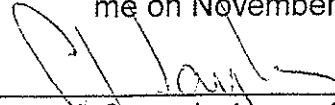


This is exhibit C referred to in the affidavit of JOHN KENNETH PURDY sworn before
me on November 25, 2011.



A Commissioner of Oaths for
the Province of Alberta

CONAN J. TAYLOR
Barrister and Solicitor

PRINT NAME AND EXPIRY/LAWYER

BC Assessment

300 - 125 Wallace St
Nanaimo, British Columbia
Canada V9R 5B2

Phone: 250 753 6621 or 1 800 977 2775
Fax: 250 754 1890

centralvanisl@bcassessment.ca
www.bcasessment.ca

October 06, 2011

Mr. Harrison, you will find enclosed the property value summaries for the folios listed in your fax of September 29th, 2011.

Please note, our office records have no income information and expense returns on file for any of the properties requested.

Please contact our office as above if we can be of any assistance

BC Assessment
Central Vancouver Island Region

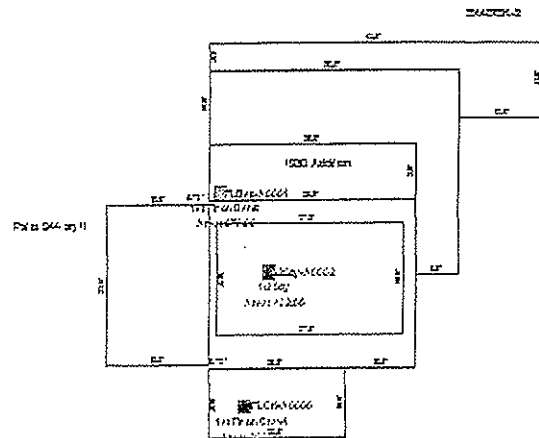
BC Assessment - Residential Property Value Summary

Roll # 04-770-00722.500

Location: 7382 RINCON Rd - Alberni Rural (770)

Lot Size: (effective) 9.7 Acres

No photo exists for this Folio



Description: 1 1/2 Sty Sfd - After 1930 - Fair

Year Built: 1949

Effective Year: 1949

Bedrooms: 3

Bathrooms: 1 - Full

Foundation: Basement

Total Finished Area: 1607sq.ft.

Parking Facility: No

Outbuilding: 6

Valuation

Buildings -

\$168,000

Land -

\$294,000

Actual Value as of July 1, 2010

\$462,000

Sales: (includes the last three transfers recorded at the Land Title Office and may include non-arm's length or questionable sales)

#1 A SINGLE IMPROVED SALE occurred on 15-02-2011. This was a CASH SALE.

The document # is: FB400048.

#2 A SINGLE IMPROVED SALE occurred on 02-07-1998. This was a CASH SALE and the price was 285,000.

The document # is: EM62357.

#3 A SINGLE IMPROVED SALE occurred on 26-02-1987. This was a CASH SALE and the price was 0.

The document # is: S15704.

BC Assessment

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Page 1 of 1

Run Date 10-6-2011 8:10 AM

Roll Year 2011

Central Vancouver Island Area

300-125 Wallace St Nanaimo BC

V9R 5B2

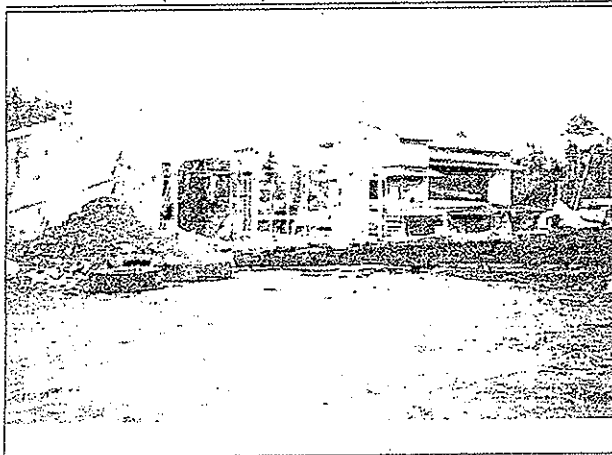
Phone 250-753-6621

Toll Free in BC 1-800-977-2775

Fax 250-754-1890

BC Assessment - Commercial Cost Property Value Summary

Roll # 04-770-02769.110
 Location 598 BAMFIELD Rd BAMFIELD - Alberni Rural (770)
 Lot Size (Effective) 3.82 Acres



No sketch exists for this Folio

Description Warehouse, Storage
 Pred Building Year Built 1995
 Pred Building Quality Low
 Pred Building Effective Year 1995

Cost Valuation

Building ID 108107229600 Industrial

Section ID	Description	Area	Replacement Cost New	Eff Year	Total Depr	Depreciated Cost
3	Farm Utility Building	752.00	\$100	1995	0.00%	\$100
1	Storage Warehouse	4,860.00	\$165,060	1995	26.00%	\$122,144
2	Farm Utility Building	2,762.00	\$100	1995	0.00%	\$100
Depreciated Building Value						\$122,344
Total Depreciated Building Value						\$122,344
Land Value						\$180,464
Total Residential Building Value						\$37,287
Legislated Improvement Value						\$0
Total Market Value						\$340,095

Land Valuation

Component No.	Zoning	Dimension	Rate	Component Value	Excess Value
107100		3.820 Acres	\$47,241.88/Acres	\$180,464	
Total Land Value					\$180,464

Assessed Land Values as of July 1, 2010

Property Class	Value
Light Industry	\$162,000
Residential	\$18,000
	\$180,000

Assessed Improvement Values as of July 1, 2010

Property Class	Value
Light Industry	\$122,000
Residential	\$37,200
	\$159,200

Total Assessed Value as of July 1, 2010 \$339,200

BC Assessment

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Central Vancouver Island Area
 300-125 Wallace St Nanaimo BC V9R 5B2

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 Fax 250-754-1890

BC Assessment - Residential Property Value Summary

Roll # 04-770-02769.111

Location: Unit 1 BAMFIELD Rd BAMFIELD - Alberni Rural (770)

Lot Size: (effective)

No photo exists for this Folio

No sketch exists for this Folio

Description:

Year Built:

Effective Year:

Bedrooms:

Bathrooms:

Foundation:

Total Finished Area: sq.ft.

Parking Facility: No

Outbuilding: No

Valuation

Buildings -

\$24,600

Land -

\$0

Actual Value as of July 1, 2010

\$24,600

Sales: (includes the last three transfers recorded at the Land Title Office and may include non-arms length or questionable sales)

BC Assessment

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Roll Year 2011

Central Vancouver Island Area

300-125 Wallace St Nanaimo BC

V9R 5B2

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BC Assessment - Commercial Cost Property Value Summary

Roll # 04-770-02770.000
 Location BINNACLE Rd BAMFIELD - Alberni Rural (770)
 Lot Size (Effective) 40 Acres

No photo exists for this Folio

No sketch exists for this Folio

Description Hangar, Storage
 Pred Building Year Built 1992
 Pred Building Quality Low
 Pred Building Effective Year 1995

Cost Valuation

Building ID 108107229610 Industrial

Section ID	Description	Area	Replacement Cost New	Eff Year	Total Depr	Depreciated Cost
	Storage Hangar	3,925.00	\$126,458	1995	35.00%	\$82,198
3	MISCELLANEOUS	999.00	\$95,376	1992	26.00%	\$70,578
2	Lt. Commercial Arch-rib, Quon	1,681.00	\$90,458	1995	48.00%	\$47,038
Depreciated Building Value						\$199,814
Total Depreciated Building Value						\$199,814
Land Value						\$550,000
Total Residential Building Value						\$274,302
Legislated Improvement Value						\$0
Total Market Value						\$1,024,115

Land Valuation

Component No.	Zoning	Dimension	Rate	Component Value	Excess Value
107100		40.000 Acres	\$13,750.00/Acres	\$550,000	
Total Land Value					\$550,000

Assessed Land Values as of July 1, 2010

Property Class	Value
Business And Other	\$330,000
Residential	\$220,000
	\$550,000

Assessed Improvement Values as of July 1, 2010

Property Class	Value
Business And Other	\$199,000
Residential	\$274,000
	\$473,000

Total Assessed Value as of July 1, 2010 \$1,023,000

BC Assessment

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Central Vancouver Island Area
 300-125 Wallace St Nanaimo BC V9R 5B2

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BC Assessment - Land Value Summary

Roll # 04-770-02770.010

Location: BINNACLE Rd BAMFIELD - Alberni Rural (770)

Lot Size: (effective) 13.73 Acres

No photo exists for this Folio

Valuation

Buildings -	\$0
Land -	\$314,000

Actual Value as of July 1, 2010	\$314,000
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Sales: (includes the last three transfers recorded at the Land Title Office and may include non-arms length or questionable sales)

BC Assessment

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Page 1 of 1

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Central Vancouver Island Area
300-125 Wallace St Nanaimo BC

V9R 5B2

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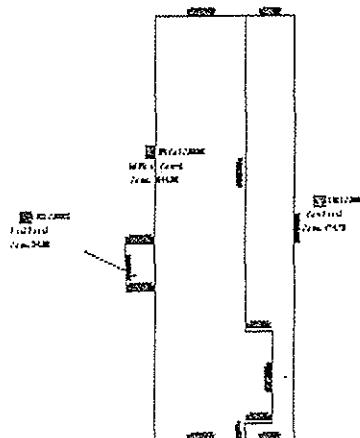
BC Assessment - Residential Property Value Summary

Roll # 04-770-02771.000

Location: 200 S BAMFIELD Rd BAMFIELD - Alberni Rural (770)

Lot Size: (effective) 38.53 Acres

No photo exists for this Folio



Description: 1 Sty Sfd - All Ages - Subsid

Year Built: 1975

Effective Year: 1975

Bedrooms: 1

Bathrooms: 1 - Full

Foundation: Crawl Space

Total Finished Area: 1044sq.ft.

Parking Facility: No

Outbuilding: No

Valuation

Buildings -

\$80,000

Land -

\$2,792,000

Actual Value as of July 1, 2010

\$2,872,000

Sales: (includes the last three transfers recorded at the Land Title Office and may include non-arms length or questionable sales)

#1 A SINGLE IMPROVED SALE occurred on 28-06-1996. This was a CASH SALE and the price was 0.

The document # is: EK72027.

#2 A SINGLE IMPROVED SALE occurred on 09-08-1994. This was a CASH SALE and the price was 0.

The document # is: EH108041.

#3 A SINGLE IMPROVED SALE occurred on 31-12-1991. This was a CASH SALE and the price was 0.

The document # is: EE144922.

BC Assessment

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Roll Year 2011

BC Assessment - Residential Property Value Summary

Roll # 04-770-02776.002

Location: 469 BAMFIELD Inlet BAMFIELD - Alberni Rural (770)

Lot Size: (effective) 6.111 Acres

Commercial Cost / Residential PVS data not present.

BC Assessment

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Page 1 of 1

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Roll Year 2011

Central Vancouver Island Area

300-125 Wallace St Nanaimo BC

V9R 5B2

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BC Assessment - Commercial Cost Property Value Summary

Roll # 04-770-02830.005
 Location 75 BAMFIELD BOARDWALK BAMFIELD - Alberni Rural (770)
 Lot Size (Effective) .83 Acres

No photo exists for this Folio

No sketch exists for this Folio

Description Multiple Residence
 Pred Building Year Built 1923
 Pred Building Quality Low
 Pred Building Effective Year 1923

Cost Valuation

Building ID 108107229700 Apartments

Section ID	Description	Area	Replacement Cost New	Eff Year	Total Depr	Depreciated Cost
	Multiple Res (Low Rise)	4,368.00	\$893,322	1923	80.00%	\$178,664
Depreciated Building Value						\$178,664

Building ID 208107229710 Apartments

Section ID	Description	Area	Replacement Cost New	Eff Year	Total Depr	Depreciated Cost
1	Multiple Res (Low Rise)	4,626.00	\$293,389	1985	43.00%	\$167,232
Depreciated Building Value						\$167,232

Total Depreciated Building Value \$345,896
 Land Value \$332,075
 Total Residential Building Value \$0
 Legislated Improvement Value \$0
 Total Market Value \$677,971

Land Valuation

Component No.	Zoning	Dimension	Rate	Component Value	Excess Value
107100		0.830 Acres	\$400,089.76/Acres	\$332,075	
Total Land Value					\$332,075

Assessed Land Values as of July 1, 2010

Property Class	Value
Business And Other	\$332,000
	\$332,000

Assessed Improvement Values as of July 1, 2010

Property Class	Value
Business And Other	\$345,000
	\$345,000

BC Assessment

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Central Vancouver Island Area
 300-125 Wallace St Nanaimo BC V9R 5B2

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BC Assessment - Commercial Cost Property Value Summary

Roll # 04-770-02879.000
 Location 448 SEABOARD Rd BAMFIELD - Alberni Rural (770)
 Lot Size (Effective) 1.72 Acres

No photo exists for this Folio

No sketch exists for this Folio

Description Garage, Storage
 Pred Building Year Built 1940
 Pred Building Quality Low
 Pred Building Effective Year 1970

Cost Valuation

Building ID	108107229780	Industrial					
Section ID	Description	Area	Replacement Cost New	Eff Year	Total Depr	Depreciated Cost	
1	Storage Garage	2,862.00	\$205,312	1970	80.00%	\$41,062	
Depreciated Building Value						\$41,062	

Building ID	208107229790	Industrial					
Section ID	Description	Area	Replacement Cost New	Eff Year	Total Depr	Depreciated Cost	
1	Storage Warehouse	2,204.00	\$128,808	1974	73.00%	\$34,778	
Depreciated Building Value						\$34,778	

Building ID	308107229800	Industrial					
Section ID	Description	Area	Replacement Cost New	Eff Year	Total Depr	Depreciated Cost	
1	Storage Warehouse	1,960.00	\$128,529	1974	73.00%	\$34,703	
Depreciated Building Value						\$34,703	

Total Depreciated Building Value	\$110,544
Land Value	\$586,307
Total Residential Building Value	\$128,556
Legislated Improvement Value	\$32,599
Total Market Value	\$858,004

Land Valuation			Rate	Component Value	Excess Value	
Component No.	Zoning	Dimension				
107100		1.720 Acres	\$340,875.87/Acres	\$586,307		
Total Land Value					\$586,307	

BC Assessment

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Central Vancouver Island Area
 300-125 Wallace St Nanaimo BC V9R 5B2

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BC Assessment - Land Value Summary

Roll # 04-770-02879.010

Location: 448 SEABOARD Rd BAMFIELD - Alberni Rural (770)

Lot Size: (effective) .28 Acres

No photo exists for this Folio

Valuation

Buildings -

\$0

Land -

\$144,000

Actual Value as of July 1, 2010

\$144,000

Sales: (includes the last three transfers recorded at the Land Title Office and may include non-arms length or questionable sales)

#1 A SINGLE IMPROVED SALE occurred on 20-01-2010. This was a CASH SALE.

The document # is: FB325487.

#2 A SINGLE IMPROVED SALE occurred on 19-12-2003. This was a CASH SALE and the price was 0.

The document # is: EV154916.

#3 MULTI IMPROVED SALE occurred on 27-09-1996. This was a CASH SALE and the price was 195,000.

The document # is: EK108938.

BC Assessment

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Roll Year 2011

Central Vancouver Island Area

300-125 Wallace St Nanaimo BC

V9R 5B2

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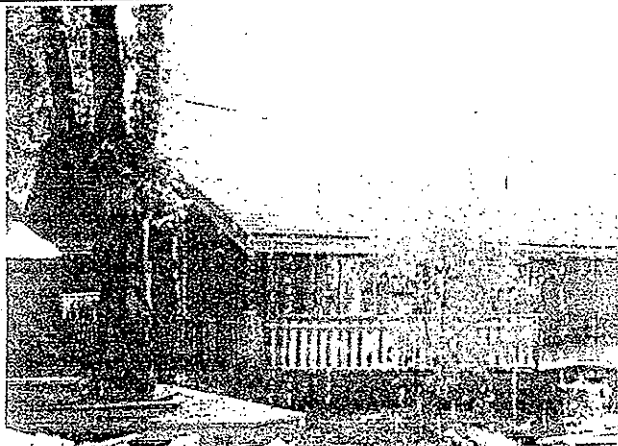
Fax 250-754-1890

BC Assessment - Residential Property Value Summary

Roll # 04-770-02882.300

Location: 200 BINNACLE Rd BAMFIELD - Alberni Rural (770)

Lot Size: (effective) 3.01 Acres



Error: There is no Sub Area in the Sketch with Building ID 1, please correct this for image generation.

Description: 1 1/2 Sty Sfd - After 1960 - Modern Std

Year Built: 1981

Effective Year: 1981

Bedrooms:

Bathrooms:

Foundation: Crawl Space

Total Finished Area: 3120sq.ft.

Parking Facility: No

Outbuilding: 1

Valuation

Buildings -

\$256,000

Land -

\$448,900

Actual Value as of July 1, 2010

\$704,900

Sales: (includes the last three transfers recorded at the Land Title Office and may include non-arms length or questionable sales)

#1 A SINGLE IMPROVED SALE occurred on 20-01-2010. This was a CASH SALE.

The document # is: FB325489.

#2 A SINGLE VACANT SALE occurred on 29-09-1995. This was a CASH SALE and the price was 155,000.

The document # is: EJ106221.

#3 A SINGLE IMPROVED SALE occurred on 28-05-1992. This was a CASH SALE and the price was 0.

The document # is: EF64948.

BC Assessment

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Central Vancouver Island Area

300-125 Wallace St Nanaimo BC

V9R 5B2

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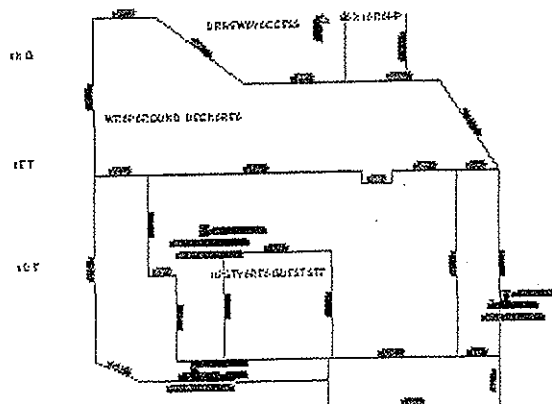
Fax 250-754-1890

BC Assessment - Residential Property Value Summary

Roll # 04-770-02882.310

Location: 452 SEABOARD Rd BAMFIELD - Alberni Rural (770)

Lot Size: (effective) 2.28 Acres



Description: 1 1/2 Sty Sfd - After 1930 - Std

Year Built: 1968

Bedrooms: 6

Bathrooms: 1 - Full

Foundation: Crawl Space

Total Finished Area: 2309sq.ft.

Parking Facility: No

Outbuilding: 1

Effective Year: 1988

4 - Part

Valuation

Buildings -

\$285,600

\$292,600

Actual Value as of July 1, 2010

\$578,200

Sales: (includes the last three transfers recorded at the Land Title Office and may include non-arm's length or questionable sales)

Sales: (includes the last three transfers) 2009-2010
#1 A SINGLE IMPROVED SALE occurred on 20-01-2010. This was a CASH SALE.

The document # is: FB325490.

#2 A SINGLE IMPROVED SALE occurred on 04-05-1994. This was a CASH SALE and the price was 155,000.

The document # is: EH59428.

#3 A SINGLE IMPROVED SALE occurred on 01-04-1993. This was a CASH SALE and the price was 0.

The document # is: EG38417.

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Central Vancouver Island Area
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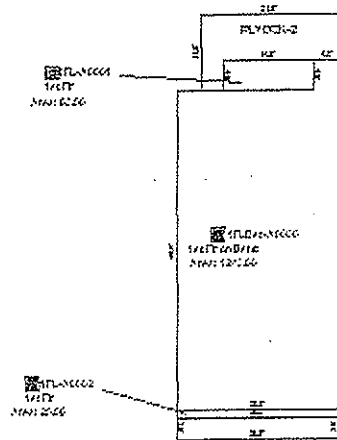
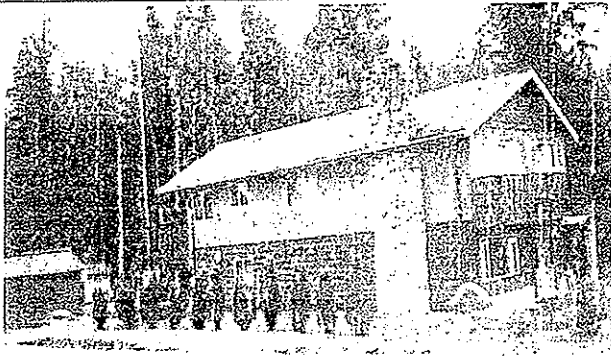
Fax 250-754-1890

BC Assessment - Residential Property Value Summary

Roll # 04-770-02886.050

Location: 251 FRIGATE Rd BAMFIELD - Alberni Rural (770)

Lot Size: (effective) .64 Acres



Description: 1 Sty Sfd - After 1960 - Modern Std

Year Built: 1977

Effective Year: 1977

Bedrooms: 4 including 1 in the basement

Bathrooms: 1 - Full

2 - Part including 1 in the basement

Foundation: Basement

Total Finished Area: 2556 sq.ft. including 1225 sq.ft. in the basement

Parking Facility: No

Outbuilding: 2

Valuation

Buildings -

\$154,000

Land -

\$115,000

Actual Value as of July 1, 2010

\$269,000

Sales: (includes the last three transfers recorded at the Land Title Office and may include non-arms length or questionable sales)

#1 A SINGLE IMPROVED SALE occurred on 20-01-2010. This was a CASH SALE.

The document # is: FB325491.

#2 A SINGLE IMPROVED SALE occurred on 03-04-1997. This was a CASH SALE and the price was 192,000.

The document # is: EL40116.

#3 A SINGLE IMPROVED SALE occurred on 30-04-1996. This was a CASH SALE and the price was 0.

The document # is: EK45815.

BC Assessment

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Run Date 10-6-2011 8:24 AM

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Central Vancouver Island Area

300-125 Wallace St Nanaimo BC

V9R 5B2

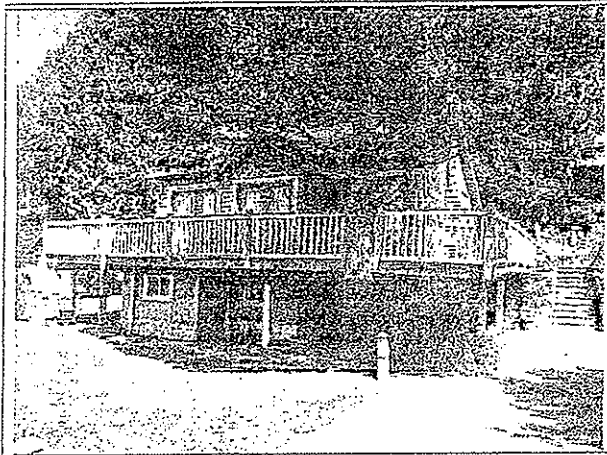
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BC Assessment - Commercial Cost Property Value Summary

Roll # 04-770-02890.000
 Location 216 FRIGATE Rd BAMFIELD - Alberni Rural (770)
 Lot Size (Effective) 145 x 120 Ft.



No sketch exists for this Folio

Description Motel
 Pred Building Year Built 1930
 Pred Building Quality Above Average
 Pred Building Effective Year 1985

Cost Valuation

Building ID 108107229810 Motel

Section ID	Description	Area	Replacement Cost New	Eff Year	Total Depr	Depreciated Cost
	CAMPGROUNDS	6.00	\$8,880	1980	57.00%	\$3,818
	Motel	1,079.00	\$136,674	1985	55.00%	\$61,503
Depreciated Building Value						\$65,322
Total Depreciated Building Value						\$65,322
Land Value						\$276,996
Total Residential Building Value						\$0
Legislated Improvement Value						\$0
Total Market Value						\$342,318

Land Valuation

Component No.	Zoning	Dimension	Rate	Component Value	Excess Value
107100	W4	0.450 Acres	\$615,547.22/Acres	\$276,996	
Total Land Value					\$276,996

Assessed Land Values as of July 1, 2010

Property Class	Value
Business And Other	\$207,000
Rec/Non Profit	\$69,200
	\$276,200

Assessed Improvement Values as of July 1, 2010

Property Class	Value
Business And Other	\$65,300
	\$65,300

Total Assessed Value as of July 1, 2010 \$341,500

BC Assessment

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Page 1 of 2
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Central Vancouver Island Area
 300-125 Wallace St Nanaimo BC V9R 5B2

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BC Assessment - Commercial Income Property Value Summary

Roll # 04-770-02890.005
 Location 226 FRIGATE Rd BAMFIELD - Alberni Rural (770)
 Lot Size (Effective) 1.04 Acres

No photo exists for this Folio

No sketch exists for this Folio

Description Motel
 Pred Building Year Built 1960
 Pred Building Quality Average
 Pred Building Effective Year 1970

Income Valuation

Building ID 108107229820 Motel
 Income ID 98763

Unit	Unit of Measure	# Units	Rent	Gross Income	Occupancy	Expense	NOI Value
100 - MOTEL	MOT Rooms	15	\$63.00	\$344,925	58.00%	60.00%	\$80,023

Income ID 98771

Unit	Unit of Measure	# Units	Rent	Gross Income	Vacancy	Expense	NOI Value
2105 - RETAIL GENERAL	RET NLA	3556	\$6.25	\$22,225	0.00%	8.00%	\$20,447

Total NOI Value \$100,470

CAP Rate 10.96%

Income Value \$917,078

Subtotal \$917,078

Excess Land Value \$0

Excess Residential Building Value \$0

Legislated Improvement Value \$0

FF&E (\$97,987)

Total Market Value \$819,091

Land Valuation

Component No.	Zoning	Dimension	Rate	Component Value	Excess Value
107100	C2	1.040 Acres	\$158,461.54/Acres	\$164,800	

Total Land Value \$164,800

Assessed Land Values as of July 1, 2010

Property Class	Value
Business And Other	\$164,000
	\$164,000

BC Assessment

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Central Vancouver Island Area
 300-125 Wallace St Nanaimo BC V9R 5B2

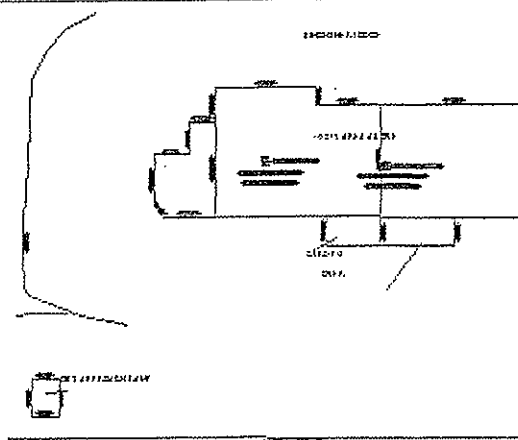
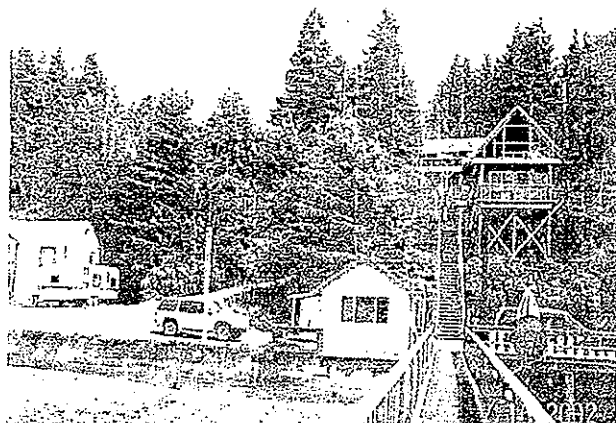
Phone 250-753-6621
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 Fax 250-754-1890

BC Assessment - Residential Property Value Summary

Roll # 04-770-02898.000

Location: 331 BAMFIELD Rd BAMFIELD - Alberni Rural (770)

Lot Size: (effective) 1 Acres



Description: 1 1/2 Sty Sfd - After 1930 - Std

Year Built: 1950

Bedrooms: 4

Bathrooms: 1 - Full

Foundation: Basement

Total Finished Area: 3200sq.ft.

Parking Facility: No

Outbuilding: 1

Effective Year: 1985

Valuation

Buildings -

\$436,000

Land -

\$350,000

Actual Value as of July 1, 2010

\$786,000

Sales: (includes the last three transfers recorded at the Land Title Office and may include non-arms length or questionable sales)

#1 A SINGLE IMPROVED SALE occurred on 20-01-2010. This was a CASH SALE.

The document # is: FB325493.

#2 A SINGLE IMPROVED SALE occurred on 18-07-2001. This was a CASH SALE and the price was 0.

The document # is: ES58832.

#3 A SINGLE IMPROVED SALE occurred on 04-01-1990. This was a CASH SALE and the price was 137,000.

The document # is: ED851.

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BC Assessment

Central Vancouver Island Area
300-125 Wallace St Nanaimo BC

V9R 5B2

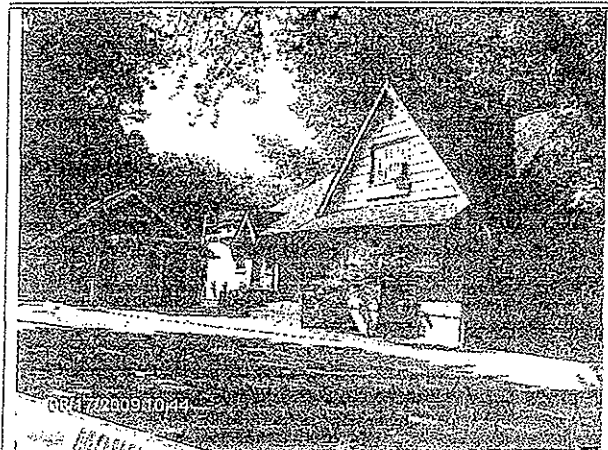
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BC Assessment - Commercial Cost Property Value Summary

Roll # 04-223-001/0046-00 00
 Location 4356 GERTRUDE St PORT ALBERNI - Port Alberni (223)
 Lot Size (Effective) 33484 Sq. Ft.



No sketch exists for this Folio

Description Auto Crt And Motel - Before 1960 - Ave
 Pred Building Year Built 1963
 Pred Building Quality Fair
 Pred Building Effective Year 1963

Cost Valuation

Building ID 108107063490 Motel

Section ID	Description	Area	Replacement Cost New	Eff Year	Total Depr	Depreciated Cost
2	Restaurant	2,206.00	\$175,030	1963	80.00%	\$35,006
	MULTIPLE RES (LOW RISE)	781.00	\$132,748	1963	78.50%	\$28,541
1	Motel	4,000.00	\$173,809	1963	80.00%	\$34,762
Depreciated Building Value						\$98,309
Total Depreciated Building Value						\$98,309
Land Value						\$160,845
Total Residential Building Value						\$0
Legislated Improvement Value						\$0
Total Market Value						\$259,154

Land Valuation

Component No.	Zoning	Dimension	Rate	Component Value	Excess Value
107100	CMX1	7,260 Square Feet	\$2.63/Sq.Ft.	\$19,058	
207100	CMX1	8,712 Square Feet	\$8.40/Sq.Ft.	\$73,181	
307100	CMX1	8,712 Square Feet	\$7.88/Sq.Ft.	\$68,607	
Total Land Value					\$160,845

Assessed Land Values as of July 1, 2010

Property Class	Value
Business And Other	\$141,000
Residential	\$19,000

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Island Area
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BC Assessment - Land Value Summary

Roll # 04-770-02880.000

Location: HULL Rd BAMFIELD - Alberni Rural (770)

Lot Size: (effective)

No photo exists for this Folio

Valuation

Buildings -	\$0
Land -	\$0

Actual Value as of July 1, 2010	\$0
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Sales: (includes the last three transfers recorded at the Land Title Office and may include non-arms length or questionable sales)

- #1 MULTI IMPROVED SALE occurred on 27-09-1996. This was a CASH SALE and the price was 570,000.
The document # is: EK108939.
- #2 MULTI IMPROVED SALE occurred on 06-08-1993. This was a CASH SALE and the price was 450,000.
The document # is: EG102532.
- #3 A SINGLE IMPROVED SALE occurred on 15-11-1911. This was a CASH SALE and the price was 0.
The document # is: 2350251.

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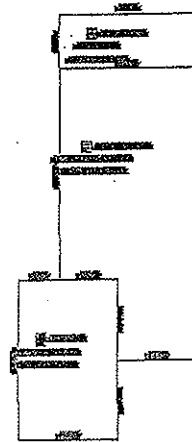
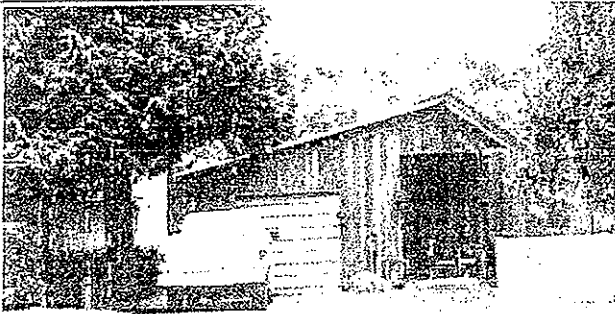
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BC Assessment - Residential Property Value Summary

Roll # 04-223-009/0676-00 00

Location: 5968 RIVER Rd PORT ALBERNI - Port Alberni (223)

Lot Size: (effective) 50 x 109 Ft.



Description: 1 Sty Sfd - After 1930 - Std

Year Built: 1966

Effective Year: 1966

Bedrooms: 3

Bathrooms: 1 - Full

Foundation: Crawl Space

Total Finished Area: 1097sq.ft.

Parking Facility: 1 Garage

Outbuilding: No

Valuation

Buildings -

\$104,000

Land -

\$119,000

Actual Value as of July 1, 2010

\$223,000

Sales: (includes the last three transfers recorded at the Land Title Office and may include non-arms length or questionable sales)

#1 A SINGLE IMPROVED SALE occurred on 26-08-1999. This was a CASH SALE and the price was 112,000.

The document # is: EN77255.

#2 A SINGLE IMPROVED SALE occurred on 01-11-1993. This was a CASH SALE and the price was 142,370.

The document # is: EG143103.

#3 A SINGLE IMPROVED SALE occurred on 12-09-1990. This was a CASH SALE and the price was 47,000.

The document # is: ED96651.

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Central Vancouver Island Area

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BC Assessment - Commercial Cost Property Value Summary

Roll # 04-770-42000.325
 Location BAMFIELD Inlet BAMFIELD - Alberni Rural (770)
 Lot Size (Effective) 1.65 Acres

No photo exists for this Folio

No sketch exists for this Folio

Description Floating Marine Imprmnt
 Pred Building Year Built 1974
 Pred Building Quality Average
 Pred Building Effective Year 1974

Cost Valuation

Building ID 108107230990 Marinas

Section ID	Description	Area	Replacement Cost New	Eff Year	Total Depr	Depreciated Cost
1	FLOATING MARINE IMPR	999.00	\$229,289	1974	60.00%	\$91,716
Depreciated Building Value						\$91,716
Total Depreciated Building Value						\$91,716
Land Value						\$154,776
Total Residential Building Value						\$0
Legislated Improvement Value						\$0
Total Market Value						\$246,491

Land Valuation

Component No.	Zoning	Dimension	Rate	Component Value	Excess Value
107100		1.650 Acres	\$93,803.33/Acres	\$154,776	
Total Land Value					\$154,776

Assessed Land Values as of July 1, 2010

Property Class	Value
Business And Other	\$154,000
	\$154,000

Assessed Improvement Values as of July 1, 2010

Property Class	Value
Business And Other	\$91,700
	\$91,700

Total Assessed Value as of July 1, 2010 \$245,700

Sales: (includes the last three transfers recorded at the Land Title Office and may include non-arms length or questionable sales)

#1 A SINGLE IMPROVED SALE occurred on 15-12-1972. This was a CASH SALE and the price was 0.

The document # is: L25315.

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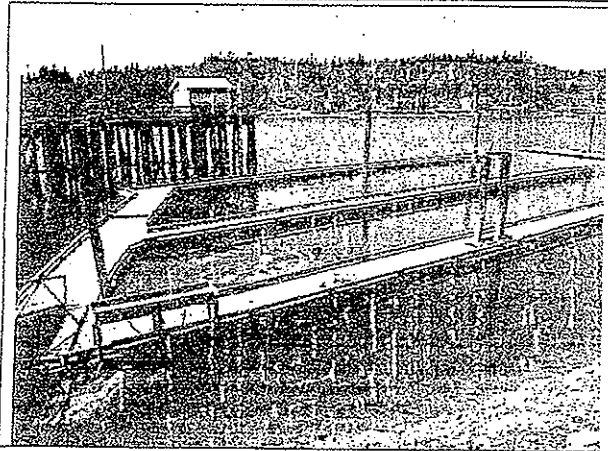
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BC Assessment - Commercial Cost Property Value Summary

Roll # 04-770-42000.345
 Location Lease Lot 743 Tenure Code 24 Lease Type 02 Lease Licence Num 105548 Land Branch File Num 0256324 Lgl
 Text LEASE FOR MARINA PURPOSES - Alberni Rural (770)
 Lot Size (Effective) .64 Acres



No sketch exists for this Folio

Description Float - Alternate Light Constr
 Pred Building Year Built 1975
 Pred Building Quality Low
 Pred Building Effective Year 1975

Land Valuation

Component No.	Zoning	Dimension	Rate	Component Value	Excess Value
07100		0.640 Acres	\$143,750.00/Acres	\$92,000	
Total Land Value					\$92,000

Assessed Land Values as of July 1, 2010

Property Class	Value
Rec/Non Profit	\$95,200
	\$95,200

Assessed Improvement Values as of July 1, 2010

Property Class	Value
Business And Other	\$39,700
	\$39,700

Total Assessed Value as of July 1, 2010 **\$134,900**

Sales: (includes the last three transfers recorded at the Land Title Office and may include non-arms length or questionable sales)

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 300-125 Wallace St Nanaimo BC V9R 5B2

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BC Assessment - Commercial Cost Property Value Summary

Roll # 04-770-42000.380
 Location Lease District Lot 110 Except Plan RW37198 Tenure Code 53 Lease Type 02 Lease Licence Num 104221 Land
 Branch File Num 1400085 - Alberni Rural (770)
 Lot Size (Effective) 1.194 Acres

No photo exists for this Folio

No sketch exists for this Folio

Description Float - Alternate Light Constr
 Pred Building Year Built 1960
 Pred Building Quality Fair
 Pred Building Effective Year 1978

Cost Valuation

Building ID 108107231070 Marinas

Section ID	Description	Area	Replacement Cost New	Eff Year	Total Depr	Depreciated Cost
	FLOATING MARINE IMPR	999.00	\$40,657	1978	60.00%	\$16,263
Depreciated Building Value						\$16,263

Building ID 208107231080 Marinas

Section ID	Description	Area	Replacement Cost New	Eff Year	Total Depr	Depreciated Cost
1	FLOATING MARINE IMPR	999.00	\$18,461	1960	60.00%	\$7,384
Depreciated Building Value						\$7,384

Building ID 308107231090 Miscellaneous

Section ID	Description	Area	Replacement Cost New	Eff Year	Total Depr	Depreciated Cost
1	Utility Building (Obsolete)	292.00	\$6,413	1960	80.00%	\$1,283
Depreciated Building Value						\$1,283

Total Depreciated Building Value \$24,930

Land Value \$144,664

Total Residential Building Value \$0

Legislated Improvement Value \$0

Total Market Value \$169,594

Land Valuation

Component No.	Zoning	Dimension	Rate	Component Value	Excess Value
107100		1.200 Acres	\$120,553.33/Acres	\$144,664	
Total Land Value					\$144,664

Assessed Land Values as of July 1, 2010

Property Class	Value
	\$0

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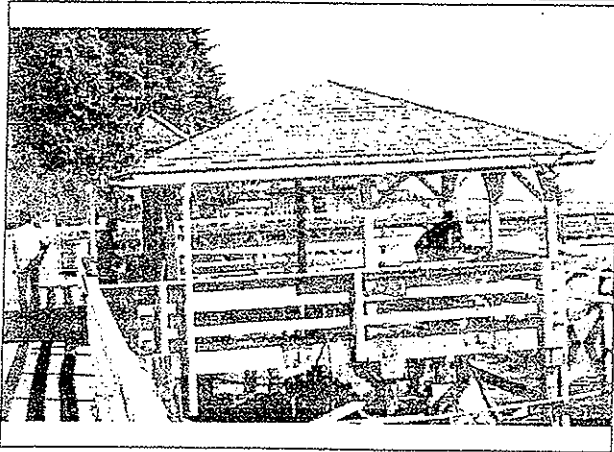
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BC Assessment - Commercial Cost Property Value Summary

Roll # 04-770-42000.390
 Location Lease Lot 47 Tenure Code 24 Lease Type 02 Lease Licence Num 102042 Land Branch File Num 1401303 Lgl
 Text & BLK A OF LOT 47 LEASE FOR COMMERCIAL MOORAGE TO THE OPERATION OF A FISHING
 RESORT - ADJACENT UPLAND ON FOLIO 02830.005 (TRANSFER TO ARMAC 05/99 - Alberni Rural (770))
 Lot Size (Effective) .23 Acres



No sketch exists for this Folio

Description Float - Alternate Light Constr
 Pred Building Year Built 1989
 Pred Building Quality Good
 Pred Building Effective Year 1989

Cost Valuation

Building ID 108107231100 Industrial

Section ID	Description	Area	Replacement Cost New	Eff Year	Total Depr	Depreciated Cost
	Material Storage Building	342.00	\$13,233	1989	71.00%	\$3,838
Depreciated Building Value						\$3,838

Building ID 208107231110 Marinas

Section ID	Description	Area	Replacement Cost New	Eff Year	Total Depr	Depreciated Cost
1	FLOATING MARINE IMPR	999.00	\$30,985	1989	60.00%	\$12,394
Depreciated Building Value						\$12,394
Total Depreciated Building Value						\$16,231
Land Value						\$91,173
Total Residential Building Value						\$0
Legislated Improvement Value						\$0
Total Market Value						\$107,404

Land Valuation

Component No.	Zoning	Dimension	Rate	Component Value	Excess Value
107100		0.230 Acres	\$396,402.43/Acres	\$91,173	
Total Land Value					\$91,173

Assessed Land Values as of July 1, 2010

Property Class	Value
Business And Other	\$91,100
	\$91,100

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Central Vancouver Island Area
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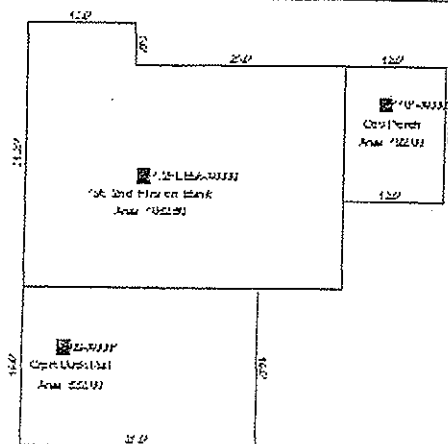
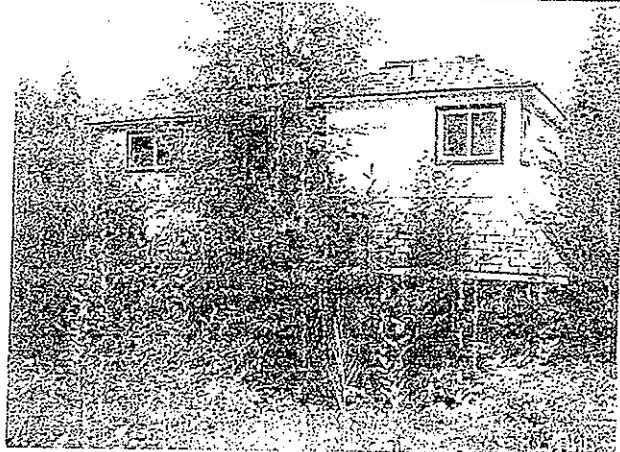
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BC Assessment - Residential Property Value Summary

Roll # 04-770-02902.010

Location: 420 PACHENA Rd BAMFIELD - Alberni Rural (770)

Lot Size: (effective) 5.85 Acres



Description: 2 Sty Sfd - New Standard

Year Built: 1998

Bedrooms: 3

Bathrooms: 2 - Full

Foundation: Basement

Total Finished Area: 2126sq.ft.

Parking Facility: 1 Carport

Outbuilding: No

Effective Year: 1998

1 - Part

Valuation

Buildings -

\$145,000

Land -

\$265,000

Actual Value as of July 1, 2010

\$410,000

Sales: (includes the last three transfers recorded at the Land Title Office and may include non-arms length or questionable sales)

#1 A SINGLE IMPROVED SALE occurred on 22-02-2011. This was a CASH SALE.

The document # is: FB401214.

#2 A SINGLE IMPROVED SALE occurred on 31-01-1996. This was a CASH SALE and the price was 150,000.

The document # is: EK9767.

#3 A SINGLE VACANT SALE occurred on 26-11-1993. This was a CASH SALE and the price was 86,000.

The document # is: EG154824.

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Central Vancouver Island Area

300-125 Wallace St Nanaimo BC

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BC Assessment - Residential Property Value Summary

Roll # 04-770-02899.015

Location: GRAPPLER Rd BAMFIELD - Alberni Rural (770)

Lot Size: (effective) 5.36 Acres

Commercial Cost / Residential PVS data not present.

BC Assessment

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300-125 Wallace St Nanaimo BC

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BC Assessment - Commercial Income Property Value Summary

Roll # 04-223-001/0916-00 00
 Location 3203 2ND Ave PORT ALBERNI - Port Alberni (223)
 Lot Size (Effective) 33 x 125 Ft.

*Don - Pemberton
 Properties*

No photo exists for this Folio

No sketch exists for this Folio

Description Warehouse, Storage
 Pred Building Year Built 1940
 Pred Building Quality Low
 Pred Building Effective Year 1940

Income Valuation

Building ID 108107065190 Storage Warehouse
 Income ID 108104459640

Unit	Unit of Measure	# Units	Rent	Gross Income	Vacancy	Expense	NOI Value
1400 - GARAGE, SERVICE	IND GLA	1600	\$1.63	\$2,600	7.00%	7.00%	\$2,249
Total NOI Value							\$2,249
CAP Rate							7.75%
Income Value							\$29,016
Subtotal							\$29,016
Excess Land Value							\$0
Excess Residential Building Value							\$0
Legislated Improvement Value							\$0
Total Market Value							\$29,016

Land Valuation

Component No.	Zoning	Dimension	Rate	Component Value	Excess Value
107100	CMX2	4,125 Square Feet	\$5.60/Sq.Ft.	\$23,100	
Total Land Value					\$23,100

Assessed Land Values as of July 1, 2010

Property Class	Value
Business And Other	\$23,100
	\$23,100

BC Assessment

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 300-125 Wallace St Nanaimo BC V9R 5B2

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BC Assessment - Land Value Summary

Roll # 04-223-001/0917-00 00

Location: 3211 2ND Ave PORT ALBERNI - Port Alberni (223)

Lot Size: (effective) 8250 Sq. Ft.

No photo exists for this Folio

Valuation

Buildings -

\$0

Land -

\$43,300

Actual Value as of July 1, 2010

\$43,300

Sales: (includes the last three transfers recorded at the Land Title Office and may include non-arms length or questionable sales)

#1 A SINGLE IMPROVED SALE occurred on 02-02-1998. This was a CASH SALE and the price was 60,000.
The document # is: EM10069.

#2 A SINGLE IMPROVED SALE occurred on 21-01-1998. This was a CASH SALE and the price was 0.
The document # is: EM5636.

#3 A SINGLE IMPROVED SALE occurred on 31-03-1995. This was a CASH SALE and the price was 32,000.
The document # is: EJ33486.

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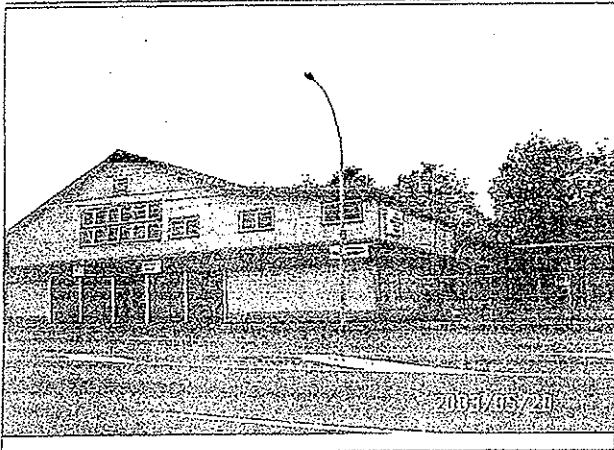
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BC Assessment - Commercial Income Property Value Summary

Roll # 04-223-990/0101-00 00

Location 3620 3RD Ave PORT ALBERNI - Port Alberni (223)

Lot Size (Effective) 19218 Sq. Ft.



No sketch exists for this Folio

Description Retail Store
 Pred Building Year Built 1945
 Pred Building Quality Above Average
 Pred Building Effective Year 1970

Income Valuation

Building ID 108107073470 Retail Store

Income ID 108104468370

Unit	Unit of Measure	# Units	Rent	Gross Income	Vacancy	Expense	NOI Value
.05 - RETAIL GENERAL	RET NLA	5484	\$4.73	\$25,912	10.00%	8.00%	\$21,455
Total NOI Value							\$21,455
CAP Rate							7.75%
Income Value							\$276,839
Subtotal							\$276,839
Excess Land Value							\$0
Excess Residential Building Value							\$0
Legislated Improvement Value							\$0
Total Market Value							\$276,839

Land Valuation

Component No.	Zoning	Dimension	Rate	Component Value	Excess Value
107100	C3	19,218 Square Feet	\$7.00/Sq.Ft.	\$134,526	
Total Land Value					\$134,526

Assessed Land Values as of July 1, 2010

Property Class	Value
Business And Other	\$134,000
	\$134,000

BC Assessment

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Central Vancouver Island Area
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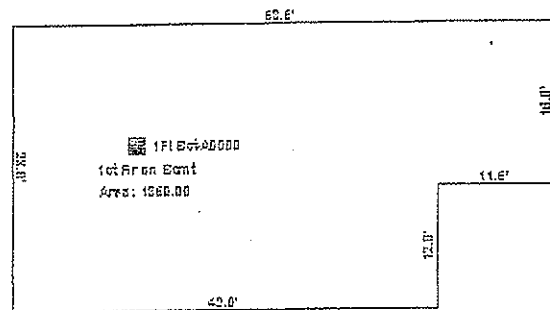
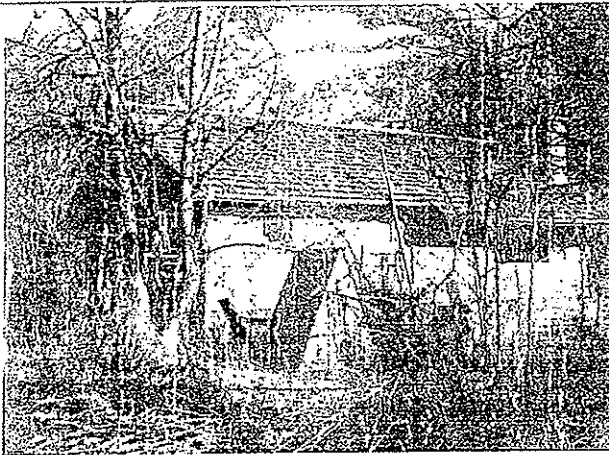
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BC Assessment - Residential Property Value Summary

Roll # 04-770-00885.000

Location: 8335 MESHERS Rd - Alberni Rural (770)

Lot Size: (effective) 80 Acres



Description: 1 Sty Sfd - After 1930 - Std

Year Built: 1967

Effective Year: 1967

Bedrooms: 3

Bathrooms: 1 - Full

Foundation: Basement

Total Finished Area: 1360sq.ft.

Parking Facility: No

Outbuilding: 3

Valuation

Buildings -

\$45,600

Land -

\$340,000

Actual Value as of July 1, 2010

\$385,600

Sales: (includes the last three transfers recorded at the Land Title Office and may include non-arm's length or questionable sales)

#1 A SINGLE IMPROVED SALE occurred on 20-06-2000. This was a CASH SALE and the price was 375,000.

The document # is: EP50081.

#2 A SINGLE IMPROVED SALE occurred on 18-10-1996. This was a CASH SALE and the price was 102,500.

The document # is: EK116252.

#3 A SINGLE IMPROVED SALE occurred on 15-11-1911. This was a CASH SALE and the price was 0.

The document # is: 88498N.

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Phone 250-753-6621

Toll Free in BC 1-800-977-2775

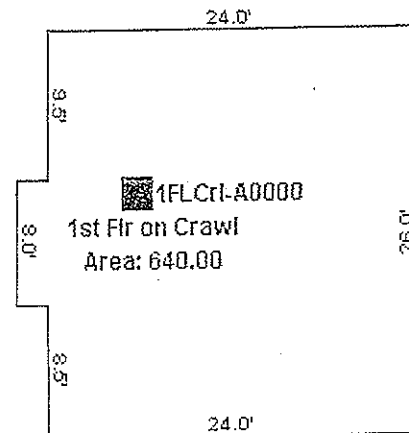
Fax 250-754-1890

BC Assessment - Residential Property Value Summary

Roll # 04-770-02881.000

Location: 450 RANCE Island BAMFIELD - Alberni Rural (770)

Lot Size: (effective) 6.8 Acres



Description: 1 Sty Sfd - Before 1930 - Fair

Year Built: 1947

Effective Year: 1947

Bedrooms: 1

Bathrooms: 1 - Full

Foundation: Crawl Space

Total Finished Area: 640sq.ft.

Parking Facility: No

Outbuilding: 1

Valuation

Buildings -

\$103,000

Land -

\$606,000

Actual Value as of July 1, 2010

\$709,000

Sales: (includes the last three transfers recorded at the Land Title Office and may include non-arm's length or questionable sales)

#1 A SINGLE IMPROVED SALE occurred on 20-01-2010. This was a CASH SALE.

The document # is: FB325488.

#2 A SINGLE IMPROVED SALE occurred on 30-04-1999. This was a CASH SALE and the price was 0.

The document # is: EN36393.

#3 A SINGLE IMPROVED SALE occurred on 31-08-1998. This was a CASH SALE and the price was 0.

The document # is: EM083241.

BC Assessment

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Roll Year 2011

Central Vancouver Island Area
300-125 Wallace St Nanaimo BC

V9R 5B2

Phone 250-753-6621

Toll Free in BC 1-800-977-2775

Fax 250-754-1890

BC Assessment - Commercial Cost Property Value Summary

Roll # 04-765-03588.055
 Location 5611 CULVERTON Rd - Duncan Rural (765)
 Lot Size (Effective) 18.37 Acres

No photo exists for this Folio

No sketch exists for this Folio

Description Utility Building (Obsolete)
 Pred Building Year Built 1979
 Pred Building Quality Good
 Pred Building Effective Year 1985

Cost Valuation

Building ID 108107209520 Miscellaneous

Section ID	Description	Area	Replacement Cost New	Eff Year	Total Depr	Depreciated Cost
1	Utility Building (Obsolete)	2,112.00	\$50,819	1985	80.00%	\$10,164
Depreciated Building Value						\$10,164
Total Depreciated Building Value						\$10,164
Land Value						\$399,809
Total Residential Building Value						\$0
Legislated Improvement Value						\$0
Total Market Value						\$409,973

Land Valuation

Component No.	Zoning	Dimension	Rate	Component Value	Excess Value
107100	I2	18.370 Acres	\$21,764.22/Acres	\$399,809	
Total Land Value					\$399,809

Assessed Land Values as of July 1, 2010

Property Class	Value
Light Industry	\$399,000
	\$399,000

Assessed Improvement Values as of July 1, 2010

Property Class	Value
Light Industry	\$10,100
	\$10,100

Total Assessed Value as of July 1, 2010 \$409,100

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 Run Date 10-6-2011 8:10 AM
 Roll Year 2011

BC Assessment

Central Vancouver Island Area
 300-125 Wallace St Nanaimo BC V9R 5B2

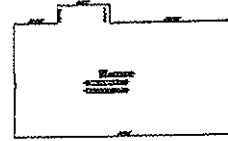
Phone 250-748-3776
 Toll Free in BC 1-800-977-2775
 Fax 250-754-1890

BC Assessment - Residential Property Value Summary

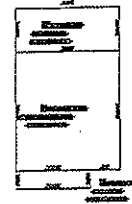
Roll # 04-315-16472.000

Location: 3425 RIVER Rd CHEMAINUS - North Cowichan (315)

Lot Size: (effective) 7.51 Acres



No photo exists for this Folio



Description: 1 1/2 Sty Sfd - After 1930 - Fair

Year Built: 1948

Effective Year: 1954

Bedrooms: 3

Bathrooms: 1 - Full

Foundation: Crawl Space

Total Finished Area: 1223sq.ft.

Parking Facility: 1 Garage

Outbuilding: No

Valuation

Buildings -

\$31,000

Land -

\$680,000

Actual Value as of July 1, 2010

\$711,000

Sales: (includes the last three transfers recorded at the Land Title Office and may include non-arms length or questionable sales)

#1 A SINGLE IMPROVED SALE occurred on 19-04-2002. This was a CASH SALE and the price was 222,500.
The document # is: ET41931.

#2 A SINGLE IMPROVED SALE occurred on 06-09-2001. This was a CASH SALE and the price was 81,500.
The document # is: ES77109.

#3 A SINGLE IMPROVED SALE occurred on 29-08-2001. This was a CASH SALE and the price was 81,500.
The document # is: ES72642.

BC Assessment

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Run Date 10-6-2011 8:09 AM

Roll Year 2011

Central Vancouver Island Area

300-125 Wallace St Nanaimo BC

V9R 5B2

Phone 250-748-3776

Toll Free in BC 1-800-977-2775

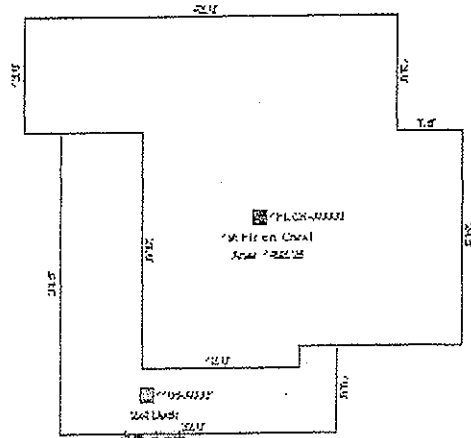
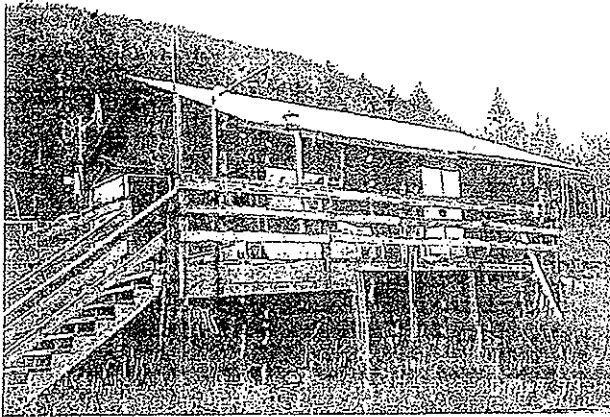
Fax 250-754-1890

BC Assessment - Residential Property Value Summary

Roll # 22-704-05450.000

Location: 4070 GIANT MINE Rd - Invermere Rural (704)

Lot Size: (effective) 152.25 Acres



Description: 1 Sty Sfd - After 1930 - Fair

Year Built: 1951

Effective Year: 1958

Bedrooms: 2

Bathrooms: 1 - Full

Foundation: Crawl Space

Total Finished Area: 1468sq.ft.

Parking Facility: 1 Carport

Outbuilding: 3

Valuation

Buildings -

\$152,000

Land -

\$152,000

Actual Value as of July 1, 2010

\$304,000

Sales: (includes the last three transfers recorded at the Land Title Office and may include non-arms length or questionable sales)

#1 A SINGLE IMPROVED SALE occurred on 09-02-2011. This was a CASH SALE.

The document # is: LB441672.

#2 A SINGLE IMPROVED SALE occurred on 29-06-2007. This was a CASH SALE and the price was 175,000.

The document # is: LB75573.

#3 A SINGLE IMPROVED SALE occurred on 07-10-1997. This was a CASH SALE and the price was 120,000.

The document # is: KL108834.

BC Assessment

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East Kootenay Assessment Area

200-117 Cranbrook St N Cranbrook BC

V1C 3P8

Phone 250-426-8901

Toll Free in BC 1-800-556-9229

Fax 250-426-4902

BC Assessment - Land Value Summary

Roll # 22-704-02102.000

Location: Fee Simple District Lot 136 Tenure Code 01 - Invermere Rural (704)

Lot Size: (effective) 20.56 Acres

No photo exists for this Folio

Valuation

Buildings -

\$0

Land -

\$45,600

Actual Value as of July 1, 2010

\$45,600

Sales: (includes the last three transfers recorded at the Land Title Office and may include non-arms length or questionable sales)

- #1 A SINGLE VACANT SALE occurred on 09-02-2011. This was a CASH SALE.
The document # is: LB441670.
- #2 A SINGLE VACANT SALE occurred on 29-06-2007. This was a CASH SALE and the price was 175,000.
The document # is: LB75575.
- #3 A SINGLE VACANT SALE occurred on 07-10-1997. This was a CASH SALE and the price was 10,000.
The document # is: KL108836.

BC Assessment

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East Kootenay Assessment Area

200-117 Cranbrook St N Cranbrook BC

V1C 3P8

Phone 250-426-8901

Toll Free in BC 1-800-556-9229

Fax 250-426-4902

BC Assessment - Land Value Summary

Roll # 22-704-03107.000

Location: Fee Simple District Lot 1109 Tenure Code 01 - Invermere Rural (704)

Lot Size: (effective) 51.3 Acres

No photo exists for this Folio

Valuation

Buildings -

\$0

Land -

\$31,800

Actual Value as of July 1, 2010

\$31,800

Sales: (includes the last three transfers recorded at the Land Title Office and may include non-arms length or questionable sales)

- #1 A SINGLE VACANT SALE occurred on 09-02-2011. This was a CASH SALE.
The document # is: LB441671.
- #2 A SINGLE VACANT SALE occurred on 29-06-2007. This was a CASH SALE and the price was 175,000.
The document # is: LB75621.
- #3 A SINGLE VACANT SALE occurred on 07-10-1997. This was a CASH SALE and the price was 20,000.
The document # is: KL108835.

BC Assessment

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East Kootenay Assessment Area

200-117 Cranbrook St N Cranbrook BC

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