I certify that, 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 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.
4. I have no bias with respect to the property that is 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 value 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 CUSPAP.
7. I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with CUSPAP;
8. Except as herein disclosed, 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 (are all) members in good standing of the Appraisal Institute of Canada.

**CO-SIGNING AIC APPRAISER'S CERTIFICATION** If an AIC appraiser has co-signed this appraisal report, he or she certifies and agrees that "I directly supervised the appraiser who prepared this appraisal report and, having reviewed the report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certification and am taking full responsibility for the appraisal and the appraisal report."

**PROPERTY IDENTIFICATION**

ADDRESS: CITY: PROVINCE: POSTAL CODE:

LEGAL DESCRIPTION:

BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED HEREIN, THE MARKET VALUE OF THE INTEREST IN THE PROPERTY DESCRIBED.

AS AT [*Effective Date of the appraisal]* IS ESTIMATED AT $[*amount in CDN dollars]*

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.

**APPRAISER**

SIGNATURE:

NAME:

AIC DESIGNATION/STATUS: AIC Candidate Member/CRA, P.App

Membership #:

DATE OF REPORT/DATE SIGNED:

PERSONALLY INSPECTED THE SUBJECT PROPERTY Yes/No

DATE OF INSPECTION:

LICENSE INFO (where applicable)

SOURCE OF DIGITAL SIGNATURE SECURITY (both signers)

NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.

**CO-SIGNING AIC APPRAISER** (if applicable)

CO-SIGNATURE:

NAME:

AIC DESIGNATION/STATUS: AACI, P.App/CRA, P.App

Membership #:

DATE OF REPORT/DATE SIGNED:

PERSONALLY INSPECTED THE SUBJECT PROPERTY Yes/no

DATE OF INSPECTION:

LICENSE INFO (where applicable)

NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.

**ATTACHMENTS AND ADDENDA:**

* ADDITIONAL SALES
* EXTRAORDINARY ASSUMPTIONS/LIMITING CONDITIONS
* NARRATIVE
* PHOTOGRAPHS
* BUILDING SKETCH
* MAP
* COST APPROACH
* INCOME APPROACH
* SCOPE OF WORK