

MARKET ANALYSIS REPORT

On The

Value Impact on Residential Properties

Surrounding the Development of the Berger Peat Moss Mixing Plant

Located at

22054 Oakwood Road 64N

RM of Springfield, MB R0K 3T0

PREPARED FOR

Alan Akins

Margaret Marion-Akins

PREPARED BY

Deana Halladay, CRA, P.App

Halladay Appraisal Services Ltd.

January 22, 2021

Alan Akins
Margaret Marion-Akins
21115 Oakwood Road
RM of Springfield, MB
m3a@mymts.net

Dear Mr. & Mrs. Akins,

**Re: Preliminary Market Analysis Report on
Properties Affected by Berger Peat Moss Mixing Plant
22054 Oakwood Road 64N, NW 23-11-4 EPM
RM of Springfield, MB
Our File No. 21-01007**

In accordance with your request, we have completed a preliminary market analysis of the above referenced impacted properties. The report of this consulting assignment is attached.

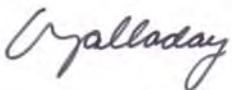
The purpose of this report is to determine if the properties in immediate proximity to the Berger Peat Moss Mixing Plant have sustained, or will sustain, a loss in value as a result of this facility being established in a former agricultural location. This report is based on a preliminary review and analysis of the impact on the properties surrounding of the establishment of the Berger Peat Moss Mixing Plant in the Rural Municipality of Springfield.

This market analysis report was developed and prepared in accordance with the Reporting Standard and Consulting Standard of the 2020 Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP).

The conclusions reported are as of January 19, 2021 based on the scope of the work as described herein. It should be clearly understood this report is a preliminary analysis only.

It has been a pleasure to assist you. Please do not hesitate to contact me at 204.981.1390 or by email at Values@mts.net if we can be of additional service to you.

Yours truly,
HALLADAY APPRAISAL SERVICES LTD.



Deana Halladay, CRA, P.App

/attachment

MARKET ANALYSIS REPORT

Consulting, as defined by the Appraisal Institute of Canada, is a broad term that is applied to assignments other than estimating value. Researching and developing a Market Analysis of the value impact on neighbouring residential properties of a peat moss mixing and packaging plant is considered a consulting assignment under the Canadian Uniform Standards of Professional Practice (CUSPAP).

CLIENT: Alan Akins & Margaret Marion-Akins

INTENDED USER(S): Alan Akins & Margaret Marion-Akins
The Manitoba Courts

INTENDED USE OF THE REPORT: To assist the clients in seeking an injunction and court order upon the RM of Springfield to stop further development of the Berger Peat Moss Mixing Plant located at 22054 Oakwood Road, RM of Springfield, MB

PURPOSE OF THE ASSIGNMENT: To determine the impact on the adjoining and neighbouring residential properties of the development and completion of the Berger Peat Moss Mixing Plant

SCOPE OF WORK: To summarize the preliminary and initial results of the market analysis of the impact on value to surrounding residential properties of the development of the Berger Peat Moss Mixing Plant at 22054 Oakwood Road 64N, in the RM of Springfield, MB

EFFECTIVE DATE: January 19, 2021

SCOPE OF WORK UNDERTAKEN

Our investigation included an initial and preliminary review of the information provided by the clients about the proposed and developing Berger Peat Moss Mixing Plant. Three daytime visits and one night-time visit of the area (October 2020 through November 2020) were conducted. On-line information available through the RM of Springfield, Provincial Government, media sources and Berger were reviewed. A PowerPoint presentation obtained from the Berger website about the proposed site was reviewed and considered a strong reference and resource for the proposed development of the property located in the NW 23-11-4 and 22054 Oakwood Road, in the Rural Municipality of Springfield.

Preliminary research was conducted on two other peat moss sites located in Manitoba and owned by Berger. In addition, a review of Google maps and related information about two Berger sites in New Brunswick was undertaken.

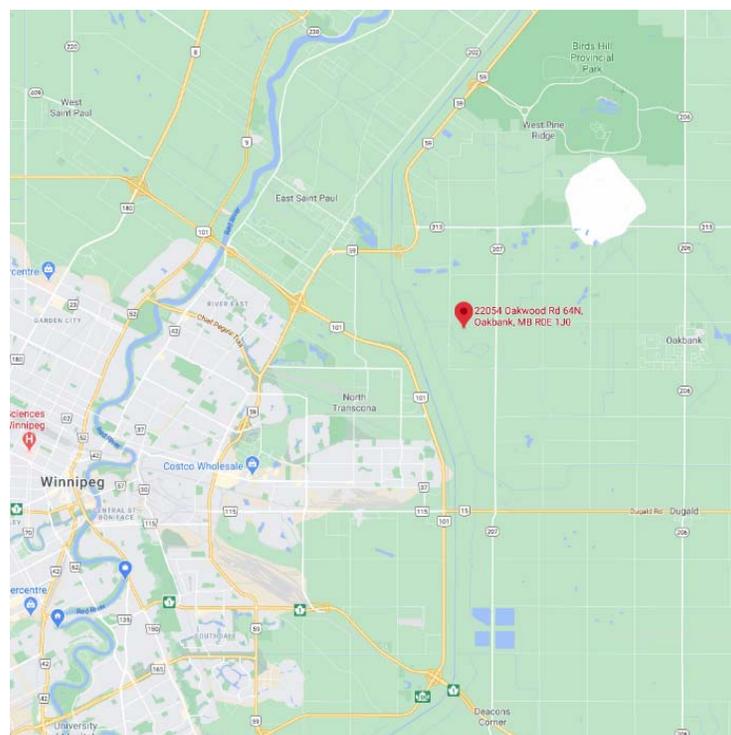
All information that has been researched has been retained in our workfile should a full Market Analysis report be required. It should be clearly understood that due to time constraints, only the initial findings and analysis that were the result of an appeal of the property assessments of surrounding properties, have been utilized and reported herein. Should a full Market Analysis be required and undertaken, the results may change accordingly but are presumed to confirm the findings herein. No investigation into the zoning, permit approvals or legality of the development permit has been undertaken. A cursory review of a report entitled "Submission-Addendum" completed by Jennifer Lim, MCIP, RPP of Threshold Planning Studio Inc. was completed to understand the basic underlying principles of the Berger development.

Research was conducted on a similar large project that was planned, approved and had a direct impact on residential properties where none previously existed.

DEFINING THE MARKET AREA

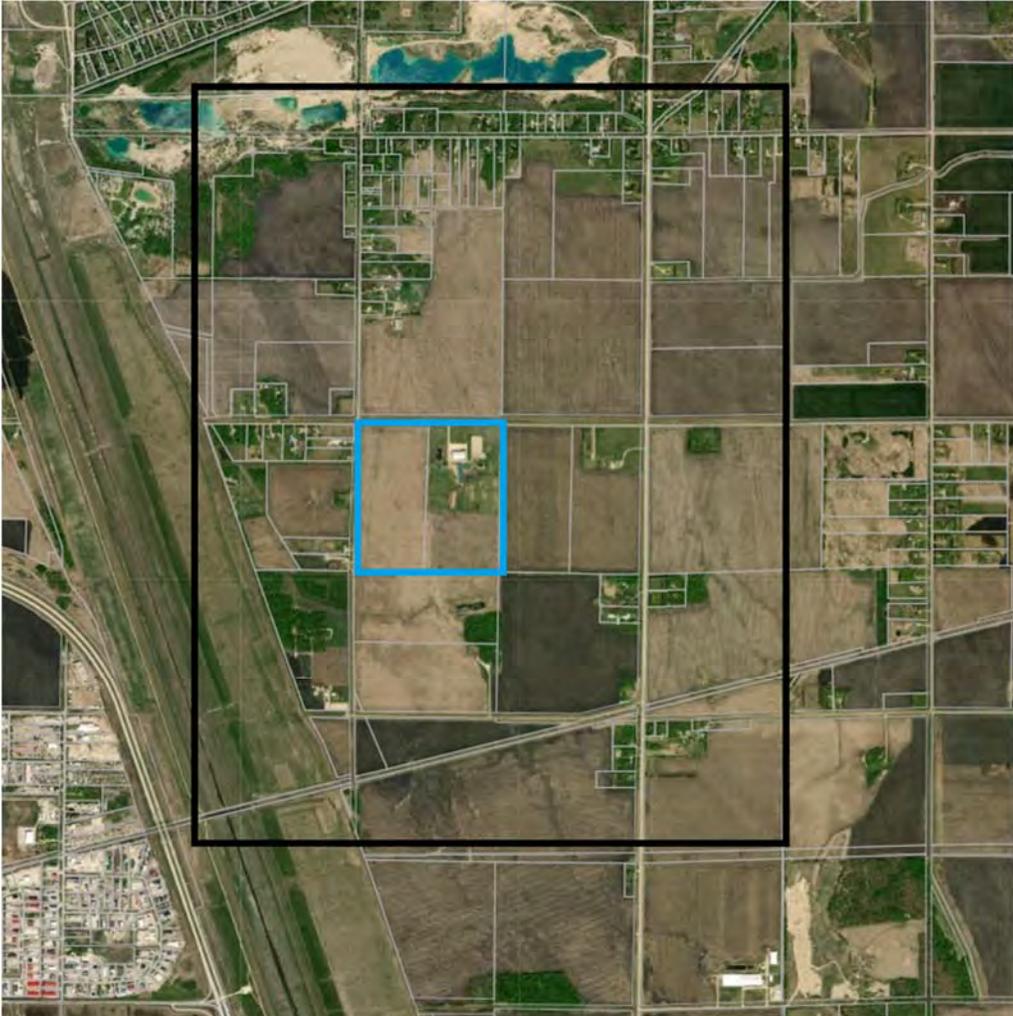
The market area is located in a rural neighbourhood North East of the Perimeter Highway around Winnipeg, North on Highway #59, East on Garven Road and then South on Provincial Road #207. Properties in the immediate area range from small hobby farms to full scale agricultural farming operations. The Floodway is located to the West of the area while Birds Hill Park, Pineridge Golf Course, Elmhurst Golf Course and the gravel pits along Garven Road are located to the North. Oakbank is located 7 kilometers East and provides most local services. The CPR Molson rail line and Dugald Road (Highway #15) are located to the South. Winnipeg provides the majority of employment opportunities, regional shopping and health care facilities. The area has consistently been popular with strong resale demand. The nature of the area has a high sand content in the soil and is known to be desirable for hobby farms with horses.

The immediate area is considered to be a desirable rural location with minimal gravel roads for access and traditionally had minimal traffic other than local residents. Despite the rural nature of the area, it is conveniently located to Birds Hill, Oakbank and Winnipeg for services and Birds Hill Park for recreation, further increasing its desirability.



The Berger Peat Moss Mixing Plant is being developed on at the South East corner of the intersection of Lorne Hill Road and Oakwood Road, and comprises 160 acres or the entire quarter section known as NW 23-11-4 E in the RM of Springfield. The Berger Peat Moss Mixing Plant is noted below inside the blue square that defines the 160 acres. It is my opinion that, once fully operational, the market area that will be affected by the Berger Plant, is noted below inside the black rectangle. It is defined with all residential properties inside the following boundaries:

- To the West – Oasis Road and the Floodway
- To the North – Hazelridge Road, including properties on the North Side of Hazelridge
- To the East – 0.8 km (1/2 mile) East of Provincial Road #207
- To the South – 0.8 km (1/2 mile) South of Springfield Road



CURRENT SUPPLY & DEMAND CONDITIONS THAT MAKE UP THE SPECIFIC REAL ESTATE MARKET

This specific market area is a desirable rural location that traditionally had very little traffic other than local residents. Despite the rural nature of the area, it is conveniently located to Birds Hill, Oakbank and Winnipeg for services and Birds Hill Park for recreation. The Winnipeg Realtors year-end stats for 2020 indicate that the average sale price for single family homes in the area was \$443,202, average days to sell was 41 and sales to listing ratio was 82%. As of December 31, 2020 there had been 169 MLS sales in the area known as R04. The MLS area known as R04 is mostly comprised of the Rural Municipality of Springfield. As of January 20, 2021 there were 8 listings in the area. These listings ranged from \$215,000 to a high of \$799,900.

The property listed for \$215,000 is an older bungalow of 1187 square feet with five rooms, two bedrooms and one full bathroom on a crawl space. It is set on a 3.28 acre site and has an older 24' x 24' garage. This property is located closer to Vivian, a substantially inferior location some 34 kilometers East on Highway #15. The upper end of the range, at \$799,900 is a 28 year old bungalow of 2510 square feet with seven rooms, three bedrooms, two full bathrooms and one half bathroom on a partially full, partially finished basement. This property is on 5 acres and has a triple attached garage. Location is about six kilometers North of the Berger Peat Moss Mixing Plant in a desirable location. This property is just North of the North boundary of the defined market area.

Market conditions slowed during late March 2020 to mid May 2020 due to COVID-19. It is anticipated that the market will see some fluctuation until this issue is fully resolved. The current number of listings in the area would tend to indicate that there is less than a one-month inventory of active listings. This data is based on historical market activity and does not predict future market trends.

IDENTIFY, MEASURE, AND FORECAST THE EFFECT OF ANTICIPATED DEVELOPMENT OR OTHER CHANGES AND FUTURE SUPPLY

The property being developed as the Berger Peat Moss Mixing Plant consists of two parcels:

Parcel 1 – is identified under Roll #98350 and consists of the West 1290' perpendicular of the NW 23-11-4 E. Provincial Assessment authorities indicate that it comprises 78.18 acres of vacant farm land.

Parcel 2 – is identified under Roll #98300 and consists of the NW 23-11-4 E, excluding West 1290' perpendicular. Provincial Assessment authorities indicate that it comprises 81.82 acres. It is also known by the civic address, 22054 Oakwood Road 64N, RM of Springfield.

Prior to Berger purchasing and commencing redevelopment of the property located at 22054 Oakwood Road 64N in the Rural Municipality of Springfield, it was utilized as an equine park and boarding facility, according to the MLS listing from 2011. Further details about the property from the MLS listing included the following statement:

“Property includes 80 acres of fully fenced grass land. Only one KM off the pavement in close proximity to Birds Hill Provincial Park. Indoor 140' x 240' arena built in 2002 with infloor heat and AC features modern industrial kitchen, mechanical room, washrooms, lounge, office, show office and seating for an audience of 500. Also included is 62' x 348' show barn with 118 stalls, 7956 sqft main barn which is fully insulated with infloor heat and wash area. Landscaped 66,000 sqft outdoor arena. Caretaker residence, workshop, hay sheds, riding rings, locker rooms, parking for 150 cars plus trailers. Would be great for a variety of indoor sporting events. Your imagination is the only limit!”

For illustration purposes, Parcel 1 and Parcel 2, together with the boundaries and Roll numbers are noted on the next page.



Demand for rural properties increased significantly during the last half of 2020. It is unknown if this is a temporary trend due to COVID-19 or if it is sustainable into the future. However, it is anticipated that once this issue moves to being resolved, that the market for rural properties will return to normal demand levels. The supply is limited at the present time, however, with an aging demographic and a trend to move into more urban settings with easily accessible amenities, such as grocery delivery and access to age-in-place services, it is likely that supply of these rural residential homes will increase accordingly.

In summary, the current market conditions appear to be a relatively temporary situation with an extreme lack of inventory which has created a seller's market. It is anticipated that supply and demand will become more "in-balance" in the next one to three years.

As per the Berger PowerPoint presentation and other supplied information, there will be storage facilities consisting of numerous 16' concrete bunkers that will hold the various types of unpackaged product. These bunkers will be located on land that was previously used as agricultural bare land, with the closest building being the large indoor riding arena for the equestrian facility on the East half of the quarter section.

Current owners in the defined market area, who have enjoyed a serene, peaceful rural area, will be subjected to some or all of the following impacts:

- 24/7 noise pollution and traffic impacts
- Proposed three shifts per 24 hour period – around 50 employees
- Year-round operations
- 25 hauling trucks per day on Oakwood Road, PR #207 and Lorne Hill Road
- Back-up indicators from trucks and machinery operating 24/7
- Current construction has pile-drivers working from 7am until 6pm
- Night pollution – the lights currently in place have extremely high lumens and affect properties well over 2 kilometers from the site with additional lighting throughout the 160 acre site once in full operation
- Double row of white spruce trees to buffer the sound and light – see Page 24 in Addendum for trees planted at the Hadashville site
- Please refer to photographs and illustrations in the Addenda – Pages 20-23

Once supply levels return to a “balanced market” position, the impact of the Berger Peat Moss Mixing Plant is considered to have a greater effect on properties in the defined market area. The proximity of properties to the Berger plant will have a direct correlation with the impact on the value. The closer to the Berger plant, the greater the negative impact will be on the values. Those residential properties immediately adjacent to the 160 acre site being developed with suffer the greatest loss in value.

IDENTIFY, MEASURE, AND FORECAST THE EFFECT OF ANTICIPATED ECONOMIC, OR OTHER CHANGES AND FUTURE DEMAND

According to the Berger PowerPoint Presentation, construction and renovations were slated for the Summer – Fall 2020. As the Berger site enters into the completion phase, and the first production test and adjustments at the plant commence in the Spring 2021, more traffic will be present at the site. Although there will be an increase in demand for employees at the facility, only a few will likely choose to move and/or reside adjacent to or in close proximity to the facility. The Operations Timeline in the Presentation indicates that production will gradually increase throughout 2021 to 2025 until reaching maximum capacity.

As the site becomes fully developed and operational, the impact on surrounding properties is considered to increase accordingly. Potential purchasers will take this into consideration when making and offer and consider alternative rural properties without any noise, traffic or light pollution that the Berger Plant will inflict on surrounding properties. Although there may still be demand for properties within the defined market area, most potential purchasers will not be willing to pay the equivalent amount to a property without the negative influences, assuming all other attributes of a property are equal.

The following two examples of properties that suffered a loss in value as a direct result of a construction project were selected from within the City of Winnipeg when the Chief Peguis Trail was proposed, constructed and opened in a relatively short period of time. Although this example is from a suburban setting while the Berger Plant affects properties in a rural location, the principles of estimating a negative impact are similar. Prior to 2011, the Chief Peguis Trail was a short section of roadway crossing the Red River between Main Street and Henderson Highway that was opened in 1990. The City planned to extend Chief Peguis Trail by 3.7 kilometers to the East to provide a continuous link between Main Street and Lagimodiere Boulevard. The proposal was tendered in 2009 and awarded in July 2010.

In conjunction with the Chief Peguis Trail extension, the Rothesay bridge over the Chief Peguis Trail was also constructed. Although originally set to be complete and open in November 2012, the Public Private Partnership was challenged to accelerate the schedule and open one year early. This was accomplished when the Chief Peguis Trail was opened on December 2, 2011.

The property located at 7 Natalie Bay, Winnipeg, now backs onto the first portion of the North ramp for the Rothesay Street overpass, part of the Chief Peguis Trail project. Rothesay Street was previously a collector street through the area. The property at 7 Natalie would have experienced some negative impact due to traffic, prior to development of the bridge and overpass. Further impacts to the property were proven when the property sold in November 2010 for \$250,000, just a few months after the project was awarded and construction had just commenced for the Chief Peguis Trail extension. The property then resold in October 2011 for \$247,500, even though during this time frame, values in the area were increasing. According to MLS statistics, there was a 7.4% increase in the average sale price of homes in the area during the same period of time. Although there were no apparent changes to the property between the two sale dates, the property decreased 1% in value from November 2010 to October 2011. However, when increasing market trends during this time are considered, the overall actual decrease in value is 7.8%. The resale, occurred prior to the opening of the Rothesay Street overpass. It is very likely that there would have been a further decrease in value had the property sold after the opening of the Rothesay Bridge. The MLS listing, comments and analysis are located on the following page.

Residential Client Multi Photo (Small Print)

7 Natalie Bay , Winnipeg R2G0Z1
 MLS® #: **1119053** Area: **3G**
 Status: **S** DOM:
 Yr Blt/Age: **1970/** New Const: **No**
 Beds: **3** Baths: **F2/H1**
 Type: **Single Family Detached**
 Liv Ar: **104.05 M2/1,120 SF**

Price: **\$247,500** Oct 2011

Spacious open split level accented by hardwood and tile, 2.5 baths, quiet cul de sac, fenced yard, oversized garage, gazebo with hot tub and so much more



7 NATALIE Bay , Winnipeg R2G 0Z1
 MLS® #: **1019727** Area: **3G**
 Status: **S** DOM:
 Yr Blt/Age: **1970/Older** New Const: **No**
 Beds: **3** Baths: **F2/H1**
 Type: **Single Family Detached**
 Liv Ar: **112.88 M2/1,215 SF**

Price: **\$250,000** Nov 2010

Offers Anytime! Open house Oct. 31 (2-4pm). FANTASTIC 3 level split home on a quiet Cul-de-sac! Great open layout from the moment you walk in. Flooring upgrades include oak hardwoods, Ceramic tile in front entrance & kitchen. Completely renovated upstairs bathrooms with Granite floors! Kitchen has oak cabinets, new counter top & backsplash. Most windows replaced, Roof (2009), A/C (2008). Deep 38 foot tandem garage with work area. Soak it up in the hottub after a long day outside in the gazebo. Great neighborhood with scenic Bunn's creek a short bike ride away. Tree house in the back for kids to play. Close to schools and shopping. Appliances included. A GREAT BUY!



COMMENTS

Sale Price	\$250,000	\$247,500	Decrease of 1% in value when overall values where increasing Time Adjusted Decrease in Value is \$21,000
Sale Date	Nov 2010	Oct 2011	
Time Adjusted Sale Price	\$268,500		

MLS Stats for Area 3G- Year to Date

	Avg Sale Price	# of Sales
Nov 2010	\$279,093	85
Oct 2011	\$298,771	92

Actual Decrease in Value - 7.8%
 Before Chief Peguis Trail / Rothesay Bridge was Opened

Overall 7.4% increase during the same time

A paired sales analysis to estimate the impact on value of the Chief Peguis Trail was also undertaken. Two properties in the North Kildonan area were selected for comparison purposes. Both properties sold in early 2018 when market conditions were stable.

Property No. 1 is located at 59 Edelweiss Crescent, Winnipeg, and backs onto the Chief Peguis Trail. This property sold in April 2018 for \$269,900. It is a three-level split home comprised of 1130 square feet.

Property No. 2 is located at 39 Sheila Crescent, Winnipeg, and is located on an interior site about two blocks from Property No. 1. It does not back onto the Chief Peguis Trail but would have some lighter traffic noise. Property No. 2 sold in February 2018 for \$325,000.

For the most part, these two properties were very similar in age, size and amenities and would attract a similar buyer. After adjustments were applied for the differences in condition and contributory value of the garage, the value difference directly related to the differences in location was determined to be \$30,100.

The value impact on the property backing onto the Chief Peguis Trail is over 10%. Although these sales occurred some three years ago, they are still considered to be relevant for valuation impacts of negative influences in today's market, as the impact is based on a percentage of the value rather than a dollar amount. Considering that both properties would have some negative impact from the 24/7 traffic noise from the Chief Peguis Trail, the negative impact would be even greater if Property No. 2 did not suffer from any traffic noise.

The MLS listings, comments and analysis of these two properties are located on the following page.



Backs Onto Chief Peguis Trail



Shelagh Cres is off Edelweiss - No CPT Influence

Status	Sold	Sold	
MLS® #	1809408	1802317	
Area/Neighbr	3F/North Kildonan	3F/North Kildonan	
Address	59 Edelweiss Crescent	39 Shelagh Crescent	
City	Winnipeg	Winnipeg	
Age/Yr Built	OL / 1970	OL / 1970	
Type	Single Family Detached	Single Family Detached	
Use			
Style	Split-3 Level	Split-3 Level	
Living Area	1130 SF	1150 SF	
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	
Baths	FB: 1 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	
Basement	Crawl space, Full	Crawl space, Full	
Construction	Wood Frame	Wood Frame	
Exterior	Wood Siding	Stucco, Vinyl	
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	
Foundation	Concrete	Concrete	
Roof	Shingle	Shingle	
Remodelled	Windows	Exterior, Furnace, Kitchen, Other re	
Features	Air Conditioning-Central, No Pet Home, No Smoking Home	Air Conditioning-Central, Monitored Alarm, Bar dry, Deck,	
Gds Included	Dryer, Refrigerator, Garage door opener, Garage door opener	Alarm system, Dryer, Dishwasher, Refrigerator,	
Parking	Single Detached, Tandem Garage, Front Drive Access	Double Detached, Front Drive Access, Garage door opener,	Value Difference Related to Location is \$30,100 or 10.03%
Lot Shape	Normal	Normal	
Frontage	57 SF	55 SF	
Depth	110 SF	105 SF	
Site Influence	Flat Site, Low maintenance landscaped, No Back Lane,	Vegetable Garden, Landscaped deck, No Back Lane,	
Heating	Forced Air	Forced Air	
Heating Fuel	Natural gas	Natural gas	
Water	Municipal/Community	Municipal/Community	
Sewer	Municipal/Community	Municipal/Community	
Gross Tax	\$3,336.68/2017	\$3,640.18/2017	
List Price	\$269,900	\$309,900	
List Price/SF	\$238.85	\$269.48	Adjusted Value for Differences in
Sold Price	\$269,900 April 2018	\$325,000 Feb 2018	Condition & Garage
Sold Price/SF	\$238.85	\$282.61	\$300,000
Sell/List Ratio	100.0%	104.9%	
DOM	7	8	

RECONCILE THE DATA INTO A FINAL RECOMMENDATION, OPINION AND/OR CONCLUSIONS

Two approaches to estimating the impact on value of a negative influence were utilized. The resale approach utilizes a resale of a property before and after a negative influence. The paired sale approach, analyzes two sales of very similar properties, isolating one influence to quantify and determine the contributory value – or loss in value.

The resale of a property before and after the negative impact of building the on-ramp for a bridge, even though the bridge had not been opened, was an actual decrease in value of 7.8%. This takes into consideration that market values were trending upward during the same time frame this sale sold for 1% less, despite there being basically no change to the property. The actual decrease in value is considered to be conservative in relation to the subject, as it already had a collector street in the rear yard and the completed project had not fully opened when the second sale occurred. Rothesay Street is also considered to have a much lighter traffic flow, at lower speeds, than the Chief Peguis Trail, and therefore, the impact on value is considered to be less than the impact that the Berger Peat Moss Mixing Plant will have on the defined market area. It does, however, support the lower end of the value impact on properties further from the Berger facility.

The paired sale utilized two sales of very similar properties, making adjustments for two factors that also have an influence on value. In the case of the two sales utilized, adjustments for the garage and overall condition were required. The remaining difference in value was attributed to the negative impact of the location backing onto a 24/7 higher speed thoroughfare. The impact was measured to be just over 10%, however, as the property that didn't back onto the thoroughfare would also suffer from some light traffic noise, this is also considered to be conservative in comparing the impact on properties from the Berger Peat Moss Mixing Plant.

After careful consideration of the two approaches to measuring the impact on the value of the properties surrounding the Berger Peat Moss Mixing Plant, it is estimated to have an impact as follows:

- 5% or less for those properties further outlying from the facility, more than 1.5 kilometers
- 5 to 10% impact for those properties within 1 – 1.5 kilometers of the facility
- 10% to 20% reduction in value for those properties directly adjacent or less than 1 kilometer from the facility.

CERTIFICATION

Re: Market Analysis of Impacted Properties, RM of Springfield, MB

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

1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my impartial and unbiased professional analyses, opinions and conclusions;
3. I have no past, present or prospective interest in the properties that are the subject of this report and no personal and/or professional interest or conflict with respect to the parties involved with this assignment;
4. I have no bias with respect to the properties that are the subject of this report or to the parties involved with this assignment;
5. My engagement in and compensation is not contingent upon developing or reporting predetermined results, the amount of impact estimate, a conclusion favouring the client, or the occurrence of a subsequent event;
6. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the 2020 CUSPAP;
7. I have the knowledge and experience to complete this assignment competently;
8. No one has provided significant professional assistance to the person(s) signing this report;
9. As of the date of this report the undersigned has fulfilled the requirements of the AIC's Continuing Professional Development Program;
10. The undersigned is a member in good standing of the Appraisal Institute of Canada.

Signed the 20th day of January 2020



Deana Halladay, CRA, P.App

AIC Membership #274920

ADDENDA

SUBJECT SITE

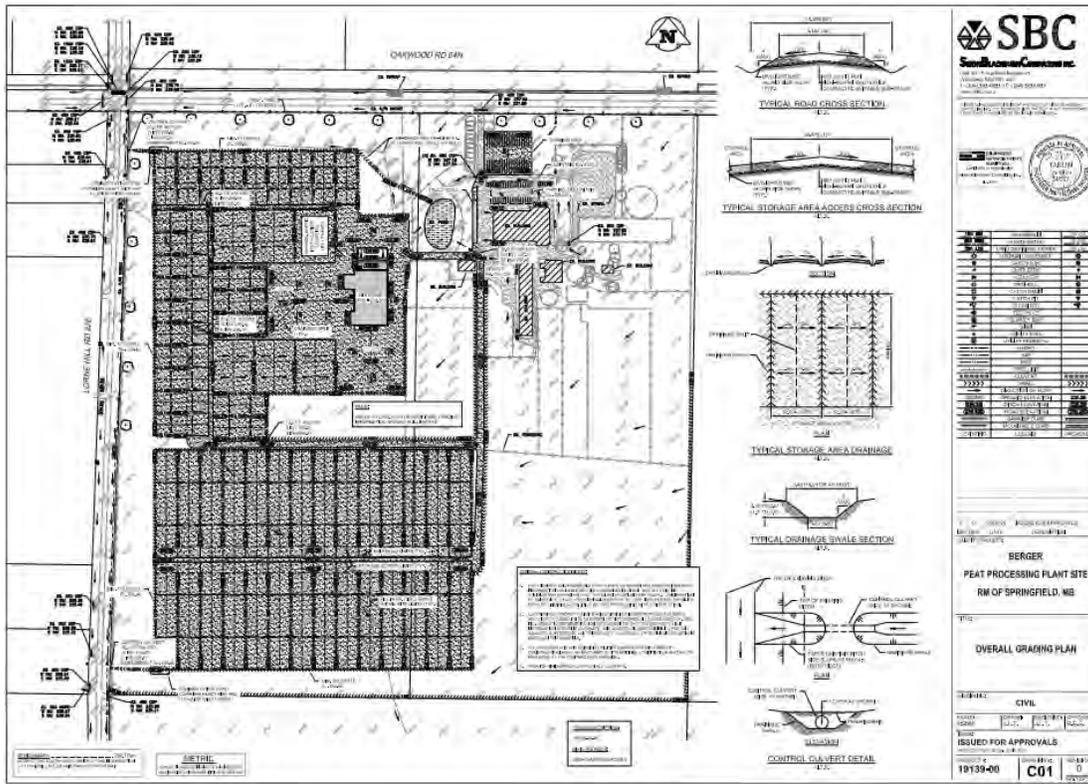
Prior to Berger
Commencing
Development



Overlay of the
Site Upon
Completion of the
Development as
Proposed



PROPOSED DEVELOPMENT SITE PLAN FOR BERGER PEAT MOSS MIXING PLANT



NEIGHBOURHOOD PHOTOGRAPHS



East View from Lornehill Before Construction



View From Lornehill Road – Prior to Construction of Storage Bunkers



East View from Lornehill Before Construction



Construction of Control Culvert – South East Corner of Oakwood & Lornehill Road

View of Berger Peat Moss Facility in Hadashville, MB



Note the Double Row of Spruce Trees



Note the Airborne Material

ASSUMPTIONS, LIMITING CONDITIONS, DISCLAIMERS AND LIMITATIONS OF LIABILITY

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:

1. 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 author. 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.
2. 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).
3. The author will not be responsible for matters of a legal nature that affect either the properties that surround the Berger Mixing Plant or the title to any properties. The market analysis is completed on the basis of the affected properties being under responsible ownership. No registry office search has been performed on the properties affected and the author assumes that the titles are good and marketable and free and clear of all encumbrances. Matters of a legal nature, 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, planner, surveyor or other appropriate experts to verify matters of a legal nature.
4. 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. A Submission-Addendum prepared by Jennifer Lim, MCIP, RPP for Allan and Margaret Akins was reviewed and relied upon for additional information in estimating the impact of value.
5. 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 market region. 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.
6. This report is completed on the basis that testimony or appearance in court concerning this report is not required unless separate 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.
7. 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 the neighbouring properties that could further affect the value of the surrounding properties. It has been assumed that there are no such conditions. 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 any of the affected properties, 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.

8. The author is not qualified to comment on detrimental environmental, chemical or biological conditions that may affect the market value of the affected properties, 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 area inspection 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 properties surrounding the Berger Mixing Plant. If a party relying on this report requires information about or an assessment of detrimental environmental, chemical or biological conditions that may impact the 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 affected property.
9. The analyses set out in this report relied on on-line, 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.
10. The "area site visit" scope of work includes the identification of marketable characteristics/amenities offered for comparison and their impact on valuation purposes only.
11. The opinions of value impact and other conclusions contained herein assume satisfactory completion of any work remaining to be completed at the Berger Mixing Plant site.
12. 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.
13. 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.
14. 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 market analysis report, addendum, all attachments and the data contained within for any commercial, or other, use.
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QUALIFICATIONS OF THE APPRAISER

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1. The Appraiser is a member of the Appraisal Institute of Canada and has been awarded the Canadian Residential Appraiser (CRA) and P.App (Professional Appraiser) designations under Certificate No. 3416.
2. The Appraiser is currently a member of the Forms Sub-Committee and the IDEA Committee of the Appraisal Institute of Canada and was recently appointed as a member of the Shaping the Future Task Force. The Appraiser was a member of the Standards Sub-Committee(2013 to 2019), Investigating Committee of the Appraisal Institute of Canada (member and alternate chair from 2000 to 2008 and member from 2010 to 2011), was co-chair of the (2002-2004) Forms Sub-Committee and was a member of the New Horizons Committee. The Appraiser is a Past-President of the Manitoba Association of the Appraisal Institute of Canada. The Appraiser was a member of the Professional Practice Seminar Redevelopment Committee (2016, 2018 & 2020). The Appraiser is the author and presenter of the appraisal forms seminar, "*Forming an Appraisal*", an ethics seminar, "*Assessing the Value of Your Ethics*" and a practice diversification seminar, "*Beyond the First Mortgage Financing Appraisal*". The Appraiser developed and authored CPD 132: More than Just Form-Filling: Creating Professional Residential Appraisal Reports and CPD 232: Beyond Mortgage Reports: Next Level Residential Appraisal for the Sauder School of Business, University of British Columbia
3. The Appraiser has been qualified as an Appraisal Subject Matter Expert before the Court of Queen's Bench.
4. The Appraiser is a Certified Lecturer for the Professional Practice Seminar. (2000 to current)
5. The Appraiser was awarded Presidential Citations from the Appraisal Institute of Canada in 2011, 2013 and 2018
6. The Appraiser is an Affiliate Member of Winnipeg Realtors Association (tm).
7. The Appraiser is a past member of the Arbitration & Mediation Association of Manitoba.
8. The Appraiser has successfully completed the Appraisal Institute of Canada course requirements for the CRA designation as well as Level 2 Home Inspection and the Demonstration Report Writing Workshop. The Appraiser was a contributing author to the "Ask the Appraiser" column which appeared regularly in the Winnipeg Free Press and has had numerous articles published in the Canadian Appraiser magazine. The Appraiser was a contributing author to the Residential Appraisal Basics, Continuing Professional Development course for the Sauder School of Business, University of British Columbia. The Appraisal Review Course and Webinar from the Sauder School of Business, University of British Columbia has been successfully completed.
9. The Appraiser has completed residential and recreational property assignments relating to Family Property Accounting, estate settlement, asset distribution, mortgage lending, assessment appeals, insurance, foreclosure, bankruptcy, V-Day and relocation.
10. The appraiser has over 30 years of residential real estate appraisal experience specializing in unique appraisal assignments.