

REFERENCE:

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FILE NO.: 0510264U

CLIENT	CLIENT:	APPRaiser	APPRaiser: B. GRANT BANBURY	
	ADDRESS:		#307, 7620 ELBOW DRIVE SW	
			CALGARY, AB T2V 1K2	
	PHONE:		PHONE: 607-8009	FAX: 241-2001

1904 - 27 AVE NW, CALGARY, AB T2M 2J6



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REFERENCE:

Subject Photo Page

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1904 - 27 AVE NW, CALGARY, AB T2M 2J6

**Subject Front**

1904 - 27 AVE NW
Sale Price 328,500
Livable Floor Area 106 m2
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2F
Site Size 15.2 X 35.8
Age 1955

**Subject Rear****Subject Street**

REFERENCE:

RESIDENTIAL APPRAISAL REPORT

FILE NO.: 0510264U

CLIENT	CLIENT: _____ ATTENTION: _____ ADDRESS: _____ E-MAIL: _____ PHONE: _____	APPRAISER	APPRAISER: <u>B. GRANT BANBURY</u> COMPANY: <u>FOOTHILLS REAL ESTATE APPRAISALS LTD.</u> ADDRESS: <u>#307, 7620 ELBOW DRIVE SW</u> <u>CALGARY, AB T2V 1K2</u> E-MAIL: <u>grant@foothillsappraisals.com</u> PHONE: <u>607-8009</u> FAX: <u>241-2001</u>
	NAME: <u>LEDERHOS</u> PROPERTY ADDRESS: <u>1904 - 27 AVE NW</u> CITY: <u>CALGARY</u> PROVINCE: <u>AB</u> POSTAL CODE: <u>T2M 2J6</u> LEGAL DESCRIPTION: <u>PLAN: 6574AW BLOCK: 12 LOT: 1 & 2</u> PURPOSE OF APPRAISAL: To estimate market value or <input type="checkbox"/> Other INTENDED USE OF APPRAISAL: <u>FINANCING</u> INTENDED USERS (by name or type): <u>FOR USE BY FIRST NATIONAL FINANCIAL CORP, NO OTHER INTENDED USERS</u> REQUESTED BY: <input checked="" type="checkbox"/> Client above <input type="checkbox"/> Other THIS APPRAISAL REPORT REPRESENTS THE FOLLOWING VALUE (if not current, see comments): <input checked="" type="checkbox"/> Current <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective <input type="checkbox"/> Update of original report completed on _____ with an effective date of _____ File No. _____ PROPERTY RIGHTS APPRAISED: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Cooperative <input type="checkbox"/> Condominium <input type="checkbox"/> Strata Maintenance Fee \$: _____ <input type="checkbox"/> See comments IS THE SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, see comments) MUNICIPALITY AND DISTRICT: <u>CAPITOL HILL</u> ASSESSMENT: Land \$ _____ Imps \$ _____ Total \$ <u>277,000</u> Assessment Date <u>2004</u> Taxes \$ <u>2,224.00</u> Year <u>2005</u> EXISTING USE: <u>RESIDENTIAL</u> OCCUPIED BY: <u>TENANTS</u> HIGHEST AND BEST USE OF SUBJECT PROPERTY: <input checked="" type="checkbox"/> As Improved, or <input type="checkbox"/> Other Note: If highest and best use is not the existing use, or not the use reflected in the report, see additional comments.		
SUBJECT	NATURE OF DISTRICT: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Rural <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> TREND OF DISTRICT: <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating <input type="checkbox"/> BUILT-UP: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25% <input type="checkbox"/> CONFORMITY: Age: <input type="checkbox"/> Newer <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Older <input type="checkbox"/> Condition: <input type="checkbox"/> Superior <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Inferior <input type="checkbox"/> Size: <input type="checkbox"/> Larger <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Smaller <input type="checkbox"/> AGE RANGE OF PROPERTIES: <u>45</u> to <u>55</u> years MARKET OVERVIEW: Supply: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Poor Demand: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Poor PRICE TRENDS: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining PRICE RANGE OF PROPERTIES: \$ <u>250,000</u> to \$ <u>350,000</u>		
	SUMMARY: INCLUDES VALUE TRENDS, MARKET APPEAL, APPARENT ADVERSE INFLUENCES IN THE AREA, IF ANY (e.g. railroad tracks, unkempt properties, major traffic arteries, Hydro facilities, anticipated public or private improvements, commercial/industrial sites, landfill sites, etc.): <u>SUBJECT IS LOCATED IN NORTHWEST DISTRICT OF CAPITOL HILL. AREA HAS</u> <u>GOOD MARKET APPEAL AND GOOD ACCESS TO DOWNTOWN CORE. VALUES IN AREA HAVE REMAINED STABLE OVER THE PAST FEW</u> <u>MONTHS. NO ADVERSE INFLUENCES NOTED.</u>		
NEIGHBOURHOOD	SITE DIMENSIONS: <u>15.2 X 35.8</u> SITE AREA: <u>544.2</u> Source: <u>CITY</u> TOPOGRAPHY: <u>LEVEL</u> CONFIGURATION: <u>RECTANGULAR</u> ZONING: <u>R-2</u> DOES EXISTING USE CONFORM TO ZONING? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (see comments) EASEMENTS: <input checked="" type="checkbox"/> Utility <input type="checkbox"/> Access <input type="checkbox"/> Other		
	UTILITIES: <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic System <input checked="" type="checkbox"/> Municipal Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Storm Sewer <input type="checkbox"/> Open Ditch <input type="checkbox"/> FEATURES: <input checked="" type="checkbox"/> Paved Road <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Street Lights <input type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Curbs <input checked="" type="checkbox"/> Cablevision <input type="checkbox"/> Lane <input type="checkbox"/> ELECTRICAL: <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> Underground <input type="checkbox"/> DRIVEWAY: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Mutual <input type="checkbox"/> None <input type="checkbox"/> Single <input type="checkbox"/> Double Surface: <u>CONCRETE</u> PARKING: <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Driveway <input type="checkbox"/> Street LANDSCAPING: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor CURB APPEAL: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor COMMENTS: (includes any positive and negative features such as conformity with zoning, effects of known easements, known restrictions on title, such as judgments or liens, effects of assemblage, any known documentation of environmental contamination, etc.) <u>SITE CONFORMS TO ZONING AND TO THE NEIGHBOURHOOD AND IS SUITABLE FOR A SINGLE</u> <u>FAMILY DWELLING. EASEMENTS ARE TYPICAL FOR THE AREA AND HAVE NO AFFECT ON UTILITY. NO NEGATIVE FEATURES NOTED. SITE</u> <u>FRONTS ONTO QUIET RESIDENTIAL STREET SURROUNDED BY SIMILAR DWELLINGS. SITE IS LOCATED 1/2 BLOCK FROM CONFEDERATION</u> <u>PARK. SITE IS LANDSCAPED WITH TREES, LAWN, CONCRETE PATIO AND FENCE. THERE IS SINGLE AND DOUBLE DETACHED GARAGES.</u>		
SITE	CONSTRUCTION COMPLETE: <u>YES</u> PERCENTAGE COMPLETE: <u>100</u> YEAR BUILT (estimated): <u>1955</u> EFFECTIVE AGE: <u>20</u> years REMAINING ECONOMIC LIFE (estimated): <u>40</u> years		
	FLOOR AREA: <input checked="" type="checkbox"/> Sq. M. <input type="checkbox"/> Sq. Ft. MAIN <u>106</u> SECOND _____ THIRD _____ FOURTH _____ TOTAL <u>106</u> Source: <u>MEASURED</u> BUILDING TYPE: <u>DETACHED</u> DESIGN/STYLE: <u>BUNGALOW</u> CONSTRUCTION: <u>WOOD FRAME</u> BASEMENT: <u>FULL</u> BASEMENT AREA: <input checked="" type="checkbox"/> Sq. M. <input type="checkbox"/> Sq. Ft. % Finished _____ WINDOWS: <u>METAL SLIDERS</u> FOUNDATION WALLS: <u>CONCRETE</u> ROOFING: <u>ASPHALT</u> Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor EXTERIOR FINISH: <u>METAL</u> Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor UFFI APPARENT: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Removed		
IMPROVEMENTS	BEDROOMS (#) _____ BATHROOMS (#) _____ INTERIOR FINISH: Walls _____ Ceilings _____ 1 Large _____ 2-Piece <input checked="" type="checkbox"/> Good Drywall <input checked="" type="checkbox"/> 2 Average _____ 3-Piece _____ Average Plaster <input type="checkbox"/> Small _____ 4-Piece _____ Fair Paneling <input type="checkbox"/> 5-Piece _____ Poor <input type="checkbox"/> FLOORING: _____ ELECTRICAL: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers Estimated capacity of main panel: _____ 100 amps HEATING SYSTEM: <u>FORCED AIR</u> Fuel Type <u>N/GAS</u> WATER HEATER: Type <u>NATURAL GAS</u> CLOSETS: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor INSULATION: <input checked="" type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Walls <input type="checkbox"/> Basement <input type="checkbox"/> Crawlspace Source: <u>N/A</u> PLUMBING LINES: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor FLOORPLAN: <input type="checkbox"/> Garbage Disposal <input type="checkbox"/> Central Air <input type="checkbox"/> Swimming Pool <input checked="" type="checkbox"/> Fireplace(s) <input type="checkbox"/> Oven <input type="checkbox"/> Air Cleaner <input type="checkbox"/> Sauna <input checked="" type="checkbox"/> Garage Opener <input type="checkbox"/> Dishwasher <input type="checkbox"/> Vacuum <input type="checkbox"/> Solarium <input type="checkbox"/> Security System <input type="checkbox"/> Stove <input checked="" type="checkbox"/> Whirlpool <input type="checkbox"/> Skylights <input type="checkbox"/> HR Ventilator <input type="checkbox"/> OVERALL INT. COND: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor		
	BASEMENT FINISHES/UTILITY: <u>DEVELOPED WITH RUMPUS ROOM, BEDROOMS, LIVING ROOM, KITCHEN AND 4 PCE BATH. HAS STAIRWELL</u> <u>WALKOUT. FINISHES INCLUDE NEW CARPET, NEW VINYL, NEW PAINTED DRYWALL AND CEILING TILE.</u> GARAGES/CARPORTS: <u>DOUBLE DETACHED AND SINGLE DETACHED WITH LOFT.</u> DECKS, PATIOS, OTHER IMPROVEMENTS: <u>CONCRETE PATIO, FENCED AND LANDSCAPED</u> COMMENTS: (Building, appearance, quality, condition, services, extras, anticipated public or private improvements, etc.) <u>SUBJECT IS BUNGALOW DWELLING IN GOOD</u> <u>CONDITION. HAS NEW CARPET, NEW VINYL FLOORING, NEW PAINT THROUGHOUT MAIN FLOOR. KITCHEN HAS PAINTED WHITE CABINETS,</u> <u>WITH ARBORITE COUNTERTOPS, CEILING FANS IN BEDROOMS. PROPERTY HAS BEEN WELL MAINTAINED.</u>		

Form DFF2 — "TOTAL for Windows" appraisal software by a la mode, inc. — 1-800-ALAMODE

RESIDENTIAL APPRAISAL REPORT

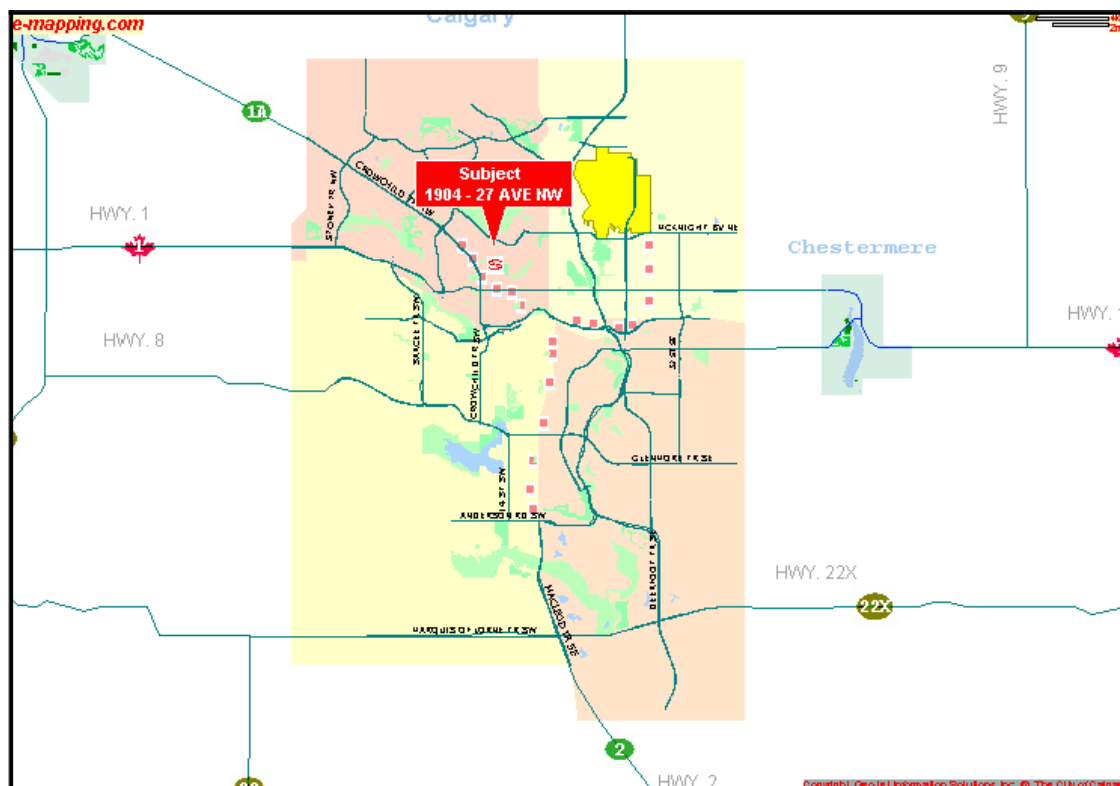
DEFINITIONS	DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market as of the specified date under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: buyer and seller are typically motivated; both parties are well informed or well advised, and acting in what they consider their own best interests; a reasonable time is allowed for exposure in the open market; payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Source: Canadian Uniform Standards of Professional Appraisal Practice) <i>Note: If other than market value is being appraised, see additional comments.</i>		
	DEFINITION OF HIGHEST AND BEST USE: The reasonably probable and legal use of the property, that is physically possible, appropriately supported, and financially feasible, and results in the highest value.		
SCOPE	The scope of the appraisal encompasses the due diligence undertaken by the appraiser (consistent with the terms of reference from the client, the purpose and intended use of the report) and the necessary research and analysis to prepare a report in accordance with the Canadian Uniform Standards of Professional Appraisal Practice of the Appraisal Institute of Canada. The following comments describe the extent of the process of collecting, confirming and reporting data and its analysis, describe relevant procedures and reasoning details supporting the analysis, and provide the reason for the exclusion of any usual valuation procedures. IN ORDER TO ARRIVE AT A SUPPORTABLE OPINION OF VALUE, DATA FROM THE CALGARY REAL ESTATE BOARD MULTIPLE LISTING SERVICE (MLS) WAS EXAMINED AND WHERE QUESTIONS REMAINED LISTING AND SELLING REALTORS WERE CONSULTED. A PHYSICAL INSPECTION OF THE INTERIOR AND EXTERIOR OF THE SUBJECT WAS MADE AND THE CONDITION WAS NOTED. THE EXTERIOR WAS MEASURED AT THE TIME OF INSPECTION OR MEASUREMENTS WERE TAKEN FROM CONDOMINIUM PLANS OBTAINED FROM ALBERTA LAND TILES OFFICE. IF NEW CONSTRUCTION, MEASUREMENTS WERE TAKEN FROM PLANS AND SPECIFICATIONS PROVIDED.		
	ORDINARY ASSUMPTIONS & LIMITING CONDITIONS The certification that appears in this appraisal report is subject to the following conditions: 1. This report is prepared at the request of the client and for the specific use referred to herein. It is not reasonable for any other party to rely on this appraisal without first obtaining written authorization from the client, the author and any supervisory appraiser, subject to the qualification in paragraph 11 below. Liability is expressly denied to any person other than the client and those who obtain written consent and, accordingly, no responsibility is accepted for any damage suffered by any such person as a result of decisions made or actions based on this report. Diligence by all intended users is assumed. 2. Because market conditions, including economic, social and political factors change rapidly and, on occasion, without warning, the market value estimate expressed as of the date of this appraisal cannot be relied upon as of any other date except with further advice from the appraiser and confirmed in writing. 3. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. No registry office search has been performed and the appraiser assumes that the title is good and marketable and free and clear of all encumbrances including leases, unless otherwise noted in this report. The property is appraised on the basis of it being under responsible ownership. 4. The subject property is presumed to comply with government regulations including zoning, building codes and health regulations and, if it doesn't comply, its non-compliance may affect market value. 5. No survey of the property has been made. Any sketch in the appraisal report shows approximate dimensions and is included only to assist the reader of the report in visualizing the property. 6. This report is completed on the basis that testimony or appearance in court concerning this appraisal 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 appraisal report and data related thereto and the provision of appropriate compensation. 7. Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or unapparent conditions of the property (including, but not limited to, its soils, physical structure, mechanical or other operating systems, its foundation, etc.) or adverse environmental conditions (on it or a neighbouring property, including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable. It has been assumed that there are no such conditions unless they were observed at the time of inspection or became apparent during the normal research involved in completing the appraisal. 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 appraiser. The appraiser 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. 8. The appraiser is not qualified to comment on environmental issues 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. Unless expressly stated, the property is assumed to be free and clear of pollutants and contaminants, including but not limited to moulds or mildews or the conditions that might give rise to either, and in compliance with all regulatory environmental requirements, government or otherwise, and free of any environmental condition, past, present or future, that might affect the market value of the property appraised. If the party relying on this report requires information about environmental issues then that party is cautioned to retain an expert qualified in such issues. We expressly deny any legal liability relating to the effect of environmental issues on the market value of the subject property. 9. The appraiser obtained information, estimates and opinions that were used in the preparation of this report from sources considered to be reliable and accurate and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of items that were furnished by other parties. 10. 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. 11. 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 Canadian Uniform Standards of Professional Appraisal Practice ("The Standards") and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The appraiser 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 Canadian Uniform Standards of Professional Appraisal Practice ("The Standards") and in accordance with the appraiser'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 appraiser's privacy policy. 12. The appraiser has agreed to enter into the assignment as requested by the client named in the report for the use specified by the client, which is stated in the report. The client has agreed that the performance of this appraisal and the report format are appropriate for the intended use. 13. Written consent from the author and supervisory appraiser, if applicable, must be obtained before any part of the appraisal report can be used for any purpose by anyone except the client and other intended users identified in the report. Where the client is the mortgagee, liability is extended to its insurer. Liability to any other party or for any other use is expressly denied regardless of who pays the appraisal fee. Written consent and approval must also be obtained before the appraisal (or any part of it) can be altered or conveyed to other parties, including mortgagees (other than the client) and the public through prospectus, offering memoranda, advertising, public relations, news, sales or other media. 14. 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 appraiser, can be relied upon without fault. Other:		
ASSUMPTIONS AND LIMITING CONDITIONS AND EXTRAORDINARY ITEMS	EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS An extraordinary assumption or limiting condition has been invoked in this appraisal report. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, see attached addendum.		
	HYPOTHETICAL CONDITIONS A hypothetical condition has been invoked in this appraisal report. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, see attached addendum.		
	JURISDICTIONAL EXCEPTION A jurisdictional exception has been invoked in this appraisal report. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, see attached addendum.		
	I certify that, to the best of my knowledge and belief: 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 personal, impartial and unbiased professional analyses, opinions and conclusions. 3. I have no past, present or prospective interest or bias with respect to the property that is the subject of this report and no personal interest or bias with respect to the parties involved with this assignment, except as specified herein. 4. My engagement in this assignment is not contingent upon developing or reporting a predetermined result, upon the amount of value estimate, upon a direction in value that favours the cause of the client, upon the attainment of a stipulated result or the occurrence of a subsequent event. 5. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice. 6. I have the knowledge and experience to complete this assignment competently. Except as herein disclosed, no other person has provided me with significant professional assistance in the completion of this appraisal assignment. 7. The Appraisal Institute of Canada has a mandatory Continuing Professional Development Program for all members. As at the date of this report, the requirements of this program have been fulfilled.		
CERTIFICATION	SUPERVISORY APPRAISER'S CERTIFICATION If a supervisory appraiser has 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 valuation and the report."		
	PROPERTY IDENTIFICATION ADDRESS: 1904 - 27 AVE NW CITY: CALGARY PROVINCE: AB POSTAL CODE: T2M 2J6 LEGAL DESCRIPTION: PLAN: 6574AW BLOCK: 12 LOT: 1 & 2		
	AS A RESULT OF MY ANALYSIS OF ALL APPLICABLE DATA AND RELEVANT FACTORS, IT IS MY CONCLUSION THAT THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY AS AT 09/28/2005 (Effective Date of the Appraisal) IS \$ 389,000.00		
	<table border="0"> <tr> <td> APPRAISER: SIGNATURE:  NAME: B. GRANT BANBURY DESIGNATION: DATE SIGNED: October 04, 2005 DATE OF INSPECTION: 09/04/2005 LICENSE INFO (where applicable): RECA NOTE: For this appraisal to be valid, an original or a password protected digital signature is required. </td> <td> SUPERVISORY APPRAISER: SIGNATURE:  NAME: ROBERT S. JOHNSON DESIGNATION: CRA DATE SIGNED: October 04, 2005 DATE OF INSPECTION: DID NOT LICENSE INFO (where applicable): RECA NOTE: For this appraisal to be valid, an original or a password protected digital signature is required. </td> </tr> </table>		APPRAISER: SIGNATURE:  NAME: B. GRANT BANBURY DESIGNATION: DATE SIGNED: October 04, 2005 DATE OF INSPECTION: 09/04/2005 LICENSE INFO (where applicable): RECA NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.
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ATTACHMENTS: <input type="checkbox"/> ADDITIONAL SALES <input type="checkbox"/> EXTRAORDINARY ITEMS ADDENDUM <input type="checkbox"/> NARRATIVE ADDENDUM <input checked="" type="checkbox"/> PHOTO ADDENDUM <input type="checkbox"/> SKETCH ADDENDUM <input checked="" type="checkbox"/> MAP ADDENDUM <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> INVOICE			

REFERENCE:

Location Map

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	PHONE:		CALGARY, AB T2V 1K2
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Building Sketch (Page - 1)

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Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	1140.00	1140.00
TOTAL LIVABLE (rounded)			1140

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
26.0	x	42.0	1092.00
2.0	x	24.0	48.00
2 Calculations Total (rounded)			1140

REFERENCE:

Plat Map

FILE NO.: 0510264U

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