

FORTIER MATTILA APPRAISALS INC.

AGRICULTURAL, COMMERCIAL, RESIDENTIAL APPRAISERS SINCE 1971

March 18, 2020

File Number: 16511

Linda Denis
Town of Vonda
Email: vonda.to@baudox.ca

ATTENTION: Linda Denis

**Re: Market Value Appraisal "Before the Taking, "After the Taking" "As if Subdivided" and "Assuming no Parcel Ties" of:
Parcel E, Plan 101785237, Ext 11, RM of Grant, Saskatchewan**

In accordance with your instructions, a site visit, analysis and appraisal report of the above property has been completed. The purpose of the appraisal is to estimate the current market value of the fee simple interest in the subject property **"Before the Taking", "After the Taking", "As if Subdivided", and "Assuming no Parcel Ties"** to assist with purchase negotiations which may lead to possible expropriation. This appraisal report considers and applies the Appraisal Institute of Canada (AIC) standards which are known as the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP).

The property was viewed by Karen Parmar, AACI, P.App. BComm (Dist.) on February 29, 2020, and to the best of my knowledge, all pertinent data and information was analysed.

The subject property is being appraised **"Before the Taking", "After the Taking" and "As if Subdivided"**. A hypothetical condition is required as it is assumed that the subject parcel (Parcel E, Plan 101785237, Extension 11) will be separated into three areas as of the effective date: a 13.37 acre parcel (Extension 12) along the north side of First Avenue; a 11.40 acre parcel (Extension 13) along the south side of First Avenue; and a 0.16 acre parcel, which forms part of First Avenue and will be referred to as "The Taking" as this is the portion of the subject land the client requires. These details are based on subdivision plans provided by the client. It is assumed that the parcel size for Ext 12 **"After the Taking" and "As if Subdivided"** will be 13.37 acres and Ext 13 will be 11.40 acres **"After the Taking" and "As if Subdivided"**. Note that the assessment and taxes are based on the full 23.93 acre Parcel E.

The subject is also being appraised **"Assuming No Parcel Ties"**, which disregards the subject's parcel tie to parcels 145326056 (Parcel C, Plan 101785237, Ext 8) and 203088584 (Parcel M, Plan 102182082), as of the effective date. A limiting condition is required as any change to the above assumptions may cause the appraisal value to change.

As a result of the site visit, assumptions, analysis of pertinent data and information, the estimated market value of the fee simple interest in the subject property, located at Parcel E, Plan 101785237, Ext 11, RM of Grant, Saskatchewan as of February 29, 2020 is:

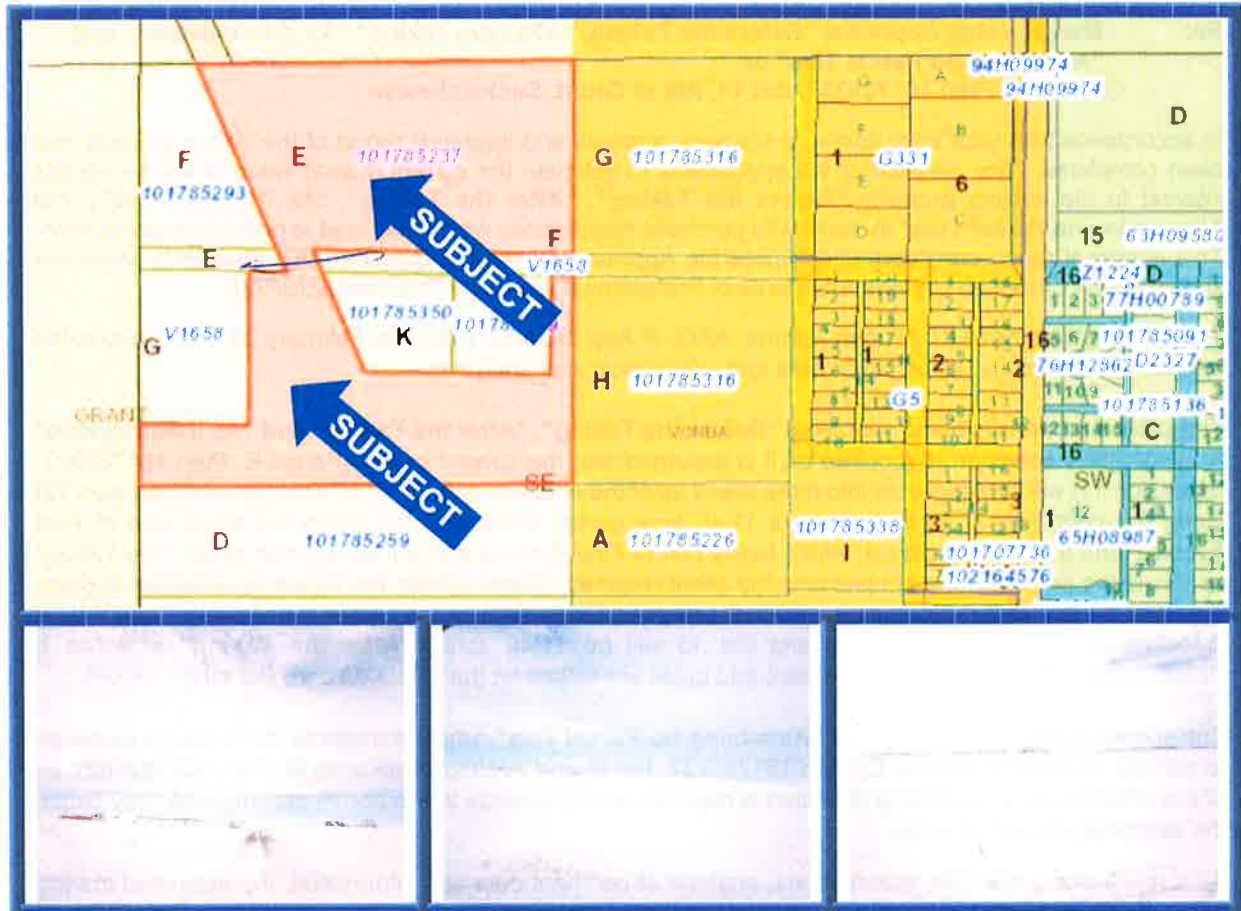
David A. Fortier, AACI, P.App, BComm (Dist.)
Pamela Connor, AACI, P.App, BComm (Dist.)
Karen Parmar, AACI, P.App, BComm (Dist.)
Kristene Johnson, CRA, P.App
Alex Scheidt, CRA, P.App, BComm

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REAL ESTATE APPRAISAL REPORT

**“Before the Taking”, “After the Taking”,
“As if Subdivided”, and “Assuming No Parcel Ties”**



SUBJECT PROPERTY:

Parcel E, Plan 101785237, Ext 11,
RM of Grant, Saskatchewan

CLIENT/ INTENDED USER:

Town of Vonda c/o Linda Denis

FILE NUMBER:

16511

PREPARED BY:

Karen Parmar, AACI, P.App, BComm (Dist.)

David Fortier, AACI, P.App, BComm (Dist.)
Pamela Connor, AACI, P.App, BComm (Dist.)
Karen Parmar, AACI, P.App, BComm (Dist.)
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ADDENDA

- | | |
|----------------------------------|----------------|
| ▪ Subject Photographs | ▪ Zoning Map |
| ▪ Subject Parcel Pictures | ▪ Zoning Bylaw |
| ▪ Subject Assessment Field Sheet | |
| ▪ Subject Title | |

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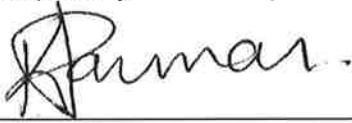
Final Market Value Conclusion as of February 29, 2020

"Before the Taking" and "Assuming No Parcel Tie"	Parcel E, Plan 101785237, Ext 11	24.93 Acres	SEVENTY-FIVE THOUSAND DOLLARS (\$75,000)
Partial Taking	Parcel E, Plan 101785237, Ext 11	0.16 Acres	FIVE HUNDRED DOLLARS (\$500)
"After the Taking", "As if Subdivided", and Assuming No Parcel Tie"	Parcel E, Plan 101785237, Ext 12	13.37 Acres	SIXTY THOUSAND DOLLARS (\$60,000)
	Parcel E, Plan 101785237, Ext 13	11.40 Acres	FIFTY THOUSAND DOLLARS (\$50,000)
Severance Damages	Parcel E, Plan 101785237, Ext 11	N/A	Nil
Total Loss in Market Value to the Remainder	Parcel E, Plan 101785237, Ext 12 & Ext 13	24.77 Acres	FIVE HUNDRED DOLLARS (\$500)

These values are based on the subject property being exposed to the market for up to six months on MLS® or with equivalent marketing efforts.

Supporting data, upon which this estimate is based, is detailed in the following appraisal report and addenda with working papers retained by Fortier Mattila Appraisals Inc. Make special note of the report's Assumptions and Limiting Conditions which are fundamental to the report.

Respectfully submitted by,



Karen Parmar, AACI, P.App, BComm (Dist.)

David A. Fortier, AACI, P.App, BComm (Dist.)
 Pamela Connor, AACI, P.App, BComm (Dist.)
 Karen Parmar, AACI, P.App, BComm (Dist.)
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PART I – INTRODUCTION

EXECUTIVE SUMMARY

Intended Use	Establish current market value "Before the Taking", "After the Taking" "Assuming Subdivided" and "Assuming No Parcel Tie" for purchase negotiations which may lead to possible expropriation only, all other uses denied						
Intended User	Town of Vonda c/o Linda Denis						
Effective Date of Appraisal	February 29, 2020						
Report Date	March 18, 2020						
Subject Location	Parcel E, Plan 101785237, RM of Grant, Saskatchewan						
Zoning	A - Agricultural District						
Site Area "Before the Taking"	<table border="1"> <thead> <tr> <th colspan="2">"Before the Taking", Extension 11</th></tr> <tr> <th>Parcel Size - SAMA (Acres)</th><th>Parcel Size - ISC (Acres)</th></tr> </thead> <tbody> <tr> <td>23.40</td><td>24.93</td></tr> </tbody> </table> <p>*Note that site area via ISC is relied upon for the purpose of this appraisal.</p>	"Before the Taking", Extension 11		Parcel Size - SAMA (Acres)	Parcel Size - ISC (Acres)	23.40	24.93
"Before the Taking", Extension 11							
Parcel Size - SAMA (Acres)	Parcel Size - ISC (Acres)						
23.40	24.93						
Site Area "After the Taking"	<table border="1"> <thead> <tr> <th colspan="2">"After the Taking" and "As if Subdivided"</th></tr> <tr> <th>Parcel Size – Extension 12 (Acres)</th><th>Parcel Size - Extension 13 (Acres)</th></tr> </thead> <tbody> <tr> <td>13.37</td><td>11.40</td></tr> </tbody> </table>	"After the Taking" and "As if Subdivided"		Parcel Size – Extension 12 (Acres)	Parcel Size - Extension 13 (Acres)	13.37	11.40
"After the Taking" and "As if Subdivided"							
Parcel Size – Extension 12 (Acres)	Parcel Size - Extension 13 (Acres)						
13.37	11.40						
Location	The subject property is located adjacent to the west side of the Town of Vonda, along First Avenue.						
2019 Assessment & 2019 Taxes	<table> <tr> <td>Fair Value Assessment - Land</td><td>\$35,700*</td></tr> <tr> <td>Taxable Assessment - Land</td><td>\$19,635*</td></tr> <tr> <td>Tax Levy</td><td>\$204.80</td></tr> </table> <p>*Note that assessment/ taxes are based on the subject property "Before the Taking"</p>	Fair Value Assessment - Land	\$35,700*	Taxable Assessment - Land	\$19,635*	Tax Levy	\$204.80
Fair Value Assessment - Land	\$35,700*						
Taxable Assessment - Land	\$19,635*						
Tax Levy	\$204.80						
Property Rights Appraised	The fee simple interest.						
Highest and Best Use	<p>"Before the Taking" - Agricultural land until demand warrants higher intensive development</p> <p>"After the Taking" - Agricultural Land until demand warrants higher intensive development</p>						

Final Market Value Conclusion as of February 29, 2020			
"Before the Taking" and "Assuming No Parcel Tie"	Parcel E, Plan 101785237, Ext 11	24.93 Acres	SEVENTY-FIVE THOUSAND DOLLARS (\$75,000)
Partial Taking	Parcel E, Plan 101785237, Ext 11	0.16 Acres	FIVE HUNDRED DOLLARS (\$500)
"After the Taking", "As if Subdivided", and Assuming No Parcel Tie"	Parcel E, Plan 101785237, Ext 12	13.37 Acres	SIXTY THOUSAND DOLLARS (\$60,000)
	Parcel E, Plan 101785237, Ext 13	11.40 Acres	FIFTY THOUSAND DOLLARS (\$50,000)
Severance Damages	Parcel E, Plan 101785237, Ext 11	N/A	Nil
Total Loss in Market Value to the Remainder	Parcel E, Plan 101785237, Ext 12 & Ext 13	24.77 Acres	\$500

PART II – BASIS OF THE APPRAISAL

IDENTIFICATION OF THE SUBJECT PROPERTY “BEFORE THE TAKING”

Legal Description*	Parcel E, Plan 101785237, Ext 11
Surface Parcel Number	145326078
Municipality	RM of Grant
Province	Saskatchewan

*Note that the Legal Description is based on the description of the subject property registered at Saskatchewan Land Titles/ Information Services Corporation (ISC). **“After the Taking”** the subject parcel will be subdivided into two extensions with Extension 12 falling on the north side of First Avenue and Extension 13 on the south side of First Avenue.

EFFECTIVE DATE

The Appraisal Institute of Canada (AIC) recognizes the following definition of 'Effective Date' at section 3.20 of the 2020 edition of the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP):

“The date at which the analyses, opinions and conclusions in an Assignment apply. The Effective Date may be different from the inspection date and/or the report date.”

The effective date of this report is February 29, 2020, which is also the date the subject property was viewed by Karen Parmar, AACI, P.App, BComm (Dist.).

PURPOSE, FUNCTION AND INTENDED USERS

The purpose of this report is to provide an unbiased and impartial estimate of the current market value of the fee simple interest in the subject property **“Before the Taking, “As if Subdivided”, “After the Taking”, and Assuming no Parcel Ties”** as of the effective date stipulated. The function or intended use of the report is to provide a current unbiased third party appraisal of the subject property to assist with purchase negotiations which may lead to possible expropriation only, all other uses denied. Accordingly, Town of Vonda c/o Linda Denis is considered the only intended user of this document. Liability is strictly denied to unintended users.

PROPERTY RIGHTS APPRAISED

The property rights considered in this report are those of the fee simple owner, which is described in The Appraisal of Real Estate, Second Canadian Edition book as:

“Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, expropriation, police power, and escheat. The complete bundle of rights includes the right to sell an interest, the right to lease an interest and to occupy the property, the right to mortgage an interest, the right to give an interest away and the right to do non or all of these things.”

DEFINITION OF VALUE

The Appraisal Institute of Canada (AIC) recognizes the following definition of 'Market Value' at section 3.44 of the 2020 edition of the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP):

"The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, assuming that neither is under undue duress."

DEFINITION OF PROPERTY

The Appraisal Institute of Canada (AIC) recognizes the following definition of 'Real Estate' at section 3.56 of the 2020 edition of the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP):

"Land, buildings, and other affixed improvements, as a tangible entity."

'Real Property' is defined at section 3.56 of the 2020 edition of the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP):

"The interests, benefits, and rights inherent in the ownership of Real Estate."

Note that any contents or equipment not considered as part of the building, and any value generated from business conducted on these premises are excluded from this report. 'Personal Property' is defined at section 3.56 of the 2020 edition of the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP):

"Identifiable portable, tangible or intangible objects considered or defined as being "personal" and that are not classified as Real Property. Examples of classes of Personal Property include: furnishings, artwork, antiques, gems and jewelry, collectibles, and Machinery and Equipment."

'Intangible Property (Intangible Assets)' are also excluded. They are defined at section 3.33 of the 2020 edition of the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP):

"Non-physical assets, including but not limited to: franchises, trademarks, patents, copyrights, goodwill, equities, mineral rights, securities, and contracts, as distinguished from physical assets such as facilities and equipment."

SCOPE OF WORK

Site Visit

A site visit (exterior view, land only) of the subject property was completed by Karen Parmar, AACI, P.App, BComm (Dist.) on February 29, 2020. Information pertaining to the subject's present use and history was obtained through discussion with Linda Denis, and through personal observation, unless otherwise noted. Identification of the property also involved a review previous files and mapping prepared by the local municipality, SAMA and other sources. All photographs contained herein were taken on February 29, 2020.

Type of Analysis

This appraisal report complies with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP). Three approaches to market value are considered in the estimation of market value for the subject property as of the effective date; the income, direct comparison and cost approaches to value. In this regard the Direct Comparison to value are considered to be the most relevant.

Data Research

Information pertaining to the assessment, the applicable land use controls and the community in general was provided by the local municipality and through discussion with various local residents. Comparable sales, listings and lease information was obtained from a variety of sources; some of which included discussions with municipalities, other appraisers, realtors, purchasers and vendors active in the market, local real estate agents as well as analysis of previous files, Saskatchewan Multiple Listings Services, Saskatchewan Land Titles Registry, and Colliers Canada. Other investigations included research and analysis of the local real estate market and trends. This includes a review of sales and listings of similar properties, analysis of factors influencing market values, local supply and demand, expected rental income and other data that influence the estimation of market value in general.

Audits and Technical Investigations

Unless otherwise specifically stated, the following list of technical investigations were not completed:

- Environmental reviews/ studies
- Investigation of bearing capacity of soil
- Legal advice on title related issues
- Site or Building survey
- Audits of financial or legal arrangements concerning the leases

Verification of Third Party Information

The analysis set out in this report relied upon written and verbal information obtained from a variety of sources that are considered reliable. The information provided by these sources is assumed correct; independent verification was conducted only where deemed appropriate and as noted in this report. No responsibility is assumed for the accuracy of such information that was supplied by other parties.

ASSUMPTIONS AND LIMITING CONDITIONS

The certification that appears in this report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice ("CUSPAP") and the following conditions:

- This report is prepared only for the client and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for any unauthorized user or for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable.
- Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the author(s).
- The author will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. No registry office search has been performed and the author assumes that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser. Any information regarding the identity of a property's owner or identifying the property owned by the listed client and/or applicant provided by the appraiser is for informational purposes only and any reliance on such information is unreasonable. Any information provided by the appraiser does not constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title.
- Verification of compliance with governmental regulations, bylaws or statutes is outside the scope of work and expertise of the appraiser. Any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.
- No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be retained for such matters.
- This report is completed on the basis that testimony or appearance in court concerning this 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 report and related data, and the provision of appropriate compensation.

- Unless otherwise stated in this report, the author has no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the subject property or of/on a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of site visit or that became apparent during the normal research involved in completing the report have been noted in the 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 author. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.
- The author is not qualified to comment on detrimental environmental, chemical or biological conditions 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 which may include but are not limited to moulds and mildews or the conditions that may give rise to either. Any such conditions that were visibly apparent at the time of the site visit or that became apparent during the normal research involved in completing the report have been noted in the report. It is an assumption of this report that the property complies with all regulatory requirements concerning environmental, chemical and biological matters, and it is assumed that the property is free of any detrimental environmental, chemical legal and biological conditions that may affect the market value of the property appraised. If a party relying on this report requires information about or an assessment of detrimental environmental, chemical or biological conditions that may impact the value conclusion herein, that party is advised to retain an expert qualified in such matters. The author expressly denies any legal liability related to the effect of detrimental environmental, chemical or biological matters on the market value of the property.
- The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct.
- The term "inspection" refers to observation only as defined by CUSPAP and reporting of the general material finishing and conditions observed for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/ amenities offered for comparison and valuation purposes only.
- The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The author has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The author has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this visual site visit does not imply compliance with any building code requirements as this is beyond the professional expertise of the author.

- 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 CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the author's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the author's privacy policy and in accordance with the PIPEDA.
- The author has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use.
- This report, its content and all attachments/addendums and their content are the property of the author. The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.
- If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the author can be reasonably relied upon.
- Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending, underwriting and insurance underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable.

Extraordinary Assumptions, Limiting Conditions and Hypothetical Conditions

The Appraisal Institute of Canada (AIC) recognizes the following definitions in the 2020 edition of the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP):

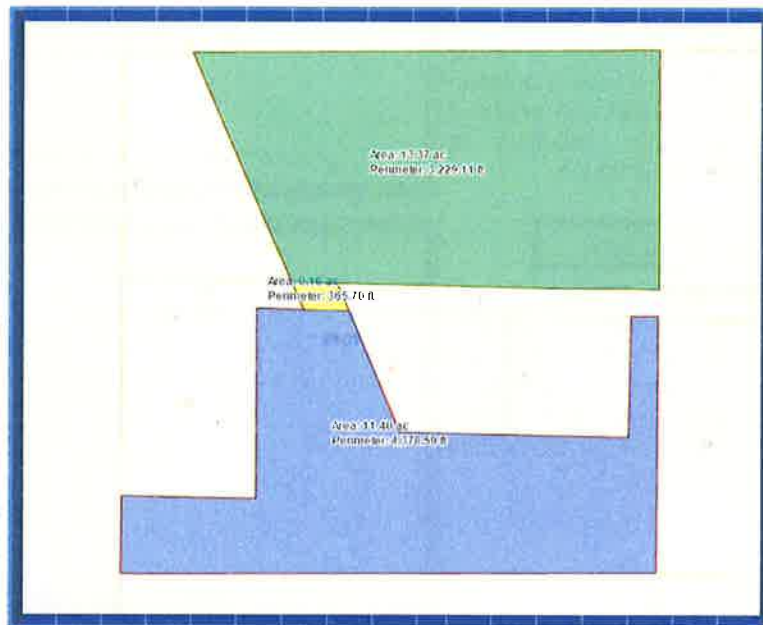
- Extraordinary assumption is an assumption, directly related to a specific Assignment, which, if found to be false, could materially alter the opinions or conclusions. Extraordinary Assumptions presume as fact otherwise uncertain information about or anticipated changes in the physical, legal or economic characteristics of the subject property, or about conditions external to the subject property such as market conditions or trends, or the integrity of data used in an analysis.
- Extraordinary limiting condition is a necessary modification to, or exclusion of, a Standard Rule which may diminish the reliability of the report.

- Hypothetical conditions are a specific type of an Extraordinary Assumption that presumes, as fact, simulated but **untrue information** about physical, legal or economic characteristics of the subject property or external conditions, and are imposed for purposes of reasonable analysis.
- Jurisdictional exception is an assignment condition that permits the Member to disregard a part or parts of these Standards that are determined to be contrary to law or public policy in a given jurisdiction; only that part or parts shall be disregarded and of no force or effect in that jurisdiction.

The subject property is being appraised on a **“Before the Taking”, “After the Taking”, and “As If Subdivided”** and **“Assuming No Parcel Ties”** basis where a hypothetical condition, extraordinary assumption, and limiting condition are required.

The subject property is being appraised **“Before the Taking”, “After the Taking” and “As if Subdivided”**. A hypothetical condition is required as it is assumed that the subject parcel (Parcel E, Plan 101785237, Extension 11) will be separated into three areas as of the effective date: a 13.37 acre parcel (Extension 12) along the north side of First Avenue; a 11.40 acre parcel (Extension 13) along the south side of First Avenue; and a 0.16 acre parcel, which forms part of First Avenue and will be referred to as **“The Taking”** as this is the portion of the subject land the client requires. These details are based on subdivision plans provided by the client. It is assumed that the parcel size for Ext 12 **“After the Taking”** and **“As if Subdivided”** will be 13.37 acres and Ext 13 will be 11.40 acres **“After the Taking”** and **“As if Subdivided”**. Note that the assessment and taxes are based on the full 23.93 acre Parcel E.

See diagram below:



Source: ISC

The subject is also being appraised assuming **“No Parcel Ties”**, which disregards the subject's parcel tie to parcels 145326056 (Parcel C, Plan 101785237, Ext 8) and 203088584 (Parcel M, Plan 102182082), as of the effective date. A limiting condition is required as any change to the above assumptions may cause the appraisal value to change.

PART III – FACTUAL INFORMATION

NATIONAL ANALYSIS

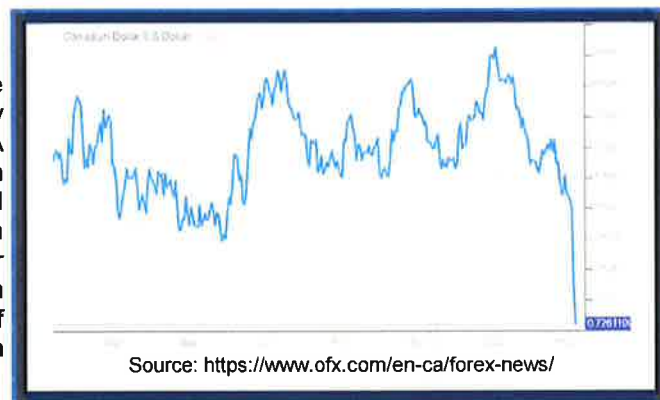
Canadian Interest Rates **1.25%**

The Bank of Canada has kept interest rates at or near record low rates since the 2009 global financial crisis in an effort to spur economic activity by making it cheaper to borrow. The rate was reduced from to 0.50% in July 2015, then was raised to 0.75% in July 2017, then in September 2017 to 1.00%, in January 2018 to 1.25%, in July 2018 to 1.50% and in October 2018 to 1.75%. In March 2020 the Bank of Canada dropped the rate 0.50% from 1.75% to 1.25% to help stimulate the economy in light of the recent Covid-19 pandemic.



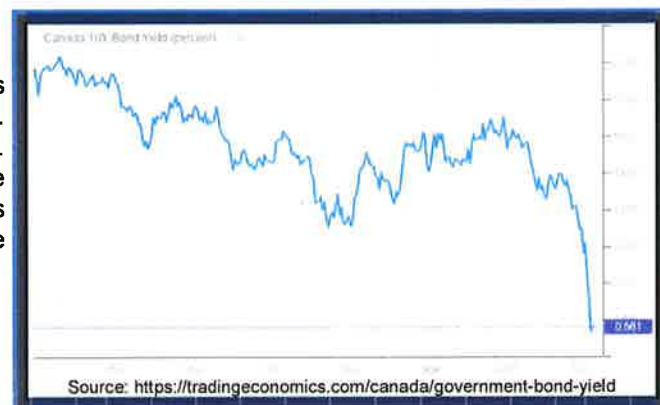
Canadian Dollar **\$0.73 USD**

The Canadian dollar has been devalued since relative parity with the American Dollar in early 2013, bottoming out in early 2016 at \$0.69. A lower Canadian Dollar benefits Canadian exporters as Canadian goods are considered increased purchasing power for countries with more valuable currencies. However a lower Canadian Dollar serves to decrease Canadian purchasing power, which increase the costs of acquiring goods abroad thus resulting in increased consumer prices and inflation.



Canadian 10 year Bond **0.56%**

The 10 year Canadian bond (Rated AAA) is considered a very secure investment vehicle. Rate of return of other investment vehicles (i.e. real estate) are influenced by bond rates which are intertwined with interest rates. A low bond rate is indicative of low interest rates and in that sense lower rate of return on investment.



PROVINCIAL ANALYSIS

Saskatchewan (SK) has a buoyant and diverse economy. The Government of SK's Dashboard - Business and Economy discusses the following items:

Economic Growth	SK posted a GDP of \$82.5 billion in 2018, which is a 1.6% increase compared to 2017. With this increase, SK ranked 6th among the provinces in 2018.
Labour Market	In Dec. 2019, there were 579,900 people employed. SK's growth rate is 1.2%, ranked 5th among the provinces. Alberta was up by 0.2%, B.C. by 0.3% and Manitoba by 0.4% (Dec. 2018-Dec. 2019).
Production & Exports	<ul style="list-style-type: none"> In the first 11 months of 2019, manufacturing sales decreased by 8.4%, compared to the same period in 2018. SK ranked 10th among the provinces in terms of percentage change. In Nov. 2019, the value of SK's total mineral sales was \$287.0M, a decrease of 54.2% compared to November 2018. During this period, salt sales decreased by 14.6%, uranium sales decreased by 46.5% and potash sales decreased by 54.0%. In Nov. 2019, oil production in SK increased by 0.7% compared to Nov. 2018. Comparing Nov. 2019 to Nov. 2018, Lloydminster & Kindersley recorded an increase in production by 5.7% and 3.5%, respectively. While Estevan & Swift Current had a decline in production at 5.7% and 0.2%, respectively. Except for heavy oil that experienced increased production by 5.4%, other types declined. In the first 11 months of 2019, merchandise exports in SK decreased by 4.2% compared to the same period in 2018. SK ranked 9th among the provinces.
Investment & Construction	<ul style="list-style-type: none"> In the 2018 capital investment, SK had a total investment of \$15.4B. It suggests a 2% decrease from \$15.7B in 2017. SK's total capital investment forecast is \$14.9B for 2019. A 3.6% decrease from 2018. In the first 11 months of 2019, investment in non-residential construction in SK reached \$1,395M, an increase of 2.7% compared to the same period in 2018. In Nov. 2019, investment in non-residential construction in SK was \$132M, up by 3.3%, compared to Nov. 2018. SK ranked 7th among the provinces in terms of percentage change. In Nov. 2019, building permits in SK decreased by 22.2%, compared to Nov. 2018 (seasonally-unadjusted). SK ranked 8th among the provinces in terms of percentage growth. Nationally, building permits decreased by 8.0% (seasonally-unadjusted) in the same period. In Dec. 2019, construction starts on single-family dwellings decreased by 40.4% (from 104 units to 62 units), and multiple units increased by 251.4% (from 37 units to 130 units), compared to Dec. 2018. In 2019, housing starts in SK decreased by 31.1% compared to 2018. SK ranked 10th among the provinces in percentage change. The national average remained unchanged.
Other Indicators	<ul style="list-style-type: none"> SK's unadjusted retail sales in Nov. 2019 decreased by 2.2%, compared to Nov. 2018. This ranks SK 9th in terms of year-over-year growth among the provinces. During the same period, national retail sales increased by 1.6%. In the first 11 months of 2019, retail sales decreased by 0.7%, compared to the same period in 2018. This ranks SK 9th among the provinces. During the same period, national retail sales increased by 1.5%. In Nov. 2019, SK's wholesale trade totaled \$2.0B, a 14.8% decrease from \$2.3B in Nov. 2018 (seasonally-unadjusted). In terms of percentage change, SK ranked 10th among the provinces. The national average decreased by 1.8% in the same period. In Nov. 2019, farm products had the only increase among the industries with 26.7% compared to Nov. 2018. New motor vehicle sales in SK decreased by 8.5% in Nov. 2019 compared to Nov. 2018. SK ranked 8th among the provinces in terms of percentage change. In the first 11 months of 2019, New Motor Vehicle Sales in SK decreased by 13.1%, compared to the same period in 2018. SK ranked 6th among the provinces in percentage change. In Oct. 2019, SK's average weekly earnings were \$1,047.32, the 4th highest among provinces in terms of value. Nationally, the average was \$1,041.83. SK's average weekly earnings increased by 2.2% (+\$23.03) from Oct. 2018 to Oct. 2019. Nationally, earnings increased by 3.3% (+\$33.33).

Saskatchewan's population reached an all-time record of 1,178,657 as of October 1, 2019. The population has increased for 54 consecutive quarters. Saskatchewan's population grew at a rate of 0.4% over the previous quarter, ranking 8th among provinces. Saskatchewan's population increased by 11,362 over the past year at a rate of 1.0%; below the national average of 1.5%. Saskatchewan ranked eighth among provinces.

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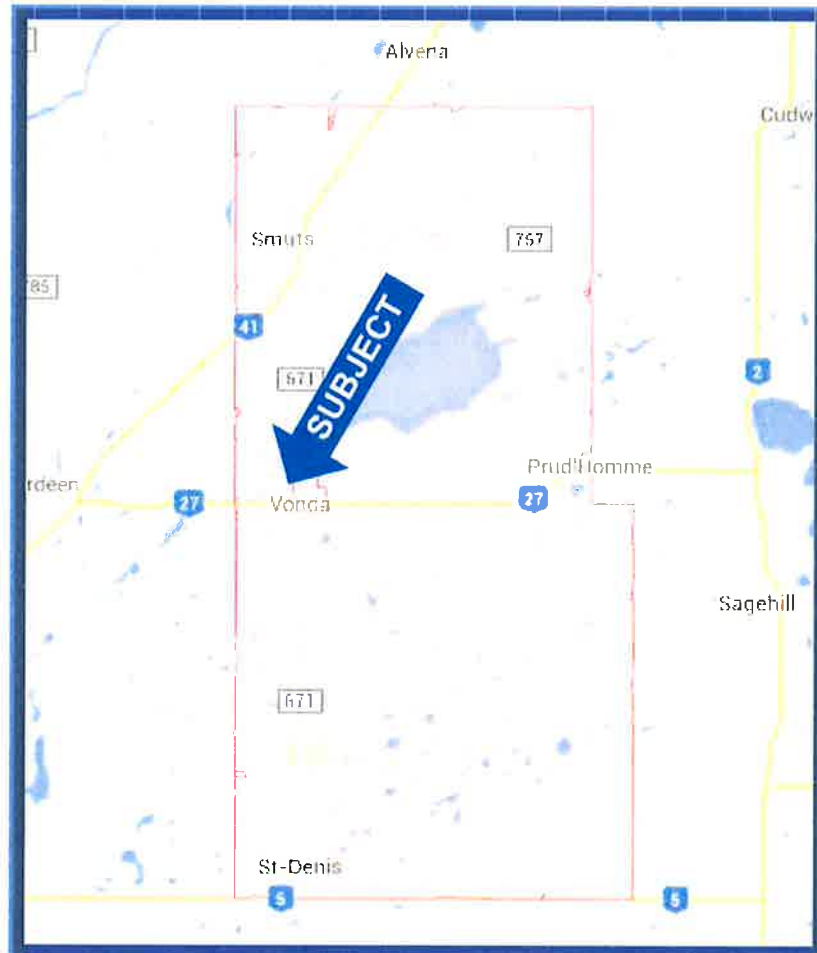
MUNICIPAL ANALYSIS

RM of Grant

The Rural Municipality of Grant is located in north central Saskatchewan, approximately 30 kilometers north east of the City of Saskatoon. Based on the 2011 census, the Rural Municipality of Grant has a population of 425 people, which is an increase of 4.7% since 2006.

The municipality borders the RM of Aberdeen on its western boundary; RM of Fish Creek is located to the north; RM of HooDoo is located on the north east boundary, RM of Bayne is located on the east boundary; and RMs of Blucher and Colonsay are located on the southern boundary. Communities within the rural municipality include Town of Vonda, and Villages of St. Denis and Prud'Homme. Highway 41 runs through the north-west corner of the RM; Highway 27 runs through the middle of the RM east and west; and Highway 5 runs along the RM's southern boundary. Highway 671 connects Highways 41 and 5.

RM of Grant Map



Source: Google

NEIGHBOURHOOD ANALYSIS

Town of Vonda

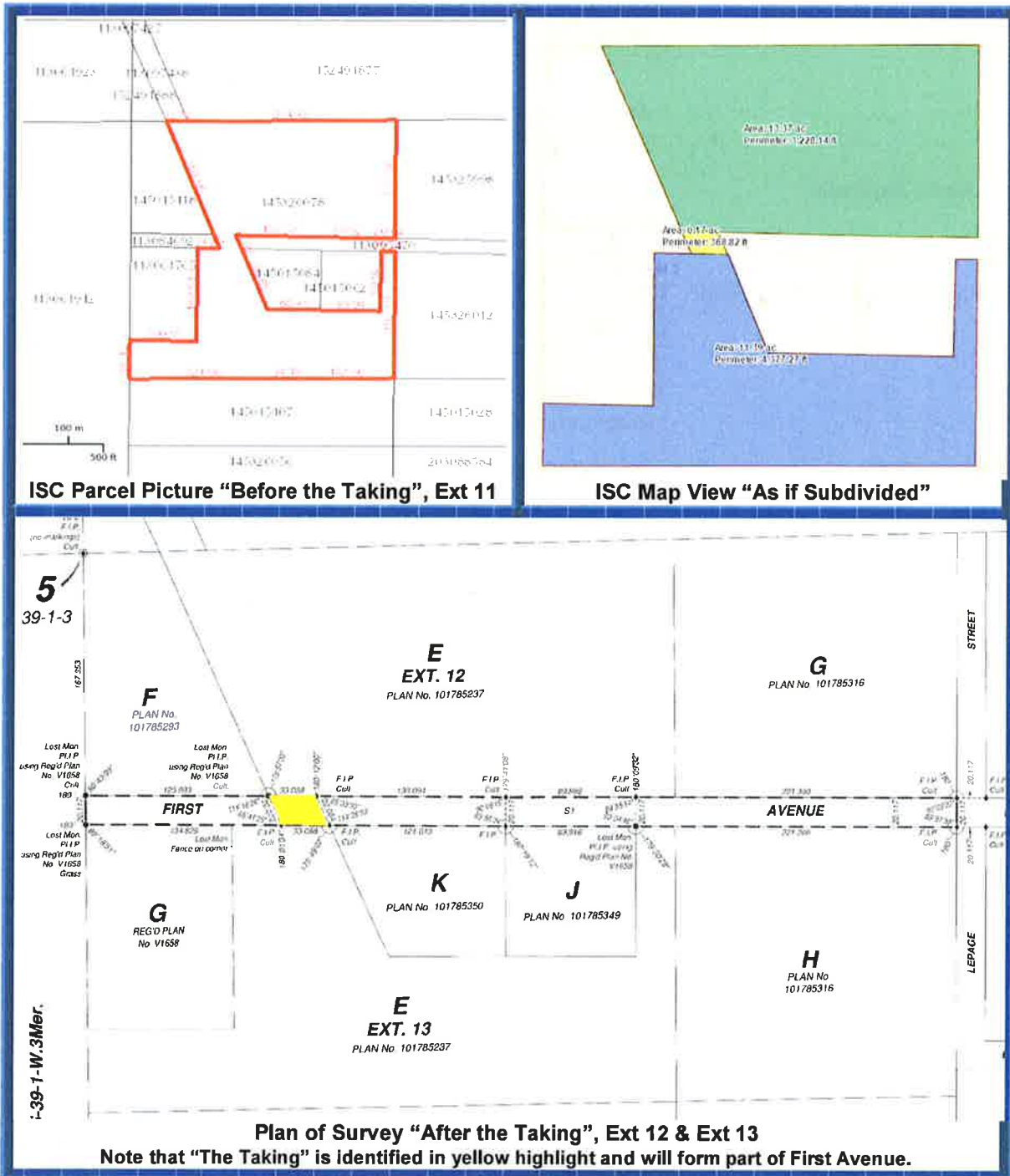
Subject is located in the Town of Vonda, Saskatchewan which has an approximate population of 384, which is an increase of 8.8% from 2011, according to a 2016 census. The Town of Vonda is located along Highway 27, approximately 49 kilometers northeast of Saskatoon. While many of the town's residents commute to Saskatoon for employment, Vonda has a large employer, Highline Manufacturing, which is an agricultural equipment manufacturer. Vonda, and surrounding area, has a rich multi-cultural background with a strong French presence, which has been maintained by Ecole Providence. Ecole Providence is a Pre K to Grade 12 Francophone School servicing Vonda, Prud'homme, St. Denis, and Aberdeen. The Town also offers: RCMP, grocery store, fuel sales, restaurant, bar/ lounge, liquor sales, community hall, public library, church, and recreational facilities. The nearest hospital is located in Saskatoon. Value trends have been stable and the subject has average market appeal.

Town of Vonda Map



Source: Google

SITE ANALYSIS



Location

"Before the Taking" The subject (Extension 11) is located just west of the Town of Vonda, in RM of Grant, Saskatchewan. Note that First Avenue extends through the subject parcel and has been used as the roadway for many years; however, was never acquired by the Town of Vonda. This portion of land is referred to as "The Taking" herein.

"After the Taking" Extension 12 will be located north of First Avenue, and Extension 13 will be located south of First Avenue.

Access & Exposure

First Avenue provides access to the subject parcel(s) and is a dirt road with open ditches. It has an average location, west of Vonda, and en-route to the town landfill and cemetery.

Parcel Size "Before the Taking"

"Before the Taking", Extension 11	
Parcel Size - SAMA (Acres)	Parcel Size - ISC (Acres)
23.40	24.93

***Note that parcel size reported by ISC will be relied upon**

"The Taking"

"The Taking" is a small, 0.16 acre, parcel of land that will split the subject parcel into Extension 12 and Extension 13 "As if Subdivided". The taking has limited impact on either Extension 12 or Extension 13. Its overall use, access, functionality of the parcel remains similar and so there is little impact beyond that of parcel size changes. Note that "The Taking" is currently used as a portion of First Avenue. Based on a discussion with the client, this area was developed by the Town of Vonda between the 1940s and 1950s and has been continually maintained by the town.

Parcel Size "After the Taking"

"After the Taking" and "As if Subdivided"	
Parcel Size - Extension 12 (Acres)	Parcel Size - Extension 13 (Acres)
13.37	11.40

Topography & Soil Conditions

According to Saskatchewan Assessment Management Agency (SAMA), the subject property's (Extension 11) topography is considered to be T1 - level to near level. It is classified as cultivated land with a slight stone count (S2) and a weighted final rating of 72.17. Soil classification is Hamlin, Loam.

Services & Street Improvements

Un-serviced parcel of land. First Avenue is a gravel road with open ditches.

Zoning

The subject property is zoned A - Agricultural District. The zoning details will be discussed in further detail in the zoning and land use controls section.

Neighbouring Uses

The subject property is mainly surrounded by agricultural land to the north and west. The Town landfill and cemetery is located along the south side of First Avenue. Versatile Concepts, which is a modular construction company, is located south east of the subject. Note that the subject is located on the west border of the Town of Vonda.

Environmental Concerns

This appraisal report is completed on the assumption that no environmental contamination of any kind exists on site that would negatively influence marketability and or market value. Consideration of environmental problems and concerns is beyond our mandate. Investigations by the appropriate bodies would be required to determine if there are any environmental issues.

Extraordinary Assumptions, Limiting Conditions and Hypothetical Conditions

The subject property is being appraised on a **"Before the Taking", "After the Taking", and "As If Subdivided"** and **"Assuming No Parcel Ties"** basis where a hypothetical condition, extraordinary assumption, and limiting condition are required.

The subject property is being appraised **"Before the Taking", "After the Taking" and "As if Subdivided"**. A hypothetical condition is required as it is assumed that the subject parcel (Parcel E, Plan 101785237, Extension 11) will be separated into three areas as of the effective date: a 13.37 acre parcel (Extension 12) along the north side of First Avenue; a 11.40 acre parcel (Extension 13) along the south side of First Avenue; and a 0.16 acre parcel, which forms part of First Avenue and will be referred to as "The Taking" as this is the portion of the subject land the client requires. These details are based on subdivision plans provided by the client. It is assumed that the parcel size for Ext 12 **"After the Taking"** and **"As if Subdivided"** will be 13.37 acres and Ext 13 will be 11.40 acres **"After the Taking"** and **"As if Subdivided"**. Note that the assessment and taxes are based on the full 23.93 acre Parcel E. See diagram below:



Source: ISC

The subject is also being appraised assuming **"No Parcel Ties"**, which disregards the subject's parcel tie to parcels (Parcel C, Plan 101785237, Ext 8) and 203088584 (Parcel M, Plan 102182082), as of the effective date. A limiting condition is required as any change to the above assumptions may cause the appraisal value to change.

ASSESSMENT AND TAXES

Assessment of property for taxation purposes within Saskatchewan is completed by SAMA (Saskatchewan Assessment Management Agency) or by local assessment companies/ authorities on a mass appraisal basis in which software develops values for all properties within a given area. Property Assessment within RM of Grant are completed by SAMA. Mass appraisal systems permit the use of cost, sales comparison and income approaches where appropriate. A revaluation was undertaken in 2015 where values were updated from the old base year of 2011 to 2015. Revaluations are required every four years. The current 'Base Date' for property assessments is January 1, 2015. Note that assessed values are not intended to be reflective of current market value. It is assumed that the subject's assessments is consistent with other properties of this size, type and age within RM of Grant. A detailed assessment review is outside the scope of this appraisal. For taxation purposes, commercial property is assessed at 100% of fair value. The subject's 2019 assessment and 2019 tax information is summarized below:

Assessed Value	
Fair value Assessment - Land	\$35,700*
Taxable Assessment - Land	\$19,635*
Tax Levy	
	\$204.80*

*Assessment and taxes are based on the Subject Parcel (Extension 11) "Before the Taking".

SALES HISTORY, OWNERSHIP AND ENCUMBRANCES

The Appraisal Institute of Canada requires reporting and analysis if any sale of the subject property occurred within three years prior to the effective date of the appraisal, if such information is available as at the date of valuation to the appraiser in the normal course of business. Any agreement for sale, option, lease (if applicable) or listing of the subject property must be analysed and reports if it occurred within one year prior to the effective date.

- The subject has not been listed or sold over the past three years.
- The purpose of this report is to assist with purchase negotiations for a portion of the subject lands, and may lead to expropriation.

Based on the Saskatchewan Land Titles Registry (ISC), title to the property is held in the name of Versatile Concepts Industries Ltd. under title number 112313506. A copy of the Certificate of Title is included in the Addenda of this report for reference. The following interests are registered on title:

- A mortgage, in the amount of \$500,000 and registered on October 20, 2017 that is held by Bank of Montreal.

It could be that instruments or easements may or may not be current and that legal counsel should be consulted. For purposes of this appraisal report any and all interests registered against the title are presumed to have no influence on market value. Legal consideration should be sought before dealing with title issues.

Note that under the Planning and Development Act, 2007 the subject parcel is tied to parcel 145326056 (Parcel C, Plan 101785237, Ext 8) and 203088584 (Parcel M, Plan 102182082), which means that they may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority. However, given that these parcels are unaffected by the taking they are not included in the analysis and therefore are assumed that no parcel ties exist.

ZONING AND LAND USE CONTROLS

The subject property is zoned A - Agricultural District, under the Zoning Bylaws of RM of Grant. The intent of this zoning district is to provide for the primary use of land in the form of agricultural development and associated agricultural uses. Refer to the Zoning Map and RM of Grant Zoning Bylaw excerpt included in the addenda for additional details.

The bylaw has a range of permitted and discretionary uses and it provides provisions for minimum site areas, setbacks, minimum lot frontages, side yards etc. The subject is presumed to conform to the bylaw and any other jurisdictional requirements (Fire code, building code, health department, etc.).

PART IV – ANALYSIS AND CONCLUSIONS

HIGHEST AND BEST USE

'Highest and Best Use' is a basic premise of valuation and it must be clearly discussed in every appraisal. The Appraisal Institute of Canada defines the 'Highest and Best Use' of a property, under section 3.30 of the 2020 edition of the Canadian Uniform Standards of Professional Appraisal Practice, as

"The reasonably probable use of Real Property, that is physically possible, legally permissible, financially feasible, and maximally productive, and that results in the highest value."

The following criteria form the basis of the 'Highest and Best Use' analysis:

Physically Possible	Consideration of factors such as: shape, size, soil bearing capacity, topography, infrastructure of the neighbourhood, exposure, location and access/egress.
Legally Permissible	Consideration of factors such as: zoning/ land use conformity, environmental controls, conformity to neighbouring uses and probability of use (time factor).
Financially Feasible	Consideration of marketability (supply/demand, value in combination and interim use) and financial analysis (highest net present value and greatest return).
Maximally Productive	Consideration of maximizing an investor's profits/ returns (most profitable).

The 'Highest and Best Use' of land or a site is the use among all reasonable alternative uses that yields the highest present land value and it assumes that the parcel is vacant or can be made vacant by demolishing any improvements.

Considering that the subject property is agricultural land, the 'Highest and Best Use' of the subject property "As Improved" is not analyzed; as such, the 'Highest and Best Use' analysis is limited to the subject site "As If Vacant".

"Before the Taking" and Ignoring the Scheme

The subject land is currently zoned A – Agricultural District under the RM of Grant bylaws. The subject land is located adjacent (to the west) of the Town of Vonda. To the north and west is mainly bare agricultural land. The Town of Vonda landfill is located along First Avenue and is adjacent to the subject land. The cemetery is also located along First Avenue and falls between the north and south portions of the subject land. Versatile Concepts Industries Ltd. a modular construction company, is located south east of the subject. Demand in the Town of Vonda has been moderate over the years and, based on a discussion with the town, there are no plans to expand into Parcel E, Plan 101785237 (the subject parcel) in the short-term. Based on the subject's location, zoning, surrounding development and demand, the 'Highest and Best Use' of the subject property "Before the Taking" and Ignoring the Scheme is for a continuation of its existing use as agricultural land until demand warrants a higher intensive use.

"After the Taking" and Recognizing the Scheme

The taking does not cause a loss in accessibility to the parcel. It does change the configuration slightly and splits the subject into Extension 12 (north parcel) and Extension 13 (south parcel). Both parcels will have access via First Avenue. Overall, the changes caused by the partial taking do not affect the marketability of the subject. The drainage, topography, elevation, functional utility, and visibility are also not impacted by the taking. The overall use, access, functionality of the parcel remains similar and so there is little impact beyond that of parcel size change and number of acres. Based on the subject's location, zoning, surrounding development and demand, the 'Highest and Best Use' of the subject property "After the Taking", and recognizing the scheme is for a continuation of its existing use as agricultural land until such time warrants a higher intensive use.

INTRODUCTION TO VALUATION METHODOLOGIES

This section outlines the general procedures employed in the valuation of property in general. It is meant to serve as a brief overview of general appraisal methodology. The valuation process is accomplished through the application of three primary approaches to value: the Cost Approach, the Direct Comparison Approach and the Income Approach. The determination as to which of these approaches to value is best applicable to a specific assignment is largely dependent upon the nature of the assignment and the available data.

Valuation of the Subject Property/ Method Utilized

The value of a vacant land parcel is determined based on the amount for which similar sites can be acquired. A review of market sales as part of the Direct Comparison Approach is the primary method for land valuation. Note that since vacant land is free of structural improvement, the basis does not exist to apply the Cost Approach. The Income Approach is considered but it is not utilized based on the limited income potential of the subject land.

DIRECT COMPARISON APPROACH

DIRECT COMPARISON APPROACH - LAND VALUE

In the development of a bare land estimate there are six generally accepted valuation methods: Direct Comparison, Allocation, Extraction, Subdivision Development, Land Residual, and Ground Rent Capitalization. The preferred method is the Direct Comparison Approach where there is sufficient sales data available.

The Direct Comparison Approach is founded upon the principle of substitution which implies that a prudent person will not pay more for a given property than the cost of acquiring an equally acceptable substitute property, provided that the substitution can be made without undue delay. The application of this approach includes a review of sales of properties that are similar to the subject. The analysis is based on a comparison of like-to-like and it can be reliable if enough sales of similar properties can be found for comparative purposes. The comparable sales are analyzed on a common unit of comparison, they are compared to the subject, adjusted for differences, and rationalized into an estimate of value. There are four basic units of comparison used to value sites: frontage, area, parcel or lot and units buildable. The predominant price per unit expression utilized in the subject area are price acre.

As the purpose of this appraisal is for purchase negotiations and possible expropriation, there are concepts particular to expropriation that go beyond the typical Direct Comparison Analysis. These concepts need to be applied in order to arrive at the value conclusion. The steps taken to determine the value conclusions in this case are as follows:

1. Valuing the subject parcel before the taking
2. Valuing the partial taking
3. Valuing the subject parcel after the taking (remainder)
4. Valuing the loss in market value to the land and severance damages using a modified before and after calculation

1. Before the Taking Value of the Subject Land

The subject site is a 24.93 acre parcel of agricultural land located in the RM of Grant and adjacent to the Town of Vonda. Given limited sales/ listing data within RM of Grant, the scope was widened to include a larger market area, in an effort to identify sales and listings from other real estate markets that can provide further support as to the market value of the subject land. Despite differences in population, economies and location indicators from these markets reflect the best available market evidence.

The indicators presented are considered to be good alternatives where they would have been in direct competition with the subject had they been listed for sale concurrently. Note that full disclosure of each sale transaction's detail is not included for reasons of confidentiality.

Analysis of Land Value Indicators

The following table summarizes the comparable sales/ listings (active and expired) that are considered comparable to the subject site.

Land Value Indicators							
#	Address	Sale Date	Sale/ List Price	Zoning	Location	Site Size (Acres)	Price/ Acre
1	Proposed Development Site, Langham	Listing	\$566,750	Ag	Borders Langham	22.67	\$25,000
2	Parcel E, Plan 102251584, RM of Humboldt	Oct-19	\$250,000	Comm	Along Highway 5, West of Humboldt	16.63	\$15,033
3	W 1/2 SW 3-36-05 W3, RM of Corman Park	Oct-18	\$1,000,000	Ag	Adjacent Riverside Golf and Country Club	79.60	\$12,563
4	Parcel B: SE 6-38-01 W3rd, RM of Grant	Aug-16	\$42,000	CR	10 km south west Vonda, west of 671.	5.00	\$8,400
5	SE 14-36-04 W3rd, Ext 2, RM of Corman Park	Mar-17	\$400,000	Ag	Borders Rural Residential Subdivision	74.54	\$5,366
6	Parcel A, Plan 101438917, Ext 46, Pt of NE 14-38-03 W3rd, RM of Aberdeen	Dec-16	\$200,000	Ag	Along Highway 41	40.74	\$4,909
7	Parcels B & C: SW 13-41-06 W3rd, RM of Laird	Expired Listing	\$250,000	Ag	Adjacent to Hague	59.50	\$4,202
8	S 1/2 NW 33-40-03 W3rd, RM of Rosthern	Jun-18	\$225,000	Ag	4 km south east Hague, Borders Blumenthal	75.22	\$2,991
9	SW 34-38-01 W3rd, RM of Grant	Feb-19	\$230,000	Ag	<1 km south east of Vonda	159.27	\$1,444
10	NW 26-38-01 W3rd, RM of Grant	Nov-18	\$195,000	Ag	5 km south east of Vonda	158.00	\$1,234
Mean Summary			\$335,875			69.12	\$8,114
SB	Parcel E, Plan 101785237, RM of Grant	n/a	n/a	Ag	Adjacent to Vonda, borders landfill	24.93	TBD
Key: TBD = To be determined, SB = Subject, Ag = Agricultural, Comm = Commercial, CR = Country Residential, km = Kilometer							

A total of nine sales since August 2016, one active listing, and one expired listing were analysed. The indicators of land value presented above range in size from 5.00 acres to 159.27 acres with a sale price of \$1,234 per acre to \$25,000 per acre, with a mean value of \$8,114 per acre. The law of diminishing marginal utility or economies of scale states that larger parcels sell at a lower per unit than smaller parcels all else equal.

Indicator 1 (\$25,000/ acre) is an active listing of a parcel of land located within Langham and on the west end of town. This location is superior compared to the subject's location adjacent to Vonda, where there is low demand for future development. Langham is further superior as it is located along Highway 16. This indicator is an active listing that has not yet sold and is therefore expected to achieve a sale price below its listed price. It is being marketed for residential, institutional, and/ or commercial development. In terms of zoning, Indicator 1 is zoned agricultural, which is similar compared to the subject. Indicator 1 is similar in terms of size compared to the subject, but based on its location in Langham and being a listing, a rate below this indicator is justified.

Indicator 2 (\$15,033/ acre) is a recent sale of a slightly smaller parcel that is located along Highway 5 and west of Humboldt. Although this indicator doesn't border a town, it has highway frontage and is therefore superior in terms of location. In addition, its proximity to a small city is superior compared to the subject's location adjacent to Vonda. Indicator 2 has a superior commercial zoning. Overall, Indicator 2 is superior and a rate below this indicator is justified.

Indicator 3 (\$12,563/ acre) is located in the RM of Corman Park, just south of the City of Saskatoon and adjacent to the Riverside Golf and Country Club; accordingly, it has a far superior location when compared

to the subject. In terms of parcel size and economies of scale, Indicator 3 is inferior, but based on its superior location this indicator is superior compared to the subject.

Indicator 4 (\$8,400/ acre) is the dated sale of a residential building site located in the RM of Grant, 10 kilometres south west of Vonda, and west of Highway 671. Its location is moderately inferior compared to the subject's location adjacent to the town, but note that Indicator 4 is superior based on economies of scale. A rate below this indicator is justified.

Indicator 5 (\$5,366/ acre) is the sale of a larger parcel that borders a rural residential subdivision that is located just east of Saskatoon in the RM of Corman Park. Its location in the RM of Corman Park is superior compared to the subject's location in the RM of Grant. Based on parcel size and economies of scale, Indicator 5 is inferior, but given its superior location, a rate below this indicator will be concluded.

Indicator 6 (\$4,909/ acre) is the sale of a slightly larger parcel located in the RM of Aberdeen. This indicator has highway frontage, which is superior compared to the subject's location. But note that the subject is adjacent to a town. This indicator sold in 2016 and the market has softened since its time of sale. A rate below Indicator 6 will be concluded.

Indicator 7 (\$4,202/ acre) is an expired listing of a larger parcel of land that borders the Town of Hepburn. Although this indicator is an expired listing it is included in the analysis as it an agricultural parcel that borders a small town. But note that it has not sold and therefore sets the upper limit for what could be expected for the subject parcel. This indicator is marketed for future growth of the town, and timeline for development would be similar compared to the subject's location in Vonda. Hepburn is located along Highway 12, which is moderately superior compared to the subject's location in Vonda, along Highway 27. Indicator 7 has a similar zoning compared to the subject. Note that approximately 20 acres of this parcel have been graded in preparation for development. A rate below this indicator is justified.

Indicator 8 (\$2,991/ acre) is the sale of a larger parcel that is located adjacent to Blumenthal, which is a Hamlet 5 kilometers west of Hague, within the RM of Rosthern. This location adjacent to the hamlet is inferior compared to the subject's location adjacent to Vonda, but note that Blumenthal has experienced steady demand in recent years. Overall, a rate above Indicator 8 is justified.

Indicator 9 (\$1,444/ acre) is the sale of a full quarter section of agricultural land located just outside of Vonda. This indicator is certified organic land, but based on its size and the impact of economies of scale, a rate above Indicator 9 is supported.

Indicator 10 (\$1,234/ acre) is another sale of a full quarter section of agricultural land located near Vonda. This indicator is approximately 5 kilometers south east of Vonda and is inferior given that the subject is adjacent to the town. In addition, based on economies of scale, the subject is superior and a rate above Indicator 10 is justified.

Conclusion

Based on the above analysis, the subject is considered to be inferior compared to Indicators 1 through 7, and superior compared to the remaining indicators. Overall, a value below Indicator 7 (\$4,202/ acre), and above Indicator 8 (\$2,991/ acre) at \$3,000 per acre is concluded for the subject parcel "Before the Taking".

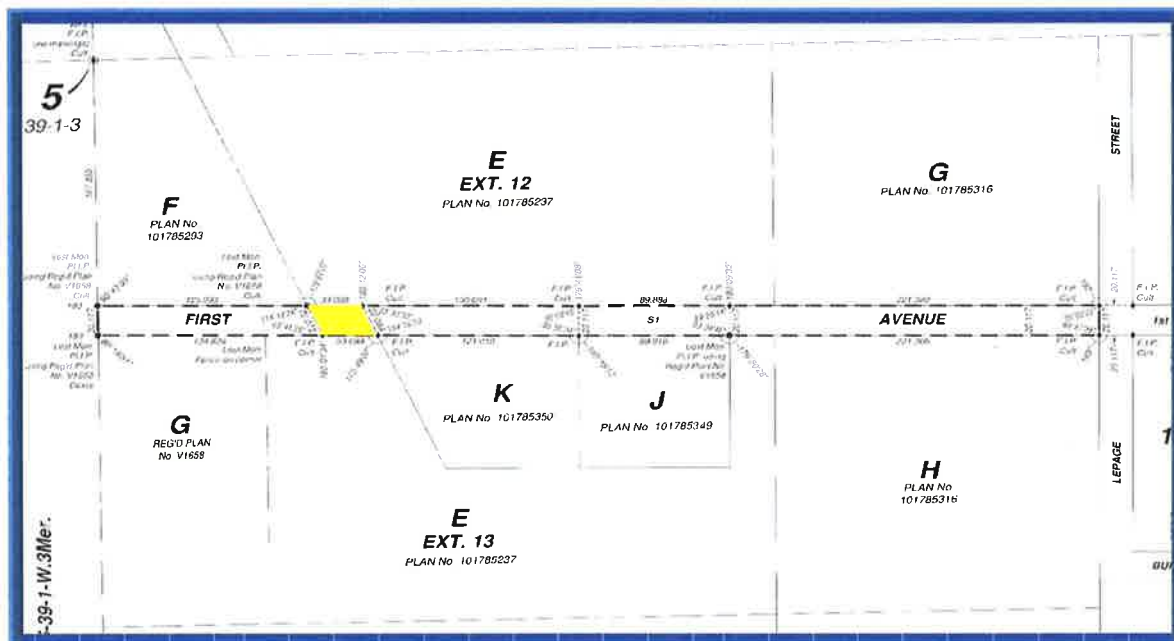
Therefore,

$$\begin{aligned} \$3,000 \text{ per acre} \times 24.93 \text{ acres} &= \$74,790 \\ &\text{Rounded to } \$75,000 \end{aligned}$$

Land Value Conclusion	
Value of Subject Site	\$75,000 "Before the Taking" and "Assuming No Parcel Tie"

2. The Partial Taking Value

The following analysis is used to determine the value of the partial taking. The partial taking is a parallelogram configured parcel of land along First Avenue, between the north and south portions of the subject parcel. It is 0.16 acres, based on the subdivision plan details provided by the client. The following diagram shows the partial takings highlighted in yellow. It is concluded that the partial taking is not considered marketable on its own. There would be no willing purchaser in the open market other than the Town of Vonda for the use of road. Therefore, the partial taking must be valued at the value it contributes to the whole property. This value is determined by using the "Across the Fence" (ATF) methodology.



Across the Fence (ATF) Valuation Methodology

The ATF valuation method is a variation of the Direct Comparison Approach, which has frequently been adopted in order to value "Partial Takings" of land. It is based on the premise that the land being taken for expropriation purposes should be worth at least as much as the land through which it passes. Using this approach, the land being taken is typically divided into segments based on those lands with similar utility, based on adjacent land use. Then the value of a typical parcel of adjacent land is applied to that portion of land being taken to arrive at its market value. Finally, the values of each of the segments are added to estimate the ATF value of the total land being expropriated.

The value outlined by this method for the subject parcel is equal to the per unit value of the parent parcel. This value follows suit of similar cases in which partial takings were valued. The Bonaventure Case in particular can be applied to the subject case. In the Bonaventure Case, two small strips of land were taken from two larger parcels; one being a 127.00 acre parcel and the second taken from a smaller 1.50 acre parcel. The application of the decision is outlined as follows:

- a. The land holding must be considered as it exists – one cannot create a parcel which does not exist and one cannot assume a subdivision which does not exist.

- b. The Valuation must be done in two steps:
- i. For the strip taken from the 127.00 acre parcel, the per acre value of the 127.00 acre parcel must be determined and that per acre value applied to the strip taken.
 - ii. For the strip taken from the 1.50 acre parcel the per acre value of that lot must be determined and the per unit value applied to the strip taken.

The above noted case outlines that the valuation of a strip taken from either small or large parcel of land will be the same, or equal to the per unit value of the parent parcel.

The Larger Parcel

In order to measure the loss caused by the partial taking, the larger parcel must be defined. The larger parcel concept is unique to expropriation cases. Depending on the partial taking, the larger parcel may be defined as part of a parcel, one whole parcel, or multiple parcels. The larger parcel is considered to be the portion of a property that has unity of ownership, contiguity, and unity of use. These three criteria must be met for the larger parcel concept to be evoked.

The subject property is an agricultural parcel, owner (Versatile Concept Industries Ltd.); it is one contiguous parcel "Before the Taking" and has unity of use as an agricultural site with potential for future higher intensive development. The subject meets the criteria for the larger parcel and therefore, the full 24.93 acre parcel is concluded to be the larger parcel.

Partial Taking Conclusion

Given the concluded per acre rate for the parent parcel above, the next step in the ATF Valuation Methodology is undertaken by applying the same per acre rate of the cultivated portion of the larger parcel to the portion to be taken.

Therefore,

Partial Taking =	
0.16 acres x \$3,000 per acre =	\$480
Rounded	\$500

3. After the Taking Value of the Remainder

"After the Taking", the remainder of the subject is two parcels, Extension 12, along the north side of First Avenue and will be 13.37 acres and Extension 13, along the south side of First Avenue and will be 11.40 acres. The highest and best use after the taking remains consistent with the highest and best use before the taking and is for a continuation of its existing use as agricultural land with potential for future higher intensive development. The following is an analysis of the subject parcels after the taking. Valuation techniques remain consistent with before the taking and the same dataset is relied upon.

Land Value Indicators							
#	Address	Sale Date	Sale/ List Price	Zoning	Location	Site Size (Acres)	Price/ Acre
1	Proposed Development Site, Langham	Listing	\$566,750	Ag	Borders Langham	22.67	\$25,000
2	Parcel E, Plan 102251584, RM of Humboldt	Oct-19	\$250,000	Comm	Along Highway 5, West of Humboldt	16.63	\$15,033
3	W 1/2 SW 3-36-05 W3, RM of Corman Park	Oct-18	\$1,000,000	Ag	Adjacent Riverside Golf and Country Club	79.60	\$12,563
4	Parcel B: SE 6-38-01 W3rd, RM of Grant	Aug-16	\$42,000	CR	10 km south west Vonda, west of 671.	5.00	\$8,400
5	SE 14-36-04 W3rd, Ext 2, RM of Corman Park	Mar-17	\$400,000	Ag	Borders Rural Residential Subdivision	74.54	\$5,366
6	Parcel A, Plan 101438917, Ext 46, Pt of NE 14-38-03 W3rd, RM of Aberdeen	Dec-16	\$200,000	Ag	Along Highway 41	40.74	\$4,909
7	Parcels B & C: SW 13-41-06 W3rd, RM of Laird	Expired Listing	\$250,000	Ag	Adjacent to Hague	59.50	\$4,202
8	S 1/2 NW 33-40-03 W3rd, RM of Rosthern	Jun-18	\$225,000	Ag	4 km south east Hague, Borders Blumenthal	75.22	\$2,991
9	SW 34-38-01 W3rd, RM of Grant	Feb-19	\$230,000	Ag	<1 km south east of Vonda	159.27	\$1,444
10	NW 26-38-01 W3rd, RM of Grant	Nov-18	\$195,000	Ag	5 km south east of Vonda	158.00	\$1,234
Mean Summary			\$335,875			69.12	\$8,114
SB	Parcel E, Plan 101785237, RM of Grant	n/a	n/a	Ag	Adjacent to Vonda	13.37 11.40	TBD
Key: TBD = To be determined, SB = Subject, Ag = Agricultural, Comm = Commercial, CR = Country Residential, km = Kilometer							

Indicator 1 (\$25,000/ acre) is an active listing of a parcel of land located within Langham and on the west end of town. This location is superior compared to the subject's location adjacent to Vonda, where there is low demand for future development. Langham is further superior as it is located along Highway 16. This indicator is an active listing that has not yet sold and is therefore expected to achieve a sale price below its listed price. It is being marketed for residential, institutional, and/ or commercial development. In terms of zoning, Indicator 1 is zoned agricultural, which is similar compared to the subject parcels "After the Taking". Indicator 1 is larger in terms of size compared to the subject parcels "After the Taking", but based on its location in Langham and being a listing, a rate below this indicator is justified.

Indicator 2 (\$15,033/ acre) is a recent sale of a slightly smaller parcel that is located along Highway 5 and west of Humboldt. Although this indicator doesn't border a town, it has highway frontage and is therefore superior in terms of location. In addition, its proximity to a small city is superior compared to the subject's location adjacent to Vonda. Indicator 2 has a superior commercial zoning. Overall, Indicator 2 is superior and a rate below this indicator is justified for the subject parcels "After the Taking".

Indicator 3 (\$12,563/ acre) is located in the RM of Corman Park, just south of the City of Saskatoon and adjacent to the Riverside Golf and Country Club; accordingly, it has a far superior location when compared to the subject. In terms of parcel size and economies of scale, Indicator 3 is inferior, but based on its superior location this indicator is superior compared to the subject parcels "After the Taking".

Indicator 4 (\$8,400/ acre) is the dated sale of a residential building site located in the RM of Grant, 10 kilometres south west of Vonda, and west of Highway 671. Its location is moderately inferior compared to the subject's location adjacent to the town, but note that Indicator 4 is superior based on economies of scale. A rate below this indicator is justified for the subject parcels "After the Taking".

Indicator 5 (\$5,366/ acre) is the sale of a larger parcel that borders a rural residential subdivision that is located just east of Saskatoon in the RM of Corman Park. Its location in the RM of Corman Park is superior compared to the subject's location in the RM of Grant. Based on parcel size and economies of scale, Indicator 5 is inferior, but given its superior location, a rate below this indicator will be concluded for the subject parcels "After the Taking".

Indicator 6 (\$4,909/ acre) is the sale of a slightly larger parcel located in the RM of Aberdeen. This indicator has highway frontage, which is superior compared to the subject's location. But note that the subject is adjacent to a town. This indicator sold in 2016 and the market has softened since its time of sale. A rate below Indicator 6 will be concluded for the subject parcels "After the Taking".

Indicator 7 (\$4,202/ acre) is an expired listing of a larger parcel of land that borders the Town of Hepburn. Although this indicator is an expired listing it is included in the analysis as it an agricultural parcel that borders a small town. But note that it has not sold and therefore sets the upper limit for what could be expected for the subject parcels. This indicator is marketed for future growth of the town, and timeline for development would be similar compared to the subject's location in Vonda. Hepburn is located along Highway 12, which is moderately superior compared to the subject's location in Vonda, along Highway 27. Indicator 7 has a similar zoning compared to the subject. This indicator is inferior with regards to economies of scale. Note that approximately 20 acres of this parcel have been graded in preparation for development. A rate just above this indicator is justified for the subject parcels given their smaller parcel size "After the Taking".

Indicator 8 (\$2,991/ acre) is the sale of a larger parcel that is located adjacent to Blumenthal, which is a Hamlet 5 kilometers west of Hague, within the RM of Rosthern. This location adjacent to the hamlet is inferior compared to the subject's location adjacent to Vonda, but note that Blumenthal has experienced steady demand in recent years. Overall, a rate above Indicator 8 is justified for the subject parcels "After the Taking".

Indicator 9 (\$1,444/ acre) is the sale of a full quarter section of agricultural land located just outside of Vonda. This indicator is certified organic land, but based on its size and the impact of economies of scale, a rate above Indicator 9 is supported for the subject parcels "After the Taking".

Indicator 10 (\$1,234/ acre) is another sale of a full quarter section of located near Vonda. This indicator is approximately 5 kilometers south east of Vonda and is inferior given that the subject is adjacent to the town. In addition, based on economies of scale, the subject is superior and a rate above Indicator 10 is justified for the subject parcels "After the Taking".

Conclusion

Based on the above analysis, the subject is considered to be inferior compared to Indicators 1 through 6, and superior compared to the remaining indicators. Overall, a value below Indicator 6 (\$4,909/ acre), and above Indicator 7 (\$4,202/ acre) at \$4,500 per acre is concluded for the subject parcels.

Therefore Extension 12,

$$\begin{aligned} &\$4,500 \text{ per acre} \times 13.37 \text{ acres} = \$60,165 \\ &\text{Rounded to } \$60,000 \end{aligned}$$

Land Value Conclusion	
Value of Extension 12	\$60,000 "After the Taking", "As if Subdivided", and "Assuming No Parcel Tie"

Therefore Extension 13,

$$\begin{aligned} &\$4,500 \text{ per acre} \times 11.40 \text{ acres} = \$51,300 \\ &\text{Rounded to } \$50,000 \end{aligned}$$

Land Value Conclusion	
Value of Extension 13	\$50,000 "After the Taking", "As if Subdivided", and "Assuming No Parcel Tie"

4. Severance Damages

The following analysis is included to determine if there is any injurious affection associated with the taking as noted under Sections 22(2) and 35(3) of the Expropriation Procedures Act.

The following excerpts are taken from portions of Section 22(2) and 35(3) of the Expropriation Procedures Act:

22 (2) The expropriating authority shall forthwith after the service of a notice under subsection (1) furnish the owner with the evaluation report showing all the facts taken into account by the expropriating authority in arriving at the amount of compensation offered and, without limiting the generality of the foregoing, the report shall also show:

- (a) the value assigned by the expropriating authority to the land or interest taken by expropriation exclusive of the improvements or things grown thereon;
- (b) the value assigned by the expropriating authority to the improvements or things grown on the land expropriated;
- (c) the estimated amount of the damage to the remaining property of the owner; and
- (d) the estimated expense of any moving necessitated by the expropriation.

35 (3) There shall be set forth in the statement of claim and in the statement of particulars the material facts on which the party intends to rely at the trial of the action with respect to the following matters where applicable:

- (a) the best use that can be made of the expropriated land;
- (b) any zoning laws applicable to the expropriated land;
- (c) designation of land that may be claimed to be comparable to the expropriated land the sale of which could form a basis for an opinion of the value of the expropriated land;
- (d) damage caused by the severance of the expropriated land from the other land;
- (e) the cost of replacing the land, less depreciation, and the rate of depreciation where depreciation is considered as a factor in fixing the cost of replacement;
- (f) capitalization of income attributable to the expropriated land where such income is considered as a factor in valuing the expropriated land;
- (g) the fair market value of the parcel of land from which the expropriation was made, both before and after expropriation;
- (h) the sum or each of the several sums claimed by the owner as damages

Severance Damages Conclusions

The analysis section above addresses Section 22(2) (a) and Sections 35(3) (a), (b), and (c). The following sections are addressed below:

Section 22 (2) (c): As noted above the partial taking results in a loss of vacant agriculturally zoned land. The taking does not cause a loss in accessibility to the parcel. The configuration changes slightly, but it is concluded not the impact the market value. Overall, the changes caused the partial taking do not affect the marketability of the subject. The drainage, topography, elevation, functional utility and visibility are also not impacted by the taking. Therefore, as noted in the preceding analysis, the damage to the remaining land is the loss in the market value of land, which was concluded at \$500.

Section 35 (3) (d): In order to determine the severance damages, a modified "before and after" method is employed. This method is frequently used to determine compensation where there has been a partial taking of land from a larger parcel. The method is employed by determining the market value of the larger parcel immediately prior to the taking (ignoring the scheme) and immediately after the taking (considering the scheme). The difference in value is therefore attributed to the loss in market value to the remainder and any severance damages. In order to isolate the severance damages, the value of the partial taking is deducted from the difference in the before and after method.

If the taking results in the remainder increasing in value, this increase is referred to as "betterment". This "betterment" can offset severance damages and other forms of injurious affection, but cannot be used against the market value of the land or interest as per the Federal Act Sub-section (27 (2)).

In the subject's case, the value of the severance damages are:

Difference between the before and after method (\$75,000 – (\$60,000 + \$50,000) =	(\$35,000)
Less Value of Partial Taking =	<u>\$500</u>
Equals Severance Damages	(\$34,500)

*Note that this is a negative number, which indicates that the taking has resulted in a "betterment" described above. The taking splits the subject parcel into Extension 12 and Extension 13, which are smaller parcels that will have continuous road. Since a betterment can offset severance damages, and other forms of injurious affection, but cannot be used against the market value of the land taken there are no severance damages concluded.

Overall, it is concluded that the value of the remaining parcel would not be harmed or injured by the taking and there is no reduction in market value on a per acre basis. Given that there are no detrimental value effects of the taking, there are no severance damages to the land.

Therefore,

Severance Damages Conclusion	
Parcel E, Plan 101785237, Ext 11	\$0

The total loss in land value and severance damages caused by the taking is \$3,000 (\$305,000 - \$302,000) as summarized below:

Total Loss in Market Value and Severance Damages	
Parcel E, Plan 101785237, Ext 11	\$500

Section 22 (2) (b): This section does not apply to the specific appraisal report.

Section 22 (2) (d): This section does not apply to the specific appraisal report.

Section 35 (3) (e): The subject land is considered to be a non-depreciable asset and therefore this section is not applicable.

Section 35 (3) (f): The subject land is not an income producing property and therefore this section is not applicable.

Summary of Value Conclusions

	Parcel E, Plan 101785237, Ext 11	
Value Before the Taking	\$75,000	
Less: Value of Remaining	<u>\$110,000</u>	Ext 12: \$60,000 Ext 13: <u>\$50,000</u> \$110,000
= Difference between Before and After Values	(\$35,000)*	
Less: Value of Partial Taking	<u>\$500</u>	
= Severance Damages	\$0	
Total Loss in Market Value to the Land and Severance Damages	\$500	
*Note that this is a betterment and cannot be used against the market value of the land taken as per the Federal Act Sub-section 27 (2).		

RECONCILIATION AND FINAL VALUE ESTIMATE

The approach to value utilized in this appraisal indicated the following:

Market Value of Parcel E, Plan 101785237, Ext 11 "Before the Taking" & "Assuming No Parcel Tie"

- Total Market Value "Before the Taking" by Direct Comparison Approach..... \$75,000

Value of Partial Taking

- 0.16 Acres of Parcel E, Plan 101785237, Ext 11..... \$500

Market Value of Parcel E, Plan 101785237, Ext 12 and 13 "After the Taking", "As if Subdivided", & "Assuming No Parcel Tie"

- Parcel E, Plan 101785237, Ext 12..... \$60,000
- Parcel E, Plan 101785237, Ext 13..... \$50,000
- Total Market Value "After the Taking" and "As if Subdivided" by Direct Comparison Approach \$110,000

Severance Damages

- Parcel E, Plan 101785237, Ext 12..... Nil
- Parcel E, Plan 101785237, Ext 13..... Nil

Total Loss in Market Value to the Remainder

- Parcel E, Plan 101785237, Ext 11..... \$500

The subject land is valued based on the Direct Comparison Approach. The Direct Comparison Approach directly reflects the actions of owner-users and real estate investors; as such, it is considered to be reliable. The value of a vacant land parcel is typically based on the amount for which similar sites can be acquired. Several comparable indicators were utilized in the analysis which are similar to the subject in terms of utility. This approach is considered to be very reliable when recent comparable land sales exist. Note that since vacant land is free of structural improvement, the basis does not exist to apply the Cost Approach. The Income Approach is considered but it is not utilized based on the limited income potential of the subject land.

Exposure Time

The Appraisal Institute of Canada (AIC) recognizes the following definition of 'Exposure Time' at section 3.21 of the 2020 edition of the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP):

"The estimated length of time the property interest being appraised would have been offered on the market before the hypothetical consummation of a sale at the estimated value on the Effective Date of the appraisal."

Exposure time is a retrospective estimate of a length of time based upon an analysis of past events assuming a competitive and open market, and is presumed to have preceded the effective date of the appraisal. It also states that reasonable exposure encompasses adequate, sufficient and reasonable time and reasonable marketing effort. The exposure time of the improved indicators is as follows:

Land Value Indicators – Exposure Time Analysis						
#	Address	Sale Date	Sale/ List Price	Site Size (Acres)	Price/ Acre	DOM
1	Proposed Development Site, Langham	Listing	\$566,750	22.67	\$25,000	N/A
2	Parcel E, Plan 102251584, RM of Humboldt	Oct-19	\$250,000	16.63	\$15,033	176
3	W 1/2 SW 3-36-05 W3, RM of Corman Park	Oct-18	\$1,000,000	79.60	\$12,563	284
4	Parcel B: SE 6-38-01 W3rd, RM of Grant	Aug-16	\$42,000	5.00	\$8,400	64
5	SE 14-36-04 W3rd, Ext 2, RM of Corman Park	Mar-17	\$400,000	74.54	\$5,366	N/A
6	RM of Aberdeen	Dec-16	\$200,000	40.74	\$4,909	149
7	Parcels B & C: SW 13-41-06 W3rd, RM of Laird	Expired Listing	\$250,000	59.50	\$4,202	363
8	S 1/2 NW 33-40-03 W3rd, RM of Rosthern	Jun-18	\$225,000	75.22	\$2,991	N/A
9	SW 34-38-01 W3rd, RM of Grant	Feb-19	\$230,000	159.27	\$1,444	159
10	NW 26-38-01 W3rd, RM of Grant	Nov-18	\$195,000	158.00	\$1,234	53
Mean Summary			\$335,875	69.12	\$8,114	178
SB	Parcel E, Plan 101785237 RM of Grant	n/a	n/a	24.93	TBD	TBD
Key: TBD = To be determined, SB = Subject						

Indicators had exposure times ranging from 53 to 363 days, or about 1.5 months to 12 months. The average exposure time for the comparables is 178 days, or about 6 months. An exposure time estimate for the subject property of up to six months on MLS® or with equivalent marketing efforts could reasonably be expected. This time should be sufficient to achieve a sale at the reported value.

The values are based on the subject property being exposed to the market for up to six months on MLS® or with equivalent marketing efforts. Overall, the fee simple market value of the subject property which is located at Parcel E, Plan 101785237, Ext 11, RM of Grant, Saskatchewan, as of February 29, 2020, is

Final Market Value Conclusion as of February 29, 2020			
"Before the Taking" and "Assuming No Parcel Tie"	Parcel E, Plan 101785237, Ext 11	24.93 Acres	SEVENTY-FIVE THOUSAND DOLLARS (\$75,000)
Partial Taking	Parcel E, Plan 101785237, Ext 11	0.16 Acres	FIVE HUNDRED DOLLARS (\$500)
"After the Taking", "As if Subdivided", and Assuming No Parcel Tie"	Parcel E, Plan 101785237, Ext 12	13.37 Acres	SIXTY THOUSAND DOLLARS (\$60,000)
	Parcel E, Plan 101785237, Ext 13	11.40 Acres	FIFTY THOUSAND DOLLARS (\$50,000)
Severance Damages	Parcel E, Plan 101785237, Ext 11	N/A	Nil
Total Loss in Market Value to the Remainder	Parcel E, Plan 101785237, Ext 12 & Ext 13	24.77 Acres	\$500



Karen Parmar, AACI, P.App, BComm (Dist.)
 Report Date: March 18, 2020

Final Market Value Conclusion for Parcel E as of February 29, 2020

"Before the Taking" and "As if Subdivided"	Parcel E, Plan 101785237, Ext 13	11.40 Acres	FIFTY-ONE THOUSAND DOLLARS (\$51,000)
Partial Taking	Parcel E, Plan 101785237, Ext 13	1.41 Acres	SIX THOUSAND DOLLARS (\$6,000)
"After the Taking" and "As if Subdivided"	Parcel E, Plan 101785237, Ext 13	9.99 Acres	FORTY-FIVE THOUSAND DOLLARS (\$45,000)
Severance Damages	Parcel E, Plan 101785237, Ext 13	N/A	Nil
Total Loss in Market Value to the Remainder	Parcel E, Plan 101785237, Ext 13	9.99 Acres	SIX THOUSAND DOLLARS (\$6,000)

Final Market Value Conclusion for Parcel D as of February 29, 2020

"Before the Taking"	Parcel D, Plan 101785259, Ext 28	10.02 Acres	FORTY-FIVE THOUSAND DOLLARS (\$45,000)
Partial Taking	Parcel D, Plan 101785259, Ext 28	0.31 Acres	ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500)
"After the Taking"	Parcel D, Plan 101785259, Ext 28	9.71 Acres	FORTY-THREE THOUSAND FIVE HUNDRED DOLLARS (\$43,500)
Severance Damages	Parcel D, Plan 101785259, Ext 28	N/A	Nil
Total Loss in Market Value to the Remainder	Parcel D, Plan 101785259, Ext 28	9.71 Acres	ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500)



Karen Parmar, AACI, P.App, BComm (Dist.)
 Report Date: March 18, 2020

CERTIFICATION

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

- Only a drive-by type site visit was completed by the undersigned indicated.
- 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 impartial and unbiased professional analyses, opinions and conclusions;
- I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict with respect to the parties involved with this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- My engagement in and compensation is not contingent upon developing or reporting predetermined results, the amount of value estimate, a conclusion favoring the client, or the occurrence of a subsequent event.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the CUSPAP.
- I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with CUSPAP;
- Except as herein disclosed, no one has provided significant professional assistance to the person signing this report;
- As of the date of this report the undersigned has fulfilled the requirements of the AIC's Continuing Professional Development Program;
- The undersigned is a member in good standing of the Appraisal Institute of Canada.

As set out elsewhere in this report, this report is subject to certain assumptions and limiting conditions, the verification of which is outside the scope of this report. Based upon the data, analysis, and conclusions contained herein, the market value of the fee simple interest in the subject property located at Parcel E, Plan 101785237, Ext 13 and Parcel D, Plan 101785259, Ext 28, RM of Grant, Saskatchewan, as of February 29, 2020 is estimated at:

Final Market Value Conclusion for Parcel E as of February 29, 2020			
"Before the Taking" and "As if Subdivided"	Parcel E, Plan 101785237, Ext 13	11.40 Acres	FIFTY-ONE THOUSAND DOLLARS (\$51,000)
Partial Taking	Parcel E, Plan 101785237, Ext 13	1.41 Acres	SIX THOUSAND DOLLARS (\$6,000)
"After the Taking" and "As if Subdivided"	Parcel E, Plan 101785237, Ext 13	9.99 Acres	FORTY-FIVE THOUSAND DOLLARS (\$45,000)
Severance Damages	Parcel E, Plan 101785237, Ext 13	N/A	Nil
Total Loss in Market Value to the Remainder	Parcel E, Plan 101785237, Ext 13	9.99 Acres	SIX THOUSAND DOLLARS (\$6,000)

Final Market Value Conclusion for Parcel D as of February 29, 2020			
"Before the Taking"	Parcel D, Plan 101785259, Ext 28	10.02 Acres	FORTY-FIVE THOUSAND DOLLARS (\$45,000)
Partial Taking	Parcel D, Plan 101785259, Ext 28	0.31 Acres	ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500)
"After the Taking"	Parcel D, Plan 101785259, Ext 28	9.71 Acres	FORTY-THREE THOUSAND FIVE HUNDRED DOLLARS (\$43,500)
Severance Damages	Parcel D, Plan 101785259, Ext 28	N/A	Nil
Total Loss in Market Value to the Remainder	Parcel D, Plan 101785259, Ext 28	9.71 Acres	ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500)



Karen Parmar, AACI, P.App, BComm (Dist.)
 Membership #:902350
 Report Date: March 18, 2020

PHOTOGRAPHS



View of Parcel E from First Avenue



View of Parcel E from Parcel G



View of Parcel E from Parcel G



View of Parcel E from Parcel G



View of First Avenue, Facing West



View of First Avenue, Facing East

FORTIER MATTILA APPRAISALS INC.

AGRICULTURAL, COMMERCIAL, RESIDENTIAL APPRAISERS SINCE 1971

March 18, 2020

File Number: 16511B

Linda Denis
Town of Vonda
Email: vonda.to@baudox.ca

ATTENTION: Linda Denis

**Re: Market Value Appraisal "As if Subdivided", "Before the Taking", "After the Taking" and "Assuming no Parcel Ties" of:
Parcel E, Plan 101785237, Ext 13 and Parcel D, Plan 101785259, Ext 28, RM of Grant, Saskatchewan**

In accordance with your instructions, a site visit, analysis and appraisal report of the above property has been completed. The purpose of the appraisal is to estimate the current market value of the fee simple interest in the subject property **"As if Subdivided", "Before the Taking", "After the Taking", and "Assuming no Parcel Ties"** to assist with purchase negotiations which may lead to possible expropriation only, all other uses denied. This appraisal report considers and applies the Appraisal Institute of Canada (AIC) standards which are known as the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP).

The property was viewed by Karen Parmar, AACI, P.App. BComm (Dist.) on February 29, 2020, and to the best of my knowledge, all pertinent data and information was analysed.

The subject property is being appraised **"As if Subdivided", "Before the Taking" and "After the Taking"**. A hypothetical condition is required as it is assumed that the subject parcel (Parcel E, Plan 101785237, Extension 12) has been subdivided from its parent parcel (Parcel E, Plan 101785237, Extension 11). It is assumed that the parcel size for Extension 13 will be 11.40 acres **"As if Subdivided" and "Before the Taking"**. The client requires a portion of Extension 13 for expansion of the landfill area. The area required is 1.41 acres (0.57 hectares) and is based on sketch plan provided by the client. **"After the Taking"** Parcel E, Plan 101785237, Ext 13 will be 9.99 acres. In addition, a portion of Parcel D is required, which is 0.31 acres (0.127 hectares), according to the sketch plan and results in a parcel size of 9.71 acres **"After the Taking"**.

The subject is also being appraised assuming **"No Parcel Ties"**, which disregards the Parcel E, Plan 101785237, Ext 11 tie to parcels 145326056 (Parcel C, Plan 101785237, Ext 8) and 203088584 (Parcel M, Plan 102182082), as of the effective date. A limiting condition is required as any change to the above assumptions may cause the appraisal value to change.

As a result of the site visit, assumptions, analysis of pertinent data and information, the estimated market value of the fee simple interest in the subject property, located at Parcel E, Plan 101785237, Ext 13 and Parcel D, Plan 101785259, Ext 28, RM of Grant, Saskatchewan as of February 29, 2020 is:

David A. Fortier, AACI, P.App, BComm (Dist.)
Pamela Connor, AACI, P.App, BComm (Dist.)
Karen Parmar, AACI, P.App, BComm (Dist.)
Kristene Johnson, CRA, P.App
Alex Scheidt, CRA, P.App, BComm

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REAL ESTATE APPRAISAL REPORT

**“As if Subdivided”, “Before the Taking”, “After the Taking”, and
“Assuming No Parcel Ties”**



SUBJECT PROPERTY: Parcel E, Plan 101785237, Ext 13 and
Parcel D, Plan 101785259, Ext 28,
RM of Grant, Saskatchewan

CLIENT/ INTENDED USER: Town of Vonda c/o Linda Denis

FILE NUMBER: 16511B

PREPARED BY: Karen Parmar, AACI, P.App, BComm (Dist.)

David Fortier, AACI, P.App, BComm (Dist.)
Pamela Connor, AACI, P.App, BComm (Dist.)
Karen Parmar, AACI, P.App, BComm (Dist.)
Kristene Johnson, CRA, P.App
Alex Scheidt, CRA, P.App, BComm

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PART I – INTRODUCTION

EXECUTIVE SUMMARY

Intended Use	Establish current market value "As if Subdivided", "Before the Taking", "After the Taking" and "Assuming No Parcel Tie" for purchase negotiations which may lead to possible expropriation only, all other uses denied
Intended Users	Town of Vonda c/o Linda Denis (client)
Effective Date of Appraisal	February 29, 2020
Report Date	March 18, 2020
Subject Location	Parcel E, Plan 101785237, Ext 13 and Parcel D, Plan 101785259, Ext 28, RM of Grant, Saskatchewan
Zoning	Both parcels are zoned A - Agricultural District

Site Area "Before the Taking"

"As if Subdivided" and "Before the Taking"			
Parcel E		Parcel D	
SAMA (Acres)	ISC (Acres)	SAMA (Acres)	ISC (Acres)
N/A	11.40	10.00	10.02

*Note that site area via ISC is relied upon for the purpose of this appraisal.

Site Area "After the Taking"

"As if Subdivided" and "After the Taking"	
Parcel E	Parcel D
Parcel Size - Acres	Parcel Size - Acres
9.99	9.71

Location	Parcel E is located west of the Town of Vonda and along the south side of First Avenue "As if Subdivided". Parcel D falls directly south of Parcel E.
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2019 Assessment & 2019 Taxes

	Parcel E	Parcel D
Fair Value Assessment - Land	\$35,700	\$14,700
Taxable Assessment - Land	\$19,635	\$8,085
Tax Levy	\$204.80	\$106.70

***Note that assessment/ taxes are based on the subject property prior to subdivision and "Before the Taking"**

Property Rights Appraised	The fee simple interest.
----------------------------------	--------------------------

Highest and Best Use	Parcel E "As if Subdivided and "Before the Taking" - Agricultural land Parcel E "As if Subdivided" and "After the Taking" - Agricultural Land Parcel D "Before the Taking" – Agricultural Land Parcel D "After the Taking" – Agricultural Land
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Final Market Value Conclusion for Parcel E as of February 29, 2020

"Before the Taking" and "As if Subdivided"	Parcel E, Plan 101785237, Ext 13	11.40 Acres	FIFTY-ONE THOUSAND DOLLARS (\$51,000)
Partial Taking	Parcel E, Plan 101785237, Ext 13	1.41 Acres	SIX THOUSAND DOLLARS (\$6,000)
"After the Taking" and "As if Subdivided"	Parcel E, Plan 101785237, Ext 13	9.99 Acres	FORTY-FIVE THOUSAND DOLLARS (\$45,000)
Severance Damages	Parcel E, Plan 101785237, Ext 13	N/A	Nil
Total Loss in Market Value to the Remainder	Parcel E, Plan 101785237, Ext 13	9.99 Acres	SIX THOUSAND DOLLARS (\$6,000)

Final Market Value Conclusion for Parcel D as of February 29, 2020

"Before the Taking"	Parcel D, Plan 101785259, Ext 28	10.02 Acres	FORTY-FIVE THOUSAND DOLLARS (\$45,000)
Partial Taking	Parcel D, Plan 101785259, Ext 28	0.31 Acres	ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500)
"After the Taking"	Parcel D, Plan 101785259, Ext 28	9.71 Acres	FORTY-THREE THOUSAND FIVE HUNDRED DOLLARS (\$43,500)
Severance Damages	Parcel D, Plan 101785259, Ext 28	N/A	Nil
Total Loss in Market Value to the Remainder	Parcel D, Plan 101785259, Ext 28	9.71 Acres	ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500)

PART II – BASIS OF THE APPRAISAL

IDENTIFICATION OF THE SUBJECT PROPERTY

Subject Property Identification				
#	Legal Description*	Rural Municipality	Parcel Number	Title Number
1	Parcel E, Plan 10785237, Ext 13*	RM of Grant	Part of 145326078	112313506
2	Parcel D, Plan 101785259, Ext 28		145015107	150974646
*Note that the Legal Description is based on the description of the subject property as registered at Saskatchewan Land Titles/ Information Services Corporation (ISC).				

*Note that the Legal Description is based on the description of the subject property registered at Saskatchewan Land Titles/ Information Services Corporation (ISC). "As if Subdivided" the subject parcel will be known as Extension 13 and will fall on the south side of First Avenue.

EFFECTIVE DATE

The Appraisal Institute of Canada (AIC) recognizes the following definition of 'Effective Date' at section 3.20 of the 2020 edition of the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP):

"The date at which the analyses, opinions and conclusions in an Assignment apply. The Effective Date may be different from the inspection date and/or the report date."

The effective date of this report is February 29, 2020, which is also the date the subject property was viewed by Karen Parmar, AACI, P.App, BComm (Dist.).

PURPOSE, FUNCTION AND INTENDED USERS

The purpose of this report is to provide an unbiased and impartial estimate of the current market value "As if Subdivided" of the fee simple interest in the subject property as of the effective date stipulated. The function or intended use of the report is to provide a current unbiased third party appraisal of the subject property to assist with purchase negotiations which may lead to possible expropriation only, all other uses denied. Accordingly, Linda Denis is considered the only intended user of this document. Liability is strictly denied to unintended users.

PROPERTY RIGHTS APPRAISED

The property rights considered in this report are those of the fee simple owner, which is described in The Appraisal of Real Estate, Second Canadian Edition book as:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, expropriation, police power, and escheat. The complete bundle of rights includes the right to sell an interest, the right to lease an interest and to occupy the property, the right to mortgage an interest, the right to give an interest away and the right to do non or all of these things."

DEFINITION OF VALUE

The Appraisal Institute of Canada (AIC) recognizes the following definition of 'Market Value' at section 3.44 of the 2020 edition of the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP):

"The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, assuming that neither is under undue duress."

DEFINITION OF PROPERTY

The Appraisal Institute of Canada (AIC) recognizes the following definition of 'Real Estate' at section 3.56 of the 2020 edition of the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP):

"Land, buildings, and other affixed improvements, as a tangible entity."

'Real Property' is defined at section 3.56 of the 2020 edition of the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP):

"The interests, benefits, and rights inherent in the ownership of Real Estate."

Note that any contents or equipment not considered as part of the building, and any value generated from business conducted on these premises are excluded from this report. 'Personal Property' is defined at section 3.56 of the 2020 edition of the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP):

"Identifiable portable, tangible or intangible objects considered or defined as being "personal" and that are not classified as Real Property. Examples of classes of Personal Property include: furnishings, artwork, antiques, gems and jewelry, collectibles, and Machinery and Equipment."

'Intangible Property (Intangible Assets)' are also excluded. They are defined at section 3.33 of the 2020 edition of the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP):

"Non-physical assets, including but not limited to: franchises, trademarks, patents, copyrights, goodwill, equities, mineral rights, securities, and contracts, as distinguished from physical assets such as facilities and equipment."

SCOPE OF WORK

Site Visit

A site visit (exterior view, land only) of the subject property was completed by Karen Parmar, AACI, P.App, BComm (Dist.) on February 29, 2020. Information pertaining to the subject's present use and history was obtained through discussion with Linda Denis, and through personal observation, unless otherwise noted. Identification of the property also involved a review previous files and mapping prepared by the local municipality, SAMA and other sources. All photographs contained herein were taken on February 29, 2020.

Type of Analysis

This appraisal report complies with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP). Three approaches to market value are considered in the estimation of market value for the subject property as of the effective date; the income, direct comparison and cost approaches to value. In this regard the Direct Comparison to value are considered to be the most relevant.

Data Research

Information pertaining to the assessment, the applicable land use controls and the community in general was provided by the local municipality and through discussion with various local residents. Comparable sales, listings and lease information was obtained from a variety of sources; some of which included discussions with municipalities, other appraisers, realtors, purchasers and vendors active in the market, local real estate agents as well as analysis of previous files, Saskatchewan Multiple Listings Services, Saskatchewan Land Titles Registry, and Colliers Canada. Other investigations included research and analysis of the local real estate market and trends. This includes a review of sales and listings of similar properties, analysis of factors influencing market values, local supply and demand, expected rental income and other data that influence the estimation of market value in general.

Audits and Technical Investigations

Unless otherwise specifically stated, the following list of technical investigations were not completed:

- Environmental reviews/ studies
- Investigation of bearing capacity of soil
- Legal advice on title related issues
- Site or Building survey
- Audits of financial or legal arrangements concerning the leases

Verification of Third Party Information

The analysis set out in this report relied upon written and verbal information obtained from a variety of sources that are considered reliable. The information provided by these sources is assumed correct; independent verification was conducted only where deemed appropriate and as noted in this report. No responsibility is assumed for the accuracy of such information that was supplied by other parties.

ASSUMPTIONS AND LIMITING CONDITIONS

The certification that appears in this report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice ("CUSPAP") and the following conditions:

- This report is prepared only for the client and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for any unauthorized user or for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable.
- Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the author(s).
- The author will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. No registry office search has been performed and the author assumes that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser. Any information regarding the identity of a property's owner or identifying the property owned by the listed client and/or applicant provided by the appraiser is for informational purposes only and any reliance on such information is unreasonable. Any information provided by the appraiser does not constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title.
- Verification of compliance with governmental regulations, bylaws or statutes is outside the scope of work and expertise of the appraiser. Any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.
- No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be retained for such matters.
- This report is completed on the basis that testimony or appearance in court concerning this 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 report and related data, and the provision of appropriate compensation.

- Unless otherwise stated in this report, the author has no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the subject property or of/on a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of site visit or that became apparent during the normal research involved in completing the report have been noted in the 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 author. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.
- The author is not qualified to comment on detrimental environmental, chemical or biological conditions 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 which may include but are not limited to moulds and mildews or the conditions that may give rise to either. Any such conditions that were visibly apparent at the time of the site visit or that became apparent during the normal research involved in completing the report have been noted in the report. It is an assumption of this report that the property complies with all regulatory requirements concerning environmental, chemical and biological matters, and it is assumed that the property is free of any detrimental environmental, chemical legal and biological conditions that may affect the market value of the property appraised. If a party relying on this report requires information about or an assessment of detrimental environmental, chemical or biological conditions that may impact the value conclusion herein, that party is advised to retain an expert qualified in such matters. The author expressly denies any legal liability related to the effect of detrimental environmental, chemical or biological matters on the market value of the property.
- The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct.
- The term "inspection" refers to observation only as defined by CUSPAP and reporting of the general material finishing and conditions observed for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/ amenities offered for comparison and valuation purposes only.
- The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The author has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The author has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this visual site visit does not imply compliance with any building code requirements as this is beyond the professional expertise of the author.

- 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 CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the author's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the author's privacy policy and in accordance with the PIPEDA.
- The author has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use.
- This report, its content and all attachments/addendums and their content are the property of the author. The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.
- If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the author can be reasonably relied upon.
- Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending, underwriting and insurance underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable.

Extraordinary Assumptions, Limiting Conditions and Hypothetical Conditions

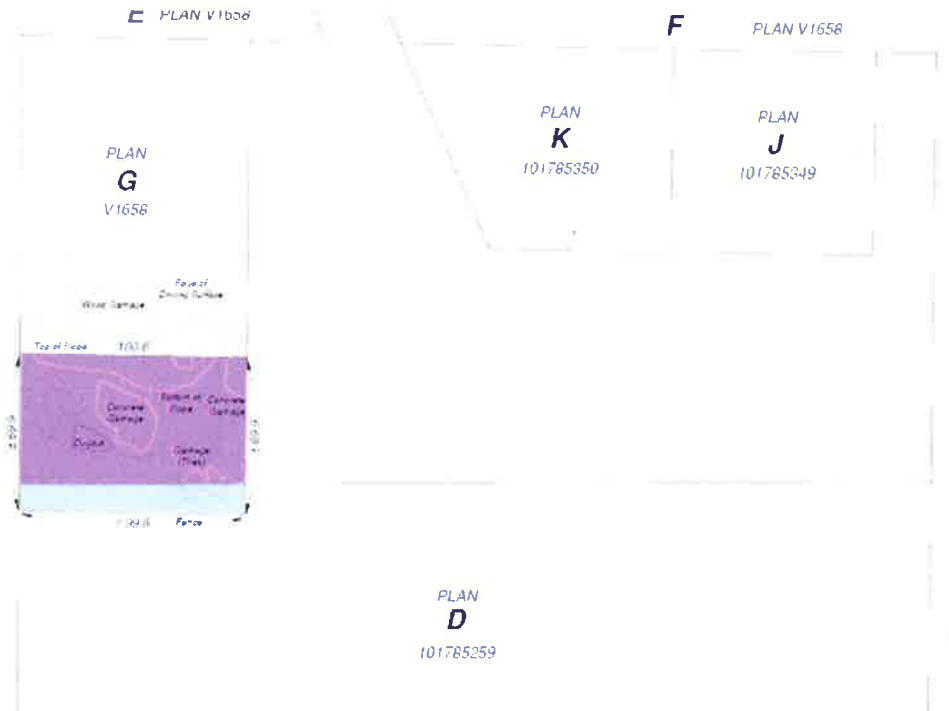
The Appraisal Institute of Canada (AIC) recognizes the following definitions in the 2020 edition of the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP):

- Extraordinary assumption is an assumption, directly related to a specific Assignment, which, if found to be false, could materially alter the opinions or conclusions. Extraordinary Assumptions presume as fact otherwise uncertain information about or anticipated changes in the physical, legal or economic characteristics of the subject property, or about conditions external to the subject property such as market conditions or trends, or the integrity of data used in an analysis.
- Extraordinary limiting condition is a necessary modification to, or exclusion of, a Standard Rule which may diminish the reliability of the report.

- Hypothetical conditions are a specific type of an Extraordinary Assumption that presumes, as fact, simulated but **untrue information** about physical, legal or economic characteristics of the subject property or external conditions, and are imposed for purposes of reasonable analysis.
- Jurisdictional exception is an assignment condition that permits the Member to disregard a part or parts of these Standards that are determined to be contrary to law or public policy in a given jurisdiction; only that part or parts shall be disregarded and of no force or effect in that jurisdiction.

The subject property is being appraised on a **"Before the Taking", "After the Taking", and "As If Subdivided"** and **"Assuming No Parcel Ties"** basis where a hypothetical condition, extraordinary assumption, and limiting condition are required.

The subject property is being appraised **"As if Subdivided", "Before the Taking" and "After the Taking"**. A hypothetical condition is required as it is assumed that the subject parcel (Parcel E, Plan 101785237, Extension 12) has been subdivided from its parent parcel (Parcel E, Plan 101785237, Extension 11). It is assumed that the parcel size for Extension 13 will be 11.40 acres **"As if Subdivided" and "Before the Taking"**. The client requires a portion of Extension 13 for expansion of the landfill area. The area required is 1.41 acres (0.57 hectares) and is based on sketch plan provided by the client and is highlighted in purple below. **"After the Taking"** Parcel E, Plan 101785237, Ext 13 will be 9.99 acres. In addition, a portion of Parcel D is required, which is 0.31 acres (0.127 hectares), according to the sketch plan and is highlighted in blue below, which will result in a parcel size of 9.71 acres **"After the Taking"**. See diagram below:



Source: Sketch Plan

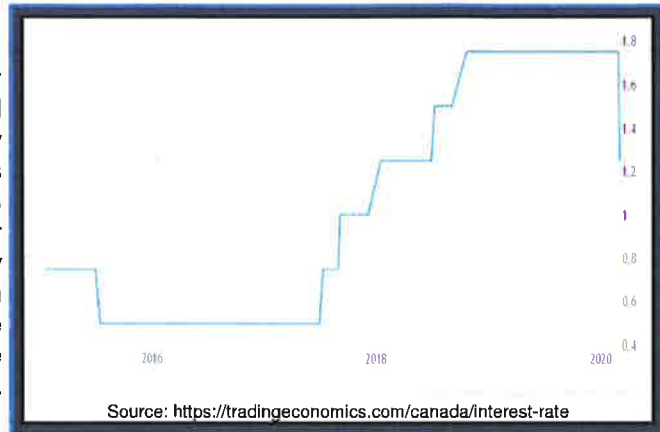
The subject is also being appraised assuming **"No Parcel Ties"**, which disregards the subject's parcel tie to parcels 145326056 and 203088584, as of the effective date. A limiting condition is required as any change to the above assumptions may cause the appraisal value to change.

PART III – FACTUAL INFORMATION

NATIONAL ANALYSIS

Canadian Interest Rates **1.25%**

The Bank of Canada has kept interest rates at or near record low rates since the 2009 global financial crisis in an effort to spur economic activity by making it cheaper to borrow. The rate was reduced from to 0.50% in July 2015, then was raised to 0.75% in July 2017, then in September 2017 to 1.00%, in January 2018 to 1.25%, in July 2018 to 1.50% and in October 2018 to 1.75%. In March 2020 the Bank of Canada dropped the rate 0.50% from 1.75% to 1.25% to help stimulate the economy in light of the recent Covid-19 pandemic.



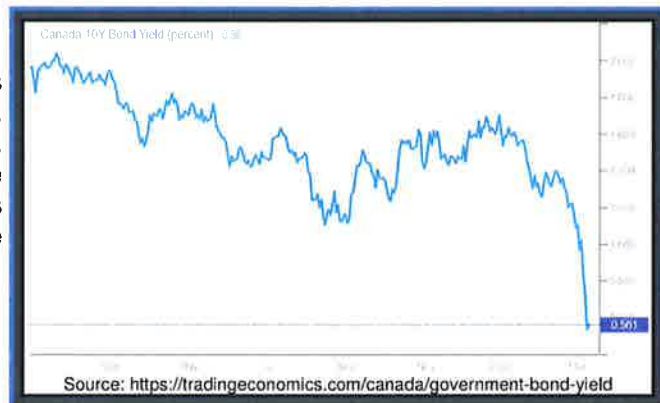
Canadian Dollar **\$0.73 USD**

The Canadian dollar has been devalued since relative parity with the American Dollar in early 2013, bottoming out in early 2016 at \$0.69. A lower Canadian Dollar benefits Canadian exporters as Canadian goods are considered increased purchasing power for countries with more valuable currencies. However a lower Canadian Dollar serves to decrease Canadian purchasing power, which increase the costs of acquiring goods abroad thus resulting in increased consumer prices and inflation.



Canadian 10 year Bond **0.56%**

The 10 year Canadian bond (Rated AAA) is considered a very secure investment vehicle. Rate of return of other investment vehicles (i.e. real estate) are influenced by bond rates which are intertwined with interest rates. A low bond rate is indicative of low interest rates and in that sense lower rate of return on investment.



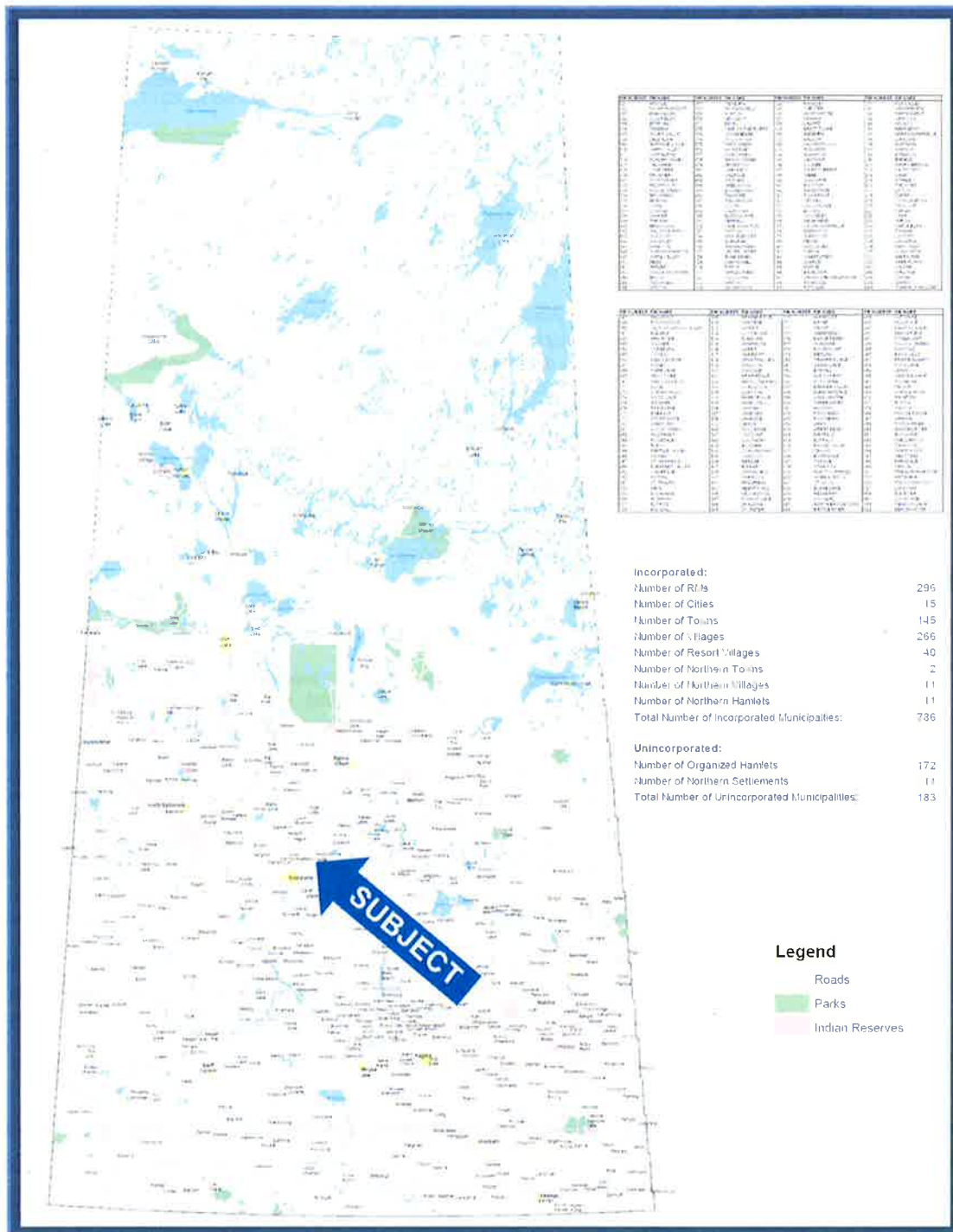
PROVINCIAL ANALYSIS

Saskatchewan (SK) has a buoyant and diverse economy. The Government of SK's Dashboard - Business and Economy discusses the following items:

Economic Growth	SK posted a GDP of \$82.5 billion in 2018, which is a 1.6% increase compared to 2017. With this increase, SK ranked 6th among the provinces in 2018.
Labour Market	In Dec. 2019, there were 579,900 people employed. SK's growth rate is 1.2%, ranked 5th among the provinces. Alberta was up by 0.2%, B.C. by 0.3% and Manitoba by 0.4% (Dec. 2018-Dec. 2019).
Production & Exports	<ul style="list-style-type: none"> In the first 11 months of 2019, manufacturing sales decreased by 8.4%, compared to the same period in 2018. SK ranked 10th among the provinces in terms of percentage change. In Nov. 2019, the value of SK's total mineral sales was \$287.0M, a decrease of 54.2% compared to November 2018. During this period, salt sales decreased by 14.6%, uranium sales decreased by 46.5% and potash sales decreased by 54.0%. In Nov. 2019, oil production in SK increased by 0.7% compared to Nov. 2018. Comparing Nov. 2019 to Nov. 2018, Lloydminster & Kindersley recorded an increase in production by 5.7% and 3.5%, respectively. While Estevan & Swift Current had a decline in production at 5.7% and 0.2%, respectively. Except for heavy oil that experienced increased production by 5.4%, other types declined. In the first 11 months of 2019, merchandise exports in SK decreased by 4.2% compared to the same period in 2018. SK ranked 9th among the provinces.
Investment & Construction	<ul style="list-style-type: none"> In the 2018 capital investment, SK had a total investment of \$15.4B. It suggests a 2% decrease from \$15.7B in 2017. SK's total capital investment forecast is \$14.9B for 2019. A 3.6% decrease from 2018. In the first 11 months of 2019, investment in non-residential construction in SK reached \$1,395M, an increase of 2.7% compared to the same period in 2018. In Nov. 2019, investment in non-residential construction in SK was \$132M, up by 3.3%, compared to Nov. 2018. SK ranked 7th among the provinces in terms of percentage change. In Nov. 2019, building permits in SK decreased by 22.2%, compared to Nov. 2018 (seasonally-unadjusted). SK ranked 8th among the provinces in terms of percentage growth. Nationally, building permits decreased by 8.0% (seasonally-unadjusted) in the same period. In Dec. 2019, construction starts on single-family dwellings decreased by 40.4% (from 104 units to 62 units), and multiple units increased by 251.4% (from 37 units to 130 units), compared to Dec. 2018. In 2019, housing starts in SK decreased by 31.1% compared to 2018. SK ranked 10th among the provinces in percentage change. The national average remained unchanged.
Other Indicators	<ul style="list-style-type: none"> SK's unadjusted retail sales in Nov. 2019 decreased by 2.2%, compared to Nov. 2018. This ranks SK 9th in terms of year-over-year growth among the provinces. During the same period, national retail sales increased by 1.6%. In the first 11 months of 2019, retail sales decreased by 0.7%, compared to the same period in 2018. This ranks SK 9th among the provinces. During the same period, national retail sales increased by 1.5%. In Nov. 2019, SK's wholesale trade totaled \$2.0B, a 14.8% decrease from \$2.3B in Nov. 2018 (seasonally-unadjusted). In terms of percentage change, SK ranked 10th among the provinces. The national average decreased by 1.8% in the same period. In Nov. 2019, farm products had the only increase among the industries with 26.7% compared to Nov. 2018. New motor vehicle sales in SK decreased by 8.5% in Nov. 2019 compared to Nov. 2018. SK ranked 8th among the provinces in terms of percentage change. In the first 11 months of 2019, New Motor Vehicle Sales in SK decreased by 13.1%, compared to the same period in 2018. SK ranked 6th among the provinces in percentage change. In Oct. 2019, SK's average weekly earnings were \$1,047.32, the 4th highest among provinces in terms of value. Nationally, the average was \$1,041.83. SK's average weekly earnings increased by 2.2% (+\$23.03) from Oct. 2018 to Oct. 2019. Nationally, earnings increased by 3.3% (+\$33.33).

Saskatchewan's population reached an all-time record of 1,178,657 as of October 1, 2019. The population has increased for 54 consecutive quarters. Saskatchewan's population grew at a rate of 0.4% over the previous quarter, ranking 8th among provinces. Saskatchewan's population increased by 11,362 over the past year at a rate of 1.0%; below the national average of 1.5%. Saskatchewan ranked eighth among provinces.

Saskatchewan Map



Source: Government of Saskatchewan, Ministry of Government Relations

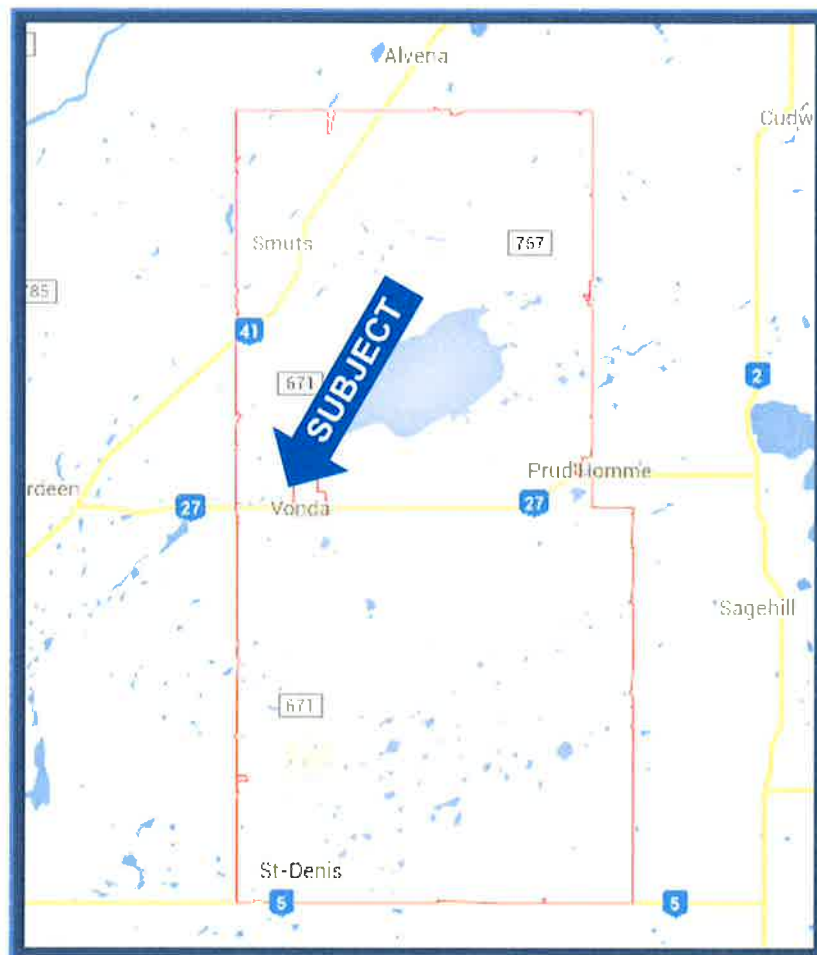
MUNICIPAL ANALYSIS

RM of Grant

The Rural Municipality of Grant is located in north central Saskatchewan, approximately 30 kilometers north east of the City of Saskatoon. Based on the 2011 census, the Rural Municipality of Grant has a population of 425 people, which is an increase of 4.7% since 2006.

The municipality borders the RM of Aberdeen on its western boundary; RM of Fish Creek is located to the north; RM of Hoo Doo is located on the north east boundary, RM of Bayne is located on the east boundary; and RMs of Blucher and Colonsay are located on the southern boundary. Communities within the rural municipality include Town of Vonda, and Villages of St. Denis and Prud'Homme. Highway 41 runs through the north-west corner of the RM; Highway 27 runs through the middle of the RM east and west; and Highway 5 runs along the RMs southern boundary. Highway 671 connects Highways 41 and 5.

RM of Grant Map



Source: Google

NEIGHBOURHOOD ANALYSIS

Town of Vonda

Subject is located in the Town of Vonda, Saskatchewan which has an approximate population of 384, which is an increase of 8.8% from 2011, according to a 2016 census. The Town of Vonda is located along Highway 27, approximately 49 kilometers northeast of Saskatoon. While many of the town's residents commute to Saskatoon for employment, Vonda has a large employer, Highline Manufacturing, which is an agricultural equipment manufacturer. Vonda, and surrounding area, has a rich multi-cultural background with a strong French presence, which has been maintained by Ecole Providence. Ecole Providence is a Pre K to Grade 12 Francophone School servicing Vonda, Prud'homme, St. Denis, and Aberdeen. The Town also offers: RCMP, grocery store, fuel sales, restaurant, bar/ lounge, liquor sales, community hall, public library, church, and recreational facilities. The nearest hospital is located in Saskatoon. Value trends have been stable and the subject has average market appeal.

Town of Vonda Map



Source: Google

ISC Parcel Picture, Parcel E, Ext 11 "Before the Taking"

ISC Parcel Picture, Parcel D

Plan of Survey "As If Subdivided", Parcel E, Plan 101785237, Ext 13

Plan of Survey with purple area "The Taking" of Parcel E and blue area "The Taking" of Parcel D

Location

"As if Subdivided" and "Before the Taking" The subject (Parcel E, Extension 13) is located along the south side of First Avenue, just west of the Town of Vonda, in RM of Grant, Saskatchewan. Parcel D, Ext 28 is located directly south of Parcel E, Ext 13.

Access & Exposure

First Avenue provides access to the Subject Parcel E, Ext 13 and is a dirt road with open ditches. It has an average location, west of Vonda, and en-route to the town landfill and cemetery. Parcel D, Ext 28 does not have direct access.

Parcel Size "Before the Taking"

"As if Subdivided" and "Before the Taking"			
Parcel E		Parcel D	
SAMA (Acres)	ISC (Acres)	SAMA (Acres)	ISC (Acres)
N/A	11.40	10.00	10.02

***Note that parcel size reported by ISC will be relied upon**

Parcel Size "After the Taking"

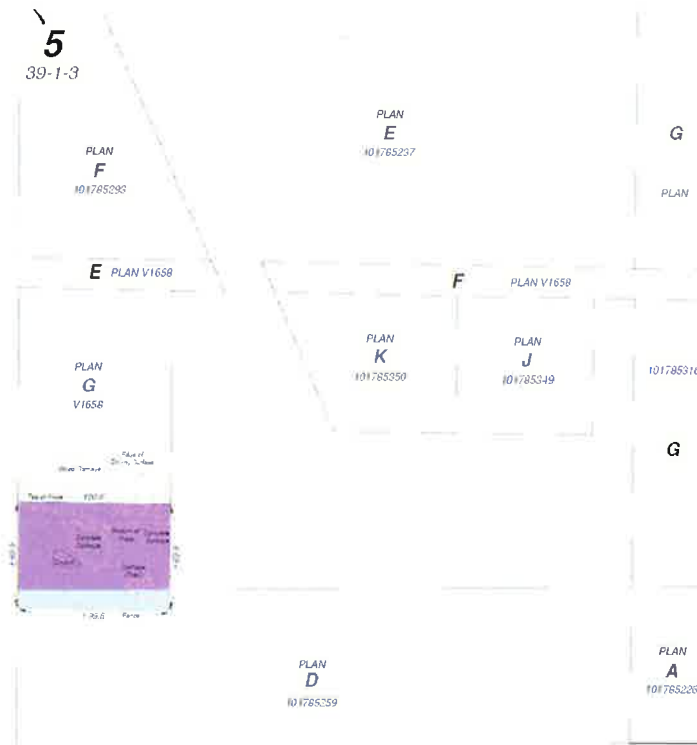
"The Taking" from Parcel E, Ext 13 is a small, 1.41 acre parcel of land that is located in the south west corner and directly south of Parcel G, which is the Town of Vonda landfill site. It will be used to expand the Town's landfill site. The taking has limited impact on Extension 13. Its overall use, access, functionality of the parcel remains similar and so there is little impact beyond that of parcel size and configuration changes.

"The Taking" from Parcel D, Ext 28, is a small 0.31 acre strip of land located in the north west corner of the parcel. It is located directly south of what will be taken from Parcel E, Ext 13 and will be used to further expand the Town of Vonda's landfill site.

"As if Subdivided" and "After the Taking"	
Parcel E	Parcel D
Parcel Size - Acres	Parcel Size - Acres
9.99	9.71

Survey Plan:

The following survey plan highlights the taking from Parcel E, Ext 13 in purple and the taking from Parcel D, Plan 28 is highlighted in blue:



Topography & Soil Conditions

According to Saskatchewan Assessment Management Agency (SAMA), the subject property's parent parcel (Parcel E, Extension 11) topography is considered to be T1 - level to near level. It is classified as cultivated land with a slight stone count (S2) and a weighted final rating of 72.17. Soil classification is Hamlin, Loam. Note that as Parcel E has not yet been subdivided and so there is no assessment directly related to the subdivided parcel (Parcel E, Ext 13).

Per SAMA Parcel D, Ext 28 is classified as cultivated land with topography T1: level to near level and slight stone count (S2). It has a soil classification of Hamlin, Loam and a weighted final rating of 68.56.

Services & Street Improvements

Un-serviced parcels of land. First Avenue is a gravel road with open ditches and provides access to Parcel E. Parcel D does not have direct access.

Zoning

The subject properties are both zoned A - Agricultural District. The zoning details will be discussed in further detail in the zoning and land use controls section.

Neighbouring Uses

The Town of Vonda landfill is located along the western boundary of Parcel E, Extension 13. Cemetery is located along the south side of First Avenue with Parcel E, Extension 13 wrapping around these parcels. Versatile Concepts, which is a modular construction company, is located south east of the subject. Note that the subject is located just west (adjacent) to the Town of Vonda.

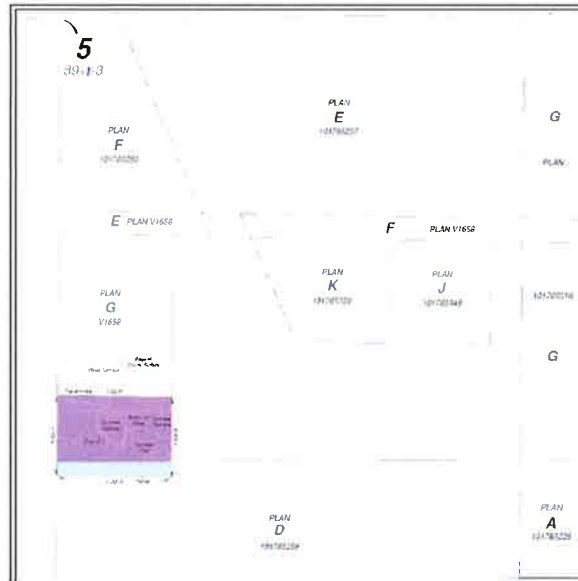
Environmental Concerns

This appraisal report is completed on the assumption that no environmental contamination of any kind exists on site that would negatively influence marketability and or market value. Consideration of environmental problems and concerns is beyond our mandate. Investigations by the appropriate bodies would be required to determine if there are any environmental issues.

Extraordinary Assumptions, Limiting Conditions and Hypothetical Conditions

The subject property is being appraised on a **"Before the Taking", "After the Taking", and "As If Subdivided"** and **"Assuming No Parcel Ties"** basis where a hypothetical condition, extraordinary assumption, and limiting condition are required.

The subject property is being appraised **"As if Subdivided", "Before the Taking" and "After the Taking"**. A hypothetical condition is required as it is assumed that the subject parcel (Parcel E, Plan 101785237, Extension 12) has been subdivided from its parent parcel (Parcel E, Plan 101785237, Extension 11. It is assumed that the parcel size for Extension 13 will be 11.40 acres **"As if Subdivided"** and **"Before the Taking"**. The client requires a portion of Extension 13 for expansion of the landfill area. The area required is 1.41 acres (0.57 hectares) and is based on sketch plan provided by the client and is highlighted in purple below. **"After the Taking"** Parcel E, Plan 101785237, Ext 13 will be 9.99 acres. In addition, a portion of Parcel D is required, which is 0.31 acres (0.127 hectares), according to the sketch plan and is highlighted in blue below, which will result in a parcel size of 9.71 acres **"After the Taking"**. See diagram below:



Source: Survey of Plan

The subject is also being appraised assuming **"No Parcel Ties"**, which disregards the subject Parcel E, Plan 101785237, tie to parcels 145326056 (Parcel C, Plan 101785237, Ext 8) and 203088584 (Parcel M, Plan 102182082), as of the effective date. A limiting condition is required as any change to the above assumptions may cause the appraisal value to change.

ASSESSMENT AND TAXES

Assessment of property for taxation purposes within Saskatchewan is completed by SAMA (Saskatchewan Assessment Management Agency) or by local assessment companies/ authorities on a mass appraisal basis in which software develops values for all properties within a given area. Property Assessment within RM of Grant are completed by SAMA. Mass appraisal systems permit the use of cost, sales comparison and income approaches where appropriate. A revaluation was undertaken in 2015 where values were updated from the old base year of 2011 to 2015. Revaluations are required every four years. The current 'Base Date' for property assessments is January 1, 2015. Note that assessed values are not intended to be reflective of current market value. It is assumed that the subject's assessments is consistent with other properties of this size, type and age within RM of Grant. A detailed assessment review is outside the scope of this appraisal. For taxation purposes, commercial property is assessed at 100% of fair value. The subject's 2019 assessment and 2019 tax information is summarized below:

	Parcel E	Parcel D
Fair Value Assessment - Land	\$35,700	\$14,700
Taxable Assessment - Land	\$19,635	\$8,085
Tax Levy	\$204.80	\$106.70

*Assessment and taxes are based on the Subject Parcel (Extension 11) prior to subdivision "Before the Taking"

SALES HISTORY, OWNERSHIP AND ENCUMBRANCES

The Appraisal Institute of Canada requires reporting and analysis if any sale of the subject property occurred within three years prior to the effective date of the appraisal, if such information is available as at the date of valuation to the appraiser in the normal course of business. Any agreement for sale, option, lease (if applicable) or listing of the subject property must be analysed and reports if it occurred within one year prior to the effective date.

- The subject properties have not been listed or sold over the past three years.
- The purpose of this report is to assist with purchase negotiations for a portion of the subject lands, which may lead to expropriation.

Based on the Saskatchewan Land Titles Registry (ISC), title to the property (is held in the name of Versatile Concepts Industries Ltd. under title numbers 112313506 (parent property, Parcel E, Plan 101785237, Ext 11) and 145015107. A copy of one of the Certificates of Title (number 112313506) is included in the Addenda of this report for reference. The remaining title had only a preliminary search. The following interests are registered on the searched title:

- A mortgage, in the amount of \$500,000 and registered on October 20, 2017 that is held by Bank of Montreal.

It could be that instruments or easements may or may not be current and that legal counsel should be consulted. For purposes of this appraisal report any and all interests registered against the title are presumed to have no influence on market value. Legal consideration should be sought before dealing with title issues.

Note that under the Planning and Development Act, 2007 the subject Parcel E, Plan 101785237, Ext 11 is tied to parcel 145326056 (Parcel C, Plan 101785237, Ext 8) and 203088584 (Parcel M, Plan 102182082), which means that they may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority. However, given that these parcels are unaffected by the taking they are not included in the analysis and therefore are assumed that no parcel ties exist.

ZONING AND LAND USE CONTROLS

The subject property is zoned A - Agricultural District, under the Zoning Bylaws of RM of Grant. The intent of this zoning district is to provide for the primary use of land in the form of agricultural development and associated agricultural uses. Refer to the Zoning Map and RM of Grant Zoning Bylaw excerpt included in the addenda for additional details.

The bylaw has a range of permitted and discretionary uses and it provides provisions for minimum site areas, setbacks, minimum lot frontages, side yards etc. The subject is presumed to conform to the bylaw and any other jurisdictional requirements (Fire code, building code, health department, etc.).

PART IV – ANALYSIS AND CONCLUSIONS

HIGHEST AND BEST USE

'Highest and Best Use' is a basic premise of valuation and it must be clearly discussed in every appraisal. The Appraisal Institute of Canada defines the 'Highest and Best Use' of a property, under section 3.30 of the 2020 edition of the Canadian Uniform Standards of Professional Appraisal Practice, as

"The reasonably probable use of Real Property, that is physically possible, legally permissible, financially feasible, and maximally productive, and that results in the highest value."

The following criteria form the basis of the 'Highest and Best Use' analysis:

Physically Possible	Consideration of factors such as: shape, size, soil bearing capacity, topography, infrastructure of the neighbourhood, exposure, location and access/egress.
Legally Permissible	Consideration of factors such as: zoning/ land use conformity, environmental controls, conformity to neighbouring uses and probability of use (time factor).
Financially Feasible	Consideration of marketability (supply/demand, value in combination and interim use) and financial analysis (highest net present value and greatest return).
Maximally Productive	Consideration of maximizing an investor's profits/ returns (most profitable).

The 'Highest and Best Use' of land or a site is the use among all reasonable alternative uses that yields the highest present land value and it assumes that the parcel is vacant or can be made vacant by demolishing any improvements.

Considering that the subject property is agricultural land, the 'Highest and Best Use' of the subject property "As Improved" is not analyzed; as such, the 'Highest and Best Use' analysis is limited to the subject site "As If Vacant".

"Before the Taking" and Ignoring the Scheme

The subject land is currently zoned A – Agricultural District under the RM of Grant bylaws. The subject land is located adjacent (to the west) of the Town of Vonda. To the north and west is mainly bare agricultural land. The Town of Vonda landfill is located along First Avenue and is directly north of subject Parcel E, Extension 13. The cemetery is also located along First Avenue with Parcel E, Extension 13 wrapping around these parcels. Versatile Concepts Industries Ltd. a modular construction company, is located south east of the subject. Demand in the Town of Vonda has been moderate over the years and, based on a discussion with the town, there are no plans to expand into Parcel E, Plan 101785237 (the subject parcel) in the short-term. Based on the subject's location, zoning, surrounding development and demand, the 'Highest and Best Use' of the subject property "Before the Taking" and Ignoring the Scheme is for a continuation of its existing use as agricultural land until demand warrants a higher intensive use.

"After the Taking" and Recognizing the Scheme

The takings do not cause a loss in accessibility to the parcels nor does the configuration change drastically. Overall, the changes caused by the partial taking do not affect the marketability of the subject. The drainage, topography, elevation, functional utility, and visibility are also not impacted by the taking. The overall use, access, functionality of the parcels remains similar and so there is little impact beyond that of parcel size change/ number of acres, and configuration. Based on the subject's location, zoning, surrounding development and demand, the 'Highest and Best Use' of the subject property "After the Taking", and recognizing the scheme is for a continuation of its existing use as agricultural land.

INTRODUCTION TO VALUATION METHODOLOGIES

This section outlines the general procedures employed in the valuation of property in general. It is meant to serve as a brief overview of general appraisal methodology. The valuation process is accomplished through the application of three primary approaches to value: the Cost Approach, the Direct Comparison Approach and the Income Approach. The determination as to which of these approaches to value is best applicable to a specific assignment is largely dependent upon the nature of the assignment and the available data.

Valuation of the Subject Property/ Method Utilized

The value of a vacant land parcel is determined based on the amount for which similar sites can be acquired. A review of market sales as part of the Direct Comparison Approach is the primary method for land valuation. Note that since vacant land is free of structural improvement, the basis does not exist to apply the Cost Approach. The Income Approach is considered but it is not utilized based on the limited income potential of the subject land.

DIRECT COMPARISON APPROACH

DIRECT COMPARISON APPROACH - LAND VALUE

In the development of a bare land estimate there are six generally accepted valuation methods: Direct Comparison, Allocation, Extraction, Subdivision Development, Land Residual, and Ground Rent Capitalization. The preferred method is the Direct Comparison Approach where there is sufficient sales data available.

The Direct Comparison Approach is founded upon the principle of substitution which implies that a prudent person will not pay more for a given property than the cost of acquiring an equally acceptable substitute property, provided that the substitution can be made without undue delay. The application of this approach includes a review of sales of properties that are similar to the subject. The analysis is based on a comparison of like-to-like and it can be reliable if enough sales of similar properties can be found for comparative purposes. The comparable sales are analyzed on a common unit of comparison, they are compared to the subject, adjusted for differences, and rationalized into an estimate of value. There are four basic units of comparison used to value sites: frontage, area, parcel or lot and units buildable. The predominant price per unit expression utilized in the subject area are price acre.

As the purpose of this appraisal is for purchase negotiations and possible expropriation, there are concepts particular to expropriation that go beyond the typical Direct Comparison Analysis. These concepts need to be applied in order to arrive at the value conclusion. The steps taken to determine the value conclusions in this case are as follows:

1. Valuing the subject parcel before the taking
2. Valuing the partial taking
3. Valuing the subject parcel after the taking (remainder)
4. Valuing the loss in market value to the land and severance damages using a modified before and after calculation

1. Before the Taking Value of the Subject Land

The subject Parcel E, Extension 13 is an 11.40 acre parcel and Subject Parcel D, Extension 28 is a 10.02 acre parcel; both of which are agricultural land located in the RM of Grant and adjacent to the Town of Vonda. Given limited sales/ listing data within RM of Grant, the scope was widened to include a larger market area, in an effort to identify sales and listings from other real estate markets that can provide further support as to the market value of the subject land. Despite differences in population, economies and location indicators from these markets reflect the best available market evidence.

The indicators presented are considered to be good alternatives where they would have been in direct competition with the subject had they been listed for sale concurrently. Note that full disclosure of each sale transaction's detail is not included for reasons of confidentiality.

Analysis of Land Value Indicators

The following table summarizes the comparable sales/ listings (active and expired) that are considered comparable to the subject site.

Land Value Indicators							
#	Address	Sale Date	Sale/ List Price	Zoning	Location	Site Size (Acres)	Price/ Acre
1	Proposed Development Site, Langham	Listing	\$566,750	Ag	Borders Langham	22.67	\$25,000
2	Parcel E, Plan 102251584, RM of Humboldt	Oct-19	\$250,000	Comm	Along Highway 5, West of Humboldt	16.63	\$15,033
3	W 1/2 SW 3-36-05 W3rd, RM of Corman Park	Oct-18	\$1,000,000	Ag	Adjacent Riverside Golf and Country Club	79.60	\$12,563
4	Parcel B: SE 6-38-01 W3rd, RM of Grant	Aug-16	\$42,000	CR	10 km south west Vonda, west of 671.	5.00	\$8,400
5	SE 14-36-04 W3rd, Ext 2, RM of Corman Park	Mar-17	\$400,000	Ag	Borders Rural Residential Subdivision	74.54	\$5,366
6	Parcel A, Plan 101438917, Ext 46, Pt of NE 14-38-03 W3rd, RM of Aberdeen	Dec-16	\$200,000	Ag	Along Highway 41	40.74	\$4,909
7	Parcels B & C: SW 13-41-06 W3rd, RM of Laird	Expired Listing	\$250,000	Ag	Adjacent to Hague	59.50	\$4,202
8	S 1/2 NW 33-40-03 W3rd, RM of Rosthern	Jun-18	\$225,000	Ag	4 km south east Hague, Borders Blumenthal	75.22	\$2,991
9	SW 34-38-01 W3rd, RM of Grant	Feb-19	\$230,000	Ag	<1 km south east of Vonda	159.27	\$1,444
10	NW 26-38-01 W3rd, RM of Grant	Nov-18	\$195,000	Ag	5 km south east of Vonda	158.00	\$1,234
Mean Summary			\$335,875			69.12	\$8,114
SB	Parcel E, Ext 13, RM of Grant	N/A	N/A	Ag	Adjacent to Vonda, borders landfill	11.40	TBD
	Parcel D, Ext 28, RM of Grant	N/A	N/A	Ag	Adjacent to Vonda, south of landfill	10.02	TBD

Key: TBD = To be determined, SB = Subject, Ag = Agricultural, Comm = Commercial, CR = Country Residential, km = Kilometer

A total of nine sales since August 2016, one active listing, and one expired listing were analysed. The indicators of land value presented above range in size from 5 acres to 159.27 acres with a sale price of \$1,130 per acre to \$25,000 per acre, with a mean value of \$7,479 per acre. The law of diminishing marginal utility or economies of scale states that larger parcels sell at a lower per unit than smaller parcels all else equal.

Indicator 1 (\$25,000/ acre) is an active listing of a parcel of land located within Langham and on the west end of town. This location is superior compared to the subject's location adjacent to Vonda, where there is low demand for future development. Langham is further superior as it is located along Highway 16. This indicator is an active listing that has not yet sold and is therefore expected to achieve a sale price below its listed price. It is being marketed for residential, institutional, and/ or commercial development. In terms of zoning, Indicator 1 is zoned agricultural, which is similar compared to the subject parcels. Indicator 1 is larger in terms of size compared to the subject parcels, but based on its location in Langham and being a listing, a rate below this indicator is justified for both subject parcels.

Indicator 2 (\$15,033/ acre) is a recent sale of a slightly larger parcel that is located along Highway 5 and west of Humboldt. Although this indicator doesn't border a town, it has highway frontage and is therefore superior in terms of location. In addition, its proximity to a small city is superior compared to the subjects' location adjacent to Vonda. Indicator 2 has a superior commercial zoning. Overall, Indicator 2 is superior and a rate below this indicator is justified for both subject parcels.

Indicator 3 (\$12,563/ acre) is located in the RM of Corman Park, just south of the City of Saskatoon and adjacent to the Riverside Golf and Country Club; accordingly, it has a far superior location when compared to the subject parcels. In terms of parcel size and economies of scale, Indicator 3 is inferior, but based on its superior location this indicator is superior compared to both the subject parcels.

Indicator 4 (\$8,400/ acre) is the dated sale of a residential building site located in the RM of Grant, 10 kilometres south west of Vonda, and west of Highway 671. Its location is moderately inferior compared to the subject's location adjacent to the town, but note that Subject Parcel E, Extension 13 is adjacent to the landfill. Indicator 4 is moderately superior based on economies of scale. A rate below this indicator is justified for both subject parcels.

Indicator 5 (\$5,366/ acre) is the sale of a larger parcel that borders a rural residential subdivision that is located just east of Saskatoon in the RM of Corman Park. Its location in the RM of Corman Park is superior compared to the subject's location in the RM of Grant and near the landfill. Based on parcel size and economies of scale, Indicator 5 is inferior, but given its superior location, a rate below this indicator will be concluded for both subject parcels.

Indicator 6 (\$4,909/ acre) is the sale of a larger parcel located in the RM of Aberdeen. It is inferior with regards to economies of scale. This indicator has highway frontage, which is superior compared to the subject's location. But note that the subject is adjacent to a town with negative influence of the landfill. This indicator sold in 2016 and the market has softened since its time of sale. A rate below Indicator 6 will be concluded for both subject parcels.

Indicator 7 (\$4,202/ acre) is an expired listing of a larger parcel of land that borders the Town of Hepburn. Although this indicator is an expired listing it is included in the analysis as it an agricultural parcel that borders a small town. But note that it has not sold and therefore sets the upper limit for what could be expected for the subject parcel, all else equal. This indicator is marketed for future growth of the town, and timeline for development would be similar compared to the subject's location in Vonda. Hepburn is located along Highway 12, which is moderately superior compared to the subject's location in Vonda, along Highway 27. Indicator 7 has a similar zoning compared to the subject. Note that approximately 20 acres of this parcel have been graded in preparation for development. The subject parcels are both significantly smaller in terms of size compared to this indicator and so they are superior with regards to economies of scale, which somewhat offsets its superior location. All things considered, a rate just above this indicator is justified.

Indicator 8 (\$2,991/ acre) is the sale of a larger parcel that is located adjacent to Blumenthal, which is a Hamlet 5 kilometers west of Hague, within the RM of Rosthern. This location adjacent to the hamlet is inferior compared to the subject's location adjacent to Vonda, but note that Blumenthal has experienced steady demand in recent years. Overall, a rate above Indicator 8 is justified for both subject parcels.

Indicator 9 (\$1,444/ acre) is the sale of a full quarter section of agricultural land located just outside of Vonda. This indicator is certified organic land, but based on its size and the impact of economies of scale, a rate above Indicator 9 is supported for both subject parcels.

Indicator 10 (\$1,234/ acre) is another sale of a full quarter section of agricultural located near Vonda. This indicator is approximately 5 kilometers south east of Vonda and is inferior given that the subject is adjacent to the town. In addition, based on economies of scale, the subject is superior and a rate above Indicator 10 is justified for both subject parcels.

Conclusion

Based on the above analysis, the subject parcels are both considered to be inferior compared to Indicators 1 through 6, and superior compared to the remaining indicators. Subject Parcel E, Extension 13 has access along First Avenue, but is adjacent to the Town of Vonda landfill, while Subject Parcel D, Extension 28 does not have direct access, but is south of the landfill. Overall, a value below Indicator 6 (\$4,909/ acre), and above Indicator 7 (\$4,202/ acre) at \$4,500 per acre is concluded for the subject parcels "Before the Taking".

Therefore,

$$\begin{aligned} \$4,500 \text{ per acre} \times 11.40 \text{ acres} &= \$51,300 \\ &\text{Rounded to } \$51,000 \end{aligned}$$

Land Value Conclusion	
Value of Parcel E, Plan 101785237, Ext 13	\$51,000 "Before the Taking", "As if Subdivided", and "Assuming no Parcel Tie"

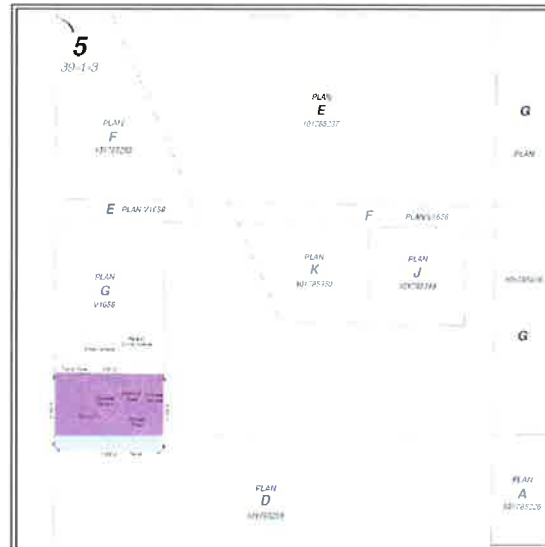
Therefore,

$$\begin{aligned} \$4,500 \text{ per acre} \times 10.02 \text{ acres} &= \$45,090 \\ &\text{Rounded to } \$45,000 \end{aligned}$$

Land Value Conclusion	
Value of Parcel D, Plan 101785259, Ext 28	\$45,000 "Before the Taking"

2. The Partial Taking Value

The following analysis is used to determine the value of the partial takings. The partial taking from Subject Parcel E, Ext 13 is a rectangular configured parcel of land on its western boundary, south of Parcel G, which is the Town of Vonda landfill site. It is 1.41 acres, based on the sketch plan details provided by the client. The following diagram shows the partial taking highlighted in purple. The partial taking from Subject Parcel D, Ext 28 is a narrow strip of land located in its north-west corner. It is directly south of the taking from Parcel E, Extension 13 and will also be used for expansion of the Town of Vonda's landfill site. The following diagram shows the partial taking highlighted in blue.



It is concluded that the partial takings are not considered to be marketable on their own. There would be no willing purchaser in the open market other than the Town of Vonda for the use of landfill expansion. Therefore, the partial taking must be valued at the value it contributes to the whole property. This value is determined by using the "Across the Fence (ATF) methodology.

Across the Fence (ATF) Valuation Methodology

The ATF valuation method is a variation of the Direct Comparison Approach, which has frequently been adopted in order to value "Partial Takings" of land. It is based on the premise that the land being taken for expropriation purposes should be worth at least as much as the land through which it passes. Using this approach, the land being taken is typically divided into segments based on those lands with similar utility, based on adjacent land use. Then the value of a typical parcel of adjacent land is applied to that portion of land being taken to arrive at its market value. Finally, the values of each of the segments are added to estimate the ATF value of the total land being expropriated.

The value outlined by this method for the subject parcel is equal to the per unit value of the parent parcel. This value follows suit of similar cases in which partial takings were valued. The Bonaventure Case in particular can be applied to the subject case. In the Bonaventure Case, two small strips of land were taken from two larger parcels; one being a 127.00 acre parcel and the second taken from a smaller 1.50 acre parcel. The application of the decision is outlined as follows:

- a. The land holding must be considered as it exists – one cannot create a parcel which does not exist and one cannot assume a subdivision which does not exist.
- b. The Valuation must be done in two steps:
 - i. For the strip taken from the 127.00 acre parcel the per acre value of the 127.00 acre parcel must be determined and that per acre value applied to the strip taken.
 - ii. For the strip taken from the 1.50 acre parcel the per acre value of that lot must be determined and the per unit value applied to the strip taken.

The above noted case outlines that the valuation of a strip taken from either small or large parcel of land will be the same, or equal to the per unit value of the parent parcel.

The Larger Parcel

In order to measure the loss caused by the partial taking, the larger parcel must be defined. The larger parcel concept is unique to expropriation cases. Depending on the partial taking, the larger parcel may be defined as part of a parcel, one whole parcel, or multiple parcels. The larger parcel is considered to be the portion of a property that has unity of ownership, contiguity, and unity of use. These three criteria must be met for the larger parcel concept to be evoked.

The subject properties are agricultural parcels both owned by Versatile Concept Industries Ltd.; both Parcels E, Extension 13 and Parcel D, Extension 28 are one contiguous parcel "Before the Taking" and have unity of use as an agricultural sites with potential for future higher intensive development. The subject parcels both meets the criteria for the larger parcel and therefore, the full 11.40 acre parcel (Parcel E, Extension 13) and 10.02 acre parcel (Parcel D, Extension 28) are concluded to be the larger parcels.

Partial Taking Conclusion

Given the concluded per acre rate for the parent parcel above, the next step in the ATF Valuation Methodology is undertaken by applying the same per acre rate of the cultivated portion of the larger parcel to the portion to be taken.

Therefore: Parcel E, Extension 13

Partial Taking =	
1.41 acres x \$4,500 per acre =	\$6,345
Rounded	\$6,000

Therefore: Parcel D, Extension 28

Partial Taking =	
0.31 acres x \$4,500 per acre =	\$1,395
Rounded	\$1,500

3. After the Taking Value of the Remainder

"After the Taking", the remainder of the Subject Parcel E, Extension 13 will be 9.99 acres and Parcel D, Extension 28 will be 9.71 acres. The highest and best use after the taking remains consistent with the highest and best use before the taking and is for a continuation of its existing use as agricultural land with potential for future higher intensive development. The following is an analysis of the subject parcels after the taking. Valuation techniques remain consistent with before the taking and the same dataset is relied upon.

Land Value Indicators							
#	Address	Sale Date	Sale/ List Price	Zoning	Location	Site Size (Acres)	Price/ Acre
1	Proposed Development Site, Langham	Listing	\$566,750	Ag	Borders Langham	22.67	\$25,000
2	Parcel E, Plan 102251584, RM of Humboldt	Oct-19	\$250,000	Comm	Along Highway 5, West of Humboldt	16.63	\$15,033
3	W 1/2 SW 3-36-05 W3, RM of Corman Park	Oct-18	\$1,000,000	Ag	Adjacent Riverside Golf and Country Club	79.60	\$12,563
4	Parcel B: SE 6-38-01 W3rd, RM of Grant	Aug-16	\$42,000	CR	10 km south west Vonda, west of 671.	5.00	\$8,400
5	SE 14-36-04 W3rd, Ext 2, RM of Corman Park	Mar-17	\$400,000	Ag	Borders Rural Residential Subdivision	74.54	\$5,366
6	RM of Aberdeen	Dec-16	\$200,000	Ag	Along Highway 41	40.74	\$4,909
7	Parcels B & C: SW 13-41-06 W3rd, RM of Laird	Expired Listing	\$250,000	Ag	Adjacent to Hague	59.50	\$4,202
8	S 1/2 NW 33-40-03 W3rd, RM of Rosthern	Jun-18	\$225,000	Ag	4 km south east Hague, Borders Blumenthal	75.22	\$2,991
9	SW 34-38-01 W3rd, RM of Grant	Feb-19	\$230,000	Ag	<1 km south east of Vonda	159.27	\$1,444
10	NW 26-38-01 W3rd, RM of Grant	Nov-18	\$195,000	Ag	5 km south east of Vonda	158.00	\$1,234
Mean Summary			\$335,875			69.12	\$8,114
SB	Parcel E, Plan 101785237, RM of Grant	N/A	N/A	Ag	Adjacent to Vonda, borders landfill	9.99	TBD
	Parcel D, Plan 101785259, RM of Grant				Adjacent to Vonda, south of landfill	9.71	TBD

Key: TBD = To be determined, SB = Subject, Ag = Agricultural, Comm = Commercial, CR = Country Residential, km = Kilometer

Indicator 1 (\$25,000/ acre) is an active listing of a parcel of land located within Langham and on the west end of town. This location is superior compared to the subject's location adjacent to Vonda, where there is low demand for future development. Langham is further superior as it is located along Highway 16. This indicator is an active listing that has not yet sold and is therefore expected to achieve a sale price below its listed price. It is being marketed for residential, institutional, and/ or commercial development. In terms of zoning, Indicator 1 is zoned agricultural, which is similar compared to the subject parcels "After the Taking". Indicator 1 is larger in terms of size compared to the subject parcels "After the Taking", but based on its location in Langham and being a listing, a rate below this indicator is justified.

Indicator 2 (\$15,033/ acre) is a recent sale of a slightly smaller parcel that is located along Highway 5 and west of Humboldt. Although this indicator doesn't border a town, it has highway frontage and is therefore superior in terms of location. In addition, its proximity to a small city is superior compared to the subject's location adjacent to Vonda. Indicator 2 has a superior commercial zoning. Overall, Indicator 2 is superior and a rate below this indicator is justified for the subject parcels "After the Taking".

Indicator 3 (\$12,563/ acre) is located in the RM of Corman Park, just south of the City of Saskatoon and adjacent to the Riverside Golf and Country Club; accordingly, it has a far superior location when compared to the subject. In terms of parcel size and economies of scale, Indicator 3 is inferior, but based on its superior location this indicator is superior compared to the subject parcels "After the Taking".

Indicator 4 (\$8,400/ acre) is the dated sale of a residential building site located in the RM of Grant, 10 kilometres south west of Vonda, and west of Highway 671. Its location is moderately inferior compared to the subject's location adjacent to the town, but note that the subject is adjacent to a town with negative influence of the landfill. This indicator sold in 2016 and the market has softened since its time of sale. A rate below Indicator 6 will be concluded for both subject parcels "After the Taking".

Indicator 5 (\$5,366/ acre) is the sale of a larger parcel that borders a rural residential subdivision that is located just east of Saskatoon in the RM of Corman Park. Its location in the RM of Corman Park is superior compared to the subject's location in the RM of Grant. Based on parcel size and economies of scale, Indicator 5 is inferior, but given its superior location, a rate below this indicator will be concluded for the subject parcels "After the Taking".

Indicator 6 (\$4,909/ acre) is the sale of a larger parcel located in the RM of Aberdeen. This indicator has highway frontage, which is superior compared to the subject's location. But note that the subject is adjacent to a town, but note that the subject is adjacent to a town with negative influence of the landfill. This indicator sold in 2016 and the market has softened since its time of sale. A rate below Indicator 6 will be concluded for the subject parcels "After the Taking".

Indicator 7 (\$4,202/ acre) is an expired listing of a larger parcel of land that borders the Town of Hepburn. Although this indicator is an expired listing it is included in the analysis as it an agricultural parcel that borders a small town. But note that it has not sold and therefore sets the upper limit for what could be expected for the subject parcels. This indicator is marketed for future growth of the town, and timeline for development would be similar compared to the subject's location in Vonda. Hepburn is located along Highway 12, which is moderately superior compared to the subject's location in Vonda, along Highway 27. Indicator 7 has a similar zoning compared to the subject. This indicator is inferior with regards to economies of scale. Note that approximately 20 acres of this parcel have been graded in preparation for development. The subject parcels are both significantly smaller in terms of size compared to this indicator and so they are superior with regards to economies of scale, which somewhat offsets its superior location. All things considered, a rate just above this indicator is justified for the subject parcels given their smaller parcel size "After the Taking".

Indicator 8 (\$2,991/ acre) is the sale of a larger parcel that is located adjacent to Blumenthal, which is a Hamlet 5 kilometers west of Hague, within the RM of Rosthern. This location adjacent to the hamlet is inferior compared to the subject's location adjacent to Vonda, but note that Blumenthal has experienced steady demand in recent years. Overall, a rate above Indicator 8 is justified for the subject parcels "After the Taking".

Indicator 9 (\$1,444/ acre) is the sale of a full quarter section of agricultural land located just outside of Vonda. This indicator is certified organic land, but based on its size and the impact of economies of scale, a rate above Indicator 9 is supported for the subject parcels "After the Taking".

Indicator 10 (\$1,234/ acre) is another sale of a full quarter section of agricultural land located near Vonda. This indicator is approximately 5 kilometers south east of Vonda and is inferior given that the subject is adjacent to the town. In addition, based on economies of scale, the subject is superior and a rate above Indicator 10 is justified for the subject parcels "After the Taking".

Conclusion

Based on the above analysis, the subject is considered to be inferior compared to Indicators 1 through 6, and superior compared to the remaining indicators. Overall, a value below Indicator 6 (\$4,909/ acre), and above Indicator 7 (\$4,202/ acre) at \$4,500 per acre is concluded for the subject parcel.

Therefore: Parcel E, Extension 13

\$4,500 per acre x 9.99 acres = \$44,955
 Rounded to \$45,000

Land Value Conclusion	
Value of Parcel E, Extension 13	\$45,000 "After the Taking"

Therefore: Parcel D, Extension 28

\$4,500 per acre x 9.71 acres = \$43,695
 Rounded to \$43,500

Land Value Conclusion	
Value of Parcel D, Extension 28	\$43,500 "After the Taking"

4. Severance Damages

The following analysis is included to determine if there is any injurious affection associated with the taking as noted under Sections 22(2) and 35(3) of the Expropriation Procedures Act.

The following excerpts are taken from portions of Section 22(2) and 35(3) of the Expropriation Procedures Act:

22 (2) The expropriating authority shall forthwith after the service of a notice under subsection (1) furnish the owner with the evaluation report showing all the facts taken into account by the expropriating authority in arriving at the amount of compensation offered and, without limiting the generality of the foregoing, the report shall also show:

- (a) the value assigned by the expropriating authority to the land or interest taken by expropriation exclusive of the improvements or things grown thereon;
- (b) the value assigned by the expropriating authority to the improvements or things grown on the land expropriated;
- (c) the estimated amount of the damage to the remaining property of the owner; and
- (d) the estimated expense of any moving necessitated by the expropriation.

35 (3) There shall be set forth in the statement of claim and in the statement of particulars the material facts on which the party intends to rely at the trial of the action with respect to the following matters where applicable:

- (a) the best use that can be made of the expropriated land;
- (b) any zoning laws applicable to the expropriated land;
- (c) designation of land that may be claimed to be comparable to the expropriated land the sale of which could form a basis for an opinion of the value of the expropriated land;
- (d) damage caused by the severance of the expropriated land from the other land;
- (e) the cost of replacing the land, less depreciation, and the rate of depreciation where depreciation is considered as a factor in fixing the cost of replacement;
- (f) capitalization of income attributable to the expropriated land where such income is considered as a factor in valuing the expropriated land;
- (g) the fair market value of the parcel of land from which the expropriation was made, both before and after expropriation;
- (h) the sum or each of the several sums claimed by the owner as damages

Severance Damages Conclusions

The analysis section above addresses Section 22(2) (a) and Sections 35(3) (a), (b), and (c). The following sections are addressed below:

Section 22 (2) (c): As noted above the partial taking results in a loss of vacant agriculturally zoned land. The taking does not cause a loss in accessibility to the parcel. The configuration changes slightly, but it is concluded not the impact the market value. Overall, the changes caused the partial taking do not affect the marketability of the subject parcels. The drainage, topography, elevation, functional utility and visibility are also not impacted by the takings. Therefore, as noted in the preceding analysis, the damage to the remaining land is the loss in the market value of land, which was concluded at \$6,000 for Subject Parcel E, Extension 13 and \$1,500 for Subject Parcel D, Extension 28.

Section 35 (3) (d): In order to determine the severance damages, a modified "before and after" method is employed. This method is frequently used to determine compensation where there has been a partial taking of land from a larger parcel. The method is employed by determining the market value of the larger parcel immediately prior to the taking (ignoring the scheme) and immediately after the taking (considering the scheme). The difference in value is therefore attributed to the loss in market value to the remainder and any severance damages. In order to isolate the severance damages, the value of the partial taking is deducted from the difference in the before and after method.

If the taking results in the remainder increasing in value, this increase is referred to as "betterment". This "betterment" can offset severance damages and other forms of injurious affection, but cannot be used against the market value of the land or interest as per the Federal Act Sub-section (27 (2)).

In the subject's case, the value of the severance damages are:

Parcel E, Extension 13

Difference between the before and after method (\$51,000 - \$45,000) =	\$6,000
Less Value of Partial Taking =	(<u>\$6,000</u>)
Equals Severance Damages	(\$0)

Parcel D, Extension 28

Difference between the before and after method (\$45,000 - \$43,500) =	\$1,500
Less Value of Partial Taking =	(<u>\$1,500</u>)
Equals Severance Damages	(\$0)

Overall, it is concluded that the value of the remaining parcel would not be harmed or injured by the taking and there is no reduction in market value on a per acre basis. Given that there are no detrimental value effects of the taking, there are no severance damages to the land.

Therefore,

Severance Damages Conclusion	
Parcel E, Plan 101785237, Ext 13	\$0
Parcel D, Plan 101785259, Ext 28	\$0

The total loss in land value and severance damages caused by the taking is \$3,000 (\$305,000 - \$302,000) as summarized below:

Total Loss in Market Value and Severance Damages	
Parcel E, Plan 101785237, Ext 13	\$6,000
Parcel D, Plan 101785259, Ext 28	\$1,500

Section 22 (2) (b): This section does not apply to the specific appraisal report.

Section 22 (2) (d): This section does not apply to the specific appraisal report.

Section 35 (3) (e): The subject land is considered to be a non-depreciable asset and therefore this section is not applicable.

Section 35 (3) (f): The subject land is a not an income producing property and therefore this section is not applicable.

Summary of Value Conclusions

	Parcel E, Plan 101785237, Ext 13 "As if Subdivided"	Parcel D, Plan 101785259, Ext 28
Value Before the Taking	\$51,000	\$45,000
Less: Value of Remaining	<u>\$45,000</u>	\$43,500
= Difference between Before and After Values	\$6,000	\$1,500
Less: Value of Partial Taking	<u>(\$6000)</u>	<u>(\$1,500)</u>
= Severance Damages	\$0	\$0
Total Loss in Market Value to the Land and Severance Damages	\$6,000	\$1,500

RECONCILIATION AND FINAL VALUE ESTIMATE

The approach to value utilized in this appraisal indicated the following:

Market Value of "As if Subdivided" and "Before the Taking" by Direct Comparison Approach

- Total Market Value "Before the Taking" of Parcel E, Plan 101785237, Ext 13..... \$51,000
- Total Market Value "Before the Taking" of Parcel D, Plan 101785259, Ext 28 \$45,000

Value of Partial Taking

- 1.41 Acres of Parcel E, Plan 101785237, Ext 13..... \$6,000
- 0.31 Acres of Parcel D, Plan 101785259, Ext 28 \$1,500

Market Value of "As if Subdivided" and "After the Taking"

- Parcel E, Plan 101785237, Ext 13..... \$45,000
- Parcel D, Plan 101785259, Ext 28..... \$43,500

Severance Damages

- Parcel E, Plan 101785237, Ext 13..... Nil
- Parcel D, Plan 101785259, Ext 28..... Nil

Total Loss in Market Value to the Remainder

- Parcel E, Plan 101785237, Ext 13..... \$6,000
- Parcel D, Plan 101785259, Ext 28..... \$1,500

The subject land is valued based on the Direct Comparison Approach. The Direct Comparison Approach directly reflects the actions of owner-users and real estate investors; as such, it is considered to be reliable. The value of a vacant land parcel is typically based on the amount for which similar sites can be acquired. Several comparable indicators were utilized in the analysis which are similar to the subject in terms of utility. This approach is considered to be very reliable when recent comparable land sales exist. Note that since vacant land is free of structural improvement, the basis does not exist to apply the Cost Approach. The Income Approach is considered but it is not utilized based on the limited income potential of the subject land.

Exposure Time

The Appraisal Institute of Canada (AIC) recognizes the following definition of 'Exposure Time' at section 3.21 of the 2020 edition of the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP):

"The estimated length of time the property interest being appraised would have been offered on the market before the hypothetical consummation of a sale at the estimated value on the Effective Date of the appraisal."

Exposure time is a retrospective estimate of a length of time based upon an analysis of past events assuming a competitive and open market, and is presumed to have preceded the effective date of the appraisal. It also states that reasonable exposure encompasses adequate, sufficient and reasonable time and reasonable marketing effort. The exposure time of the improved indicators is as follows:

Land Value Indicators – Exposure Time Analysis						
#	Address	Sale Date	Sale/ List Price	Site Size (Acres)	Price/ Acre	DOM
1	Proposed Development Site, Langham	Listing	\$566,750	22.67	\$25,000	N/A
2	Parcel E, Plan 102251584, RM of Humboldt	Oct-19	\$250,000	16.63	\$15,033	176
3	W 1/2 SW 3-36-05 W3, RM of Corman Park	Oct-18	\$1,000,000	79.60	\$12,563	284
4	Parcel B: SE 6-38-01 W3rd, RM of Grant	Aug-16	\$42,000	5.00	\$8,400	64
5	SE 14-36-04 W3rd, Ext 2, RM of Corman Park	Mar-17	\$400,000	74.54	\$5,366	N/A
6	RM of Aberdeen	Dec-16	\$200,000	40.74	\$4,909	149
7	Parcels B & C: SW 13-41-06 W3rd, RM of Laird	Expired Listing	\$250,000	59.50	\$4,202	363
8	S 1/2 NW 33-40-03 W3rd, RM of Rosthern	Jun-18	\$225,000	75.22	\$2,991	N/A
9	SW 34-38-01 W3rd, RM of Grant	Feb-19	\$230,000	159.27	\$1,444	159
10	NW 26-38-01 W3rd, RM of Grant	Nov-18	\$195,000	158.00	\$1,234	53
Mean Summary			\$335,875	69.12	\$8,114	178
SB	Parcel E, Plan 101785237, Ext 13 RM of Grant	N/A	N/A	11.40	TBD	TBD
	Parcel D, Plan 101785259, Ext 28, RM of Grant			10.02		
Key: TBD = To be determined, SB = Subject , DOM = Days on Market						

Indicators had exposure times ranging from 53 to 363 days, or about 1.5 months to 12 months. The average exposure time for the comparables is 178 days, or about 6 months. An exposure time estimate for the subject property of up to six months on MLS® or with equivalent marketing efforts could reasonably be expected. This time should be sufficient to achieve a sale at the reported value.

The values are based on the subject property being exposed to the market for up to six months on MLS® or with equivalent marketing efforts. Overall, the fee simple market value of the subject property which is located at Parcel E, Plan 101785237, Ext 13 and Parcel D, Plan 101785259, Ext 28, RM of Grant, Saskatchewan, as of February 29, 2020, is

CERTIFICATION

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

- Only a drive-by type site visit was completed by the undersigned indicated.
- 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 impartial and unbiased professional analyses, opinions and conclusions;
- I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict with respect to the parties involved with this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- My engagement in and compensation is not contingent upon developing or reporting predetermined results, the amount of value estimate, a conclusion favoring the client, or the occurrence of a subsequent event.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the CUSPAP.
- I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with CUSPAP;
- Except as herein disclosed, no one has provided significant professional assistance to the person signing this report;
- As of the date of this report the undersigned has fulfilled the requirements of the AIC's Continuing Professional Development Program;
- The undersigned is a member in good standing of the Appraisal Institute of Canada.

As set out elsewhere in this report, this report is subject to certain assumptions and limiting conditions, the verification of which is outside the scope of this report. Based upon the data, analysis, and conclusions contained herein, the market value of the fee simple interest in the subject property located at Parcel E, Plan 101785237, Ext 11, RM of Grant, Saskatchewan, as of February 29, 2020 is estimated at:

Final Market Value Conclusion as of February 29, 2020

"Before the Taking" and "Assuming No Parcel Tie"	Parcel E, Plan 101785237, Ext 11	24.93 Acres	SEVENTY-FIVE THOUSAND DOLLARS (\$75,000)
Partial Taking	Parcel E, Plan 101785237, Ext 11	0.16 Acres	FIVE HUNDRED DOLLARS (\$500)
"After the Taking", "As if Subdivided", and Assuming No Parcel Tie"	Parcel E, Plan 101785237, Ext 12	13.37 Acres	SIXTY THOUSAND DOLLARS (\$60,000)
	Parcel E, Plan 101785237, Ext 13	11.40 Acres	FIFTY THOUSAND DOLLARS (\$50,000)
Severance Damages	Parcel E, Plan 101785237, Ext 11	N/A	Nil
Total Loss in Market Value to the Remainder	Parcel E, Plan 101785237, Ext 12 & Ext 13	24.77 Acres	\$500



Karen Parmar, AACI, P.App, BComm (Dist.)
 Membership #:902350
 Report Date: March 18, 2020