



GARDINER APPRAISALS

COMMERCIAL INSURANCE APPRAISERS

**THE WOODLAND COURT CONDOMINIUM COMPLEX
CONDOMINIUM CORPORATION PLAN NUMBER 7520358**

441 SWITZER DRIVE, HINTON, ALBERTA

File G613

ORIGINAL APPRAISAL FOR INSURANCE PURPOSES

AND (when applicable)

SUBSEQUENT ANNUAL REVISION UPDATES

ORIGINAL REPORT	JULY 4, 2018
CURRENT DATE	JUNE 19, 2019
EFFECTIVE DATE	Same as current date

*The following Valuation estimates the Current Replacement Cost New, and
The Updated Replacement Cost New (when applicable)
Of the structure(s) as listed in the report, at the effective date of the appraisal,
And is to be used only for Insurance Purposes*

Prepared by Gardiner Appraisals Inc., located at 5119 Lansdowne Drive N.W., Edmonton, Alberta T6H 4L1

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LETTER OF TRANSMITTAL

THE WOODLAND COURT CONDOMINIUM COMPLEX
441 Switzer Drive,
Hinton, AB
T7V 1Z7

WoodLand Court 441 woodlandcourt441@gmail.com

ATTENTION: Rita Hindle, President
CLIENT: Condominium Corporation No. 7520358

We take pleasure in handing you herewith our completed Original Appraisal for Insurance Purposes and subsequent Annual Revision Updates, when applicable. The estimates represent a current opinion of value, and updated opinions of value, respectively. This appraisal also includes two annual updates at no charge to you. Please advise if there have been any major changes to the building so we can adjust our records accordingly.

To keep your policy up to date, please forward this report to your insurance broker or agent.

The report communicates our methodology for the subject property's valuation. We thoroughly investigate and analyze factors considered relevant in estimating Replacement Cost New for insurance purposes. Please review our stated Assumptions and Limiting Conditions, and be informed that unless otherwise stated, land value, betterments and improvements, depreciation, contents, and personal property are not included in this Appraisal for Insurance Purposes.

Use of this report is intended for the Client (the Insuree of the subject property at the effective date of the appraisal). The purpose of this report is to estimate Replacement Cost New, at the effective date, in order to assist the client in attaining appropriate insurance coverage. This report is only to be used as an Appraisal for Insurance Purposes.

Trusting you find the enclosed in order, we remain,

GARDINER APPRAISALS INC

President



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SCOPE OF WORK

Prior to the completion of an Original Appraisal, We, Gardiner Appraisals, satisfy an on-site inspection, including taking photographs of the structure. When a Condominium Corporation Plan Number is available, dimensions are routinely estimated by examining plans from the local Land Title Office.

Additional sources of information and research may include, but are not limited to: interviewing owners, property managers and construction experts; taking on-site measurements; reviewing plans or layouts; and investigating details through current or past sales' listings. All sources used in this report are extensively researched, verified and considered reliable. All research gathered is kept in the appraiser's working file.

The necessary scope of work is intended to accurately carry out the portion of The Cost Approach that estimates Replacement Cost New: itemization of all material, labour, construction, and indirect costs are calculated to estimate the subject's Replacement Cost New. Unless otherwise stated, land value, betterments and improvements, depreciation, contents, and personal property are not included in this Appraisal for Insurance Purposes. Please refer to the Insurance Schedule for a full list of inclusions.

The final estimate of value is supported by local construction costs. Gardiner Appraisals' methodology includes a breakdown of the items in the estimate, and applies current costs to those components. Sources may include contractors' quotes, developers' quotes, progress reports, quantity surveyor reports, and costing manuals. Costs are extensively researched and regularly updated. Data is not averaged; the best source as seen by the appraiser is used for each component. The data outputs are summarized in this report; all data and analysis is maintained in the appraiser's working file and kept for an appropriate timeframe.

For your consideration, we offer Annual Revision Updates. Annual Revision Updates are completed by applying a factor of inflation to the original estimate of value and subsequent revision updated values thereafter. The factor of inflation accounts for construction cost fluctuations between the dates of estimates of the subject property. Gardiner Appraisals researches, estimates and applies a factor of inflation indicative of changes in local construction costs since the most recent opinion of value. Please notify us of significant changes to the structure since the date of the Original Appraisal, as any changes may affect Replacement Cost New.

The Scope of Work in this report is intended to accurately fulfil the research, analysis and methodology required to establish a reliable Appraisal for Insurance Purposes.



DESCRIPTION OF STRUCTURE

<i>Name of Complex</i>	THE WOODLAND COURT CONDOMINIUM COMPLEX
<i>Number of Units</i>	Forty (40) Units
<i>Property Type</i>	Townhome style condominium complex
<i>Description of Improvements</i>	A Frame Condominium Complex having reinforced concrete basement, concrete slab, wood floor and roof, asphalt shingles..
<i>Condominium Corporation Plan Number</i>	7520358
<i>Address</i>	441 Switzer Drive, Hinton, AB
<i>Approximate Year Built</i>	1975
<i>Approximate Size (includes basement)</i>	54,182 sq. ft.
<i>Date of Inspection</i>	July 3, 2018



RECONCILIATION

As this is an Appraisal for Insurance Purposes, only recognized appraisal concepts, techniques, methodology, and analysis relevant to this type of report are employed. The quality and quantity of data analyzed delivers a dependable indicator of Replacement Cost New. The definition of Replacement Cost New, as calculated in this report and in so far as insurance is concerned is: the cost to construct a similar structure with like type and quantity of modern materials, taking into consideration any by-law endorsements and building codes that have been enacted since initial construction. Included are: construction services and materials; demolition and debris removal; and all associated fees. The final estimate of value is supported by local construction costs.

The value indicated in the Original Appraisal is a Current Value Opinion (the effective date of value coincides with the date of the original report). The values as per the Annual Revision Updates, are Updated Value Opinions (they reflect changing construction costs since the most recent opinion of value).

Notable, is that traditional appraisal methodology such as The Direct Comparison Approach and The Income Approach, as well as the concept of Highest and Best Use are irrelevant in this Appraisal for Insurance Purposes. These techniques are applied when estimating the market value of a property, and are therefore not explored in this report. The portion of The Cost Approach which estimates Replacement Cost New is highly recognized as the preferred method to guide appropriate insurance coverage. Unless otherwise stated, land value, betterments and improvements, depreciation, contents, and personal property are not included in this Appraisal for Insurance Purposes.

The Replacement Cost New is to be used for the solitary purpose of insurance coverage, and only to be used by the Insuree of the structure. The current estimate of replacement cost new, and updated estimates of replacement cost new (when applicable), are found on the Insurance Certificate and the Insurance Schedule pages of this report. The final estimate of value is intended to guide insurance coverage.



INSURANCE CERTIFICATION (page 1 of 2)

We, GARDINER APPRAISALS INC, at 5119 Lansdowne Drive, Edmonton, Alberta, a company incorporated under, and by the laws of the Province of Alberta, and registered under, and by the laws of the Provinces of British Columbia, Saskatchewan and the Northwest Territories, do hereby certify that on the effective date as listed below, we appraised or updated the subject property, and to the best of our knowledge and ability we hereby certify that the following figure represents a reliable estimate of Replacement Cost New to be used as an Appraisal for Insurance Purposes:

Original Appraisal
(Current Value Opinion)

Effective July 4, 2018 the estimated Replacement Cost New of the subject property is:
SEVEN MILLION, SIX HUNDRED SEVENTY FIVE THOUSAND,
NINE HUNDRED TWENTY SEVEN DOLLARS.
(\$7,675,927.00)

1st Annual Revision Update
(Updated Value Opinion)

Effective June 19, 2019 the estimated Replacement Cost New of the subject property is:
SEVEN MILLION, EIGHT HUNDRED EIGHTY SIX THOUSAND,
TWO HUNDRED FORTY SEVEN DOLLARS
\$7,886,247

2nd Annual Revision Update
(Updated Value Opinion)

*Updated values are contingent on the subject not materially changing since the Original Appraisal.
Unless otherwise stated, since this is an Appraisal to estimate Replacement Cost New for insurance purposes,
Depreciated Value and Land Value are not considered.*



INSURANCE CERTIFICATION (page 2 of 2)

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

- The methodology used is applicable and reliable in this Appraisal for Insurance Purposes;
- The statements enclosed in this Valuation are accurate and valid;
- The reported evaluation and conclusions are subject to the stated Assumptions and Limiting Conditions;
- We, Gardiner Appraisals Inc., have no personal interest or bias in the subject property or with those involved;
- Our engagement in and compensation for this Valuation is not commissioned by the affirmation of predetermined conclusions or conclusions which favour the client;
- The undersigned is not in a conflict of interest to undertake this assignment;
- The signing person inspected the subject in the report;
- No one provided significant professional assistance to the person(s) signing this report;
- This assignment is completed with competence, knowledge and expertise in Appraisals for Insurance Purposes.

GARDINER APPRAISALS INC

A handwritten signature in blue ink that reads 'Gardiner'. The signature is written in a cursive, flowing style.

President



APPRAISAL NUMBER 1-1: INSURANCE SCHEDULE

ITEM DESCRIPTION	REPLACEMENT COST NEW (CANADIAN \$)
DEMOLITION AND DEBRIS REMOVAL	460,556
SUBSTRUCTURE	629,426
Standard Foundations, Concrete Slabs, Basement Excavations	
SHELL	2,080,176
Floor construction, Roof construction, Exterior walls, Exterior windows, Exterior doors, Roof coverings	
INTERIORS	1,565,889
Partitions, Interior doors, Cabinetry, Fittings, Stair construction, Wall finishes, Basement Development, Floor finishes, Ceiling finishes	
SERVICES	506,611
Plumbing fixtures, Domestic water distribution, Energy supply, Cooling generating systems, Electrical service / distribution, Lighting and branch wiring, Communications and security, Other electrical systems	
SITE IMPROVEMENTS	529,639
Site preparation, Grading, Underground Services	
Uncovered parking lot and stalls, Visitor Parking, Driveways, Curbs, Roadways, Walkways	
Landscaping, Fence work, Signage, Exterior Lighting, Fire Hydrants, Gutters	
FEES	1,903,630
Contingencies	
Architect fees	
General Contractor Overhead and Profit	
G.S.T.	
REPLACEMENT COST NEW	7,675,927
JULY 4, 2018	

*Updated values are contingent on the subject not materially changing since the Original Appraisal.
 Unless otherwise stated, since this is an Appraisal to estimate Replacement Cost New for insurance purposes,
 Depreciated Value and Land Value are not considered.*

*The Insurance Schedule is intended to present the inclusions upon which the final estimate is based; use of this report is limited to the
 final estimate of value, as found on the signed Insurance Certification.*



APPRAISAL NUMBER 1-1:
PHOTOGRAPHS OF SUBJECT PROPERTY





ASSUMPTIONS AND LIMITING CONDITIONS

ORDINARY ASSUMPTIONS AND LIMITING CONDITIONS:

1. Data sources are reliable and accurate.
2. The Original Appraisal is the foundation for estimating subsequent Annual Revision Updates.
3. Current land uses of the structure are considered to be in accordance with all mandatory Regulators.
4. Expressing issues pertaining to Highest and Best Use in regards to an Appraisal for Insurance Purposes is at the discretion of the Appraiser. The Highest and Best Use of a structure is most often irrelevant in Appraisals for Insurance Purposes, except when the question of Highest and Best Use may potentially change the nature of the assignment.
5. In so far as Annual Revision Updates are concerned, it is assumed that no significant changes have occurred to the structure since the date of the Original Appraisal.
6. There are no known detrimental conditions to the subject property that would effect this opinion of value.
7. This Appraisal Report is limited to the subject's Replacement Cost New plus demolition and removal, and all associated fees.
8. Conclusions are valid only at the date of the valuation.
9. Reasonable efforts are made to ensure the security of this report, however, for liability purposes, the person(s) relying on this report should be able to link it directly back to the signing authority's professional email address.
10. Stated values are expressed in Canadian dollars.
11. An estimate of exposure time is not expressed as this appraisal does not estimate market value.
12. Prior sales of the subject are not listed, as they have no effect on the outcome of the assignment.
13. The type of ownership is not stated, as it is not relevant in an appraisal for insurance purposes.

EXTRAORDINARY LIMITING CONDITIONS:

1. In so far as Annual Revision Updates are concerned, it is assumed that the subject property has not materially changed since the Original Appraisal. On-site inspections and research of materials are only performed for the Original Appraisal. Any changes since that date should be brought to the appraiser's attention.
2. Since this is an Appraisal to estimate Replacement Cost New for insurance purposes, Depreciated Value and Land Value are not considered.
3. The Insurance Schedule is intended to present the inclusions upon which the final estimate is based; use of this report is limited to the final estimate of value, as found on the signed Insurance Certification.

HYPOTHETICAL CONDITIONS:

1. There are no hypothetical conditions in this report. An example of a hypothetical condition is an "as-if" complete appraisal. The subject property at the effective date of this appraisal is 100% complete.

DEFINITIONS:

1. The definition of **Replacement Cost New**, as calculated in this report and in so far as insurance is concerned is: the cost to construct a similar structure with like type and quantity of modern materials, taking into consideration any by-law endorsements and building codes that have been enacted since initial construction (source: Gardiner Appraisals Inc.).
2. An **Appraisal for Insurance Purposes** delivers the cost estimate of the subject's Replacement Cost New, which includes: construction services and materials; demolition and debris removal; and all associated fees. A detailed list of inclusions is found in the report.
3. **Original Appraisal:** The first appraisal.
4. **Annual Revision Update:** A factor of inflation, to account for changes in local construction costs, is applied to the Original Appraisal Estimate and subsequent Revision Updates thereafter. Revision Updates are typically completed annually for two years.