet

**Land Use Controls**

RS1, Single-Family Residential Zone

**The Improvements**

Improvements comprise a wood frame single-family residence that has a reported main floor area of 1,948 square feet and a basement level of 1,900 square feet. Per MLS information, the total area is 3,848 square feet and 1971 was the approximate year of original construction.

The main floor comprises the living and dining rooms, the kitchen, family room, the master bedroom, and two other bedrooms. The ground level has two living areas, a kitchen, three bedrooms, a laundry room, and a storage room.

**MGO story (No. 5)**

In March 2004, this property was purchased at a price of \$422,500 and at some time thereafter, it was converted to be used as a marijuana growing operation.

A neighbour reported suspicious activity and a possible BC Hydro by-pass to the police in 2004 and again in 2005. They stated that they were aware that the home had sold some time before, but that no one appeared to have moved in. They also stated that every three weeks or so, a person came by the house, but only stayed for 30 to 60 minutes before leaving.

After twice concluding the reports to be unfounded, the Delta Police ultimately uncovered a basement marijuana growing operation in 2006. Equipment and 189 plants were seized.

Since there had been a violation of the Delta Controlled Substance Property Bylaw No. 6200 of 2004, the property could no longer be occupied. The Corporation of Delta required that certain building deficiencies be remedied, including the replacement of all gyproc in the walls and ceilings downstairs.

After a variety of work was done, a certified electrician and a certified gas fitter confirmed in October 2006 that the hydro and gas utilities were in good working order. A new occupancy permit was approved on November 30, 2006.

In March 2007, the property was listed at a price of \$659,000 but it did not sell and in July 2007, the price was reduced to \$658,000. In March 2008, the price was reduced to \$630,000 and in July 2008, it was reduced to \$599,900. This listing expired in December 2008 and the property was taken off the market.

In June 2010, the property was listed again and this time the asking price was \$569,000. This time a sale took place in August, 2010 at a price of \$555,000. As of August 20, 2014 the property was available at a price of \$619,850.

The two subject sale prices and the corresponding North Delta area HPI price or equivalent at their respective sale dates are shown below. The existing HPI data series only goes back as far as January, 2005 and this property was purchased in March, 2004. After a suggestion by Laurie Dawson, Assistant Manager Communications for the Fraser Valley Real Estate Board we have chosen to make this adjustment by using the equivalent median sale price data from January, 2005 back to March, 2004 and interpolating the HPI data retroactively.

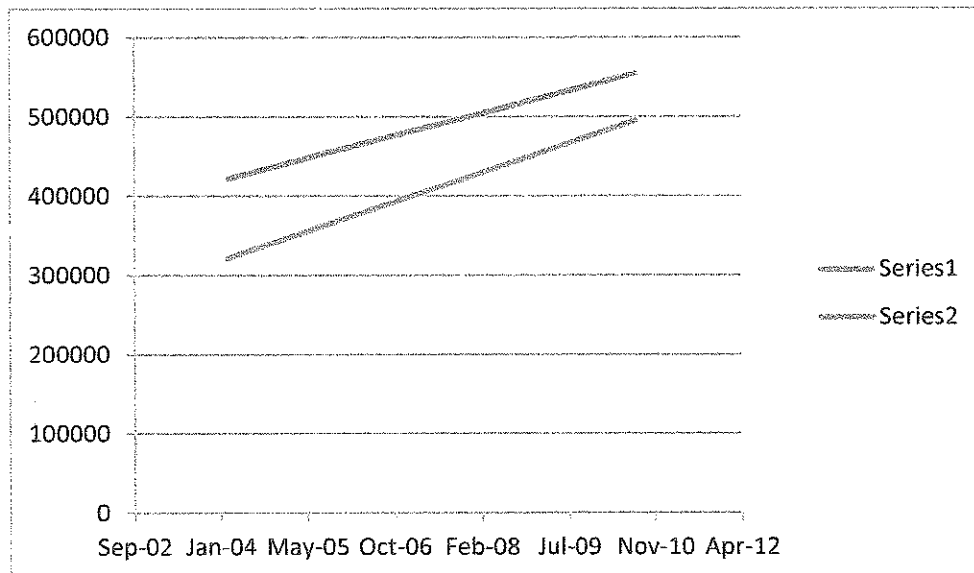
The January, 2005 median sales price for North Delta detached homes was \$313,500 while the March, 2004 median sale price for detached homes was \$294,000. Since the January, 2005 North Delta MLS HPI was \$342,800 the equivalent March, 2004 MLS HPI is estimated at  $\$342,800 \times \$294,000 / 313,500 = \$321,478$ . This is the basis for the estimate shown in the following table:

Date	N. Delta HPI Price	Sale Price
Mar 2004	*\$ 321,478	\$ 422,500
Aug 2010	\$ 495,300	\$ 555,000

... ..\*Adjusted

In the chart below, the Series 1 blue line represents the trend for the North Delta detached home MLS Home Price Index (HPI), as calculated by the residential Multiple Listing Service and adjusted as above.

The Series 2 red line represents the subject home price trend from the time of purchase before it was converted to MGO use, to the time of resale after the MGO use. The subject home price trend is the straight line from the March 2004 purchase price of \$422,500 to the August 2010 sale price of \$555,000.



As illustrated; after the subject home was used for marijuana growing operations, there was a negative impact on its value.

PART FOUR – FACTORS IMPACTING THE VALUE OF MGO PROPERTIES



**Bylaws and Inspections**

A variety of bylaw requirements and associated inspections influence the value of residential properties that used to be MGOs in the Lower Mainland of British Columbia.

For example, in our case studies research, we noted that in Vancouver, according to letters from the Licences and Inspections Department, the requirements for re-occupancy included compliance with both Part 7 and Part 9 of the Vancouver Building By-law at the time. To ensure compliance, various inspections were made, including completion of Certificates of Inspection for Grow Operations for each of property use, plumbing, and gas.

A Special Inspection for the Re-occupancy of Grow Operations was also necessary and ultimately Vancouver issued a "Permission to Re-occupy" Permit. The specific fees for these Vancouver inspections ranged from \$92 to \$277.

In Delta, the Delta Controlled Substance Property Bylaw No. 6200, 2004, applies. After being found in violation, this bylaw provides that the case study property could no longer be occupied. Various inspections were required to ascertain potential building deficiencies, plumbing deficiencies, and Bylaw deficiencies. The municipal fee for these inspections was \$525.

After the time needed for the remediation of the deficiencies, and upon successful completion of the required work, Delta approved the property for occupancy and issued an Occupancy Permit.

There are the municipal inspection fees themselves, but a more significant cost is the management and other time required to make sure that the properties pass the inspections and conform to the bylaws. The cost of "lost accommodation" during the period between municipal shutdown and municipal approval for re-occupancy must also be considered. All of these costs have a negative impact on the property value.

## Remediation

According to the recent December 2013 joint study by the Canadian Real Estate Association and the RCMP previously mentioned in the literature review, there is no national standard of remediation for former MGOs. Processes vary from municipality to municipality and the extent of remediation varies accordingly. These issues are true for the BC Lower Mainland as well.

The first step in a remediation process is to identify which property deficiencies have resulted from the MGO. These may be any one or combination of building, electrical, heating, ventilation, plumbing, drainage, gas, and other property deficiencies.

Electrical and plumbing systems are often substantially modified to accommodate the grow operation. Sometimes heating, ventilation and ducting systems are altered as well and in some cases, these modifications have actually damaged the structural integrity of the building.

The new irrigation systems can cause water damage, with moisture sometimes permeating through the walls and building structure itself. This can result in mould damage and air borne spores. Furthermore, pesticide and fertilizer chemicals can damage floors, walls and other woodwork as well. To remediate this damage it is often necessary to strip all building materials right down to the building frame system itself.

Aside from removing built in, but extraneous MGO electrical, plumbing and other systems, equipment and materials; a restoration often requires new drywall, ceiling cover, insulation, vapour barrier and flooring through many parts of the house. Any remaining chemicals or waste materials also need to be removed.

The electrical, heating, ducting, ventilation, plumbing and any gas lines all need to be restored to proper operating condition. After the other remediation, air quality testing is often done, and finally; the building's wind proofing, waterproofing and weatherproofing needs to be confirmed.

Standard practise for regulators appears to be that all utilities are disconnected on discovery of a grow operation, and mechanical components must be "signed off" by an appropriately qualified electrician, plumber, etc. before the utilities can be reconnected. Indoor air quality testing must occur and prove satisfactory. This process often identifies other deficiencies, which municipal inspectors require be

corrected as well. The costs for all the inspections, mechanical contractors and deficiency corrections can sometimes exceed the value of an older home structure.

## Insurance

Generally, the insurance industry takes the position that damages resulting from illegal activities are not covered by policies and will not result in payment. Many insurance companies have such exclusion clauses written into their policies.

Aside from the damages caused by the grow operations themselves, there is a much greater than average risk of fire resulting from the illegal and often overloaded electrical system. Any fire damage from this would not likely be covered either.

In some cases, tenants accommodated by unsuspecting landlords cause the MGO damage to the property. As a result, insurance companies increasingly put the onus on the property owner to screen tenants properly and to make provision for regular inspections, to minimise the possibility of grow operations occurring without their knowledge.

Although illegal operations are not likely to be covered, there is insurance coverage available for the medical marijuana industry. A Company known as AC&D Insurance offers "Grow Insurance" to legal growing operations in British Columbia.

This insurance would cover buildings, equipment, and premises, tenants' liability etc. It does not provide cover for the product, nor for mould or fungi damage, nor any damages related to health problems. The firm's website notes that it is no longer taking new applications for personal residential grow operations.

Insuring former MGO properties that have been remediated is possible, but only after a full inspection and a variety of rigorous tests. However, it is usually at an above average premium.

## Financing and Mortgages

One of the significant impacts on former "MGO" property values is in the area of financing and mortgages. This is so whether they have been remediated, or not yet remediated.

With the exception of TD Canada Trust, few of the primary Canadian lenders are in the market for such Lower Mainland properties. For regular single family residential properties there may be up to approximately 50 possible lenders, according to Mr. Lawrie Thom, a licensed mortgage broker, but for former MGO properties, that pool may shrink to as few as five possible lenders.

Other than TD Canada Trust, which allows approved mortgage brokers to bring borrower deals to them, the Bank of Nova Scotia is also prepared to lend on former MGOs, but only if the prospective borrower personally goes into one of their branches and deals directly with them.

Although former Lower Mainland MGO properties are listed on their website as an "Ineligible Property Type", Coast Capital Savings Credit Union is another possible lender, but only subject to certain conditions. Others include MCAP, an independent mortgage financing company and also First National, a "monoline" lender, which means that mortgages are the only product they deal in

In each of these cases, there are stringent conditions to be followed. All remediation inspections must be completed and the relevant municipality must approve a re-occupancy certificate or permit. In some situations, a "comfort letter" from the municipality may be sufficient as an interim measure. Air quality tests are also a possible requirement, and these might cost in the range of \$700 to \$1500.

The smaller pool of available lenders means that the ensuing mortgage interest rate will almost certainly be higher. According to Lawrie Thom, where a standard agreement for a 5-year fixed term may cost in the order of 2.89% to 2.99%, a mortgage loan against a former MGO property would likely be in the order of 3.09% to 3.19%. On a regular Canadian mortgage of \$400,000, amortised over 25 years, a spread of 0.1% (10 "basis points", based on 3.09% less 2.99%), the additional interest would amount to \$6,172; a spread of 0.3% (3.19% less 2.89%) leads to additional interest payments of \$18,515.

In addition to the negative impact of this tangible cost premium, there is also an intangible cost. This is associated with the number of prospective buyers who might consider such a property and then usually go to their traditional lender for a mortgage, only to find that they do not lend on such properties at all.

In the experience of Lawrie Thom, this very often causes the prospective buyer to "walk away" from the former MGO property.

## Stigma

In addition to these effects on the value of residential properties that were previously used for marijuana growing operations, there is also the stigma factor.<sup>5</sup>

A property can become stigmatised for a variety of reasons and these include such factors as a death in the house or even a rumour of it having been haunted at one time. In a similar way, the fact that a home was previously used for MGOs might also reduce its value.

Even if the property has been fully remediated from a physical point of view, there remains uncertainty in the minds of some buyers as to whether for example, some of the chemicals remain within the building or yard, or whether some hidden mould spores within the woodwork could come back to cause unknown future health problems, especially for children, the elderly, and those in poor health. Observers say that first time buyers are particularly sensitive to this concern.

There is also a concern that former marijuana buyers or dealers could return to the address at some future date and cause trouble.

The value discount for the stigma effect is debatable and opinions can often be in the range of 0% to 30%, depending on the extent of the previously described variety of factors. It especially depends on the scale of the former MGO and on the amount of time elapsed since the operation was discontinued and remediated. In our experience, stigma effects have an inverse relationship to the strength of a marketplace. In a strong marketplace, enough buyers exist that no discount can be negotiated for a remediated MGO, while in a weak market, a material inducement might be necessary to attract a buyer.

Since most municipalities require that a former MGO be officially labelled as such, the stigma effect could last for a very long time. In British Columbia, some MGO properties are recorded on the provincial Contaminated Sites Registry.

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5 Stigma: An adverse public perception regarding a property; the identification of a property with a condition (e.g., environmental contamination, a grisly crime) that exacts a penalty on the marketability of the property and may also result in a diminution in value. Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute, 2010).

Even if regulators remove a property from such a registry after a while, the reality of the internet is that some information, including the identification of a former MGO, remains available. One offsetting factor to consider, however, is that even though the information may be around for a long time, stigma effects for remediated problems diminish with time, so the negative stigma effect on the value of a remediated former MGO property would likely decline or disappear over time.



### Overall Impact On Value

Of the five case study examples selected and previously described, one had been owned since before 1994 and one was known to have undergone substantial renovations over and above the required MGO remediation work. Due to these factors, neither was considered suitable for a "before MGO price" and "after MGO price" analysis.

For the remaining three examples, we have calculated an overall residential property price trend for their three geographic areas and measured this against the price trend for the three actual MGO properties within those geographic areas.

To derive an overall residential property price trend for this purpose, we have taken the Lions Bay, Surrey and North Delta area detached home MLS Home Price Index (HPI) trends for the respective periods between the March 2004 date of the first of the three acquisitions, until the November 2012 date of the last of the three disposals and calculated an average of these. One of them, the North Delta trend had been adjusted for the months from March, 2004 to January, 2005 as previously described.

The price increase for the Lions Bay example (No. 1) time period of 65 months was from \$774,600 to \$993,500 ie 28.259747 % or .434765338 % per month in straight line terms. The price increase for the Surrey example (No. 4) time period of 54 months was from \$516,200 to \$568,200 i.e. 10.07361 % or .186548424 % per month in straight line terms. Finally, the price increase for the North Delta example (No. 5) time period of 79 months was from \$321,478 to \$495,300 i.e. 54.0698747 % or .684428794 % per month in straight line terms.

We blended these three rates into an average and this was calculated to be an increase of .435247519 % per month ie  $(.434765385 + .186548424 + .684428794)/3$ .

To derive a corresponding price trend for the three actual MGO properties over the same individual periods of time, we have taken the monthly price trend for each of them and calculated a simple average.

The Lions Bay MGO example (No. 1) from the previously described series of five case studies decreased in price from \$690,000 in December 2005 to \$505,000 in May 2011, a 26.8116% decline. In straight line terms, this represents an average decline of .004124862% per month over the 65-month period.

The Surrey MGO example (No. 4) from the previously described series decreased in price from \$421,000 in May 2008 to \$413,500 in November 2012, a 1.7815% decline. In straight-line terms, this represents an average decline of .000329907% per month over the 54-month period.

Finally, the North Delta MGO example (No. 5) from the previously described case studies increased in price from \$422,500 in March 2004 to \$555,000 in September 2010, a positive change of 31.3609%. In straight line terms, this represents an average increase of .396974009% per month over the 79-month period.

We blended these three rates into a simple average and this was calculated to be an increase of only .130839747% per month i.e.  $(-.004124862 - .000329907 + .396974009)/3$ .

Both the HPI average rate of increase and the MGO property average rate of increase were applied to a base index of 100 at the earliest March 2004 date of acquisition and then extrapolated through the 105 months until the last November 2012 date of disposal. These trend results are shown in the following table:

Date	HPI trend	MGO trend
Mar 2004	100.00	100.00
Nov 2012	145.27	113.61

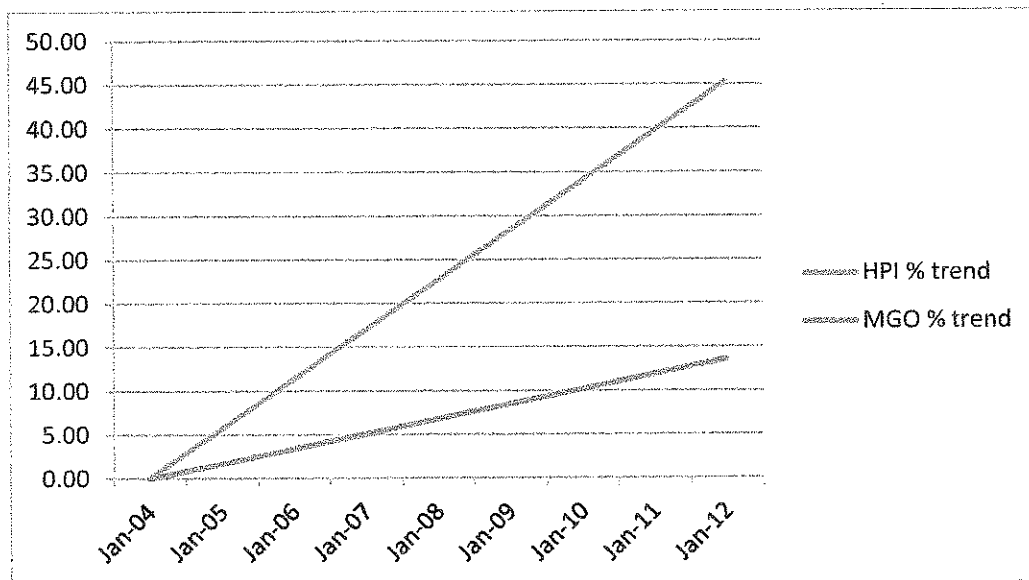
In percentage terms, the HPI trend increases 45.27% from March, 2004 to November, 2012 and the MGO trend increases by only 13.61% over the same time period.

This representation is displayed in the following table and the increases in time were then charted in the graph below:

Date	HPI % trend	MGO % trend
Mar 2004	00.00	00.00
Nov 2012	45.27	13.61

On this basis, the overall HPI residential property price percentage trend goes from 00.00 % in March, 2004 up to 45.27 % in November, 2012 and this is represented by the blue line in the following chart.

The corresponding percentage price trend for the three actual MGO properties goes from 00.00 % in March, 2004 up to only 13.61 % in November, 2012 and this is represented by the red line in the following chart:



As illustrated, after the three case study example properties were used for marijuana growing operations, they did not have the same price appreciation enjoyed by the typical detached homes not used for marijuana growing operations in their geographic areas. Although their values appreciated somewhat, the lost opportunity cost for price appreciation was significant. Overall, the examples show that marijuana-growing operations have a substantially negative impact on the values of MGO residences in the Lower Mainland of British Columbia.

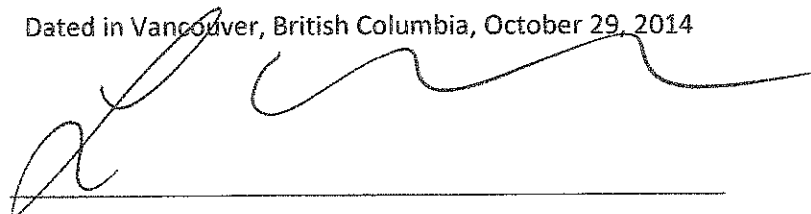
ADDENDA

## CERTIFICATION

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

- 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 present or prospective interest in the issue that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the issue that is the subject matter of this report or to the parties involved with this assignment.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of this report, Larry Dybvig has completed the continuing education program of the Appraisal Institute.
- I have the knowledge and experience to complete the assignment competently.
- I have inspected the properties discussed in this report using MLS and other Internet digital imaging utilities.
- No one provided significant professional assistance to the person signing this report; Peter Whiteley assisted in research and report drafting matters related to the Case Studies, while April Green assisted in research and report drafting matters related to the Literature Review
- As of the date of this report, the undersigned has fulfilled the requirements of The Appraisal Institute of Canada Continuing Professional Development Program for members.
- The undersigned is a member in good standing of the Appraisal Institute of Canada.

Dated in Vancouver, British Columbia, October 29, 2014



Larry Dybvig, MAI, AACI, P.App, FRICS  
**GROVER, ELLIOTT & CO. LTD.**

## ASSUMPTIONS AND LIMITING CONDITIONS

The certification that appears in this consulting report is subject to the following conditions:

1. 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 consulting report without first obtaining written authorization from the client, the author, and any supervisory consultant, subject to the qualification in paragraph 11 below, even where the report is for financing purposes.. 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.
2. 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 consulting report cannot be relied upon as of any other date except with further advice from the consultant and confirmed in writing.
3. The consultant will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it.. Any specific property evaluated is assumed to be under responsible ownership.
4. 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.
5. No survey of the property has been made. Any sketch in the consulting report shows approximate dimensions and is included only to assist the reader of the report in visualizing the property.
6. This report is completed on the basis that testimony or appearance in court concerning this consulting 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 consulting report and data related thereto and the provision of appropriate compensation. If the need for testimony at a tribunal is not specifically contemplated in this report, we might not be available to provide such service.
7. Unless otherwise stated in this report, the consultant 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 consulting 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 consultant. 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 consultant 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.
9. The consultant 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 consultant does not assume responsibility for the accuracy of items that were furnished by other parties. Where images are obtained from third party sources such as Google Earth, these are seldom current.

10. 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.
11. 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 consultant acknowledges that the information collected might be personal and confidential and shall not use or disclose the contents of this report except as provided for in the Standards and in accordance with the consultant's privacy policy; this use and disclosure might extend to use of the market data related to the subject property in another appraisal or consulting analysis. 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 consultant's privacy policy.
12. The consultant 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 consulting report and the report format are appropriate for the intended use.
13. Written consent from the author and supervisory consultant, if applicable, must be obtained before any part of the consulting report can be used for any purpose by anyone except the client and other intended users identified in the report. Liability to any other party or for any other use is expressly denied regardless of who pays the fee. Written consent and approval must also be obtained before the consulting report (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. Grover, Elliott & Co. Ltd reserves all copyrights to this report; the consultant and the client may consider the data, analysis, and opinions herein as confidential. Possession of this report, or a copy of it, does not carry the right to reproduction or publication, in full or in part. No one other than the identified intended user can use this report for its stated purpose. No one can use this report for any other purpose without our written consent.
14. If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the report file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the consultant, can be relied upon without fault. We cannot monitor changes to our reports once they leave our office, nor can we prevent changes, additions, or deletions in copies of our reports. We recommend that authorised users intending to rely on our report do so only after reading an original copy in its entirety. With the prior consent of our client, we will provide an original of this report.
15. The liability of Grover, Elliott & Co. Ltd. for a claim related to professional service provided pursuant to this service in either contract negligent misrepresentation or tort, including the owner's, officers, employees or subcontractors of the firm is limited to the extent that such liability is covered by the Appraisal Institute of Canada's errors and omissions insurance in effect from time to time, which is available to indemnify the company and its consultants at the time the claim is made and not more than two years after the services are rendered.

## INSTRUCTIONS



Department of Justice  
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May 30, 2014

By Email (larry.dybvig@groverelliott.ca)

Larry Dybvig, President  
Grover, Elliott & Co. Ltd.  
Suite 710, 1030 West Georgia Street  
Vancouver, British Columbia  
V6E 2Y3  
Canada

Dear Mr. Dybvig:

Re: *Allard et al. v. Her Majesty the Queen in Right of Canada*  
Instruction Letter for Expert Report

Thank you for agreeing to provide the Attorney General of Canada ("AGC") with an expert report in the matter of *Allard et al. v. Her Majesty the Queen in Right of Canada*. As discussed, this Federal Court litigation involves a constitutional challenge to the *Marihuana for Medical Purposes Regulations* (the "MMPR").

#### Background Information

The plaintiffs in this litigation, all of whom are medical marihuana users, are challenging the constitutionality of the MMPR on the basis that they cause several unjustified violations of their rights to liberty and security of the person under the Canadian *Charter of Rights and Freedoms*.

The plaintiffs' constitutional challenge in *Allard* focuses on four aspects of the MMPR that differ from the old medical marihuana regime: (1) the elimination of personal cultivation of marihuana in favour of requiring approved individuals to purchase from licensed producers; (2) the restriction that licensed producers may not cultivate marihuana in dwelling places or outdoor areas; (3) the limit on possession of marihuana to either 150g or 30 times the amount prescribed for daily consumption by the individual's medical practitioner, whichever is less; and (4) the failure of the MMPR to permit the production and possession of non-dried marihuana such as cannabis oils, salves, tinctures and edibles.

The plaintiffs have obtained an injunction from the Court that permits them to continue personal production of medical marihuana under until the constitutionality of the MMPR is decided by the Court.

The AGC is the defendant and it is the AGC's position that the current medical marihuana regime is constitutionally sound, a position that will be defended by legal counsel on behalf of the AGC.



Facts and Assumptions

The facts alleged by the plaintiffs are outlined in the Amended Notice of Civil Claim which is enclosed.

Questions for Your Expert Report

Please address the following matters in your expert report:

1. The existing literature regarding the impact of marijuana growing operations on residential property values.
2. The impact of marijuana growing operations on residential property values where that property used to be a marijuana grow operation in the Lower Mainland of British Columbia. Discuss each of the factors that would explain this impact including, but not limited to, bylaws, inspections, remediation, insurance, financing, and mortgages.

Format of Your Expert Report

Your report must be prepared in accordance with the Federal Courts Rules. As such, we ask that you do the following in within the body of your report:

1. Set out the issues to be addressed in the report;
2. Describe your qualifications on the issues to be addressed;
3. Attach your current curriculum vitae as a schedule to the report;
4. Attach this letter of instruction as a schedule to the report;
5. Provide a summary of your opinions on the issues addressed in the report;
6. Set out the reasons for each opinion that is expressed in the report;
7. Attach any publications or other materials specifically relied on in support of the opinions;
8. If applicable, provide a summary of the methodology used in the report;
9. Set out any caveats or qualifications necessary to render the report complete and accurate, including those relating to any insufficiency of data or research and an indication of any matters that fall outside of your field of expertise; and,
10. Particulars of any aspect of your relationship with a party to the proceeding or the subject matter of your report that might affect your duty to the Court.

Please number each paragraph of your report as this will aid us in referring to your report in Court.

Please sign and date your report.

- 3 -

Duty to the Court

As an expert witness, you have a duty to the Court which is set out in the attached Code of Conduct for Expert Witnesses. Please carefully review this Code of Conduct and, after doing so, sign the attached Certificate and send it back to us.

Due Dates and Procedural Matters

We are required to file our expert reports on or before November 1, 2014. The trial has been set for three weeks commencing February 23, 2015. You may be required to attend the trial for cross-examination and, if so, we will attempt to accommodate your schedule to the extent possible.

Please keep all correspondence pertaining to this assignment in a separate "Expert Witness Report" folder.

We look forward to receiving a draft of your report the first week of September, 2013. Please do not begin work on your expert report until your contract is in place.

Please do not hesitate to contact me by telephone at 604-666-9665 if you require further information or have questions regarding the foregoing.

Yours truly,



Philippe Alma  
Counsel

Enclosures: Certificate for Expert Witnesses;  
Code of Conduct for Expert Witnesses;  
Amended Notice of Civil Claim.

## QUALIFICATIONS - LARRY DYBVG

### MEMBERSHIPS AND LICENSES

- **Appraisal Institute of Canada**, since 1978 - AACI designation (No. 2287), 1984. The P.App has accompanied the AACI since 1997.
- **Appraisal Institute**, Chicago, since 1990 - MAI Designation (No. 9581) 1992
- **Royal Institute of Chartered Surveyors**, since 2008 - FRICS designation (No 1245173) 2009
- **Licensed Salesperson**, British Columbia Real Estate Act (Licence No.137337 RSR) since 2003
- **Registered Director**, Financial Institutions Commission of British Columbia 2008 - 2011
- **Licensed Appraiser**, Real Estate Council of Alberta 2009-2011, 2014
- **BC Expropriation Association**, Member since 2000
- **International Rights of Way Association**, Member since 2008
- **Risk Management Association**, Member since 2005
- **BC Arbitration and Mediation Institute**, Member 1990/91 and since 2010
- **BC Provincial Assessment Appeal Board**, Member since 2012

### EDUCATION

- **University of Saskatchewan**, College of Pharmacy, 1974 to 1976
- **University of Regina**, College of Arts, Economics, 1979 to 1983

### EXPERIENCE

- **Grover, Elliott & Co. Ltd.** - 1993 to present. Principal since 1997, President since 2001.
- **American Appraisal Canada, Inc.** 1989 to 1993 - Manager, Real Estate Division, Western Region
- **Saskatchewan Housing Corporation**, 1979 to 1989 - Last position held: Executive Director, Strategic Planning and Communications
- **Department of Northern Saskatchewan**, 1977 to 1979 - Last position held: Acting Co-ordinator of Assessments, Municipal Services Branch.
- **City of North Battleford**, 1976 to 1977, Building Inspection Fieldman, Building and Licensing Department

### ACTIVITIES

- **Appraisal Institute of Canada**, Member, National Governing Council 1988-89. Chairperson or member of several national committees including Environment (1992/93), Professional Liability Insurance (1989 to 1992), Public Relations (1988-89), Strategic Planning (1988-89), Nominations Panel (2008), Standards (Advisor to Chair 2000 to 2007, Special Advisor 2008-2010 & member since 2013), Chair, Vancouver Chapter, 1991-1992, Standards Committee Subcommittee on International Valuation Standards/International Financial Reporting Standards 2007 to 2009; Peer Review Committee 2012-2014.
- **Certified Instructor: Appraisal Institute of Canada**, courses 1101, 1102, 2201, 2202 and 3301 (1990 to 1998), and Ethics, Discipline & Insurance (a mandatory seminar, since 1993).
- **Instructor** in real estate appraising: **University of British Columbia; Vancouver and Kwantlen Community Colleges**, Provincial associations and chapters across Canada and in Hong Kong.
- **Course Consultant, University of British Columbia**, adaptation, renewal and extension of Appraisal Institute of Canada Courses (distance education delivery) 1998 to 2000; course consultant on real estate appraisal courses for Bachelor of Real Estate Studies Degree Program 1999 to present.
- **Appraisal Institute** (Chicago), President, Vancouver Chapter, 1993 to 2003. Member, Textbook and Dictionary Committee, 1996.
- **Appraisal Journal, Appraisal Institute**, Chicago, Appraisal Journal Editorial Board Member, 2000 to 2005; Review Committee Member, 1998 to 2000 and 2005 to present
- **Appraisal Institute**, Chicago : *Appraisal of Real Estate*, technical consultant and contributor, 11th Edition, 1996; 12th Edition, 1999/2001, 13th Edition 2008; 14<sup>th</sup> Edition 2013; *Valuing Contaminated Properties, Volume II*, (To publish 2014), peer reviewer; *Real Estate Valuation in Global Markets*, 1997 (1<sup>st</sup> Ed.), 2010 (2<sup>nd</sup> Ed.), Peer reviewer and contributor (Canada); *Dictionary of Real Estate Appraisal*, Dictionary Development Project Team Member Fourth Edition 2002, Fifth Edition 2009
- **International Valuation Standards Council** ("IVSC"), London, UK. Member, *Cost Approach for Financial Reporting* working group, 2010. Member *Valuation Uncertainty* working group, 2011-2012
- **Royal Institute of Chartered Surveyors**, Assessor, APC (Assessment of Professional Competence), since 2012
- **International Rights-of-Way Association**, Certified Instructor, Education Chair, Sea to Sky Chapter, since 2013
- **Urban Development Institute**, British Columbia. Member of several ad hoc and permanent committees including Environment, Appropriate

Community Densities, Affordable Housing, Development Cost Charges 1990-1996.

- Chair, Professional Development Committee-International, 2004 national conference jointly held by the **Appraisal Institute of Canada** and the **US Appraisal Institute**, Toronto.
- Author and Presenter: "Issues in the Valuation of Contaminated Real Estate," National Conference, **Appraisal Institute of Canada**, Halifax, June 2001; Annual Conference, **Saskatchewan Association, Appraisal Institute of Canada**, November 2003, "Land Summit," (a joint seminar sponsored by BCREA, AIC and PIBC) June 2004
- Seminar Developer and Leader: "Valuation Issues-Contaminated Real Estate," **Alberta Association of the AIC**, 1995; **Revenue Canada**, Rigaud, Quebec, 1998; **Association of Manitoba Assessors**, Portage la Prairie, Manitoba, 1998; **BC Expropriation Association**, 2003; **Alberta Expropriation Association**, September 2005..
- Speaker, "Valuation of Sites with Contaminated and/or Environmentally Sensitive Areas," Developing Contaminated and Environmentally Sensitive Properties, **Law Seminars International**, 2000
- Seminar Developer and Leader: "The Income Approach," **Manitoba Municipal Board**, 1998.
- Seminar Developer and Leader: "The Cost Approach," **Nanaimo Chapter, Appraisal Institute of Canada**, 2000
- Seminar Developer and Leader: "Highest and Best Use," **BC Assessment Authority**, 2000/2001, delivered throughout the province
- Seminar Developer and Leader: "Highest and Best Use," a two-day workshop: **Alberta Association, AIC**, 2004; **Alberta Municipal Board**, 2005
- Seminar Developer and Leader: "Risk Management for Real Estate Appraisers," **Appraisal Institute of Canada**, 1991/1995.
- Panel Member, "Current Appraisal Issues," **International Rights of Way Association (IRWA)** International Conference, Toronto, June 2005.
- Speaker, "Covenants, Easements and Similar Rights: Valuation Issues," **Lorman Education Services**, North Vancouver, November, 2007
- Moderator, "Professional Responsibility and Ethics – Tips on How to Avoid Lawsuits", National Conference, **Appraisal Institute of Canada**; panel members were Gary Nijman, David Aberdeen and Robert Patchett; Vancouver, 2007
- Panel Member, "Beyond Shelter – a Home" (on mechanisms to monetize equity in third world real estate for economic development purposes), **United Nations World Urban Forum III**, Vancouver, June 2006.
- Speaker, "Stream Stewardship & Urban Development," **UBC School of Community & Urban Planning** 1995.
- Seminar Developer and Leader: "Contaminated Real Estate - Issues for Appraisal Review and Mortgage Underwriting," **Canada Mortgage and Housing Corporation**, Ottawa, 1993.
- Speaker, "Managing Environmental Risk in Real Estate," **Technical University of Nova Scotia**, Continuing Education Division, Vancouver Seminar, 1993.
- Accepted as expert witness by **BC Supreme Court**, **BC Expropriation Compensation Board**, **BC Assessment Appeal Board/Property Assessment Review Board**, **Alberta Supreme Court**, **Saskatchewan Assessment Appeal Board**, **Tax Court of Canada**, and at arbitration.
- Prepared technical reports on real property value implications arising from high voltage transmission lines (ILM and VITR projects); accepted by **British Columbia Utilities Commission ("BCUC")** and **British Columbia Environmental Assessment Office (EAO)**; testified as expert witness at BCUC hearings.

#### AUTHORSHIPS


- Editor, *The Appraisal of Real Estate*, 1<sup>st</sup> & 2<sup>nd</sup> Canadian Editions, 1992 and 1996, **Appraisal Institute of Canada**. (The AIC did not publish the 1996 edition for financial reasons), "2<sup>nd</sup>" edition (2002) and 3<sup>rd</sup> Canadian Edition (2010), a **joint UBC/AIC** project.
- *A Review of Highest and Best Use*, **Canadian Appraiser**, **Appraisal Institute of Canada**, 2002
- *Complete Communities - Contemporary Urban Planning & the Appraiser*, a paper delivered at **Pan Pacific Conference**, Sidney, Australia, March 1996; published in **The Valuer and Land Economist**, AIVLE, Sidney, 1996.
- *Handbook of Disclosure Guidelines for the Valuation of Real Estate Assets*, with M. Grover, S. Thair, **Research and Development Fund, Appraisal Institute of Canada**, 1996.
- *Real Property Value Implications Arising from Nuclear Waste Disposal Facilities*, a presentation to **Canadian Environmental Assessment Agency**, Pickering, Ontario, 1996; commissioned and published by **Appraisal Institute of Canada**, Winnipeg, 1996.
- *Corridor Valuation* with M. Shi. Presented at **WAVO (World Association of Valuation Organisations) Congress**, Singapore, 2010
- *Purchasing Contaminated Sites - Emerging Realities*, with J. Malick, C. King. **Urban Development Institute**, 1995, reprinted **Canadian Appraiser, Appraisal Institute of Canada**, 1996, **The Valuer & Land Economist**, **Australian Institute of Valuers and Land Economists**, 1996.
- **Appraisal Institute of Canada Professional Liability Insurance Bulletins**: CP-2A Reducing the Risk and Litigation - a Primer (1991); CP-2B Contaminated Real Estate (1991); CP-8 Appraising for Public Securities Prospectus, and the Valuation of Real Estate Partnership (1993); CP-9 Appraising the Individual Condominium Unit (1993); CP-15 Measurement Practices (1994); CP-16 Non Residential Condominium Valuations (1996), Appraising Impaired Properties (1999). CP-29 Appraisal Review, 2012
- *Appraisal Standards Seminar*, (a mandatory seminar), **Appraisal Institute of Canada**, 1995, 2000, 2003 with ongoing updates and setting of exams. Developed and delivered the related *instructor qualification courses* in 1995 and 2000; part of instruction team in 2003 and 2007 seminars.
- *Real Estate Appraisal*, a mandatory relicensing course, authored for the **Mortgage Brokers Institute of British Columbia**, 2011; also *Environmental and Planning* (coauthored with Melissa Companion and Sean Cranston), 2012
- *Density and Value; Development Realities* published by **Urban Development Institute**, 1993, co-authored with J. Hruda, B. Downes, C. King.

Reprinted Canadian Appraiser, **Appraisal Institute of Canada**, 1995.

- *Contaminated Real Estate - Implications for Appraisers*, **Research and Development Fund, Appraisal Institute of Canada**, 1992.
- *Environmental Management of Buildings and Facilities*, 1992, a 40-hour course published by **British Columbia Institute of Technology** as part of the Environmental Management of Real Estate Assets certificate program. Instructor and course developer: Instructor 1991-1996.
- *The Appraisal of Industrial Real Estate*, 1992, a module of The **Appraisal Institute of Canada's 2202 course** and **UBC's course 442**.
- *Appraising Lease Interests*, Canadian Appraiser, **Appraisal Institute of Canada**, 1990.
- *Implications of a Market Downturn*, British Columbia Real Market Review, Vancouver, 1989 (Reprinted in Canadian Appraiser, **Appraisal Institute of Canada**, 1990).
- *Pricing Condominium Units*, Real Market Review - Homes and Apartments, Vancouver, 1989.

#### OTHER


- Vice President, **CUPE Local 200**, Saskatchewan Housing Corporation, 1982/3
- Venue Chair (Equestrian), 1987 **Western Canada Summer Games**, Regina
- Member, Advisory Planning Committee, **Corporation of Delta**: 1996 to 2000. Vice Chair 1998 to 2000
- Member, **Tsawwassen Consultation Group**, Lower Mainland Regional Advisory Committee, Lower Mainland Treaty Negotiations, 1999/2000
- **Tsawwassen Minor Softball Association**, Director 1997 to 2006, Don Sangster Award, 2005
- Director, **Medallion Investment Corporation (A MIC under the Income Tax Act)** 2006 to 2010, Chair 2009 & 2010

<b>Lions Bay, West Vancouver</b>		<b>MLS# V891141</b>		<b>Land Only</b>
<b>265 BAYVIEW RD</b>				<b>Sold</b>
	List Price: <b>\$629,900</b>	Sold Price: <b>\$505,000</b>	Days on Mkt: <b>33</b>	
	List Date: <b>19-May-11</b>	Sold Date: <b>21-Jun-11</b>	Expiry Date: <b>20-Sep-11</b>	
	Previous Price:	Subdiv/Complex:		
	Original Price: <b>\$629,900</b>	Postal Code: <b>V0N 2E0</b>		
	Frontage:			
Meas. Type: <b>Feet</b>				
Frontage Metric:				
Depth/Area:				
Price/SqFt:	PID: <b>007-893-230</b>			
Sub-Type:	Taxes: <b>\$2,741 / 2007</b>			
Exposure: <b>West</b>	Zoning: <b>RS-1</b>			
Permitted Use: <b>House/Single Family</b>	Rezoneable?: <b>No</b>			
Title to Land: <b>Freehold Strata</b>	Flood Plain: <b>No</b>			
Lot Area: <b>0.663 ac / Hect: 0.000 / SqPt: 0 / SqM: 0</b>	Property Access: <b>Allowed Access</b>			
Sanitary Sewer: <b>Unknown</b>	Parking Access:			
Storm Sewer: <b>Available</b>	Fencing:			
Water Supply: <b>City/Municipal</b>	Property in ALR: <b>No</b>			
Electricity: <b>Nearby</b>	Possession:			
Natural Gas: <b>Not Available</b>	Seller's Interest: <b>Court Ordered Sale</b>			
Telephone Serv: <b>Available Nearby</b>	Information Pkg: <b>Yes</b>			
Cable Service: <b>Available Nearby</b>	Sign on Property: <b>Y</b>			
Prospectus: <b>Other (See Remarks)</b>	Sketch Atch: <b>No</b>			
Develop Permit: <b>No</b>	Property Disclosure: <b>No / COURT ORDERED SALE</b>			
Bldg Permit Apprv: <b>N</b>	Trees Logged: <b>No</b>			
Building Plans: <b>Not Available</b>				
Perc Test Avail:				
Perc Test Date:				
Legal: <b>PL 14230 LT 2 BLK A DL 1814 LD 36 GROUP 1.</b>				
Site Influences: <b>Marina Nearby, Recreation Nearby</b>				
Restrictions: <b>Subj. to Final Approval</b>				
Commission: <b>3.5% ON THE 1ST 100K AND 1.25% ON THE BALANCE</b>				
Listing Broker 1: <b>RE/MAX MASTERS REALTY</b>	<b>604-926-6233</b>	Appointments: <b>THYRA MCKILLIGAN</b>		
Listing Sales Rep 1: <b>THYRA MCKILLIGAN thyram@telus.net</b>	<b>604-306-2355</b>	Appointment Ph: <b>604-306-2355</b>		
Listing Sales Rep 2:				
Listing Broker 2:				
Listing Sales Rep 3:				
Selling Broker 1: <b>RE/MAX Masters Realty</b>				
Selling Sales Rep 1: <b>Thyra Mckilligan</b>				
Selling Broker 2:				
Selling Sales Rep 2:				
Owner: <b>FIRST NATIONAL BY COURT ORDER</b>				
Realtor Remarks: <b>Court order sale. Premises previous grow op. no access to house. All offers must be subject free and have a accompanying schedule A contact listing realtor for forms and documentation</b>				
<b>Beautiful views of Howe Sound from this large, .663 acre mountainside property in Lions Bay. Lot value offering, see Realtors remarks. Build your custom dream home, 10 mins. drive from West Vancouver along the new scenic Seak to Sky highway. Lions Bay boasts a primary school, general store, cafe and art gallery, 3 beautiful beaches, and many hiking trails. School buses connect families to the quality West Vancouver public school system and public transit makes commuting easy to downtown Vancouver and all destinations in between. A warm community awaits you!</b>				

LND Full Realtor

The enclosed information while deemed to be correct, is not guaranteed.  
PREC\* indicates Personal Real Estate Corporation.

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West Vancouver, Lions Bay <b>265 BAYVIEW RD, VON 2E0</b>		<b>MLS# V568941</b>		Residential Detached <b>Sold</b>	
	List Price: <b>\$705,000</b>	Sold Price: <b>\$690,000</b>	Days on Mkt: <b>3</b>	List Date: <b>16-Dec-05</b> Sold Date: <b>19-Dec-05</b> Expiry Date: <b>31-May-06</b>	
	Complex/Subdiv	Frontage: <b>125.60 ft</b>	PID: <b>007-893-230</b>	Previous Price:	
	Original Price: <b>\$705,000</b>	Frontage Metric: <b>38.308</b>	Approx Yr Blt: <b>1975</b>	Meas Type: <b>Feet</b>	
	Depth/Size: <b>262</b>	Bedrooms: <b>4</b>	Age at List Date: <b>30</b>	Type: <b>House/Single Family</b>	
Lot Area SqFt: <b>32,907</b>	Bathrooms: <b>3</b>	Zoning: <b>RS1</b>	Taxes: <b>\$2,217 (2005)</b>		
Rear Yard Exp: <b>E</b>	Full Baths: <b>3</b>	Tax Inc Utilities: <b>Yes</b>	Half Baths: <b>0</b>		
Flood Plain: <b>Exempt</b>	If New GST/HST Inc:	View:			
Serv Connected:	View:				
Style of Home: <b>Basement Entry, 2 Storey</b>		Total Parking:	Covered Parking: <b>0</b>		
Construction: <b>Frame - Wood</b>		Parking Access: <b>Front</b>			
Foundation: <b>Concrete Slab</b>		Parking Facilities: <b>Add. Parking Avail.</b>			
Exterior: <b>Mixed</b>					
Rainscreen:	R/I Plumbing:	Dist to Public Trans:	Dist to School Bus:		
Type of Roof: <b>Asphalt</b>		Possession:			
Renovations: <b>Partly</b>	Year of Reno:	Title to Land: <b>Freehold NonStrata</b>			
Flooring:		Seller's Interest: <b>Registered Owner</b>			
Water Supply: <b>City/Municipal</b>		Mortgage Info: <b>\$0</b>			
Heat/Fuel: <b>Mixed</b>		Property Disclosure: <b>Y</b>			
No. of Fireplaces: <b>2</b>	R/I Fireplaces:	Out Buildings:			
Fireplace Fuel: <b>Gas - Natural, Wood</b>		Pad Rental:			
Outdoor Area: <b>Sundeck(s)</b>	CSA/BCE:				
Registered:					
Fixtures Leased: <b>N</b>					
Fixtures Removed:					
Legal: <b>PL 14230 LT 2 BLK A DL 1814 LD 37</b>					
Amenities:					
Site Influences:					
Municipal Charges:					
Features Incl:					
Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 19'		X	X
Main F.	Dining	13' X 12'		X	X
Main F.	Kitchen	15' X 10'		X	X
Main F.	Master Bedroom	13' X 10'		X	X
Main F.	Bedroom	14' X 10'		X	X
Main F.	Bedroom	11' X 10'		X	X
Below	Family Room	17' X 12'		X	X
Below	Bedroom	13' X 9'		X	X
				X	X
				X	X
<b>Floor Area (SqFt):</b>			<b>Bathrooms:</b>		
Main Floor Area:	<b>1,502</b>	Total # Rooms: <b>8</b>	<b>1 4 Piece; Ensuite: N; Level: Main F.</b>		
Finished Floor Up:	<b>0</b>	# Kitchens: <b>1</b>	<b>2 3 Piece; Ensuite: Y; Level: Main F.</b>		
Finished Floor Down:	<b>826</b>	Finished Levels: <b>2</b>	<b>3 4 Piece; Ensuite: Y; Level: Below</b>		
Finished Floor Bsmt:	<b>0</b>	Crawl/Bsmt Height:	<b>4</b>		
Total Finished Floor:	<b>2,328</b>	Basement Area:	<b>Fully Finished</b>		
Unfinished Floor:	<b>0</b>	Suite:	<b>Unauthorized Suite</b>		
Grand Total Floor Area:	<b>2,328</b>		<b>5</b>		
			<b>6</b>		
			<b>7</b>		
			<b>8</b>		
Listing Broker 1:	<b>Sutton Grp-West Coast Realty</b>	<b>604-714-1700</b>	Appointments:	<b>Phone L.R. First</b>	
Listing Sales Rep 1:	<b>Pietro Nardone pnardone@homedesinbc.com</b>	<b>604-767-0490</b>	For Appts Call:	<b>STEVE BIRKIC</b>	
Listing Sales Rep(s):			Appointment Ph:	<b>778-882-5700</b>	
Listing Broker 2:			Occupancy:	<b>Owner</b>	
Selling Broker(s):	<b>Sutton Grp-West Coast Realty</b>				
Selling Sales Rep(s):	<b>Pietro Nardone</b>				
Owner:	<b>K. KNIGHT</b>				
Commission:	<b>3.2550-100/1.1625</b>				
Realtor Remarks: <b>For showings, call Steve at 778-882-5700. Pending offer.</b>					
Beautifully updated 4 bedroom home with a spectacular outlook of Lions Bay. Features incl large balcony, hot tub, basement suite, on over .6 acre private view lot. Located close to all amenities. All measurements are approximate. Buyer to verify.					

RED Full Realtor

The enclosed information while deemed to be correct, is not guaranteed.

23-Sep-14 1:39 PM

PREC\* Indicates Personal Real Estate Corporation.

West Vancouver, Lions Bay <b>265 BAYVIEW RD, VON 2E0</b>		<b>MLS# V515904</b>		Residential Detached <b>Sold</b>	
	List Price: <b>\$630,000</b>	Sold Price: <b>\$621,500</b>	Days on Mkt: <b>2</b>		
	List Date: <b>14-Dec-04</b>	Sold Date: <b>16-Dec-04</b>	Expiry Date: <b>30-Jun-05</b>		
	Complex/Subdiv	Frontage: <b>125.60 R</b>	PID: <b>007-893-230</b>		
	Previous Price: <b>\$630,000</b>	Frontage Metric: <b>38.308</b>	Approx Yr Blt: <b>1975</b>		
Meas Type: <b>Feet</b>	Bedrooms: <b>4</b>	Age at List Date: <b>29</b>			
Depth/Size: <b>262</b>	Bathrooms: <b>3</b>	Type: <b>House/Single Family</b>			
Lot Area SqFt: <b>32,907</b>	Full Baths: <b>3</b>	Zoning: <b>SFD</b>			
Rear Yard Exp:	Half Baths: <b>0</b>	Taxes: <b>\$1,724 (2004)</b>			
Flood Plain: <b>Exempt</b>	If New GST/HST Ind:	Tax Incl Utilities: <b>Yes</b>			
View:					
Serv Connected:					
Style of Home: <b>Basement Entry, 2 Storey</b>	Total Parking: <b>0</b>	Covered Parking: <b>0</b>			
Construction: <b>Frame - Wood</b>	Parking Access:				
Foundation: <b>Concrete Slab</b>	Parking Facilities: <b>Add. Parking Avail.</b>				
Exterior: <b>Mixed</b>	R/I Plumbing:				
Rainscreen:	Dist to Public Trans:	Dist to School Bus:			
Type of Roof: <b>Asphalt</b>	Possession: <b>TBA</b>				
Renovations: <b>Partly</b>	Title to Land: <b>Freehold NonStrata</b>				
Flooring:	Seller's Interest: <b>Registered Owner</b>				
Water Supply: <b>City/Municipal</b>	Mortgage Info: <b>\$0 / Treat as Clear Title</b>				
Heat/Fuel: <b>Mixed</b>	Property Disclosure: <b>Y</b>				
No. of Fireplaces: <b>2</b>	R/I Fireplaces:				
Fireplace Fuel: <b>Wood</b>	Out Buildings:				
Outdoor Area: <b>Sundeck(s)</b>	Pad Rental:				
Registered:	CSA/BCE:				
Fixtures Leased: <b>N</b>					
Fixtures Removed:					
Legal: <b>LT 2 BLK A DL 1814 LD 37 PL 14230</b>					
Amenities:					
Site Influences:					
Municipal Charges:					
Features Incl:					
Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 19'		X	X
Main F.	Dining	13' X 12'		X	X
Main F.	Kitchen	15' X 10'		X	X
Main F.	Master Bedroom	13' X 10'		X	X
Main F.	Bedroom	14' X 10'		X	X
Main F.	Bedroom	11' X 10'		X	X
Below	Family Room	17' X 12'		X	X
Main F.	Bedroom	13' X 9'		X	X
				X	
				X	
				X	
<b>Floor Area (SqFt):</b>			<b>Bathrooms:</b>		
Main Floor Area: <b>1,502</b>	Total # Rooms: <b>8</b>	<b>1 4 Piece; Ensuite: N; Level: Main F.</b>			
Finished Floor Up: <b>0</b>	# Kitchens: <b>1</b>	<b>2 3 Piece; Ensuite: Y; Level: Main F.</b>			
Finished Floor Down: <b>826</b>	Finished Levels: <b>2</b>	<b>3 4 Piece; Ensuite: Y; Level: Below</b>			
Finished Floor Bsmt: <b>0</b>	Crawl/Bsmt Height:	<b>4</b>			
Total Finished Floor: <b>2,328</b>	Basement Area: <b>Fully Finished</b>	<b>5</b>			
Unfinished Floor: <b>0</b>	Suite: <b>Unauthorized Suite</b>	<b>6</b>			
Grand Total Floor Area: <b>2,328</b>		<b>7</b>			
		<b>8</b>			
Listing Broker 1: <b>Sutton Grp.-West Coast Realty</b>	<b>604-714-1700</b>	Appointments:	<b>Phone L.R. First</b>		
Listing Sales Rep 1: <b>Pietro Nardone <a href="mailto:pnardone@homesinbc.com">pnardone@homesinbc.com</a></b>	<b>604-767-0490</b>	For Appts Call:	<b>STEVE BIRKIC</b>		
Listing Sales Rep(s):		Appointment Ph:	<b>778-882-5700</b>		
Listing Broker 2:		Occupancy:	<b>Owner</b>		
Selling Broker(s): <b>Sutton Grp.-West Coast Realty</b>					
Selling Sales Rep(s): <b>Pietro Nardone</b>					
Owner: <b>I. ROA</b>					
Commission: <b>3.2550-100/1.1625</b>					
Realtor Remarks: <b>For showings call Steve @ 778-882-5700. Virtual Tour @ <a href="http://www.homesinbc.com">www.homesinbc.com</a></b>					
<b>Beautifully renovated 4 bedroom family home with a spectacular outlook of Lions Bay features include, large balcony, hot tub, basement suite, on over 0.6 acre private lot, located close to school and all the amenities. All meas approx.</b>					


RED Full Realtor

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02-Sep-14 9:04 PM

PREC\* indicates Personal Real Estate Corporation.



West Vancouver, Lions Bay <b>265 BAYVIEW RD, VON ZEO</b>		<b>MLS# V858777</b>		Residential Detached <b>Expired</b>																																																																																																				
	List Price: <b>\$659,900</b>	Days on Mkt: <b>93</b>		Expiry Date: <b>11-Feb-11</b>																																																																																																				
	List Date: <b>10-Nov-10</b>	Complex/Subdiv		PID: <b>007-893-230</b>																																																																																																				
	Previous Price: <b>\$679,900</b>	Frontage:	Approx Yr Blt: <b>1975</b>		Age at List Date: <b>35</b>																																																																																																			
	Original Price: <b>\$699,900</b>	Frontage Metric:	Type: <b>House/Single Family</b>		Zoning: <b>RS-1</b>																																																																																																			
Meas Type: <b>Feet</b>	Bedrooms: <b>2</b>	Taxes: <b>\$2,742 (2007)</b>		Tax Inc Utilities: <b>No</b>																																																																																																				
Depth/Size:	Bathrooms: <b>2</b>	View: <b>Y - Howe Sound ocean &amp; Island</b>																																																																																																						
Lot Area SqFt: <b>28,880</b>	Full Baths: <b>1</b>	Serv Connected: <b>Electricity, Septic, Water,</b>																																																																																																						
Rear Yard Exp:	Half Baths: <b>1</b>																																																																																																							
Flood Plain:	If New GST/HST Incl:																																																																																																							
<table border="0"> <tr> <td>Style of Home: <b>Basement Entry</b></td> <td>Total Parking:</td> <td colspan="2">Covered Parking:</td> <td colspan="2"></td> </tr> <tr> <td>Construction: <b>Frame - Wood</b></td> <td>Parking Access:</td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Foundation: <b>Concrete Slab</b></td> <td>Parking Facilities: <b>Open</b></td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Exterior: <b>Stucco</b></td> <td>R/I Plumbing:</td> <td colspan="2">Dist to Public Trans:</td> <td colspan="2">Dist to School Bus:</td> </tr> <tr> <td>Rainscreen:</td> <td>Year of Reno:</td> <td colspan="2">Possession:</td> <td colspan="2">Title to Land: <b>Freehold NonStrata</b></td> </tr> <tr> <td>Type of Roof: <b>Other</b></td> <td></td> <td colspan="2">Seller's Interest: <b>Court Ordered Sale</b></td> <td colspan="2">Mortgage Info: <b>\$0</b></td> </tr> <tr> <td>Renovations:</td> <td></td> <td colspan="2">Property Disclosure: <b>N - court ordered sale</b></td> <td colspan="2">Out Buildings:</td> </tr> <tr> <td>Flooring:</td> <td>R/I Fireplaces:</td> <td colspan="2">Pad Rental:</td> <td colspan="2"></td> </tr> <tr> <td>Water Supply: <b>City/Municipal</b></td> <td>CSA/BCE:</td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Heat/Fuel: <b>Other</b></td> <td></td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>No. of Fireplaces: <b>0</b></td> <td></td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Fireplace Fuel:</td> <td></td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Outdoor Area: <b>None</b></td> <td></td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Registered:</td> <td></td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Fixtures Leased: <b>N</b></td> <td></td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Fixtures Removed:</td> <td></td> <td colspan="2"></td> <td colspan="2"></td> </tr> </table>						Style of Home: <b>Basement Entry</b>	Total Parking:	Covered Parking:				Construction: <b>Frame - Wood</b>	Parking Access:					Foundation: <b>Concrete Slab</b>	Parking Facilities: <b>Open</b>					Exterior: <b>Stucco</b>	R/I Plumbing:	Dist to Public Trans:		Dist to School Bus:		Rainscreen:	Year of Reno:	Possession:		Title to Land: <b>Freehold NonStrata</b>		Type of Roof: <b>Other</b>		Seller's Interest: <b>Court Ordered Sale</b>		Mortgage Info: <b>\$0</b>		Renovations:		Property Disclosure: <b>N - court ordered sale</b>		Out Buildings:		Flooring:	R/I Fireplaces:	Pad Rental:				Water Supply: <b>City/Municipal</b>	CSA/BCE:					Heat/Fuel: <b>Other</b>						No. of Fireplaces: <b>0</b>						Fireplace Fuel:						Outdoor Area: <b>None</b>						Registered:						Fixtures Leased: <b>N</b>						Fixtures Removed:								
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Heat/Fuel: <b>Other</b>																																																																																																								
No. of Fireplaces: <b>0</b>																																																																																																								
Fireplace Fuel:																																																																																																								
Outdoor Area: <b>None</b>																																																																																																								
Registered:																																																																																																								
Fixtures Leased: <b>N</b>																																																																																																								
Fixtures Removed:																																																																																																								
<p>Legal: <b>PL 14230 LT 2 BLK A DL 1814 LD 36 GROUP 1.</b></p> <p>Amenities:</p> <p>Site Influences: <b>Recreation Nearby, Rural Setting, Shopping Nearby</b></p> <p>Municipal Charges:</p> <p>Features Incl:</p>																																																																																																								
<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr> <td>Main F.</td> <td>Kitchen</td> <td>0' X 0'</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td>X</td> </tr> <tr> <td>Main F.</td> <td>Living Room</td> <td>0' X 0'</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td>X</td> </tr> <tr> <td>Above</td> <td>Master Bedroom</td> <td>0' X 0'</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td>X</td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>0' X 0'</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td>X</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td>X</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td>X</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td>X</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td>X</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td>X</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td>X</td> </tr> </tbody> </table>						Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions	Main F.	Kitchen	0' X 0'			X			X	Main F.	Living Room	0' X 0'			X			X	Above	Master Bedroom	0' X 0'			X			X	Above	Bedroom	0' X 0'			X			X						X			X						X			X						X			X						X			X						X			X						X			X
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<p>Listing Broker 1: <b>RE/MAX Masters Realty</b> <b>604-926-6233</b> Appointments: <b>Phone L.R. First</b></p> <p>Listing Sales Rep 1: <b>Thyra McKilligan thyram@telus.net</b> <b>604-306-2355</b> For Appts Call: <b>Thyra McKilligan</b></p> <p>Listing Sales Rep(s): Appointment Ph: <b>604-306-2355</b></p> <p>Listing Broker 2: Occupancy: <b>Vacant</b></p> <p>Selling Broker(s):</p> <p>Selling Sales Rep(s):</p> <p>Owner: <b>First National by Court Order</b></p> <p>Commission: <b>3.5% ON THE 1ST 100000 &amp; 1.25% ON THE BALANCE</b></p>																																																																																																								
<p>Realtor Remarks: <b>Court ordered sale. Premises previous Grow Op, no access to house. All offers be subject free and have accompanying Schedule A. Contact listing realtor for forms and documentation. Lot value only.</b></p>																																																																																																								
<p>Beautiful views over Howe Sound from this large, .663 acre mountainside property in Lions Bay. Build your custom dream home, 10 minutes drive from West Vancouver along the new scenic Sea to Sky highway. Lions Bay boasts a primary school, general store, cafe and art gallery, 3 beautiful beaches, and many hiking trails. School buses connect families to the quality West Vancouver public school system, and public transit makes commuting easy to downtown Vancouver and all destinations in between. A warm community awaits you!</p>																																																																																																								

RED Full Realtor

The enclosed information while deemed to be correct, is not guaranteed.

22-Aug-14 5:34 PM

PREC\* indicates Personal Real Estate Corporation.

Property Address: 265 BAYVIEW RD LIONS BAY	Total Assessed:							
		<b>\$861,000</b>						
	Total Land:	<b>\$514,000</b>	Description:	First Floor Area: <b>1663</b>	Roll Number:	<b>01297.500</b>	Building Stories:	Gross Leasable Area:
	Total Building:	<b>\$347,000</b>	<b>Non-Manualized Structures</b>	Second Floor Area: <b>0</b>	Sale Date:	MH Width:	Area:	Net Leasable Area:
	Previous Assessed:		Year Built: <b>1974</b>	Basement Finish Area: <b>1445</b>	Sale Price:	MH Length:	Leasable Area:	Number of Apartment Units:
	Prev. Total Land:		Bedrooms: <b>3</b>	Carports:		MH Total Area:		
	Prev. Total Building:		Baths: <b>4</b>	Garages: <b>G</b>		Comments:		
			Strata Area:	Land Size: <b>.73637 Acres</b>		<b>Building Unfinished</b>		
	Total Assessed:	<b>\$861,000</b>						
	Total Land:	<b>\$514,000</b>	Description:	First Floor Area: <b>1663</b>	Roll Number:	<b>01297.500</b>	Building Stories:	Gross Leasable Area:
	Total Building:	<b>\$347,000</b>	<b>Non-Manualized Structures</b>	Second Floor Area: <b>0</b>	Sale Date:	MH Width:	Area:	Net Leasable Area:
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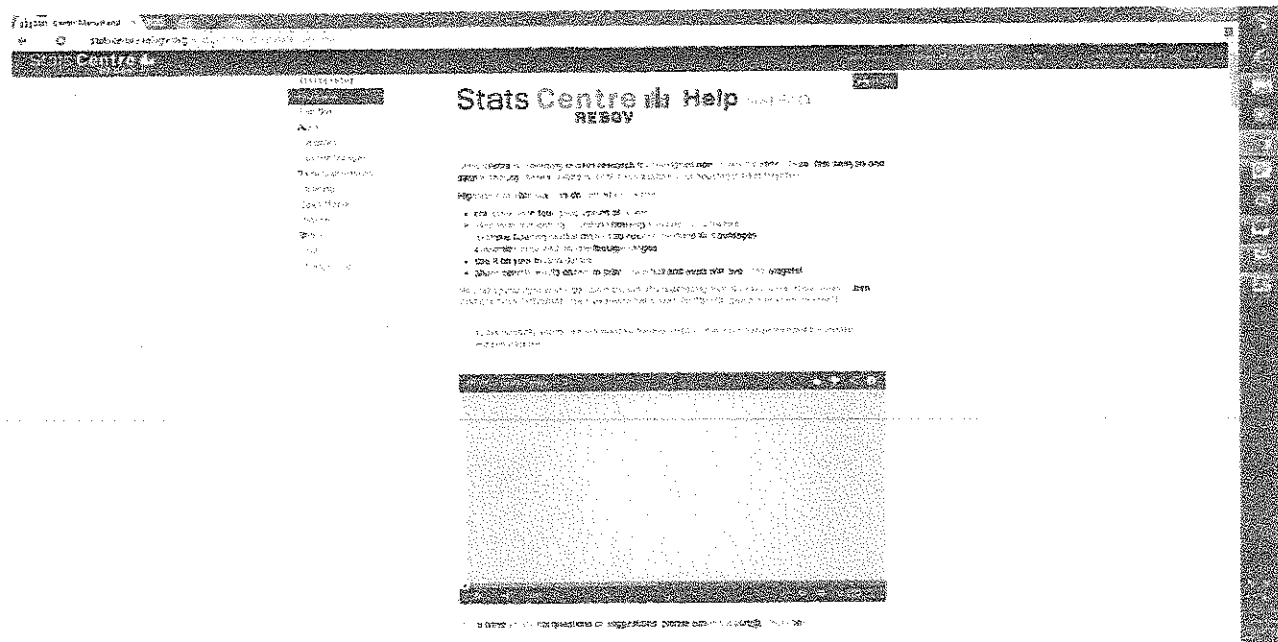
The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.  
Please note that this report may not contain all property information that is displayed on the web page.

## Appendix 1 (f)


0086

Metric: MLSA® HPI Price  
 Time Calculation: Monthly  
 Data from: 10/23/2014  
 Locations: F30 - Surrey  
 Filters  
 F30 - Surrey: Detached (All)

Date	F30 - Surrey	Date	F30 - Surrey	Date	F30 - Surrey
Jan-05	374300	Apr-08	516200	Jul-11	537100
Feb-05	375400	May-08	516500	Aug-11	536400
Mar-05	376200	Jun-08	517300	Sep-11	537900
Apr-05	377300	Jul-08	513200	Oct-11	538200
May-05	379900	Aug-08	508700	Nov-11	538600
Jun-05	382900	Sep-08	504600	Dec-11	538200
Jul-05	388500	Oct-08	494800	Jan-12	540500
Aug-05	394100	Nov-08	485500	Feb-12	545000
Sep-05	399800	Dec-08	475700	Mar-12	549100
Oct-05	404200	Jan-09	473500	Apr-12	555500
Nov-05	408700	Feb-09	471200	May-12	559600
Dec-05	413600	Mar-09	469400	Jun-12	565900
Jan-06	420700	Apr-09	470500	Jul-12	567400
Feb-06	427800	May-09	471200	Aug-12	567800
Mar-06	435300	Jun-09	472400	Sep-12	567800
Apr-06	443900	Jul-09	477200	Oct-12	565900
May-06	452500	Aug-09	482100	Nov-12	568200
Jun-06	461500	Sep-09	487300	Dec-12	565600
Jul-06	467900	Oct-09	491500	Jan-13	562900
Aug-06	473900	Nov-09	495600	Feb-13	561500
Sep-06	480200	Dec-09	499700	Mar-13	565200
Oct-06	481700	Jan-10	506100	Apr-13	569300
Nov-06	482800	Feb-10	509800	May-13	570800
Dec-06	484300	Mar-10	512000	Jun-13	572300
Jan-07	487700	Apr-10	516500	Jul-13	572700
Feb-07	491500	May-10	516500	Aug-13	574200
Mar-07	495200	Jun-10	516200	Sep-13	568600
Apr-07	498200	Jul-10	514700	Oct-13	569700
May-07	501200	Aug-10	512000	Nov-13	570100
Jun-07	504600	Sep-10	510500	Dec-13	567800
Jul-07	505700	Oct-10	511700	Jan-14	566700
Aug-07	507200	Nov-10	511700	Feb-14	570400
Sep-07	508700	Dec-10	513500	Mar-14	570400
Oct-07	509000	Jan-11	515400	Apr-14	574200
Nov-07	509400	Feb-11	513500	May-14	579000
Dec-07	509800	Mar-11	520300	Jun-14	582000
Jan-08	512000	Apr-11	528500	Jul-14	581700
Feb-08	513900	May-11	534500	Aug-14	582800
Mar-08	515800	Jun-11	536400	Sep-14	583500



All data from the BC Northern Real Estate Board, Chilliwack and District Real Estate Board, Fraser Valley Real Estate Board, and Real Estate Board of Greater Vancouver  
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 Data deemed reliable but not guaranteed.  
 Powered by 10K Research and Marketing.

Vancouver East, Renfrew VE <b>2537 ADANAC ST, V5K 2M6</b>		<b>MLS# V857517</b>		Residential Detached <b>Sold</b>				
	List Price: <b>\$609,800</b>	Sold Price: <b>\$621,000</b>	Days on Mkt: <b>96</b>					
	List Date: <b>04-Nov-10</b>	Sold Date: <b>08-Feb-11</b>	Expiry Date: <b>30-Apr-11</b>					
	Complex/Subdiv: <b>RENFREW</b>	Previous Price:	Frontage: <b>33.00 ft</b>	PID: <b>014-162-296</b>				
	Original Price: <b>\$609,800</b>	Frontage Metric: <b>0.000</b>	Approx Yr Blt: <b>1927</b>					
Meas Type: <b>Feet</b>	Bedrooms: <b>4</b>	Age at List Date: <b>83</b>	Type: <b>House/Single Family</b>					
Depth/Size: <b>107.5</b>	Bathrooms: <b>2</b>	Zoning: <b>RS1</b>	Taxes: <b>\$3,037 (2010)</b>					
Lot Area SqFt: <b>3,548</b>	Full Baths: <b>2</b>	Half Baths: <b>0</b>	Tax Incl Utilities: <b>No</b>					
Rear Yard Exp: <b>N</b>	Half Baths: <b>0</b>	If New GST/HST Inc: <b>No</b>						
Flood Plain:	View: <b>Y - Mountain view from upstairs.</b>							
Serv Connected: <b>Natural Gas, Sanitary Sewer, Storm Sewer, Water,</b>								
Style of Home: <b>2 Storey w/ Bsmt.</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>						
Construction: <b>Frame - Wood</b>	Parking Access: <b>Rear</b>							
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Carport; Single</b>							
Exterior: <b>Stucco, Wood</b>	R/I Plumbing:	Dist to Public Trans: <b>TWO</b>	Dist to School Bus: <b>FOUR</b>					
Rainscreen:	Type of Roof: <b>Asphalt</b>	Year of Reno:	Title to Land: <b>Freehold NonStrata</b>					
Renovations:	Flooring: <b>Laminate, Mixed</b>	Water Supply: <b>City/Municipal</b>	Seller's Interest: <b>Registered Owner</b>					
Heat/Fuel: <b>Forced Air, Natural Gas</b>	No. of Fireplaces: <b>1</b>	R/I Fireplaces:	Mortgage Info: <b>\$0</b>					
Fireplace Fuel: <b>Wood</b>	Outdoor Area: <b>Sundeck(s)</b>	Property Disclosure: <b>N - UPON OFFER PRESENTATION</b>	Out Buildings:					
Registered:	Fixtures Leased: <b>N</b>	Pad Rental:						
Fixtures Removed:								
Legal: <b>PL 2016A LT 25 DL THSL LD 36 EXCEPT PLAN PT IN PL 5955, OF THE S HLF OF LOT 78.</b>								
Amenities: <b>Recreation Nearby, Shopping Nearby</b>								
Municipal Charges: <b>Drapes/Window Coverings, Refrigerator, Stove</b>								
Features Inc:								
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'2" X 18'			X			X
Main F.	Kitchen	17' X 10'			X			X
Main F.	Master Bedroom	10'2" X 10'7"			X			X
Main F.	Bedroom	10' X 9'			X			X
Above	Bedroom	17'3" X 11'			X			X
Above	Other	11' X 10'			X			X
Bsmt	Living Room	15'9" X 9'11"			X			X
Bsmt	Bedroom	12'10" X 11'4"			X			X
Bsmt	Laundry	10' X 9'			X			X
Bsmt	Storage	4' X 9'			X			X
<b>Floor Area (SqFt):</b>						<b>Bathrooms:</b>		
Main Floor Area:	<b>790</b>	Total # Rooms:	<b>10</b>			<b>1 4 Piece; Ensuite: N; Level: Main F.</b>		
Finished Floor Up:	<b>300</b>	# Kitchens:	<b>1</b>			<b>2 3 Piece; Ensuite: N; Level: Bsmt</b>		
Finished Floor Down:	<b>0</b>	Finished Levels:	<b>2</b>			<b>3</b>		
Finished Floor Bsmt:	<b>730</b>	Crawl/Bsmt Height:				<b>4</b>		
Total Finished Floor:	<b>1,820</b>	Basement Area:	<b>Fully Finished</b>			<b>5</b>		
Unfinished Floor:	<b>0</b>	Suite:				<b>6</b>		
Grand Total Floor Area:	<b>1,820</b>					<b>7</b>		
						<b>8</b>		
Listing Broker 1:	<b>Sutton Grp West Coast (Van49)</b>	<b>604-257-8888</b>	Appointments:	<b>Phone L.R. First</b>				
Listing Sales Rep 1:	<b>Ken Wong kenwong@sutton.com</b>	<b>604-686-5722</b>	For Appts Call:	<b>KEN</b>				
Listing Sales Rep(s):			Appointment Ph:	<b>604-686-5722</b>				
Listing Broker 2:			Occupancy:	<b>Owner</b>				
Selling Broker(s):	<b>Sutton Grp-West Coast Realty</b>							
Selling Sales Rep(s):	<b>Rick Stonehouse</b>							
Owner:	<b>S. LIM</b>							
Commission:	<b>3.1% ON 1ST \$100K/1.1% ON BAL</b>							
Realtor Remarks: <b>Previous grow-up in attic before 2003. City re-inspected and permitted, air quality test available. Renovations done in 2008-approximately \$70,000 spent. Open House: Sat, Feb 5th, 2-5 PM.</b>								
Nice 2 storey family home plus basement off Hastings and Nanaimo/Renfrew. Tastefully and extensively updated. Features New: Spacious kitchen, 2 bathrooms, Large Sundeck/Carport, Appliances, Roof & Gutters, Vinyl Windows, 3 Levels of Laminate flooring, paint, fence and more-approximately \$70,000 was spent. There are 3 bedrooms in the upper two floors with a Basement that has an easy 1 Bedroom potential suite. Just needs kitchen. Level lot on a wide level street with bus, schools and lots of shopping nearby. Move in condition. Open House: Sat, Feb 5th, 2-5 PM.								

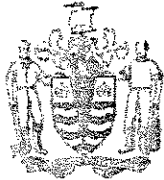
RED Full Realtor

The enclosed information while deemed to be correct, is not guaranteed.

31-Jul-14 1:48 PM

PREC\* indicates Personal Real Estate Corporation.





# Permission To Re-occupy

**OC 420292**

The occupancy approved under this permission refers only to the correction of deficiencies outlined in the City of Vancouver Letter dated:

**BUILDING PERMIT** BU425911  
**SPECIAL INSPECTION** IA404999

Property Address of Building	<b>2537 ADANAC ST</b>
Specifics of Property Address	<b>RE-OCCUPANCY PERMIT</b>
Legal Description	<b>LOT 25 BLK 78 S HLF THSL PLAN 2016A</b>

APPROVED FOR RE-OCCUPANCY AS A:

**PERMISSION TO RE-OCCUPY PERMIT**  
**RE-OCCUPANCY OF THIS EXISTING**  
**ONE (1) FAMILY DWELLING**

CC

This Permit is issued pursuant to the authority contained in the Vancouver Building By-law.

**AUGUST 22, 2003**  
 Date

CITY BUILDING INSPECTOR

**POST IN A CONSPICUOUS PLACE**

**IMPORTANT NOTICE**

Any new construction or a change of use requires a new Occupancy Permit. In addition, the issuing of this Permit shall not relieve the owner or occupier from the responsibility of complying with the Zoning and Development By-law or any other pertinent By-law, Act or Regulations. This Permit is not a representation or warranty that the By-laws of the City of Vancouver or other enactments have been complied with, since recourse at the city only permit random review and inspections. The City of Vancouver will accept no responsibility or legal liability should any person suffer loss, injury or damage as a result of the building not complying with By-laws. Accordingly, persons should make such independent investigations or inquiries as they see fit to determine whether the building complies with all relevant By-laws or enactments.

Appendix 2 (d)



CITY OF VANCOUVER  
COMMUNITY SERVICES  
Licences and Inspections Department  
Property Use Branch

CERTIFICATE OF INSPECTION  
FOR GROW OPERATIONS  
(Property Use) CI N<sup>o</sup> 1855

Property Address: 2537 Adanac	Date: June 27/03
Specifics:	Storeys: 2 1/2
Approved Use: IFO Zone: RS15	Present Use: Vacant
Name/Address Prop: [REDACTED] ent: [REDACTED]	IA#: 404999 EN#: 012431

BY-LAWS DEFICIENCIES TO BE RECTIFIED BEFORE OCCUPANCY IS PERMITTED

Untidy Premises By-Law No. 1311	
Debris	OK
Overgrowth	Remove overgrowth from rear yd.
Order req'd	
Standards of Maintenance By-Law No. 1312	
Exterior	Repair + Replace Gutters, Downpipes when req'd
Interior	Repair all damaged walls/paint Finish + repair attic space Repair damaged door hardware Clean workrooms Repair tile floor on main flr workroom Clean floors + carpets
Zoning and Development By-Law No. 177	
Occupancy	Bldg approved as a IFO -
Other	
Licence By-Law No. 1310	
License #	B.L. required for rental

Permits Required:  Development  Secondary Suite  Other  
Route To:  File  Bylaw Admin  Other

District Inspector: J. C. [REDACTED]  
Priority Use Insp. - Dist. No. 815-7810  
Supervisor: X. [REDACTED]



## Appendix 2 (e)



**CITY OF VANCOUVER**  
 COMMUNITY SERVICES  
 Licences and Inspections Department  
 Co-ordinated By-law Enforcement Division

July 2, 2003

PLEASE REFER TO:  
 Mr. P. R. Sweeney  
 Manager, Building  
 Inspections Branch at  
 604-873-7560

████████████████████  
 ████████████████████  
 ████████████████████

Diary? No  Yes   
 To: ~~██████████~~ John Chada  
 Date: Aug 5 Init: GM

Dear Sir:

Re: 2537 Adanac Street - Special Inspection No. IA 404999

The results of our co-ordinated inspection of your building at the above location to determine the by-law requirements for re-occupancy are as follows:

**Building By-law** (all work to comply with Part 9 of the Vancouver Building By-law)  
 - see Certificate of Inspection (Building) for deficiencies  
 - a building permit must be obtained to correct the building deficiencies

**Plumbing\Gas By-law:** (all work to comply with Part 7 of the Vancouver Building By-law)  
**Plumbing**  
 - see Certificate of Inspection (Plumbing/Gas) for deficiencies  
 - a licensed plumbing contractor must obtain a permit to correct the plumbing deficiencies

(all work to comply with the Provincial Gas Safety Act and Reg)  
**Gas**  
 - see Certificate of Inspection (Plumbing/Gas) for deficiencies  
 - a licensed gas contractor must obtain a permit to correct the gas deficiencies and the re-connection of gas. A Gas Installation Test Certificate is required from the Gas Fitter.

**Electrical By-law:** (all work to comply with Canadian Electrical Code)  
 - see Certificate of Electrical Inspection for deficiencies  
 - check all wiring in the building after electricity energized  
 - a licensed electrical contractor must obtain a permit to correct the electrical deficiencies and the smoke alarms.  
 Re-connection of electrical services will not be approved by this department until confirmation has been received that all by-law violations in the building have been corrected.

- Untidy By-law: - see Certificate of Inspection (Property Use) for deficiencies
- Standards of Maintenance: - see Certificate of Inspection (Property Use) for deficiencies
- Zoning and Development - no deficiencies noted
- License By-law: - a 2003 Vancouver Business License must be obtained prior to the rental of this approved one family dwelling.

You must also contact the Property Use Inspector for re-inspection after the Untidy and Standards of Maintenance By-law deficiencies have been completed. The Property Use Inspector, Mr. Chadwick, can be reached at (604) 873-7870 between 8:30 - 10:30 A.M.

Please ensure your contractors contact the building, plumbing, gas and electrical inspectors for re-inspection. Once the above violations have been corrected and all inspection approvals have been obtained, re-occupancy approval will be issued.

**Note:** You *may not* re-occupy this building until a Re-occupancy Permit has been issued.

**Effective March 11, 2003, the fee for a Re-occupancy Permit is \$103.00.**

***In order to speed up issuance of the Re-occupancy Permit please return the completed Application for Re-occupancy Permit as soon as possible.***

To apply for a Re-occupancy Permit, you must

- 1) complete the enclosed Application for Occupancy Permit (the highlighted areas) and
- 2) return the Application for Occupancy Permit to:

The Occupancy Clerk,  
Permits and Licenses Department  
Second Floor, East Wing  
2675 Yukon Street  
Vancouver, BC V5Y 3P9

**The City of Vancouver will not authorize gas or electrical re-connection until all deficiencies have been corrected.**

Yours truly



P. R. Sweeney for  
City Building Inspector,  
City Electrician and Chief  
License Inspector

SC\gm

Encl.

cc: Occupancy Clerk



**CITY OF VANCOUVER**  
 COMMUNITY SERVICES  
 Licences and Inspections Department  
 Inspection Division

**SPECIAL INSPECTION FOR  
 RE-OCCUPANCY OF GROW  
 OPERATIONS** CI No 5226

Property Address: <u>2537 ADENAC</u>	Date: <u>27 JUNE 03</u>
Specifics:	Storeys: <u>2 LB</u>
Approved Use: <u>LED</u>	Present Use: <u>LED</u>
Name/Address Property Owner/Agent: <u>[REDACTED]</u>	IA#: <u>404999</u>

Hydro Connected   N BC Gas Locked Off   N

System	Description	Location
Hand Rails	Acceptable	
Guard Rails	Acceptable	<u>+ REPAIR + SECURE REAR DECK</u>
Stairs	Acceptable	

Y	N	Failure / Deficiencies to be corrected before occupancy permitted
		Stairs to comply with Subsection 9.8.3
		Guard rails to comply with Subsection 9.8.8
✓		Hard wire smoke detector to comply with Subsection 9.10.18
		Missing insulation to be repaired as per Subsection 9.25.2
		Insulation to be mechanically protected as per Subsection 9.25.23
		Deadbolt locks to comply with Article 9.6.8.3 and Article 3.3.1.12
✓		Hot water tank to be restrained as per Subsection 9.31.63
		Windows to be repaired as per Subsection 9.7.2
✓		Interior walls to be repaired as per Section 9.29
✓		Hand rails to be installed as per Subsection 9.8.7
		Remove or legalize unauthorized kitchen

\* FIREPLACE TO BE REPAIRED AND CHIMNEY TO BE REPAIRED OR SEALED OFF  
\* REPAIR/REPLACE FRONT DOOR  
\* HOLES IN CHIMNEY TO BE REPAIRED AND ATTIC IF FIREPLACE USED  
\* EXTRA LIVINGSPACE IN ATTIC TO BE REMOVED AND SEALED OFF OR PERMITS APPLIED FOR  
\* REPAIR GUTTERS

Building Permit Required   N Plans Required   N Grow Op Building Inspector DAVID O'HALLORAN

Refer To: DOMINO 2003/07/03 Supervisor \_\_\_\_\_



**CITY OF VANCOUVER**  
 COMMUNITY SERVICES  
 Licences and Inspections Department  
 Plumbing and Gas Branch

**CERTIFICATE OF INSPECTION  
 FOR GROW OPERATIONS  
 (Plumbing/Gas) CI No 1450**

Property Address: <u>2537 ADANAC ST.</u>	Date: <u>03.06.27</u>
Specifics: <u>S.F.D.</u>	Storeys: <u>2</u>
Approved Use:	Present Use: <u>S.F.D.</u>
Name/Address Property Owner/Agent: <u>[REDACTED]</u>	IA#: <u>404999</u>

Plumbing	
T&P Valve	<input checked="" type="checkbox"/>
Vacuum Relief	<input checked="" type="checkbox"/> <u>REQD.</u>
Drains/Vents	<input checked="" type="checkbox"/> <u>BASMENT BASIN DRAIN S TRAPED</u>
Fixtures	<input checked="" type="checkbox"/> <u>MAIN FLOOR W/C LOOSE.</u>
<u>REMOVE BASEMENT SHOWER</u>	

Gas	
Gas Piping	<input checked="" type="checkbox"/> <u>PRESSURE TEST REQD.</u>
Comb/Vent Air	<input checked="" type="checkbox"/> <u>TO BE CONFIRMED</u>
Air Test	<input checked="" type="checkbox"/> <u>REQUIRES.</u>
Appliances	<input checked="" type="checkbox"/> <u>CLEAN + SERVICE</u>
In Safe Condition	Meter Locked Off <input type="checkbox"/> N <input type="checkbox"/> Power Disconnected <input type="checkbox"/> N <input type="checkbox"/> Building Vacant <input type="checkbox"/> N <input type="checkbox"/>
<u>REPAIR CHIMNEY IN ATTIC</u>	

Sprinkler	
<input type="checkbox"/> Special Sprinkler Permit required to verify safe operation of sprinkler system	

<input checked="" type="checkbox"/> Repair Chimney and Flue	<input checked="" type="checkbox"/> Licensed Contractor to Clean and Service Furnace/Boiler
<input checked="" type="checkbox"/> Supply Passive Combustion Air to Central Heating Appliance	<input checked="" type="checkbox"/> Gas Test Certificate Required
<input checked="" type="checkbox"/> Seismically Restrain Water Heater	<input type="checkbox"/> Pipe Water Heater T&P Relief Valve Drain to a Safe Location
Install: <u>ALL NOTED DEFICIENCIES</u>	In Accordance With <input checked="" type="checkbox"/> Plumbing By-law <input checked="" type="checkbox"/> Gas Code
<u>M-F 8-9 AM. 800-7366</u>	

Permits Req'd:  Plumbing  Gas  SPR  Other \_\_\_\_\_

Route To:  File  ByLaw Admin  Other \_\_\_\_\_

Supervisor: DOMINO 20020703 POSITIS  
JAL

City of Vancouver



CERTIFICATE OF ELECTRICAL INSPECTION 06761

PERMIT NUMBER EL 12-204999 DATE 2031 06 27

PURSUANT TO THE CITY OF VANCOUVER ELECTRICAL BY-LAW AND THE ELECTRICAL SAFETY ACT, THE ELECTRICAL WIRING IN THESE PREMISES HAS BEEN INSPECTED AS NOTED HEREBUNDER:

Form with sections: ELECTRICAL CONTRACTOR, ADDRESS (2537 Almac St.), TYPE OF INSPECTION, INSPECTOR (Bunsen Leung), OFFICE HOURS (8:30 - 9:15 AM), PHONE # (604-873-7485), and a table of 12 items with ACC and REJ checkboxes.

THE FOLLOWING DEFICIENCIES SHALL BE RECTIFIED BEFORE: AND MUST BE LEFT ACCESSIBLE FOR REINSPECTION. PLEASE CALL 873-7801, 873-7802 OR 873-7069 (24 hour line) WHEN THE WORK IS READY FOR REINSPECTION AND THE APPLICABLE FEE HAS BEEN PAID.

Table with 3 columns: ITEM #, DEFICIENCIES / REMARKS, CODE / REG. #. Contains handwritten notes on electrical deficiencies such as 'Install new service, comply with current CEC and other relevant regulations'.

WHITE COPY, YELLOW - INSPECTOR'S COPY, PINK - SITE COPY. Includes signatures for Referred (Glen McPherson) and Supervisor, and a stamp (PTO P.2).

Re: 2537 Admas St.

Page No. 2 of 2

~~TRC # 999~~ TRC # 06761

low end open longholes in ~~basement~~ and attic floor to  
 be protected from ~~environmental~~ ~~seepage~~ ~~water~~  
 unacceptable. Wiring in ~~attic~~ ~~in~~ ~~basement~~ ~~with~~ ~~bedroom~~  
 kitchen fluorescent light, basement fluorescent light and  
 basement storage room longholes to be removed, replaced  
 and installed as per CSC, such as flexible cords being used  
 as fixed wiring, open splices, cable entering ~~top~~ ~~sub~~ ~~duct~~  
 connector and so forth (including main floor living room).  
 Licensed electrical contractor to inspect check entire electrical  
 system and correct as required as per current CSC.  
 Hydro reconnection will not be granted until all  
 deficiencies have been rectified.


Signature: [Handwritten Signature]

Initials: [Handwritten Initials]

Date: 23 June 2007  
DOMINO 2003/07/03

Appendix 3 (a)

0098

Vancouver East, Champlain Heights <b>7788 SPARBROOK CR, V5S 3K3</b>		<b>MLS# V1064426</b>		Residential Detached <b>Sold</b>	
	List Price: <b>\$1,298,000</b>	Sold Price: <b>\$1,250,000</b>	Days on Mkt: <b>9</b>	List Date: <b>12-May-14</b> Sold Date: <b>21-May-14</b> Expiry Date: <b>31-Oct-14</b>	
	Complex/Subdiv:	Frontage: <b>61.00 ft</b>	PID: <b>007-885-881</b>	Approx Yr Blt: <b>1976</b>	
	Previous Price:	Frontage Metric:	Bedrooms: <b>4</b>	Age at List Date: <b>38</b>	
	Original Price: <b>\$1,298,000</b>	Meas Type: <b>Feet</b>	Bathrooms: <b>4</b>	Type: <b>House/Single Family</b>	
Depth/Size: <b>110</b>	Lot Area SqFt: <b>6,728</b>	Full Baths: <b>4</b>	Zoning: <b>RS-1</b>		
Rear Yard Exp: <b>NE</b>	Flood Plain:	Half Baths: <b>0</b>	Taxes: <b>\$5,487 (2013)</b>		
View:	If New GST/HST Ind: <b>No</b>	Tax Inc Utilities:			
Serv Connected: <b>Natural Gas, Electricity, Sanitary Sewer, Storm Sewer, Water,</b>					
Style of Home: <b>2 Storey, Basement Entry</b>		Total Parking: <b>4</b>	Covered Parking: <b>2</b>		
Construction: <b>Frame - Wood</b>		Parking Access: <b>Lane</b>			
Foundation: <b>Concrete Block</b>		Parking Facilities: <b>Garage; Double, Add. Parking Avail., Open</b>			
Exterior: <b>Wood, Brick</b>					
Rainscreen:	R/I Plumbing:	Dist to Public Trans: <b>CLOSE</b>	Dist to School Bus: <b>CLOSE</b>		
Type of Roof: <b>Tar &amp; Gravel</b>	Year of Reno:	Possession:	Title to Land: <b>Freehold NonStrata</b>		
Renovations: <b>Partly</b>	Flooring: <b>Other, Wall/Wall/Mixed, Tile</b>	Seller's Interest: <b>Registered Owner</b>		Mortgage Info: <b>\$0</b>	
Water Supply: <b>City/Municipal</b>	Heat/Fuel: <b>Forced Air, Natural Gas, Heat Pump</b>	Property Disclosure: <b>Y</b>			
No. of Fireplaces: <b>2</b>	R/I Fireplaces:	Out Buildings:			
Fireplace Fuel: <b>Wood</b>	Registered:	Pad Rental:			
Outdoor Area: <b>Balcony(s); Patio(s) or Deck(s)</b>	CSA/BCE:				
Fixtures Leased: <b>N</b>	Fixtures Removed: <b>N</b>				
Legal: <b>PL VAP14240 LT 143 DL 334 LD 36</b>					
Amenities:					
Site Influences: <b>Central Location, Private Yard, Shopping Nearby, Recreation Nearby</b>					
Municipal Charges:					
Features Incl: <b>Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Air Conditioning</b>					
<b>Floor</b>	<b>Type</b>	<b>Dimensions</b>	<b>Floor</b>	<b>Type</b>	<b>Dimensions</b>
Main F.	Living Room	21'9" X 15'5"	Below	Living Room	15'5" X 10'10"
Main F.	Dining	15' X 11'	Below	Kitchen	10'10" X 9'1"
Main F.	Kitchen	13'6" X 9'7"	Below	Other	12'5" X 7'3"
Main F.	Family Room	15' X 11'11"	Below	Bedroom	14'9" X 11'6"
Main F.	Eating Area	13'6" X 7'8"	Below	Utility	9'11" X 3'9"
Main F.	Master Bedroom	15' X 12'11"	Below	Entrance Hall	13'2" X 12'2"
Main F.	Walk-In Closet	5'6" X 4'4"			X
Main F.	Bedroom	12' X 11'11"			X
Main F.	Bedroom	12' X 9'8"			X
Below	Recreation Room	17'5" X 12'5"			X
<b>Floor Area (SqFt):</b>			<b>Bathrooms:</b>		
Main Floor Area:	<b>1,905</b>	Total # Rooms:	<b>16</b>	1 4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Up:	<b>1,417</b>	# Kitchens:	<b>2</b>	2 3 Piece; Ensuite: Y; Level: Main F.	
Finished Floor Down:	<b>0</b>	Finished Levels:	<b>2</b>	3 4 Piece; Ensuite: N; Level: Below	
Finished Floor Bsmt:	<b>0</b>	Crawl/Bsmt Height:		4 4 Piece; Ensuite: N; Level: Below	
Total Finished Floor:	<b>3,322</b>	Basement Area:	<b>Fully Finished, Separate Entry</b>	5	
Unfinished Floor:	<b>0</b>	Suite:		6	
Grand Total Floor Area:	<b>3,322</b>			7	
				8	
Listing Broker 1:	<b>RE/MAX Select Realty</b>	<b>604-678-3333</b>	Appointments:	<b>Touchbase</b>	
Listing Sales Rep 1:	<b>Ron Basra ron@ronbasra.com</b>	<b>604-230-9899</b>	For Appts Call:	<b>Rajeiv Kainth</b>	
Listing Sales Rep(s):			Appointment Ph:	<b>604-725-9700</b>	
Listing Broker 2:			Occupancy:	<b>Owner</b>	
Selling Broker(s):	<b>RE/MAX Crest Westside (VanW7)</b>				
Selling Sales Rep(s):	<b>James Hooper</b>				
Owner:	<b>D.L. &amp; J.M Speed</b>				
Commission:	<b>3.255%-1ST \$100000 &amp; 1.1625% ON BAL</b>				
Realtor Remarks: <b>Prof Measurements from BC Floor Plans. Grow op during previous ownership. Professionally re mediated &amp; Passed by the city. All docs avail in attachments on the side menu.</b>					
<b>UPDATED VANCOUVER SPECIAL! This beautiful home sits on a large lot featuring 4 generous size bedrooms, 4 full baths, entertainers size living &amp; dining area, large working size kitchen and a cozy family rm. Several updates include new windows, doors, blinds, yard-fence, deck, landscaping, interior doors, updated electrical wiring, furnace &amp; Heat pump sys, AC, lighting and pot lights. Very exclusive area with under ground wiring subdivision. Potential for 2 suites. Close to shopping, buses and schools. The only single family home for sale in the Champlain Heights area!</b>					

RED Full Realtor

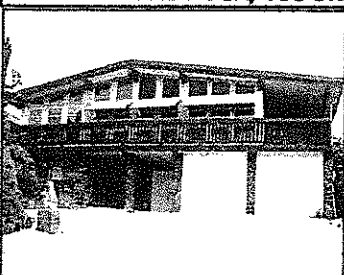
The enclosed information while deemed to be correct, is not guaranteed.

23-Jul-14 7:53 PM

PREC\* indicates Personal Real Estate Corporation.

Appendix 3 (b)

0099

Vancouver East, CHAMPLAIN HEIGHTS <b>7788 SPARBROOK CR, VSS 3K3</b>		<b>MLS# V398548</b>		Residential Detached <b>Sold</b>	
	List Price: <b>\$648,000</b>	Sold Price: <b>\$623,000</b>	Days on Mkt: <b>33</b>	Expiry Date: <b>31-Dec-04</b>	
	List Date: <b>11-May-04</b>	Sold Date: <b>13-Jun-04</b>			
	Complex/Subdiv	Frontage: <b>66.00 ft</b>	PID: <b>007-885-881</b>		
	Previous Price: <b>\$668,000</b>	Frontage Metric	Approx Yr Blt: <b>1976</b>		
Original Price: <b>\$668,000</b>	Bedrooms: <b>4</b>	Age at List Date: <b>28</b>			
Meas Type: <b>Feet</b>	Bathrooms: <b>4</b>	Type: <b>House/Single Family</b>			
Depth/Size: <b>112</b>	Full Baths: <b>4</b>	Zoning: <b>RS-1</b>			
Lot Area SqFt:	Half Baths: <b>0</b>	Taxes: <b>\$3,410 (2002)</b>			
Rear Yard Exp:	If New GST/HST Inc:	Tax Incl Utilities:			
Flood Plain: <b>No</b>	View:				
Serv Connected:					
Style of Home: <b>2 Storey</b>		Total Parking: <b>6</b>	Covered Parking: <b>2</b>		
Construction: <b>Frame - Wood</b>		Parking Access: <b>BOTH</b>			
Foundation: <b>Concrete Perimeter</b>		Parking Facilities: <b>Other</b>			
Exterior: <b>Other</b>					
Rainscreen:	R/I Plumbing: <b>Yes</b>	Dist to Public Trans: <b>CLSE</b>	Dist to School Bus: <b>CLSE</b>		
Type of Roof: <b>Tar &amp; Gravel</b>	Year of Reno:	Possession:			
Renovations: <b>Completely</b>	Title to Land: <b>Freehold NonStrata</b>				
Flooring: <b>Wall/Wall/Mixed</b>	Seller's Interest: <b>NONST</b>				
Water Supply: <b>City/Municipal</b>	Mortgage Info: <b>\$0</b>				
Heat/Fuel: <b>Natural Gas</b>	R/I Fireplaces: <b>0</b>	Property Disclosure:			
No. of Fireplaces: <b>2</b>	Out Buildings:				
Fireplace Fuel: <b>Wood</b>	CSA/BCE:	Pad Rental:			
Outdoor Area:					
Registered:					
Fixtures Leased:					
Fixtures Removed:					
Legal: <b>PL 14240 LT 143 DL 334 SEC 36</b>					
Amenities:					
Site Influences: <b>Private Setting</b>					
Municipal Charges: <b>Dyking: 0.00 Water: 0.00 Garbage: 0.00 Sewer: 0.00 Other: 0.00</b>					
Features Incl: <b>Clothes Washer/Dryer</b>					
Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'4" X 21'0"	Below	Recreation Room	12'0" X 26'0"
Main F.	Dining	10'6" X 15'0"	Below	Bedroom	15'0" X 15'0"
Main F.	Kitchen	17'0" X 13'6"	Below	Kitchen	10'5" X 11'0"
Main F.	Family Room	15'0" X 12'0"			X
Main F.	Utility	8'6" X 12'0"			X
Main F.	Master Bedroom	13'0" X 15'0"			X
Main F.	Bedroom	12'0" X 10'0"			X
Main F.	Bedroom	8'6" X 12'0"			X
Below	Entrance Hall	15'5" X 12'0"			X
Below	Living Room	14'0" X 11'0"			X
<b>Floor Area (SqFt):</b>					
Main Floor Area:	<b>1,890</b>	Total # Rooms:	<b>13</b>	<b>Bathrooms:</b>	
Finished Floor Up:	<b>0</b>	# Kitchens:	<b>2</b>	<b>1 3 Piece; Ensuite: Y</b>	
Finished Floor Down:	<b>1,510</b>	Finished Levels:	<b>2</b>	<b>2 4 Piece; Ensuite: N</b>	
Finished Floor Bsmt:	<b>0</b>	Crawl/Bsmt Height:		<b>3 4 Piece; Ensuite: N</b>	
Total Finished Floor:	<b>3,400</b>	Basement Area:	<b>None</b>	<b>4 4 Piece; Ensuite: N</b>	
Unfinished Floor:	<b>0</b>	Suite:		5	
Grand Total Floor Area:	<b>3,400</b>			6	
				7	
				8	
Listing Broker 1: <b>REGENT PARK REALTY INC.</b>		<b>604-732-8322</b>	Appointments:	<b>Phone L.R. First</b>	
Listing Sales Rep 1: <b>DANNY L YIP</b> <a href="mailto:worldlink1@telus.net">worldlink1@telus.net</a>		<b>604-649-3838</b>	For Appts Call:	<b>649-3838</b>	
Listing Sales Rep(s):			Appointment Ph:	<b>649-3838</b>	
Listing Broker 2:			Occupancy:	<b>Vacant</b>	
Selling Broker(s): <b>LEGEND REAL ESTATE GROUP LTD.</b>					
Selling Sales Rep(s): <b>R. PATRICK GOLDNEY</b>					
Owner: <b>B.HUNDAL</b>					
Commission: <b>3.255-100/1.1625</b>					
Realtor Remarks:					
<b>Best area in Van East, close to Fraserview Golf Course, school, bus and Champlain Mall. The house have been completely renovated and the roof have been done rec ently. This is a must see. All meas approx, verify by buyer.</b>					

RED Full Realtor

The enclosed information while deemed to be correct, is not guaranteed.

05-Sep-14 1:45 PM

PREC\* indicates Personal Real Estate Corporation.



Appendix 3 (c)

0100

**Tax Report - 7788 SPARBROOK Crescent  
Record Updated - 06/30/2014**

**Jurisdiction** 200-VANCOUVER - CITY OF      **Roll Number** 025308818680000      **Property ID** 007-885-881  
**Property Addr** 7788 SPARBROOK CR  
**Municipality** VA-CITY OF VANCOUVER      **Board Code** V  
**Neighborhood** 025-FRASERVIEW  
**Area** VVE-Vancouver East  
**Sub Area** VVECH-Champlain Heights  
**Gross Taxes** \$5577.04      (2014)      **More PID's**  
**Tax Amount Updated - 06/30/14**      **Water Conn**

**Owner Name & Mailing Address Information**

**Owner(s) 1 Name & Address**      **Owner(s) 2 Name & Address**  
 \*\* NOT AVAILABLE \*\*  
 \*\* NOT AVAILABLE \*\*  
 7788 SPARBROOK CRES  
 VANCOUVER BC  
  
 V5S 3K3

**Legal Information**

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VAP14240	143		334	36				
<b>Legal Description</b>	PL VAP14240 LT 143 DL 334 LD 36							

**Land & Building Information**

<b>Width</b>	<b>Depth</b>	<b>Lot Size</b>	6728 SQUARE FEET
<b>Land Use</b>	<b>Actual Use</b>	<b>Zoning</b>	SIN FAM DWLL BSEMNT SUITE
<b>BCA Description</b>	1 ST SFD AFTER 1930 SEMICUSTOM		RS-1 ONE FAMILY DWELLING

**BCAA Data Updated - 05/04/14**

**Total Value Information**

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
<b>Land</b>	\$990,000	<b>Gross Land</b>	\$990,000	<b>Gross Land</b>	\$990,000
<b>Improvement</b>	\$172,000	<b>Gross Improve</b>	\$172,000	<b>Gross Improve</b>	\$172,000
		<b>Exempt Land</b>		<b>Exempt Land</b>	
		<b>Exempt Improve</b>		<b>Exempt Improve</b>	
<b>Actual Total</b>	\$1,162,000	<b>Municipal Total</b>	\$1,162,000	<b>School Total</b>	\$1,162,000

**Sale History Information**

Date	Price	Document #	Type of Sales Transaction
08/24/2004	\$623,000	BW390785	IMPRV SINGLE PROP CASH TRANSAC
09/30/2003	\$470,000	BV399769	IMPRV SINGLE PROP CASH TRANSAC
02/26/2003	\$466,500	BV68640	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View      The enclosed information while deemed to be correct is not guaranteed.      08/26/14      6:20 PM



**CITY OF VANCOUVER**  
 COMMUNITY SERVICES  
 Licences and Inspections Department  
 Property Use Branch

**CERTIFICATE OF INSPECTION  
 FOR GROW OPERATIONS  
 (Property Use) CI No 1737**

Property Address: <u>7788 J VAN BROOK</u>	Date: <u>AUG 11/03</u>
Specifics:	Storeys:
Approved Use: <u>1 FD</u> Zone: <u>RS-1</u>	Present Use:
Name/Address Property Owner/Agent: <u>JAL VU</u>	IA#: <u>405083</u> EN#:

**BY-LAWS DEFICIENCIES TO BE RECTIFIED BEFORE OCCUPANCY IS PERMITTED**

Untidy Premises		By-law No. 4548
Debris	<u>OK</u>	
Overgrowth	<u>OK - CONTINUE TO MAINTAIN LANDS TO NEIGHBOURHOOD STANDARDS.</u>	
Standards of Maintenance		By-law No. 5462
Exterior	<u>- REPAIR WEST SOFFIT. - REPAIR PATIO SCREEN DOOR - REPAIR/REPLACE DECK RAILING</u>	
Interior	<u>- REPAIR/REPLACE KITCHEN LINOLEUM FLOORING. - REPAIR 2ND FL BATHROOM - REPAIR 2ND FLOOR INTERIOR.</u>	
Zoning and Development		By-law No. 3575
Occupancy	<u>BLDG APPROVED AS A ONE FAMILY DWELLING.</u>	
Other	<u>CARPORT HAS BEEN CONVERTED TO GARAGE WITHOUT PERMIT. RESTORE TO OPEN CARPORT OR OBTAIN PERMIT.</u>	
License		By-law No. 4450
License #	<u>03-374302 - ISSUES - ONE FAMILY DWS.</u>	

Permits Required:  Development  Secondary Suite  Other District Inspector S. RELLAND  
 Property Use Insp:  Dist Insp

Route To:  File  Bylaw Admin  Other COPI GIVEN

Supervisor (604) 873-7860  
J. Lunn



**CITY OF VANCOUVER**  
 COMMUNITY SERVICES  
 Licences and Inspections Department  
 Plumbing and Gas Branch

**CERTIFICATE OF INSPECTION  
 FOR GROW OPERATIONS  
 (Plumbing/Gas) CI No: 1587**

Property Address: <u>7788 S PAIR BROOK CREB</u>	Date: <u>Aug 11/03</u>
Specifics:	Storeys:
Approved Use:	Present Use:
Name/Address Property Owner/Agent:	IA#: <u>405083</u>

Plumbing	OK	REJ	Description/Location
T&P Valve	✓		
Vacuum Relief	✓		
Drains/Vents		✓	<u>TO CONFORM TO CODE</u>
Fixtures	✓		
<u>- REMOVE BASEMENT 2 AIR SINK + CAP OFF, UNDER BASIN.</u>			

Gas	OK	REJ	Description/Location
Gas Piping		✓	<u>PRESSURE TEST (UNDER DETECTOR TO WITNESS)</u>
Comb/Vent Air		✓	<u>TO BE CONFIRMED.</u>
Air Test		✓	<u>REQUIRED</u>
Appliances		✓	<u>CLEAN SERVICE</u>
In Safe Condition			Meter Locked Off <input type="checkbox"/> <input checked="" type="checkbox"/> Power Disconnected <input type="checkbox"/> <input checked="" type="checkbox"/> Building Vacant <input type="checkbox"/> <input checked="" type="checkbox"/>

**Sprinkler**

Special Sprinkler Permit required to verify safe operation of sprinkler system

**The following deficiencies ✓ are to be rectified before occupancy is permitted**

<input type="checkbox"/> Repair Chimney and Flue	<input checked="" type="checkbox"/> Licensed Contractor to Clean and Service Furnace/Boiler
<input type="checkbox"/> Supply Passive Combustion Air to Central Heating Appliance	<input checked="" type="checkbox"/> Gas Test Certificate Required
<input checked="" type="checkbox"/> Seismically Restrain Water Heater	<input type="checkbox"/> Pipe Water Heater T&P Relief Valve Drain to a Safe Location

Install: ALL NOTED DEFICIENCIES In Accordance With  Plumbing By-law  Gas Code

M-F 8-9 am 873-7366

Permits Req'd:  Plumbing  Gas  SPR  Other \_\_\_\_\_ District Inspector Paul Hoyle

Route To:  File  Bylaw Admin  Other \_\_\_\_\_ Supervisor JM

10F2

City of Vancouver



CERTIFICATE OF ELECTRICAL INSPECTION

0521

PERMIT NUMBER	EL
IA	405083
DATE	03'03'16

PURSUANT TO THE CITY OF VANCOUVER ELECTRICAL BY-LAW AND THE ELECTRICAL SAFETY ACT, THE ELECTRICAL WIRING IN THESE PREMISES HAS BEEN INSPECTED AS NOTED HEREUNDER:

ELECTRICAL CONTRACTOR / OWNER <i>JOHN YU.</i>				ADDRESS <i>7788 SPARKBROOK CRES</i>			
TYPE OF INSPECTION <input type="checkbox"/> RW <input type="checkbox"/> OF <input type="checkbox"/> SERVICE <input type="checkbox"/> SLAB <input checked="" type="checkbox"/> G/Op <input type="checkbox"/> OTHER				INSPECTOR: <i>Rian Dodds</i>			
ITEM		ACC	REJ	OFFICE HOURS:	<i>(AM) / PM</i>		
1.	<i>300/240 V 100 A 1 Ph</i>		<input checked="" type="checkbox"/>	PHONE #	<i>(604) 873-7601 Fax: (604) 871-6367</i>		
2.	DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE		<input checked="" type="checkbox"/>	INSPECTOR	<i>[Signature]</i>		
3.	GROUNDING		<input checked="" type="checkbox"/>	ITEM	Y	N	
4.	BONDING		<input checked="" type="checkbox"/>	13.	<i>PERMIT POSTED req'd</i>	<input checked="" type="checkbox"/>	
5.	BRANCH / APPL. CCTS.		<input checked="" type="checkbox"/>	14.	AUTHORIZATION FORM RVD / POSTED		
6.	TRANSFORMER KVA CAPCTR.KVAR			15.	WIRING OK TO COVER.		
7.	MOTOR CCTS / GENERATOR		<input checked="" type="checkbox"/>	16.	OK TO ENERGIZE	<input checked="" type="checkbox"/>	
8.	HEATING CCTS.			17.	CONDUIT / RACEWAYS - ACCEPTED		
9.	FIXTURES & FITTINGS		<input checked="" type="checkbox"/>	18.	EL. PERMIT / CLEARED FOR OCC.	<input checked="" type="checkbox"/>	
10.	LIFE SAFETY SYSTEMS		<input checked="" type="checkbox"/>	19.	FINAL ACCEPTED	<input checked="" type="checkbox"/>	
11.	SECURITY WIRING / EXTRA LOW VOLTAGE						
12.	OTHER (SEE REMARKS)						

THE FOLLOWING DEFICIENCIES SHALL BE RECTIFIED BEFORE: AND MUST BE LEFT ACCESSIBLE FOR REINSPECTION. PLEASE CALL 873-7601, 873-7602 OR 873-7659 (24 hour line) WHEN THE WORK IS READY FOR REINSPECTION AND THE APPLICABLE FEE HAS BEEN PAID.

ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #
	<i>INSTALL NEW SERVICE IN APPROVED LOCATION</i>	
	<i>INSTALL NEW GROUNDING AND BONDING PER CEC.</i>	
	<i>SAFETY CHECK PANEL AND OVERSEER PER CEC.</i>	
	<i>REPLACE ALL BROKEN FIXTURES, DEVICES AND CONDUITS.</i>	
	<i>INSTALL GFCI RECEPT. IN BRCA BATHROOM</i>	
	<i>REMOVE FUTURE RECEPT. THROUGHOUT BATHROOM.</i>	
	<i>CORRECT UNAPPROVED WIRING TO EXTERIOR LIGHT IN REAR. CORRECT EXTERIOR RECEPT.</i>	
	<i>REINSTALL FRANKIE RECEPT PER CEC.</i>	
	<i>INSTALL 120V INTERCONNECTED SNAKE MARKERS ON</i>	

WHITE COPY *[Signature]* YELLOW - INSPECTOR'S COPY PINK - SITE COPY

File: *Glen Moresen* Supervisor: *[Signature]*

PAGE 2 =

PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR No. 405083 cont'd

Property Address <u>7788 SPARKBROOK CIRCLE</u>	
Name and Address of Property Owner/Agent	Permit No.

PROVIDE METAL PROTECTION FOR WIRING UNDER  
SINK, CORRECT UNACCEPTABLE WORK.  
LICENSED ELECTRICAL CONTRACTOR WILL SAFETY  
CHECK ENTIRE SYSTEM AND CORRECT PER CEC.  
SYSTEM WILL BE TESTED UNDER GENERATOR  
POWER WITH INSPECTOR PRESENT.

Date Report Made AUG 11/03

Inspector's Name \_\_\_\_\_ Signature [Signature]

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.

453 WEST 12TH  
VANCOUVER, B.C. V5Y 1V4  
TEL : 604-873-7801 FAX : 604-873-7100



# CITY OF VANCOUVER



DATE ISSUED <b>NOVEMBER 13, 2003</b>		PERMIT TYPE <b>BUILDING PERMIT</b>				PERMIT NUMBER <b>P BU 427106</b>	
LEGAL DESCRIPTION LOT 143 PLAN 14240 DL 334					ADDRESS <b>7788 SPARBROOK CRESCENT</b>		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE <b>NOV 13, 2003</b>	PURPOSE <b>ALTER</b>	PROJECT VALUE <b>\$6,000</b>	ASSESSED VALUE <b>\$113,000</b>	PLANS <b>2</b>	METRIC <b>NO</b>	PLACE NAME	
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE			
APPLICANT <b>PROPERTY OWNER BHAJAN SING HUNDEL PO BOX 60066 FRASER ST VANCOUVER BC V5W 4B5</b>			CONTACT 2 <b>CONTRACTOR CONTRACTOR IS OWNER CONTRACTOR REQUIRED TO HAVE VALID BUSINESS LICENSE VANCOUVER BC</b>		CONTACT 3		
TEL 604-836-5402	BUS.LICENSE CERTIFICATE	TEL	BUS.LICENSE CERTIFICATE	TEL	BUS.LICENSE CERTIFICATE		
FAX		FAX		FAX			
<p><b>THIS BUILDING PERMIT, WHICH INCLUDES THE PLANS MARKED AS FORMING PART OF THIS PERMIT, IS FOR THE FOLLOWING ONLY:</b></p> <p><b>COORDINATED ENFORCEMENT and interior and exterior alterations to repair this existing one family dwelling as per special inspection IA 405083 and Certificate of Inspection dated Aug 8-03</b></p> <p><b>1) A 2003 Vancouver Business License must be obtained prior to the rental of this approved one family dwelling</b>  <b>2) Permit includes enclosure of attached 22'x26' carport to convert to garage to provide 2 parking spaces having vehicular access from the rear lane.</b></p> <p><b>OK to accept over the counter as per L Clarke, Nov 13-03</b></p>							
<p><b>AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES:</b></p> <p>560 This permit is issued without the benefit of a full plan check, on the condition that the work will meet the approval of the District Building Inspector, DO NOT START WORK UNTIL SUCH APPROVAL IS GRANTED. Contact the Inspections Branch at 604-873-7601 for inspection.</p> <p>566 One set of approved up-to-date drawings being available for viewing at the jobsite.</p> <p>591 All work to the satisfaction of the District Building Inspector.</p>							
PERMITTED USE D30 ONE-FAM DWELLING	SPECIFICS/LOCATION	AREA (SF)	OCC C	PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC
ITEM LOT TYPE LOT WIDTH LOT DEPTH	SPECIFICS/REFERENCE INSIDE/LANE IRREG IRREG	QTY/AMT		ITEM PROCESSED THROUGH ZONE HPO EXEMPTIONS	SPECIFICS/REFERENCE ENQ CTR -OTC RS-1 ALT/REPAIR-RES BLD	QTY/AMT	
<p>RELATED PERMITS: IA405083 GROW-OP 7788 SPARBROOK CRESCENT</p> <p>PERMITS REQUIRED IN ADDITION TO THIS PERMIT INCLUDE : ELECTRICAL GAS FITTING OCCUPANCY</p> <p>APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE : B190 GROW-OP BLDG INSP STEWART COWDELL 604-873-7591 B114 BUILDING INSPECTN DAVID O'HALLORAN 604-873-7812</p> <p>PROCESSED BY: PCI REVIEW BY V JEON</p> <p>ADDITIONAL NOTES: 900 Applicant is to contact Stewart Cowdell at 604 873-7591 between 8:30-9:15 am to arrange for an inspection prior to commencing work.</p>							
<p>AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.</p>							
FEE	AMOUNT	FEE	AMOUNT	SIGNED BY		BHAJAN SING HUNDEL	
300 BUILDING FEE	92.60			DATE		SEE APPLICATION	
				ISSUED BY		V JEON	
				FOR THE		CITY BUILDING INSPECTOR	
INVOICE: 344438			TOTAL			\$92.60	



# Permission To Re-occupy

OC 421360

The occupancy approved under this permission refers only to the correction of deficiencies outlined in the City of Vancouver Letter dated:

BUILDING PERMIT BU427106  
 SPECIAL INSPECTION IA405083

Property Address of Building	7788 SPARBROOK CRESCENT
Specifics of Property Address	RE-OCCUPANCY PERMIT
Legal Description	LOT 143 PLAN 14240 DL 334

APPROVED FOR RE-OCCUPANCY AS A:

PERMISSION TO RE-OCCUPY PERMIT  
 RE-OCCUPANCY OF THIS EXISTING  
 ONE (1) FAMILY DWELLING

CC

This Permit is issued pursuant to the authority contained in the Vancouver Building By-law.

Date JANUARY 02, 2004

CITY BUILDING INSPECTOR per


POST IN A CONSPICUOUS PLACE

IMPORTANT NOTICE

Any new construction or a change of use requires a new Occupancy Permit. In addition, the Issuing of this Permit shall not relieve the owner or occupier from the responsibility of complying with the Zoning and Development By-law or any other pertinent By-law, Acts or Regulations. This Permit is not a representation or warranty that the By-laws of the City of Vancouver or other enactments have been complied with, since resource at the city only permit random review and inspections. The City of Vancouver will accept no responsibility or legal liability should any person suffer loss, injury or damage as a result of the building not complying with By-laws. Accordingly, persons should make such independent investigations or inquiries as they see fit to determine whether the building complies with all relevant By-laws or enactments.

Appendix 4 (a)

0107

Surrey, Fleetwood Tynehead <b>15701 84TH AV, V4N 0W5</b>		<b>MLS# F1226014</b>		Residential Detached <b>Sold</b>				
	List Price: <b>\$424,900</b>	Sold Price: <b>\$413,500</b>	Days on Mkt: <b>36</b>	List Date: <b>18-Oct-12</b> Sold Date: <b>23-Nov-12</b> Expiry Date: <b>31-Mar-13</b>				
	Complex/Subdiv	Frontage: <b>75.00 ft</b>	PID: <b>008-235-937</b>	Approx Yr Bilt: <b>1961</b>				
	Previous Price: <b>\$439,850</b>	Frontage Metric	Bedrooms: <b>4</b>	Age at List Date: <b>51</b>				
	Original Price: <b>\$439,850</b>	Meas Type: <b>Feet</b>	Bathrooms: <b>2</b>	Type: <b>House/Single Family</b>				
Depth/Size: <b>104(E)</b>	Lot Area SqFt: <b>7,820</b>	Full Baths: <b>2</b>	Zoning: <b>RF</b>					
Rear Yard Exp:	Half Baths: <b>0</b>	Taxes: <b>\$2,253 (2012)</b>		Tax Incl Utilities: <b>Yes</b>				
Flood Plain:	If New GST/HST Incl:	View: <b>N</b>						
Serv Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water,</b>								
Style of Home: <b>2 Storey</b>	Total Parking: <b>4</b>	Covered Parking:						
Construction: <b>Frame - Metal</b>	Parking Access: <b>Front, Lane</b>	Parking Facilities: <b>Open</b>						
Foundation: <b>Concrete Perimeter</b>	Dist to Public Trans: Dist to School Bus:							
Exterior: <b>Vinyl</b>	R/I Plumbing:	Possession: <b>Freehold NonStrata</b>						
Rainscreen:	Year of Reno:	Title to Land: <b>Registered Owner</b>						
Type of Roof: <b>Asphalt</b>	Flooring: <b>Hardwood, Vinyl/Linoleum</b>	Seller's Interest: <b>Registered Owner</b>						
Renovations:	Water Supply: <b>City/Municipal</b>	Mortgage Info: <b>\$0</b>						
Flooring:	Heat/Fuel: <b>Forced Air</b>	Property Disclosure: <b>Y</b>						
Water Supply:	No. of Fireplaces: <b>1</b>	Out Buildings:						
Heat/Fuel:	Fireplace Fuel: <b>Gas - Natural</b>	Pad Rental:						
No. of Fireplaces:	R/I Fireplaces:	Registered: <b>N</b>						
Fireplace Fuel:	CSA/BCE:	Fixtures Leased: <b>N</b>						
Outdoor Area: <b>Sundeck(s)</b>	Fixtures Removed:							
Legal: <b>PL 75147 LT 5 LD 36 SEC 26 TWP 2</b>								
Amenities: <b>Central Location</b>								
Site Influences: <b>Central Location</b>								
Municipal Charges:								
Features Incl:								
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 14'			X			X
Main F.	Bedroom	12' X 11'			X			X
Main F.	Bedroom	11'8 X 11'			X			X
Main F.	Kitchen	11' X 10'8			X			X
Main F.	Nook	10'8 X 8'			X			X
Below	Kitchen	10'10 X 10'			X			X
Below	Bedroom	18' X 13'			X			X
Below	Bedroom	14' X 13'			X			X
Above	Loft	20' X 15'10			X			X
		X			X			X
<b>Floor Area (SqFt):</b>						<b>Bathrooms:</b>		
Main Floor Area:	<b>1,000</b>	Total # Rooms:	<b>9</b>	1 4 Piece; Ensuite: N; Level: Main F.				
Finished Floor Up:	<b>300</b>	# Kitchens:	<b>2</b>	2 4 Piece; Ensuite: N; Level: Below				
Finished Floor Down:	<b>1,000</b>	Finished Levels:	<b>2</b>	3				
Finished Floor Bsmt:	<b>0</b>	Crawl/Bsmt Height:	<b>4</b>	4				
Total Finished Floor:	<b>2,300</b>	Basement Area:	<b>Full</b>	5				
Unfinished Floor:	<b>0</b>	Suite:	<b>Unauthorized Suite</b>	6				
Grand Total Floor Area:	<b>2,300</b>			7				
				8				
Listing Broker 1: <b>Greystars Realty Int'l Ltd.</b> 604-596-2606						Appointments: <b>Phone L.R. First</b>		
Listing Sales Rep 1: <b>Dale Barker gbbark53@vato.ca</b> 778-668-3253						For Appts Call: <b>Dale Barker</b>		
Listing Sales Rep(s): <b>(2) Jeff Stephenson</b>						Appointment Ph: <b>778-668-3253</b>		
Listing Broker 2: <b>Greystars Realty Int'l Ltd.</b> 604-596-2606						Occupancy: <b>Owner</b>		
Selling Broker(s): <b>Greystars Realty Int'l Ltd., (2) Greystars Realty Int'l Ltd.</b>								
Selling Sales Rep(s): <b>Dale Barker, (2) Gloria McGalliard</b>								
Owner: <b>Hanh Thi Hoang</b>								
Commission: <b>S-2.53% 1ST 100K/1.15% BAL</b>								
Realtor Remarks: <b>Property contains accommodation which is not authorized. Buyer to verify all measurements if deemed important. Large lot, large frontage with rear lane access in area of newer homes. Tenants grow-up discovered and reported Feb 2010 totally remediated March 2010.</b>								
<b>LARGE 7800 sq. ft. lot with 75' of frontage, access from front and rear lane with beautiful trees on the front of the property. Solid 2 bdrm up full basement home with kitck, large nook, gas f/p, in living room, full bath on main. Bsmt has separate entrance 2 bdrms, bath. Buy, live and build out or revenue opp. In an area of newer homes and could be a great property for a new 3 level. Vendor will look at offers.</b>								


RED Full Realtor

The enclosed information while deemed to be correct, is not guaranteed.

22-Aug-14 9:56 AM

PREC\* indicates Personal Real Estate Corporation.



Surrey, Fleetwood Tynehead <b>15701 84TH AV, V4N 0W5</b>		<b>MLS# F2806877</b>		Residential Detached <b>Sold</b>	
	List Price: <b>\$439,000</b>	Sold Price: <b>\$421,000</b>	Days on Mkt: <b>27</b>	List Date: <b>10-Mar-08</b> Sold Date: <b>06-Apr-08</b> Expiry Date: <b>14-Jun-08</b>	
	Complex/Subdiv	Frontage:	PID: <b>008-235-937</b>	Previous Price:	
	Original Price: <b>\$439,000</b>	Frontage Metric	Approx Yr Blt: <b>9999</b>	Meas Type: <b>Feet</b>	
	Depth/Size:	Bedrooms: <b>4</b>	Age at List Date: <b>999</b>	Lot Area SqFt: <b>7,850</b>	
Full Baths: <b>2</b>	Bathrooms: <b>2</b>	Type: <b>House/Single Family</b>	Rear Yard Exp:		
Half Baths: <b>0</b>	Full Baths: <b>2</b>	Zoning: <b>RES</b>	Flood Plain: <b>No</b>		
If New GST/HST Ind:	Half Baths: <b>0</b>	Taxes: <b>\$1,958 (2007)</b>	View:		
Tax Incl Utilities: <b>No</b>	View:	Serv Connected: <b>Community, Natural Gas,</b>			
Style of Home: <b>Basement Entry</b>		Total Parking:	Covered Parking: <b>5</b>		
Construction: <b>Frame - Wood</b>	Foundation: <b>Concrete Slab</b>	Parking Access: <b>Front, Rear</b>	Parking Facilities: <b>Open</b>		
Exterior: <b>Vinyl, Wood, Brick</b>	Rainscreen:	R/I Plumbing:	Dist to Public Trans:		
Type of Roof: <b>Asphalt</b>	Year of Reno:	Dist to School Bus:	Possession:		
Renovations:	Flooring:	Year of Reno:	Title to Land: <b>Freehold NonStrata</b>		
Water Supply: <b>City/Municipal</b>	Heat/Fuel: <b>Forced Air, Natural Gas</b>	Year of Reno:	Seller's Interest: <b>Registered Owner</b>		
No. of Fireplaces: <b>1</b>	R/I Fireplaces:	Year of Reno:	Mortgage Info: <b>\$0</b>		
Fireplace Fuel: <b>Electric</b>	Property Disclosure: <b>Y</b>	Year of Reno:	Out Buildings:		
Outdoor Area: <b>Patio(s) &amp; Deck(s), Sundeck(s)</b>	Pad Rental:	Year of Reno:	Registered: <b>CSA/BCE</b>		
Fixtures Leased: <b>N</b>	Fixtures Removed: <b>N</b>	Year of Reno:	Legal: <b>PL 75147 LT 5 LD 36 SEC 26 TWP 2</b>		
Amenities: <b>In Suite Laundry</b>					
Site Influences:					
Municipal Charges:					
Features Incl: <b>Clothes Washer/Dryer/Fridge/Stove/DW</b>					
Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'6" X 14'		X	X
Main F.	Kitchen	11' X 10'8"		X	X
Main F.	Dining	10'8" X 8'		X	X
Main F.	Bedroom	11'8" X 11'		X	X
Main F.	Bedroom	12' X 11'		X	X
Above	Loft	15'10" X 20'		X	X
Below	Kitchen	10'10" X 10'8"		X	X
Below	Bedroom	18'4" X 13'		X	X
Below	Bedroom	14' X 13'		X	X
Below	Utility	10' X 8'		X	X
Floor Area (SqFt):		Total # Rooms: <b>10</b>		Bathrooms:	
Main Floor Area:	<b>1,000</b>	# Kitchens: <b>2</b>	1 <b>4 Piece; Ensuite: N; Level: Main F.</b>		
Finished Floor Up:	<b>300</b>	Finished Levels: <b>3</b>	2 <b>4 Piece; Ensuite: N; Level: Below</b>		
Finished Floor Down:	<b>1,000</b>	Crawl/Bsmt Height:	3		
Finished Floor Bsmt:	<b>0</b>	Basement Area: <b>Fully Finished</b>	4		
Total Finished Floor:	<b>2,300</b>	Suite: <b>Unauthorized Suite</b>	5		
Unfinished Floor:	<b>0</b>		6		
Grand Total Floor Area:	<b>2,300</b>		7		
			8		
Listing Broker 1: <b>Sutton Grp-West Coast Realty</b>		<b>604-415-9800</b>	Appointments: <b>Phone L.R. First</b>		
Listing Sales Rep 1: <b>Yang-Sook Shin <a href="mailto:yshin@sutton.com">yshin@sutton.com</a></b>		<b>778-829-0204</b>	For Appts Call: <b>Yang Shin</b>		
Listing Sales Rep(s):			Appointment Ph: <b>778-829-0204</b>		
Listing Broker 2:			Occupancy: <b>Owner</b>		
Selling Broker(s): <b>Sutton Grp-West Coast Realty</b>					
Selling Sales Rep(s): <b>Yang-Sook Shin</b>					
Owner: <b>Soo Hyun Won</b>					
Commission: <b>S-3.22% 1ST 100K/1.165% BAL</b>					
Realtor Remarks: <b>Property contains accommodation which is not authorized.</b>					
Very nice solid 2 suites house in the heart of the Fleetwood. The completely remodeled interior along with solid hardwood floor and solid structure are featured. Separate basement suite with separate entrance. And big lot is worth investment.					

RED Full Realtor

The enclosed information while deemed to be correct, is not guaranteed.

23-Sep-14 2:32 PM

PREC\* Indicates Personal Real Estate Corporation.

Appendix 4 (c)

0109

Tax Report - 15701 84TH Avenue  
Record Updated - 07/30/2014

<b>Jurisdiction</b>	326-SURREY - CITY OF	<b>Roll Number</b>	6264040046	<b>Property ID</b>	008-235-937
<b>Property Addr</b>	15701 84TH AV				
<b>Municipality</b>	SU-CITY OF SURREY	<b>Board Code</b>	F		
<b>Neighborhood</b>	046-FLEETWOOD				
<b>Area</b>	F30-Surrey				
<b>Sub Area</b>	F34-Fleetwood Tynehead			<b>More PID's</b>	
<b>Gross Taxes</b>	\$2595.71	(2014)		<b>Water Conn</b>	
<b>Tax Amount Updated - 07/29/14</b>					

Owner Name & Mailing Address Information

<b>Owner(s) 1 Name &amp; Address</b>	<b>Owner(s) 2 Name &amp; Address</b>
** NOT AVAILABLE **	** NOT AVAILABLE **
** NOT AVAILABLE **	
8009 162A ST	8009 162A ST
SURREY BC	SURREY BC
V4N 0J8	V4N 0J8

Legal Information

<b>Plan #</b>	<b>Lot</b>	<b>Block</b>	<b>Dist Lot</b>	<b>Land Dist</b>	<b>Section</b>	<b>Township</b>	<b>Range</b>	<b>Meridian</b>
75147	5			36	26	2		
<b>Legal Description</b> PL 75147 LT 5 LD 36 SEC 26 TWP 2								

Land & Building Information

<b>Width</b>	<b>Depth</b>	<b>Lot Size</b>	7829 SQUARE FEET
<b>Land Use</b>		<b>Actual Use</b>	SIN FAM DWLL BSEMNT SUITE
<b>BCA Description</b>	1.5 ST SFD AFTER 1930 STANDARD	<b>Zoning</b>	SINGLE FAMILY RESIDENTIAL ZONE
<b>BCAA Data Updated - 05/04/14</b>			

Total Value Information

<b>Actual Totals</b>		<b>Municipal Taxable Totals</b>		<b>School Taxable Totals</b>	
<b>Land</b>	\$446,000	<b>Gross Land</b>	\$446,000	<b>Gross Land</b>	\$446,000
<b>Improvement</b>	\$2,800	<b>Gross Improve</b>	\$2,800	<b>Gross Improve</b>	\$2,800
		<b>Exempt Land</b>		<b>Exempt Land</b>	
		<b>Exempt Improve</b>		<b>Exempt Improve</b>	
<b>Actual Total</b>	\$448,800	<b>Municipal Total</b>	\$448,800	<b>School Total</b>	\$448,800

Sale History Information

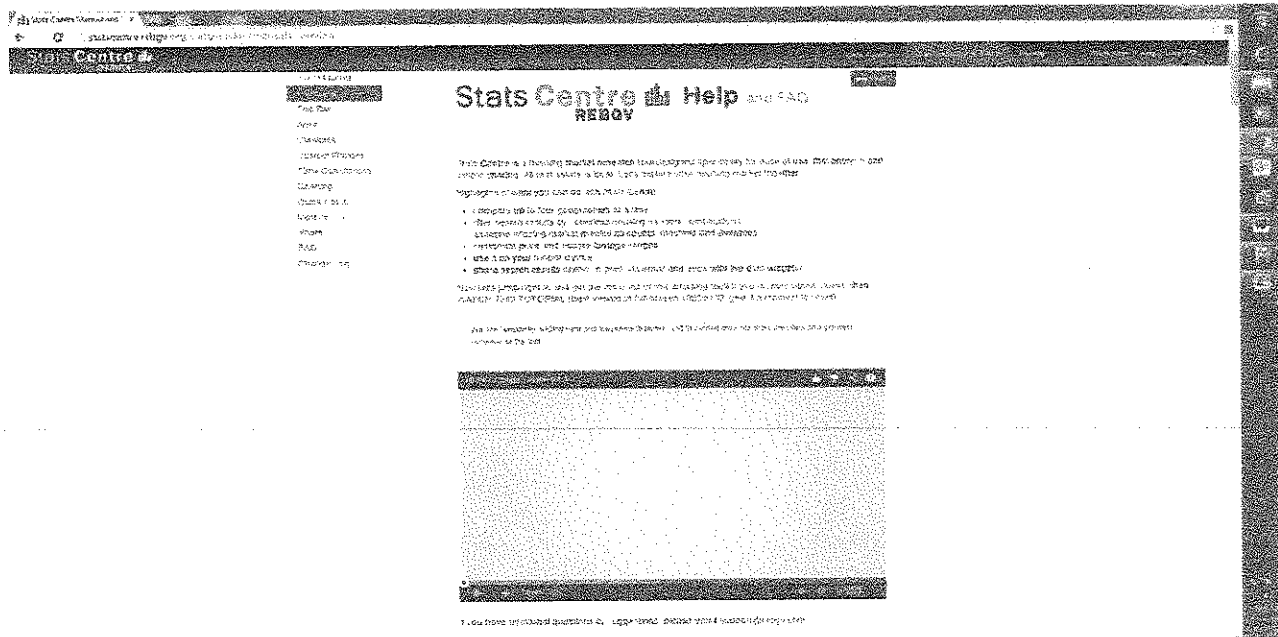
<b>Date</b>	<b>Price</b>	<b>Document #</b>	<b>Type of Sales Transaction</b>
01/31/2013	\$413,500	CA2977762	IMPRV SINGLE PROP CASH TRANSAC
05/28/2008	\$421,000	BB668909	IMPRV SINGLE PROP CASH TRANSAC
02/21/2007	\$364,000	BB365216	IMPRV SINGLE PROP CASH TRANSAC
<b>Tax Detail View</b>	The enclosed information while deemed to be correct is not guaranteed.		08/26/14 6:25 PM

Appendix 4 (d)

0110


Metric: MLSA® HPI Price  
 Time Calculation: Monthly  
 Data from: 10/23/2014  
 Locations: VWVLB - Lions Bay  
 Filters  
 VWVLB - Lions Bay: Detached (All)

Date	VWVLB - Lions Bay	Date - Lions Bay	Date - Lions Bay
Jan-05	717900	Apr-08	1006500
Feb-05	719300	May-08	1016500
Mar-05	721500	Jun-08	1028700
Apr-05	723600	Jul-08	1008600
May-05	728600	Aug-08	992100
Jun-05	734400	Sep-08	973400
Jul-05	745200	Oct-08	949000
Aug-05	755900	Nov-08	925300
Sep-05	766700	Dec-08	903800
Oct-05	769600	Jan-09	888700
Nov-05	771700	Feb-09	875100
Dec-05	774600	Mar-09	860700
Jan-06	787500	Apr-09	843500
Feb-06	801100	May-09	826300
Mar-06	814800	Jun-09	807600
Apr-06	827000	Jul-09	822700
May-06	839200	Aug-09	840600
Jun-06	851400	Sep-09	855000
Jul-06	857100	Oct-09	864300
Aug-06	862900	Nov-09	873700
Sep-06	868600	Dec-09	883000
Oct-06	865000	Jan-10	944700
Nov-06	860700	Feb-10	926800
Dec-06	857100	Mar-10	944700
Jan-07	867200	Apr-10	946900
Feb-07	878000	May-10	951200
Mar-07	888700	Jun-10	953300
Apr-07	903100	Jul-10	949700
May-07	918200	Aug-10	948300
Jun-07	933200	Sep-10	959100
Jul-07	936800	Oct-10	944000
Aug-07	940400	Nov-10	943300
Sep-07	943300	Dec-10	908100
Oct-07	947600	Jan-11	904500
Nov-07	951200	Feb-11	879400
Dec-07	955500	Mar-11	878700
Jan-08	968400	Apr-11	922500
Feb-08	982800	May-11	954800
Mar-08	995700	Jun-11	993500
		Jul-11	1010800
		Aug-11	1015100
		Sep-11	995000
		Oct-11	990000
		Nov-11	1007900
		Dec-11	1012200
		Jan-12	989200
		Feb-12	990000
		Mar-12	1025800
		Apr-12	1033700
		May-12	1014400
		Jun-12	1007200
		Jul-12	999300
		Aug-12	1007200
		Sep-12	1012900
		Oct-12	1000700
		Nov-12	959800
		Dec-12	951900
		Jan-13	954800
		Feb-13	947600
		Mar-13	931800
		Apr-13	933200
		May-13	933200
		Jun-13	934000
		Jul-13	941100
		Aug-13	943300
		Sep-13	897300
		Oct-13	912400
		Nov-13	934000
		Dec-13	927500
		Jan-14	932500
		Feb-14	889400
		Mar-14	916700
		Apr-14	964800
		May-14	956200
		Jun-14	971300
		Jul-14	959100
		Aug-14	960500
		Sep-14	959800



All data from the BC Northern Real Estate Board, Chilliwack and District Real Estate Board, Fraser Valley Real Estate Board, and Real Estate Board of Greater Vancouver  
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 Data deemed reliable but not guaranteed.  
 Powered by 10K Research and Marketing.

0112

N. Delta, Nordel <b>7303 YORK CR, V4C 4L4</b>		<b>MLS# F1016599</b>		Residential Detached <b>Sold</b>				
	List Price: <b>\$569,000</b> List Date: <b>07-Jun-10</b>	Sold Price: <b>\$555,000</b> Sold Date: <b>14-Aug-10</b>	Days on Mkt: <b>68</b> Expiry Date: <b>30-Nov-10</b>					
	Complex/Subdiv Previous Price: _____ Original Price: <b>\$569,000</b> Meas Type: <b>Feet</b> Depth/Size: <b>180</b> Lot Area SqFt: <b>9,925</b> Rear Yard Exp: _____ Flood Plain: <b>No</b> View: <b>N</b> Serv Connected: <b>Electricity, Natural Gas, Water,</b>		Frontage: <b>56.10 ft</b> Frontage Metric _____ Bedrooms: <b>6</b> Bathrooms: <b>3</b> Full Baths: <b>3</b> Half Baths: <b>0</b> If New GST/HST Incl: _____		PID: <b>007-354-541</b> Approx Yr Blt: <b>1971</b> Age at List Date: <b>39</b> Type: <b>House/Single Family</b> Zoning: <b>RS3</b> Taxes: <b>\$3,320 (2010)</b> Tax Incl Utilities: <b>No</b>			
Style of Home: <b>Basement Entry</b> Construction: <b>Frame - Wood</b> Foundation: <b>Concrete Perimeter</b> Exterior: <b>Mixed</b> Rainscreen: _____ R/I Plumbing: _____ Type of Roof: <b>Asphalt</b> Renovations: _____ Year of Reno: _____ Flooring: <b>Wall/Wall/Mixed</b> Water Supply: <b>City/Municipal</b> Heat/Fuel: <b>Forced Air, Natural Gas</b> No. of Fireplaces: <b>3</b> R/I Fireplaces: _____ Fireplace Fuel: <b>Gas - Natural</b> Outdoor Area: <b>Fenced Yard, Sundeck(s)</b> Registered: _____ CSA/BCE: _____ Fixtures Leased: <b>N</b> Fixtures Removed: <b>N</b>		Total Parking: <b>4</b> Covered Parking: <b>2</b> Parking Access: <b>Front</b> Parking Facilities: <b>Grge/Double Tandem</b> Dist to Public Trans: _____ Dist to School Bus: _____ Possession: _____ Title to Land: <b>Freehold NonStrata</b> Seller's Interest: <b>Registered Owner</b> Mortgage Info: <b>\$0</b> Property Disclosure: <b>N - Upon acceptance</b> Out Buildings: _____ Pad Rental: _____						
Legal: <b>PL 36556 LD 36 133 SEC 23 TWP 4 PL 36556.</b>								
Amenities: _____ Site Influences: <b>Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby</b> Municipal Charges: _____ Features Incl: <b>Clothes Washer/Dryer/Fridge/Stove/DW</b>								
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'6" X 11'6"	Below	Bedroom	19' X 10'6"			X
Main F.	Kitchen	14'9" X 12'	Below	Bedroom	12' X 10'6"			X
Main F.	Dining	10'6" X 10'	Below	Bedroom	12' X 10'6"			X
Main F.	Family Room	24'6" X 22'	Below	Laundry	11' X 6'			X
Main F.	Master Bedroom	15'9" X 12'9"	Below	Storage	12' X 8'			X
Main F.	Bedroom	13' X 10'3"			X			X
Main F.	Bedroom	10'6" X 10'			X			X
Below	Living Room	18' X 11'			X			X
Below	Kitchen	14'9" X 14'			X			X
Below	Family Room	18' X 14'9"			X			X
<b>Floor Area (SqFt):</b> Main Floor Area: <b>1,948</b> Finished Floor Up: <b>0</b> Finished Floor Down: <b>1,900</b> Finished Floor Bsmt: <b>0</b> Total Finished Floor: <b>3,848</b> Unfinished Floor: <b>0</b> Grand Total Floor Area: <b>3,848</b>		Total # Rooms: <b>15</b> # Kitchens: <b>2</b> Finished Levels: <b>2</b> Craw/Bsmt Height: _____ Basement Area: <b>Full</b> Suite: <b>Unauthorized Suite</b>		<b>Bathrooms:</b> 1 <b>4 Piece; Ensuite: N; Level: Main F.</b> 2 <b>4 Piece; Ensuite: N; Level: Main F.</b> 3 <b>4 Piece; Ensuite: N; Level: Below</b> 4 5 6 7 8				
Listing Broker 1: <b>Sutton Grp West Coast (Van49)</b> Listing Sales Rep 1: <b>Kenny Y. Wong kwong@sutton.com</b> Listing Sales Rep(s): _____ Listing Broker 2: _____ Selling Broker(s): <b>Sutton Group - Seafair Realty</b> Selling Sales Rep(s): <b>William Dunlop</b> Owner: <b>Jun Hao &amp; Shirley Choy Sim Peng</b> Commission: <b>S-3.22% 1ST 100K/1.15% BAL</b>		604-257-8888 604-818-3328		Appointments: <b>Phone L.R. First</b> For Appts Call: <b>Kenny Y. Wong</b> Appointment Ph: <b>604-818-3328</b> Occupancy: <b>Vacant</b>				
Realtor Remarks: <b>Property contains accommodation which is not authorized. 5 years ago there was a small grow-up in one of the bedrooms in the basement.</b>								
Remodeled home with all permits. Features includes hardwood flooring, crown moldings, built in vacuum, pond, sundeck overlooking ravine and huge backyard with sprinkler system. 3 bedroom legal basement suite with separate entrance mortgage helper.								

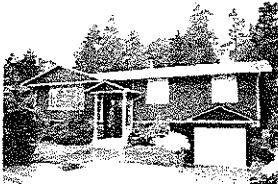
RED Full Realtor

The enclosed information while deemed to be correct, is not guaranteed.

29-Aug-14 3:10 PM

PREC\* Indicates Personal Real Estate Corporation.

0113

N. Delta, Nordel <b>7303 YORK CR, V4C 4L4</b>		<b>MLS# F1409497</b>		Residential Detached <b>Active</b>																																																																																																				
		List Price: <b>\$619,850</b> List Date: <b>15-Apr-14</b>	Days on Mkt: <b>127</b> Expiry Date: <b>31-Dec-14</b>																																																																																																					
		Complex/Subdiv: <b>ROYAL YORK</b> Previous Price: <b>\$635,000</b> Original Price: <b>\$649,000</b> Meas Type: <b>Feet</b> Depth/Size: <b>180</b> Lot Area SqFt: <b>9,925</b> Rear Yard Exp: <b>N</b> Flood Plain: <b>No</b> View:	Frontage: <b>55.10 ft</b> Frontage Metric: <b>6</b> Bedrooms: <b>6</b> Bathrooms: <b>3</b> Full Baths: <b>3</b> Half Baths: <b>0</b> IF New GST/HST Incl:	PID: <b>007-354-541</b> Approx Yr Blt: <b>1971</b> Age at Lst Date: <b>43</b> Type: <b>House/Single Family</b> Zoning: <b>SF</b> Taxes: <b>\$3,260 (2013)</b> Tax Incl Utilities: <b>No</b>	Serv Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water,</b>																																																																																																			
Style of Home: <b>Split Entry</b> Construction: <b>Frame - Wood</b> Foundation: <b>Concrete Perimeter</b> Exterior: <b>Stone, Wood</b> Rainscreen: Type of Roof: <b>Asphalt</b> Renovations: Flooring: <b>Laminate, Tile, Wall/Wall/Mixed</b> Water Supply: <b>City/Municipal</b> Heat/Fuel: <b>Forced Air, Natural Gas</b> No. of Fireplaces: <b>3</b> Fireplace Fuel: <b>Gas - Natural, Wood</b> Outdoor Area: <b>Balcony(s); Patio(s) or Deck(s), Patio(s)</b> Registered: Fixtures Leased: <b>N</b> Fixtures Removed: <b>N</b>		R/I Plumbing: Year of Reno: R/I Fireplaces: <b>0</b> CSA/BCE:	Total Parking: <b>4</b> Parking Access: <b>Front</b> Parking Facilities: <b>Garage; Single</b> Dist to Public Trans: Possession: Title to Land: <b>Freehold NonStrata</b> Seller's Interest: <b>Registered Owner</b> Mortgage Info: <b>\$0</b> Property Disclosure: <b>Y</b> Out Buildings: Pad Rental:	Covered Parking: <b>1</b> Dist to School Bus:																																																																																																				
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				8																																																																																																				
Listing Broker 1: <b>Greyfriars Realty Ltd.</b> 604-534-5070      Appointments: <b>Touchbase</b> Listing Sales Rep 1: <b>Date Barker @bbark53@yahoo.ca</b> 778-668-3253      For Appts Call: <b>DALE</b> Listing Sales Rep(s): Listing Broker 2: Selling Broker(s): Selling Sales Rep(s): Owner: <b>L. Cordoba &amp; D. Salt &amp; R. Salt &amp; M. Salt</b> Commission: <b>S-3.22% 1ST 100K/1.15% BAL</b> Appointment Ph: <b>778-668-3253</b> Occupancy: <b>Owner</b>																																																																																																								
Realtor Remarks: <b>Property contains accomodation which is not authorized. Use Touchbase. In 2005 small grow op declared by prev. owner. No trace found. Remediated and Inspected by Mun. of Delta in Oct.2, 2006</b>																																																																																																								
Unique property a must see. This magnificent family home sits on a huge private lot backing on to greenspace. Over 3800 sq.ft of luxury living. Upstairs has a huge family room, dining room and living room centered around the idtchen which has granite counters, natural oak cupboards and a slate floor. The master bedroom with ensuite, opens on to a large deck. Flooring is a mixture of real hardwood and carpets. Fully finished basement, w 2 bd and separate entrance. Downstairs can easily convert to accomodate a large family. The Deck and hot water tank were replaced in 2013 with all the other upgrades done in 2012. A must see!																																																																																																								

RED Full Realtor

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20-Aug-14 1:01 PM

PREC\* Indicates Personal Real Estate Corporation.

N. Delta, Nordel <b>7303 YORK CR, V4C 4L4</b>		<b>MLS# F2401581</b>		Residential Detached <b>Sold</b>				
No Photo Available	List Price: <b>\$428,000</b>	Sold Price: <b>\$423,000</b>	Days on Mkt: <b>65</b>					
	List Date: <b>18-Jan-04</b>	Sold Date: <b>23-Mar-04</b>	Expiry Date: <b>01-Apr-04</b>					
	Complex/Subdiv		Frontage: <b>56.61 ft</b>	PID: <b>007-354-541</b>				
	Previous Price: <b>\$442,800</b>	Original Price: <b>\$442,800</b>	Frontage Metric:	Approx Yr Blt: <b>1971</b>				
Meas Type: <b>Feet</b>	Depth/Size: <b>188.61X126</b>	Bathrooms: <b>4</b>	Age at List Date: <b>33</b>					
Lot Area SqFt: <b>9,925</b>	Rear Yard Exp:	Full Baths: <b>4</b>	Type: <b>House/Single Family</b>					
Flood Plain: <b>No</b>		Half Baths:	Zoning: <b>RS3</b>					
View:		If New GST/HST Incl:	Taxes: <b>\$2,339 (2003)</b>					
Serv Connected:			Tax Incl Utilities:					
Style of Home: <b>Basement Entry</b>		Total Parking:	Covered Parking:					
Construction:		Parking Access:						
Foundation: <b>Concrete Perimeter</b>		Parking Facilities: <b>Garage; Single</b>						
Exterior:								
Rainscreen:	R/I Plumbing:	Dist to Public Trans:	Dist to School Bus:					
Type of Roof: <b>Asphalt</b>	Year of Reno:	Possession: <b>TBA</b>						
Renovations: <b>Completely</b>		Title to Land: <b>Freehold NonStrata</b>						
Flooring:		Seller's Interest: <b>Registered Owner</b>						
Water Supply: <b>City/Municipal</b>		Mortgage Info: <b>\$0</b>						
Heat/Fuel: <b>Natural Gas</b>								
No. of Fireplaces: <b>3</b>	R/I Fireplaces:	Property Disclosure: <b>Y</b>						
Fireplace Fuel: <b>Wood, Gas - Natural</b>		Out Buildings:						
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>		Pad Rental:						
Registered:	CSA/BCE:							
Fixtures Leased:								
Fixtures Removed:								
Legal: <b>LT.133 SEC.23 TWP.4 PL.36556 LD.36</b>								
Amenities:								
Site Influences: <b>Private Setting, Cul-de-Sac, Central Location</b>								
Municipal Charges: <b>Dyldng: 0.00 Water: 0.00 Garbage: 0.00 Sewer: 0.00 Other: 0.00</b>								
Features Incl:								
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10' X 8'	Below	Bedroom	10' X 12'			X
Main F.	Dining	10'5 X 10'	Below	Bedroom	10'8 X 9'8			X
Main F.	Kitchen	12' X 14'8	Below	Kitchen	17'6 X 14'5			X
Main F.	Family Room	24'6 X 22'6	Below	Bedroom	8'8 X 10'3			X
Main F.	Master Bedroom	15'8 X 12'8	Below	Living Room	10' X 8'			X
Main F.	Bedroom	10'2 X 13'			X			X
Main F.	Bedroom	9'7 X 9'8			X			X
Below	Kitchen	10' X 10'			X			X
Below	Living Room	11'6 X 18'6			X			X
Below	Eating Area	7'6 X 6'			X			X
Floor Area (SqFt):						Bathrooms:		
Main Floor Area:	<b>1,948</b>	Total # Rooms:	<b>14</b>			<b>1 3 Piece; Ensuite: Y</b>		
Finished Floor Up:	<b>0</b>	# Kitchens:	<b>3</b>			<b>2 4 Piece</b>		
Finished Floor Down:	<b>0</b>	Finished Levels:	<b>2</b>			<b>3 4 Piece</b>		
Finished Floor Bsmt:	<b>1,914</b>	Crawl/Bsmt Height:				<b>4 4 Piece</b>		
Total Finished Floor:	<b>3,862</b>	Basement Area:				<b>5</b>		
Unfinished Floor:	<b>0</b>	Suite:				<b>6</b>		
Grand Total Floor Area:	<b>3,862</b>					<b>7</b>		
						<b>8</b>		
Listing Broker 1: <b>Homelife Benchmark Titus Rity</b>		<b>604-597-7292</b>	Appointments: <b>Phone L.R. First</b>					
Listing Sales Rep 1: <b>Green, Brenda <a href="mailto:mis@fyreb.bc.ca">mis@fyreb.bc.ca</a></b>		<b>604-572-5889</b>	For Appts Call:					
Listing Sales Rep(s): <b>(2) Terry, Michael</b>			Appointment Ph: <b>604-597-7292</b>					
Listing Broker 2: <b>Homelife Benchmark Rity (Del)</b>		<b>604-597-7292</b>	Occupancy: <b>Owner</b>					
Selling Broker(s): <b>Sutton Group - Langara Realty</b>								
Selling Sales Rep(s): <b>Luk, Barry</b>								
Owner: <b>Lingham, John &amp; Muniamma</b>								
Commission: <b>S-3.22-100/1.5</b>								
Realtor Remarks:								
<b>WOW! Totally remod. 3/4" hardwood, crown moulding, B/I vac, and sprinkler, fish pond, 2 suites potential income \$1350/mo. Painted inside &amp; out. Backing onto private ravine. Garage could fit 2 cars tandem.</b>								

RED Full Realtor

The enclosed information while deemed to be correct, is not guaranteed.

29-Aug-14 3:09 PM

PREC\* indicates Personal Real Estate Corporation.

Appendix 5 (d)

0115

Tax Report - 7303 YORK Crescent  
Record Updated - 07/30/2014

**Jurisdiction** 306-DELTA - CORPORATION OF Roll Number D158312000 **Property ID** 007-354-541  
**Property Addr** 7303 YORK CR  
**Municipality** DE-CORPORATION OF DELTA **Board Code** F  
**Neighborhood** 020-BURNSVIEW  
**Area** F10-N. Delta  
**Sub Area** F12-Nordel **More PID's**  
**Gross Taxes** \$3170.65 (2014) **Water Conn**  
**Tax Amount Updated - 06/30/14**

Owner Name & Mailing Address Information

<b>Owner(s) 1 Name &amp; Address</b>	<b>Owner(s) 2 Name &amp; Address</b>
** NOT AVAILABLE **	** NOT AVAILABLE **
** NOT AVAILABLE **	** NOT AVAILABLE **
7303 YORK CRES	302-1460 MARTIN ST
DELTA BC	WHITE ROCK BC
V4C 4L4	V4B 3W7

Legal Information

<b>Plan #</b>	<b>Lot</b>	<b>Block</b>	<b>Dist Lot</b>	<b>Land Dist</b>	<b>Section</b>	<b>Township</b>	<b>Range</b>	<b>Meridian</b>
36556	133			36	23	4		
<b>Legal Description</b> PL 36556 LT 133 LD 36 SEC 23 TWP 4								

Land & Building Information

<b>Width</b>	<b>Depth</b>	<b>Lot Size</b>	9925 SQUARE FEET
<b>Land Use</b>		<b>Actual Use</b>	SIN FAM DWLL BSEMNT SUITE
<b>BCA Description</b>	1 ST SFD AFTER 1960 MODERN STD	<b>Zoning</b>	RS3 SINGLE FAMILY (0.40 HA) RE
<b>BCAA Data Updated - 07/29/14</b>			

Total Value Information

<b>Actual Totals</b>		<b>Municipal Taxable Totals</b>		<b>School Taxable Totals</b>	
<b>Land</b>	\$450,000	<b>Gross Land</b>	\$450,000	<b>Gross Land</b>	\$450,000
<b>Improvement</b>	\$94,100	<b>Gross Improve</b>	\$94,100	<b>Gross Improve</b>	\$94,100
		<b>Exempt Land</b>		<b>Exempt Land</b>	
		<b>Exempt Improve</b>		<b>Exempt Improve</b>	
<b>Actual Total</b>	\$544,100	<b>Municipal Total</b>	\$544,100	<b>School Total</b>	\$544,100

Sale History Information

<b>Date</b>	<b>Price</b>	<b>Document #</b>	<b>Type of Sales Transaction</b>
09/01/2010	\$555,000	CA1718013	IMPRV SINGLE PROP CASH TRANSAC
06/02/2004	\$422,500	BW237297	IMPRV SINGLE PROP CASH TRANSAC
09/21/1998	\$204,000	BM263673	IMPRV SINGLE PROP CASH TRANSAC
<b>Tax Detail View</b>	The enclosed information while deemed to be correct is not guaranteed.		08/29/14 3:07 PM



# Delta

## COMMUNITY PLANNING &amp; DEVELOPMENT DEPARTMENT

July 26, 2006

File #CS000061

REGISTERED MAIL



Dear Sir/Madam:

**Re: Delta Controlled Substance Property Bylaw No. 6200, 2004  
Located At 7303 York Cres, Delta BC**

A recent inspection of the above referenced property indicated that you are in violation of the Delta Controlled Substance Property Bylaw No. 6200, 2004. The property can no longer be occupied. You are hereby notified to remedy any hazardous or potentially hazardous situation, or any condition that is not in compliance with the Bylaw within twenty-one (21) days from the date of this letter or such greater period as the Inspector may consider necessary. You will be required to do the following in order to restore your premises and obtain approval for occupancy once again:

**Building Deficiencies:**

Door at rear of dwelling into rear yard to be replaced.  
Drywall in walls and ceilings downstairs to be replaced.  
Vent dryer duct to outside.  
Wired-in smoke detector required downstairs.  
Door-closer to be installed at door between garage and dwelling.  
***Building permit required*** for carport conversion to garage.  
***Building permit required*** for all repairs.

**Plumbing Deficiencies:**

***Plumbing permit required*** for bathrooms in basement.  
***Licensed plumber required*** to obtain permits and meet code requirement.

**Bylaw Deficiencies:**

No Bylaw deficiencies noted at this time.

Should you fail to comply with this notice within the time specified, the Municipality may:

- a. By its employees or other persons, at a reasonable time and in a reasonable manner, enter the property and effect compliance with this Bylaw and all other applicable regulations at the expense of the owner or occupant who has failed to comply. Such costs shall be recoverable by the Municipality as a debt and in the manner provided by the Community Charter;
- b. Discontinue providing a Municipal utility or other service to the property; or
- c. Exercise both of the remedies provided for in subsections (a) and (b).

Upon receipt of this letter, you will be responsible for payment at the Delta Municipal Hall in the amount of \$525.00 for inspection(s) under Delta's Controlled Substances bylaw, along with any additional permit fees.

You must also provide written confirmation by a Provincially Certified Electrician (Electrical Contractor's Authorization Form) and a Provincially Certified Gas Fitter that both the Hydro and Gas Utilities have been restored to your premises and are in good working order; confirmation letters must be on the applicable company's letterhead and TQ numbers must be quoted.

After all required permits and repairs have been completed and following receipt of all required documentation, Municipal Inspectors will do a follow-up inspection in order to ascertain compliance with all Municipal Bylaws.

The property must not be occupied until all Provincial and Municipal health and safety requirements have been complied with. After these inspections have been completed, an Occupancy Certificate will be issued.

Your cooperation in this matter would be appreciated to avoid any further action being taken. If you have any questions regarding the above, please contact Inspection Services at 604-946-3330.

Yours truly,

Tracie McLean  
Inspection Services

/tm

cc: Delta Police

PRO50

**CSL Cathay Services Ltd****COPY**

7180 Cavellier Court, Richmond, B.C. V7C 4J8 Tel: (604) 272-2968

October 5, 2006

City of Delta  
4500 Clarence Taylor Crescent,  
Delta, B.C. <sup>V4L 4</sup>  
Canada V4K 8E2

RE: 7303 York Crescent, Delta  
FILE: #CS000061

---

To whom it may concern:

CATHAY SERVICES LTD. was the contractor hired to check the gas appliances at the above address. After cleaning the vents and servicing the gas appliances, the gas furnace, fireplace and hot water tank are now in safe working condition.

Please feel free to call us if you have any questions.

Gas Fitter: TIMMY LEE

T.Q. Number: 20703

Signature: 

COPY

**ELECTRICAL CONTRACTOR AUTHORIZATION AND DECLARATION OF COMPLIANCE**

**A. Installation (If faxing this document, please PRINT clearly):**

Permit Number:				
Installation name:			Location of Work Site:	
Suite no.:	Street no.: 7303	Street name: YORK CREST	Street type:	NSEW:
City: DELTA				

**B. Licensed Electrical Contractor:**

Licensed Electrical Contractor (EC) name (please print): FAMILY SE, LTD		
License No.: 18823	Telephone: (604) 272-2918	Fax: ( )
City: RICHMOND		

**C. Declaration: (to the electrical inspection office/and supply authority)**

Field Safety Representative No. (FSR): 18278	FSR Classes: 12A
--	------------------

"I, Stanley Lee, a field safety representative for the above licensed contractor, hereby declare that the electrical installation authorized under the above mentioned permit has been installed to comply with the Safety Standards Act and Regulations of British Columbia."

Field Safety Representative (FSR) Signature: <u>Stanley Lee</u>	Date: YYYY MM DD 2006 1 13
---	-------------------------------

Work in progress     All work is complete     Installation safe (6 month safety check)

Rough wiring as noted below may be covered on (date):

YYYY	MM	DD
------	----	----

Complete     Partial (specify area):  
 Slab     UFER Ground     Underground

Electrical installation is ready for connection as noted below:

New Service     Temporary Construction Service  
 Service Repair     Service Change    From: \_\_\_\_\_ To: \_\_\_\_\_

Type of grounding electrode:  Rod     Ufer     Plate     Other-describe:

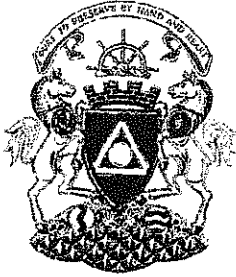
Voltage (line to line)	AMPS	Phase	Electric Heat
V	A	Ø	kw

Electrical work completed without an installation permit in accordance with the provisions of the BC Safety Standards Act:  
 Description of work:

Non-Compliances of \_\_\_\_\_ have been corrected.

Remarks: - Family SE, Ltd. installed 200A service panel with 200A main breaker and 200A busbar. All wiring is in accordance with the BC Safety Standards Act and Regulations.

Stanley Lee



**THE CORPORATION OF DELTA**

4500 Clarence Taylor Crescent

Delta, BC V4K 3E2

Tel: 604-952-3071

Fax: 604-952-3039

**OCCUPANCY PERMIT**

**ADDRESS: 7303 YORK CRES**

**FOLDER NO: CS000061**

**DATE: November 30, 2006**

As authorized in SECTION 8 of the DELTA  
CONTROLLED SUBSTANCE PROPERTY BYLAW  
NO. 6200, 2004, the building located at

**7303 YORK CRES**

is hereby approved for occupancy.

Appendix 5 (h)

0121

Metric: MLSA® HPI Price  
 Time Calculation: Monthly  
 Data from: 10/23/2014  
 Locations: F10 - N. Delta  
 Filters  
 F10 - N. Delta: Detached (All)

Date	F10 - N. Delta	Date	F10 - N. Delta	Date	F10 - N. Delta
Jan-05	342800	Apr-08	482700	Jul-11	516300
Feb-05	344500	May-08	481300	Aug-11	516300
Mar-05	345900	Jun-08	479900	Sep-11	518300
Apr-05	347600	Jul-08	477900	Oct-11	517300
May-05	352400	Aug-08	476100	Nov-11	516900
Jun-05	357500	Sep-08	474100	Dec-11	503600
Jul-05	361000	Oct-08	468300	Jan-12	509400
Aug-05	364400	Nov-08	462400	Feb-12	518700
Sep-05	368200	Dec-08	457000	Mar-12	518000
Oct-05	371900	Jan-09	449800	Apr-12	523500
Nov-05	376400	Feb-09	442900	May-12	524100
Dec-05	380500	Mar-09	436400	Jun-12	524500
Jan-06	389100	Apr-09	439800	Jul-12	527200
Feb-06	397600	May-09	443900	Aug-12	526200
Mar-06	406600	Jun-09	447700	Sep-12	525200
Apr-06	414800	Jul-09	453500	Oct-12	523500
May-06	423000	Aug-09	459700	Nov-12	519300
Jun-06	431600	Sep-09	465900	Dec-12	519300
Jul-06	436700	Oct-09	467600	Jan-13	513500
Aug-06	441500	Nov-09	469000	Feb-13	514500
Sep-06	446700	Dec-09	470700	Mar-13	519700
Oct-06	445600	Jan-10	478200	Apr-13	520700
Nov-06	445000	Feb-10	489900	May-13	516900
Dec-06	443900	Mar-10	483300	Jun-13	523100
Jan-07	450800	Apr-10	490500	Jul-13	528300
Feb-07	457600	May-10	492300	Aug-13	527900
Mar-07	464500	Jun-10	494000	Sep-13	533700
Apr-07	466900	Jul-10	496700	Oct-13	532400
May-07	469300	Aug-10	495300	Nov-13	537500
Jun-07	472000	Sep-10	496700	Dec-13	531000
Jul-07	473700	Oct-10	496000	Jan-14	532400
Aug-07	475800	Nov-10	493300	Feb-14	545400
Sep-07	477900	Dec-10	485100	Mar-14	550500
Oct-07	476100	Jan-11	483000	Apr-14	555000
Nov-07	474400	Feb-11	490200	May-14	553600
Dec-07	472700	Mar-11	497700	Jun-14	557100
Jan-08	476100	Apr-11	507700	Jul-14	554300
Feb-08	480300	May-11	508000	Aug-14	555700
Mar-08	484000	Jun-11	510800	Sep-14	551200

Metric: Median Sales Price  
Time Calculation: Monthly  
Data from: 10/23/2014  
Locations: F10 - N. Delta

**Filters**

F10 - N. Delta: Detached (All)

Date	F10 - N. Delta
Jan-05	313500

All data from the BC Northern Real Estate Board, Chilliwack and District Real Estate Board, Fraser Valley Real Estate Board, and Real Estate Board of Greater Vancouver  
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Powered by 10K Research and Marketing.

**Peter Whiteley**

---

**From:** Laurie Dawson  
**Sent:** Monday, October 20, 2014 9:57 AM  
**To:** Peter Whiteley  
**Subject:** RE: Median prices N. Delta - 2004

Hi Peter,

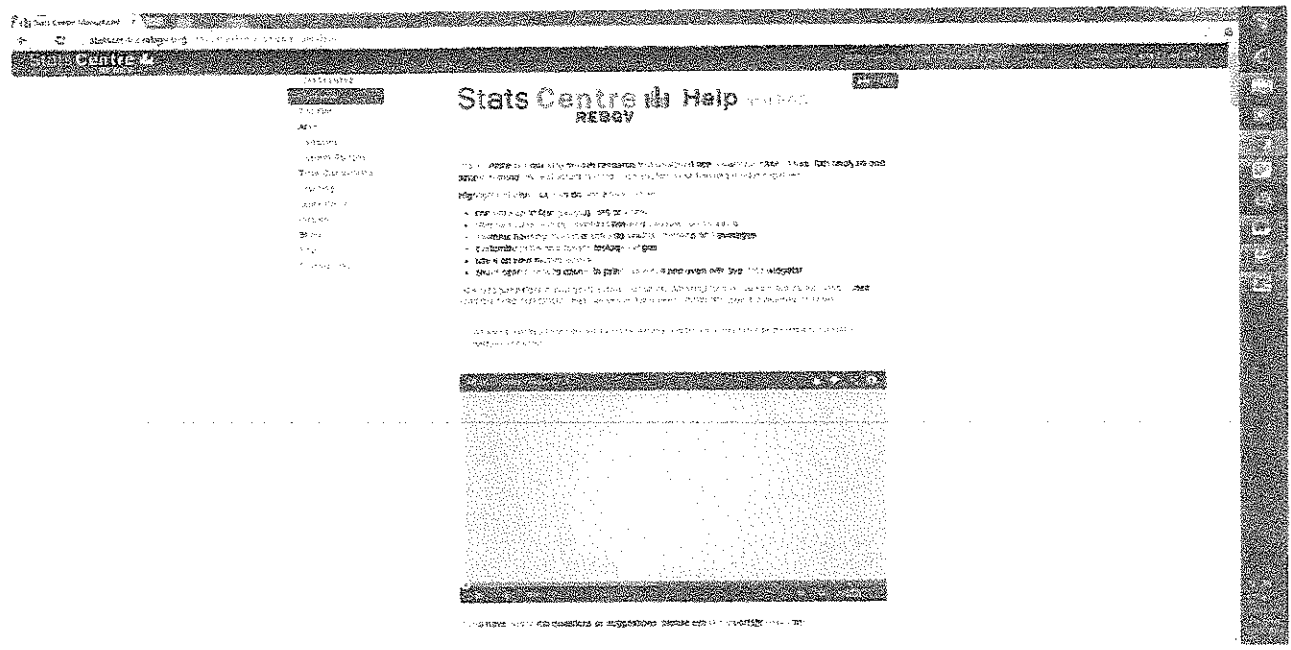
Please see below.

Best regards,  
Laurie

**Median Prices/Single Family Detached (RED HOUSE)/North Delta  
2004**

January	\$287,500
February	\$288,000
March	\$294,000
April	\$313,200
May	\$332,000





All data from the BC Northern Real Estate Board, Chilliwack and District Real Estate Board, Fraser Valley Real Estate Board, and Real Estate Board of Greater Vancouver  
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 Data deemed reliable but not guaranteed.  
 Powered by 10K Research and Marketing.



Department of Justice  
Canada

Ministère de la Justice  
Canada

900-840 Howe Street  
Vancouver, British Columbia  
V6Z 2S9

Telephone: 604-666-9665  
Facsimile: 604-666-2639  
Email: philippe.alma@justice.gc.ca

May 30, 2014

By Email (larry.dybvig@groverelliott.ca)

Larry Dybvig, President  
Grover, Elliott & Co. Ltd.  
Suite 710, 1030 West Georgia Street  
Vancouver, British Columbia  
V6E 2Y3  
Canada

Dear Mr. Dybvig:

**Re: *Allard et al. v. Her Majesty the Queen in Right of Canada*  
Instruction Letter for Expert Report**

Thank you for agreeing to provide the Attorney General of Canada ("AGC") with an expert report in the matter of *Allard et al. v. Her Majesty the Queen in Right of Canada*. As discussed, this Federal Court litigation involves a constitutional challenge to the *Marihuana for Medical Purposes Regulations* (the "MMPR").

### **Background Information**

The plaintiffs in this litigation, all of whom are medical marihuana users, are challenging the constitutionality of the MMPR on the basis that they cause several unjustified violations of their rights to liberty and security of the person under the Canadian *Charter of Rights and Freedoms*.

The plaintiffs' constitutional challenge in *Allard* focuses on four aspects of the MMPR that differ from the old medical marihuana regime: (1) the elimination of personal cultivation of marihuana in favour of requiring approved individuals to purchase from licensed producers; (2) the restriction that licensed producers may not cultivate marihuana in dwelling places or outdoor areas; (3) the limit on possession of marihuana to either 150g or 30 times the amount prescribed for daily consumption by the individual's medical practitioner, whichever is less; and (4) the failure of the MMPR to permit the production and possession of non-dried marihuana such as cannabis oils, salves, tinctures and edibles.

The plaintiffs have obtained an injunction from the Court that permits them to continue personal production of medical marihuana under until the constitutionality of the MMPR is decided by the Court.

The AGC is the defendant and it is the AGC's position that the current medical marihuana regime is constitutionally sound, a position that will be defended by legal counsel on behalf of the AGC.

This is Exhibit "B" referred to in the  
affidavit of LARRY DYBVIQ  
~~sworn before me at VANCOUVER, BC~~  
this 29<sup>th</sup> day of OCTOBER, 20 14

*[Handwritten Signature]*

**Facts and Assumptions**

The facts alleged by the plaintiffs are outlined in the Amended Notice of Civil Claim which is enclosed.

**Questions for Your Expert Report**

Please address the following matters in your expert report:

1. The existing literature regarding the impact of marijuana growing operations on residential property values.
2. The impact of marijuana growing operations on residential property values where that property used to be a marijuana grow operation in the Lower Mainland of British Columbia. Discuss each of the factors that would explain this impact including, but not limited to, bylaws, inspections, remediation, insurance, financing, and mortgages.

**Format of Your Expert Report**

Your report must be prepared in accordance with the Federal Courts Rules. As such, we ask that you do the following in within the body of your report:

1. Set out the issues to be addressed in the report;
2. Describe your qualifications on the issues to be addressed;
3. Attach your current curriculum vitae as a schedule to the report;
4. Attach this letter of instruction as a schedule to the report;
5. Provide a summary of your opinions on the issues addressed in the report;
6. Set out the reasons for each opinion that is expressed in the report;
7. Attach any publications or other materials specifically relied on in support of the opinions;
8. If applicable, provide a summary of the methodology used in the report;
9. Set out any caveats or qualifications necessary to render the report complete and accurate, including those relating to any insufficiency of data or research and an indication of any matters that fall outside of your field of expertise; and,
10. Particulars of any aspect of your relationship with a party to the proceeding or the subject matter of your report that might affect your duty to the Court.

Please number each paragraph of your report as this will aid us in referring to your report in Court.

Please sign and date your report.

**Duty to the Court**

As an expert witness, you have a duty to the Court which is set out in the attached Code of Conduct for Expert Witnesses. Please carefully review this Code of Conduct and, after doing so, sign the attached Certificate and send it back to us.

**Due Dates and Procedural Matters**

We are required to file our expert reports on or before November 1, 2014. The trial has been set for three weeks commencing February 23, 2015. You may be required to attend the trial for cross-examination and, if so, we will attempt to accommodate your schedule to the extent possible.

Please keep all correspondence pertaining to this assignment in a separate "Expert Witness Report" folder.

We look forward to receiving a draft of your report the **first week of September, 2013**. Please do not begin work on your expert report until your contract is in place.

Please do not hesitate to contact me by telephone at 604-666-9665 if you require further information or have questions regarding the foregoing.

Yours truly,



Philippe Alma  
Counsel

Enclosures: Certificate for Expert Witnesses;  
Code of Conduct for Expert Witnesses;  
Amended Notice of Civil Claim.

Court File No. T-2030-13

## FEDERAL COURT

BETWEEN:

NEIL ALLARD  
 TANYA BEEMISH  
 DAVID HEBERT  
 SHAWN DAVEY

PLAINTIFFS

and

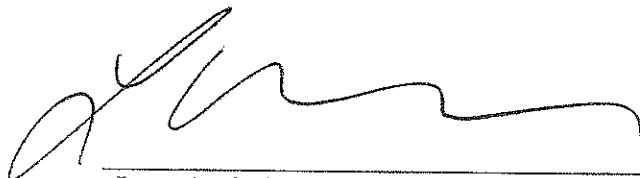
HER MAJESTY THE QUEEN IN RIGHT OF CANADA

DEFENDANT

Certificate Concerning Code of Conduct for Expert Witnesses

I, Larry Dybvig, having been named as an expert witness by the Defendant, Her Majesty the Queen in Right of Canada, certify that I have read the Code of Conduct for Expert Witnesses set out in the schedule to the *Federal Courts Rules* and agree to be bound by it.

Date:

29-10-2014


Larry Dybvig  
 President  
 Grover, Elliott & Co. Ltd.  
 Suite 710, 1030 West Georgia Street  
 Vancouver, British Columbia  
 V6E 2Y3  
 Canada

This is Exhibit "C" referred to in the  
 affidavit of LARRY DYBVG  
 AFFIRMED  
 sworn before me at VANCOUVER, BC  
 this 29<sup>th</sup> day of OCTOBER, 20 14

