



Appraisals and Consulting

Real Estate Appraisers & Consultants
A Division of Wellington Realty Group Inc.

CASE STUDY ANALYSES

Diminution in Price (if any) to Residential Real Estate

**Located in the Vicinity of an Existing or Proposed
Ontario Pit or Quarry**



Photo by Ben Lansink

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Conclusion

Conclusion:	The diminution in Price is expressed as a percent of the Original Price and the Sold Price adjusted only for the passage of time. Properties 1 - 19 are all located within the influence of "an active or proposed pit or quarry or haul route."	
1	58454 Beachville Road, Beachville	-39.03%
2	20 Park Street, Beachville	-12.18%
3	46 Lynn Crescent, Beachville	-22.02%
4	58 Beachville Road, Beachville	-11.46%
5	99 Main Street, Beachville	-35.19%
6	43481 Zorra Line, Beachville	-22.41%
7	E/S Ridgeview Drive, Braeside	-19.48%
8	S/S Golf Club Road, Braeside	-14.73%
9	2495 Sideroad 2, Burlington	-29.06%
10	17666 Heart Lake Road, Caledon	-36.93%
11	3410 Charleston Sideroad, Caledon	-25.47%
12	18 Massari Street, Caledon	-19.84%
13	5 Red Cherry Court, Caledon	-8.57%
14	29 Tallwood Drive, West Montrose	-32.91%
15	459 Ballinafad Road, Caledon	-39.36%
16	16249 Shaws Creek Road, Caledon	-37.47%
17	1015 Baseline Road West, London	-10.28%
18	1019 Baseline Road West, London	-9.81%
19	1021 Baseline Road West, London	-14.37%
	Median	-22.02%
	Average	-23.19%
	LOW	-8.57%
	HIGH	-39.36%

The reader is advised that not ALL sales and resale's of properties within the influence of a Pit or Quarry resulted in a loss of Price. However the above 19 suggest that there is a very high probability there will be Price diminution if a residential property is located within the influence of a Pit or Quarry or a Haul Route.

Case Study Analyses: Introduction

This is a Price Diminution (if any) Study pertaining to properties situated in southern and eastern Ontario located within the influence of “an active or proposed pit or quarry or haul route.”

Purpose of this CASE STUDY ANALYSES

The purpose of this study is to provide Price diminution evidence, if any.

The diminution in Price, if any, is expressed as a percent of a property’s Original Price and Sold Price adjusted only for the passage of time.

This study does not estimate market value of a specific property, rather the percent diminution in Price, if any. The percent Price diminution, if any, considers the distance of a property to the pit or quarry or haul route as illustrated via location illustration maps each of which has a scale.

Diminution, Obsolescence, Effects

Diminution in Value is a *loss in value* to a property caused by *obsolescence*. While the obsolescence may be curable, it may not be curable by a land owner.

For example, a land owner cannot move a industrial hydro power transmission corridor or relocate a landfill operation nor can he move a Pit or Quarry situated next to or in the vicinity his land.

Obsolescence, one cause of diminution

- an impairment of desirability and usefulness caused by new inventions, changes in design, improved processes for production, or
- external factors that make a property less desirable and valuable for continued use
- may be either functional or external.

Source: The Appraisal of Real Estate, Second Canadian Edition

Harm

Most people have an opinion regarding obsolescence and the effect on themselves, their surroundings, their property, and on society. The harm may be real or perceived and it may be different for each property and to each property seller and buyer.

This perception is indicative of *how much one is willing to pay for a property*.

Background Information

The reader is advised that Ben Lansink, this study's author, expertise pertains only to analyzing the open market place, based on the actions of willing buyers and sellers. Ben Lansink does not have geotechnical expertise.

Pit and Quarry operations are licensed in Ontario via the Ministry of Natural Resources, *Aggregate Resource Act*. It has been assumed that for the pits or quarries studied by Lansink in this report, the licensee and permittee or applicant are or will be in compliance with the requirements of the *Aggregate Resources Act*, the regulations, the Aggregate Resources of Ontario Provincial Standards, the site plans and the conditions of their license or permit.

This Study

If a Pit or Quarry was constructed on a property, would the neighbouring properties have the same market value as without the Pit or Quarry? Does a Pit or Quarry cause an increase or decrease in property value? There may be endless questions from a potential buyer and/or seller when dealing with a property affected by a Pit or Quarry. When considering property value, these questions are difficult to quantify; however, the overall impact of a Pit or Quarry can be analyzed via the actions of an open real estate market.

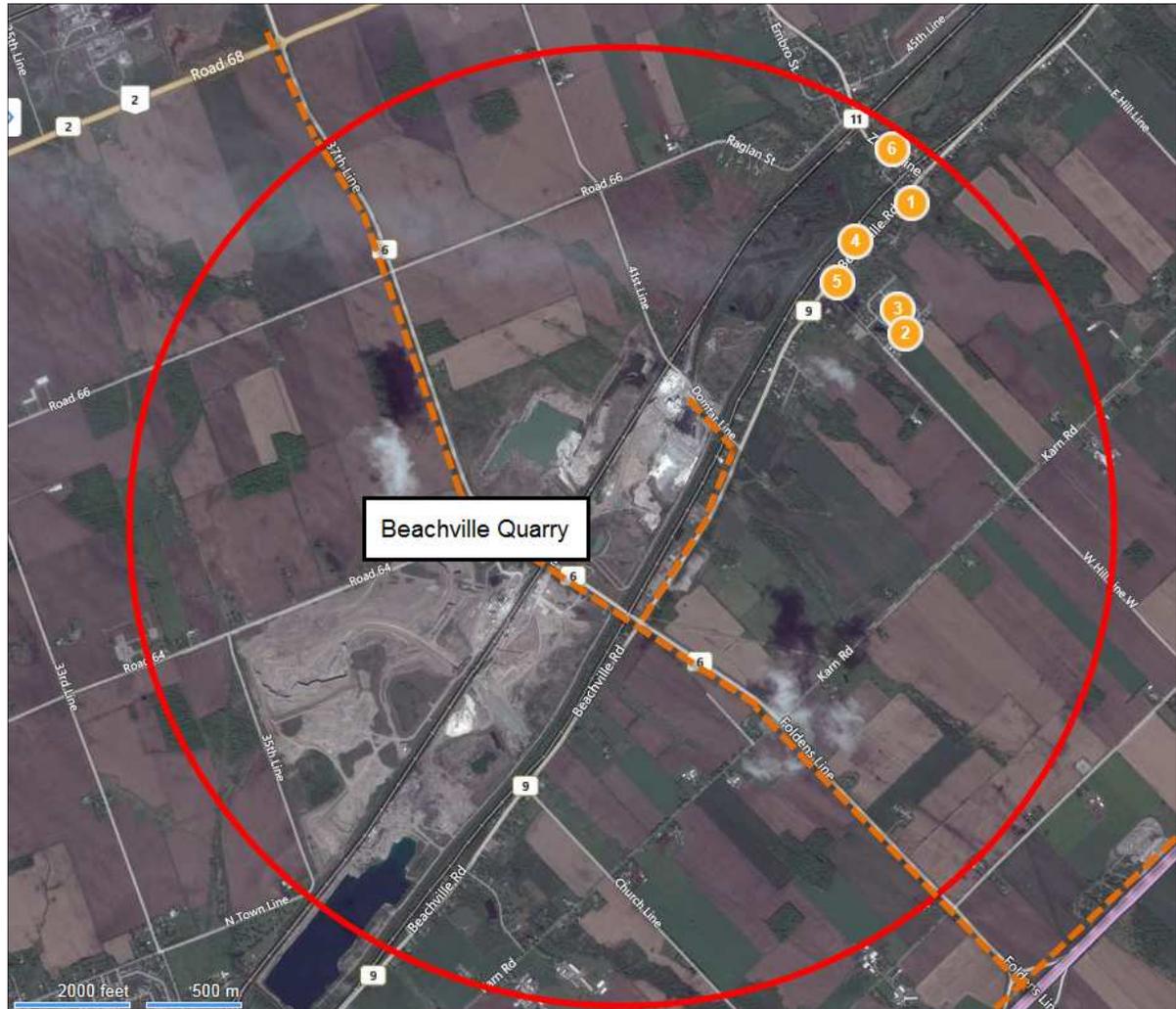
The creation of a Pit or Quarry creates apprehension in the general public, which makes the property less desirable and thus diminishes the prices of neighbouring property. Continuing scientific uncertainty over the adverse health consequences of a neighbouring Pit or Quarry only serves to perpetuate the debilitating effect of Pits or Quarries on property prices.

This study endeavours to isolate any loss in property price caused by a Pit or Quarry. The construction and use of a Pit or Quarry is an event over which a neighbouring property owner has no control. Each example in this study illustrates some type of 'harm' or 'injurious affection' that can be caused to a real property as a result of a Pit or Quarry. The harm may be real or perceived and it may be different for each property and to each property seller and buyer.

This study analyzes specific examples that occurred within the open real estate market in order to isolate the impact on property value caused by a Pit or Quarry.

Note that Ben Lansink is not an advocate, this is an unbiased study.

Beachville Quarry Analysis and Sold Property Locations



Map Source: <http://www.bing.com/maps/>, Illustration by Lansink Appraisals

Haul Route Source: Suzanne Crellin, OPAL Alliance Research Chair

Sold Property 1 – 58454 Beachville Road, Beachville

Sale and Resale, Property: 58454 Beachville Road, Beachville		
The average Woodstock-Ingersoll Real Estate Board Residential MLS® price in Oct 2004 was \$164,915 and in May 2012 when 58454 Beachville Road, Beachville resold the average price was \$224,118 resulting in a change of 35.9%.	Average Price Oct 2004	\$164,915
	Average Price May 2012	\$224,118
	\$ Change	\$59,203
	% Change	35.90%
The property, 58454 Beachville Road, Beachville, was purchased by Stark in October 2004 for \$175,000 but would have resold May 2012 for \$237,823 as a result of the passage of time.	Actual Sale Price October 2004	\$175,000
	% Change	35.90%
	\$ Change	\$62,823
	Adjusted Price May 2012	\$237,823
However the Actual Price when the property resold in May 2012 was \$145,000, a loss of -\$92,823.	Actual Sale Price May 2012	\$145,000
	\$ Difference	-\$92,823
Diminution in Price: -39.03%.	% Difference	-39.03%



58454 Beachville Road, Beachville

Land Registry Information - PIN: 001410154		 Print	 Store	Parcel Register
Address:	58454 BEACHVILLE ROAD			
Municipality:	BEACHVILLE	LRO:	41	Area: 3,678 m2
Land Registry Status:	ACTIVE	Registration Type:	LT	Perimeter: 266 m
Description:	PT BLK A PL 51; PT LT 8 CON BROKEN FRONT WEST OXFORD AS IN 480758; SOUTH-WEST OXFORD			
Party To:	FULOP, ATTILA;			
Assessment Information				
Assessment Roll Number	321101201018300	 Store		Assessment Reports
2013 Tax Year, Phased In Assessment:	\$185,250	Depth: 0.00 F	Frontage: 257.00 F	
Assessed Value based on January 1, 2012:	\$198,000	Property Type:	301 Single-family detached (not on water)	
Sales History Information				
DATE:	TYPE:	AMOUNT:		
05/07/2012	TPSA	\$145,000		
PARTY TO:	FULOP, ATTILA;			
10/15/2004	T	\$175,000		
PARTY TO:	STARK, KIRSTY HELEN; STARK, WILLIAM JOSEPH;			

Property Type:

301 Single-family detached (not on water)

Sold Property 2 – 20 Park Street, Beachville

Sale and Resale, Property: 20 Park Street, Beachville		
The average Woodstock-Ingersoll Real Estate Board Residential MLS® price in October 2008 was \$196,230 and in May 2011 when 20 Park Street, Beachville resold the average price was \$210,612 resulting in a change of 7.33%.	Average Price October 2008	\$196,230
	Average Price May 2011	\$210,612
	\$ Change	\$14,382
	% Change	7.33%
The property, 20 Park Street, Beachville, was purchased by Clark / Crawford in October 2008 for \$217,500 but would have resold May 2011 for \$233,441 as a result of the passage of time.	Actual Sale Price October 2008	\$217,500
	% Change	7.33%
	\$ Change	\$15,941
	Adjusted Price May 2011	\$233,441
However the Actual Price when the property resold in May 2011 was \$205,000, a loss of -\$28,441.	Actual Sale Price May 2011	\$205,000
	\$ Difference	-\$28,441
Diminution in Price: -12.18%.	% Difference	-12.18%



Land Registry Information - PIN: 001410131		 Print  Store  Parcel Register	
Address:	20 PARK STREET, R.R.#1		
Municipality:	BEACHVILLE	LRO:	41
Land Registry Status:	ACTIVE	Registration Type:	LT
Description:	LT 42 PL 811; S/T A23204; SOUTH-WEST OXFORD		
Party To:	BAKKER, JORDAN MATTHEW; BAKKER, SHERYL YVONNE;		
Assessment Information			
Assessment Roll Number	321101201028200		 Store  Assessment Reports
2013 Tax Year, Phased In Assessment:	\$200,000	Depth: 0.00 F	Frontage: 85.72 F
Assessed Value based on January 1, 2012:	\$209,000	Property Type:	301 Single-family detached (not on water)
Sales History Information			 Store  Insurance Claims History
DATE:	TYPE:	AMOUNT:	
05/24/2011	TPSA	\$205,000	
PARTY TO:	BAKKER, JORDAN MATTHEW; BAKKER, SHERYL YVONNE;		
10/03/2008	T	\$217,500	
PARTY TO:	CLARK, ESTHER JEAN; CRAWFORD, JAMES MURRAY;		
10/03/2005	T	\$169,000	
PARTY TO:	BOUSERSE, PATRICIA GAYLE; BOUSERSE, RICHARD ALAN;		

Property Type:

301 Single-family detached (not on water)

Sold Property 3 – 46 Lynn Crescent, Beachville

Sale and Resale, Property: 46 Lynn Crescent, Beachville		
The average Woodstock-Ingersoll Real Estate Board Residential MLS® price in December 2007 was \$196,870 and in March 2011 when 46 Lynn Crescent, Beachville resold the average price was \$213,862 resulting in a change of 8.63%.	Average Price December 2007	\$196,870
	Average Price March 2011	\$213,862
	\$ Change	\$16,992
	% Change	8.63%
The property, 46 Lynn Crescent, Beachville, was purchased by Brown in December 2007 for \$212,500 but would have resold March 2011 for \$230,841 as a result of the passage of time.	Actual Sale Price December 2007	\$212,500
	% Change	8.63%
	\$ Change	\$18,341
	Adjusted Price March 2011	\$230,841
However the Actual Price when the property resold in March 2011 was \$180,000, a loss of -\$50,841.	Actual Sale Price March 2011	\$180,000
	\$ Difference	-\$50,841
Diminution in Price: -22.02%.	% Difference	-22.02%



Land Registry Information - PIN: 001410117				 Print	 Store	 Parcel Register
Address:	46 LYNN CRESCENT					
Municipality:	BEACHVILLE	LRO:	41	Area:	1,189 m2	
Land Registry Status:	ACTIVE	Registration Type:	LT	Perimeter:	144 m	
Description:	LT 28 PL 811; S/T A23204; SOUTH-WEST OXFORD					
Party To:	SCHRODER, MARTIN PETER;					
Assessment Information						
Assessment Roll Number	321101201026800			 Store	 Assessment Reports	
2013 Tax Year, Phased In Assessment:	\$220,750	Depth:	150.00 F	Frontage:	85.00 F	
Assessed Value based on January 1, 2012:	\$229,000	Property Type:	301 Single-family detached (not on water)			
Sales History Information						
	 Store	 Insurance Claims History				
DATE:	TYPE:	AMOUNT:				
03/14/2011	TPSA	\$180,000				
PARTY TO:	SCHRODER, MARTIN PETER;					
12/06/2007	T	\$212,500				
PARTY TO:	BROWN, CHRISTOPHER ALAN; BROWN, SHANNON MICHELE;					
05/28/2004	T	\$160,000				
PARTY TO:	WEBB, MARK ANTHONY; WEBB, SELENA MARIE;					

Property Type:

301 Single-family detached (not on water)

Sold Property 4 – 58 Beachville Road, Beachville

Sale and Resale, Property: 58 Beachville Road, Beachville		
The average Woodstock-Ingersoll Real Estate Board Residential MLS® price in May 2005 was \$176,847 and in December 2010 when 58 Beachville Road, Beachville resold the average price was \$200,898 resulting in a change of 13.6%.	Average Price May 2005	\$176,847
	Average Price December 2010	\$200,898
	\$ Change	\$24,051
	% Change	13.60%
The property, 58 Beachville Road, Beachville, was purchased by MacGinnis / King in May 2005 for \$172,000 but would have resold December 2010 for \$195,392 as a result of the passage of time.	Actual Sale Price May 2005	\$172,000
	% Change	13.60%
	\$ Change	\$23,392
	Adjusted Price December 2010	\$195,392
However the Actual Price when the property resold in December 2010 was \$173,000, a loss of -\$22,392.	Actual Sale Price December 2010	\$173,000
	\$ Difference	-\$22,392
Diminution in Price: -11.46%.	% Difference	-11.46%



Land Registry Information - PIN: 001420077

 [Print](#) [Store](#) [Parcel Register](#)

Address: 58 BEACHVILLE ROAD
Municipality: BEACHVILLE LRO: 41 Area: 2,551 m2
Land Registry Status: ACTIVE Registration Type: LT Perimeter: 215 m
Description: PT LT 10 CON BROKEN FRONT WEST OXFORD AS IN 487020; SOUTH-WEST OXFORD
Party To: BLANCHER, JAMES ALLAN;

Assessment Information

Assessment Roll Number 321101201008500 [Store](#) [Assessment Reports](#)
2013 Tax Year, Phased In Assessment: \$214,750 Depth: 200.00 F Frontage: 100.00 F
Assessed Value based on January 1, 2012: \$253,000 Property Type: 301 Single-family detached (not on water)

Sales History Information

[Store](#) [Insurance Claims History](#)

DATE:	TYPE:	AMOUNT:
12/30/2010	T	\$173,000
PARTY TO: BLANCHER, JAMES ALLAN;		
05/30/2005	T	\$172,000
PARTY TO: MACGINNIS, TRACEY LYNN; KING, WAYNE ROBERT;		

Property Type:

301 Single-family detached (not on water)

Sold Property 5 – 99 Main Street, Beachville

Sale and Resale, Property: 99 Main Street, Beachville		
The average Woodstock-Ingersoll Real Estate Board Residential MLS® price in April 2008 was \$199,482 and in November 2009 when 99 Main Street, Beachville resold the average price was \$209,178 resulting in a change of 4.86%.	Average Price April 2008	\$199,482
	Average Price November 2009	\$209,178
	\$ Change	\$9,696
	% Change	4.86%
The property, 99 Main Street, Beachville, was purchased by Dunphy in April 2008 for \$181,000 but would have resold November 2009 for \$189,798 as a result of the passage of time.	Actual Sale Price April 2008	\$181,000
	% Change	4.86%
	\$ Change	\$8,798
	Adjusted Price November 2009	\$189,798
However the Actual Price when the property resold in November 2009 was \$123,000, a loss of -\$66,798.	Actual Sale Price November 2009	\$123,000
	\$ Difference	-\$66,798
Diminution in Price: -35.19%.	% Difference	-35.19%



Land Registry Information - PIN: 001410072  [Print](#) [Store](#) [Parcel Register](#)

Address: 99 MAIN STREET
Municipality: BEACHVILLE LRO: 41 Area: 4,099 m2
Land Registry Status: ACTIVE Registration Type: LT Perimeter: 307 m
Description: LT 3-4 PL 127; PT LT 5 PL 127 AS IN 408635; SOUTH-WEST OXFORD
Party To: PYE, DAVID ALLAN; PYE, LAWRENCE; PYE, SHERRY LYNN;

Assessment Information

Assessment Roll Number 321101201020400 [Store](#) [Assessment Reports](#)

2013 Tax Year, Phased In Assessment: \$190,750 Depth: 387.00 F Frontage: 106.92 F
Assessed Value based on January 1, 2012: \$220,000 Property Type: 301 Single-family detached (not on water)

Sales History Information [Store](#) [Insurance Claims History](#)

DATE:	TYPE:	AMOUNT:
11/06/2009	TPSA	\$123,000
PARTY TO: PYE, LAWRENCE; PYE, SHERRY LYNN; PYE, DAVID ALLAN;		
04/28/2008	T	\$181,000
PARTY TO: DUNPHY, DAVID JAMES; DUNPHY, DALEEN MARIE;		
09/17/1996	T	\$90,000
PARTY TO: GRISWOLD, LARRY MERVILLE; LEMKE, PATRICIA LYNN;		

Property Type:

301 Single-family detached (not on water)

Sold Property 6 – 43481 Zorra Line, Beachville

Sale and Resale, Property: 43481 Zorra Line, Beachville		
The average Woodstock-Ingersoll Real Estate Board Residential MLS® price in November 2006 was \$185,669 and in June 2012 when 43481 Zorra Line, Beachville resold the average price was \$252,057 resulting in a change of 35.76%.	Average Price November 2006	\$185,669
	Average Price June 2012	\$252,057
	\$ Change	\$66,388
	% Change	35.76%
The property, 43481 Zorra Line, Beachville, was purchased by Benn in November 2006 for \$140,500 but would have resold June 2012 for \$190,737 as a result of the passage of time.	Actual Sale Price November 2006	\$140,500
	% Change	35.76%
	\$ Change	\$50,237
	Adjusted Price June 2012	\$190,737
However the Actual Price when the property resold in June 2012 was \$148,000, a loss of -\$42,737.	Actual Sale Price June 2012	\$148,000
	\$ Difference	-\$42,737
Diminution in Price: -22.41%.	% Difference	-22.41%

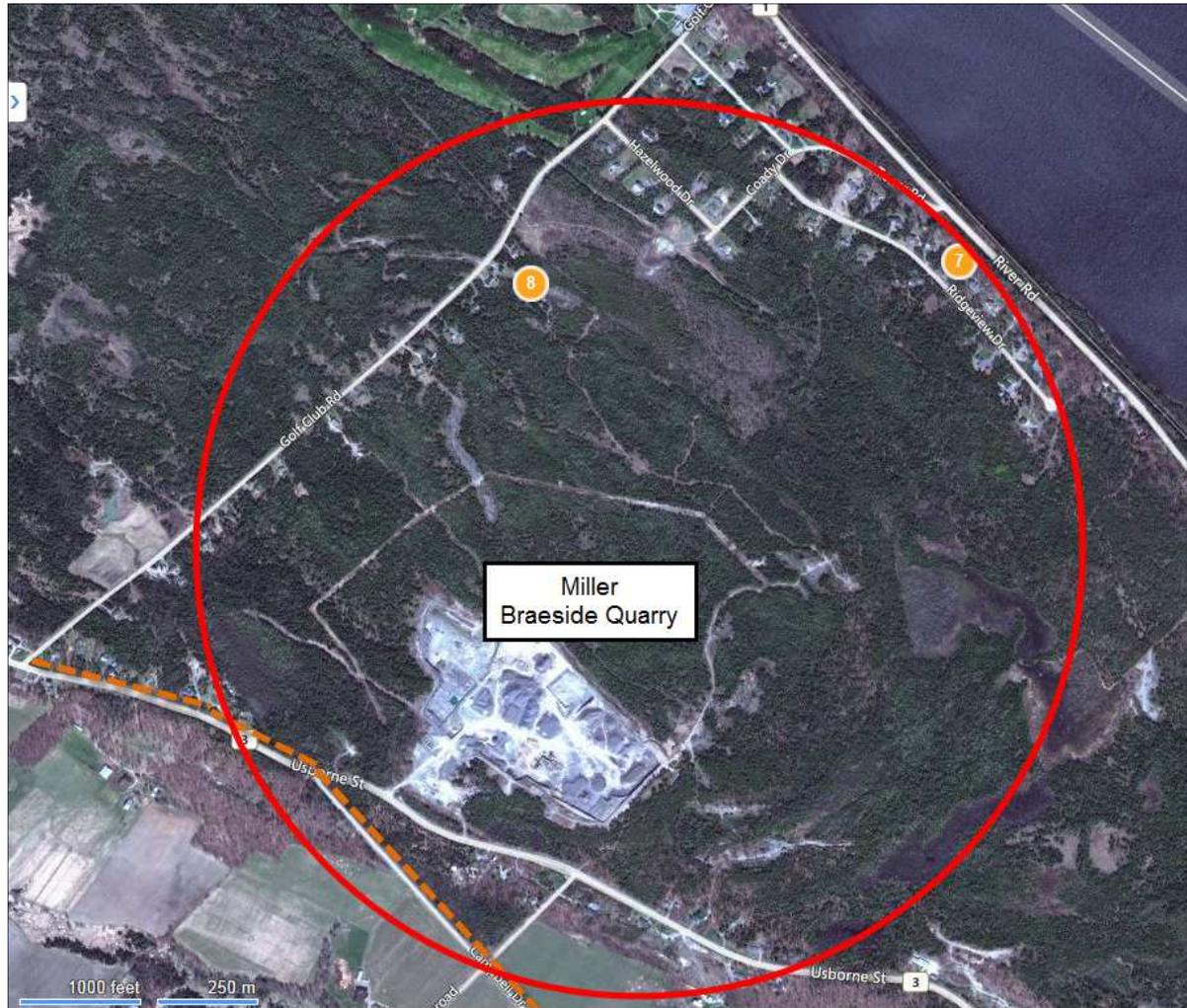


Land Registry Information - PIN: 000990645					Store	Parcel Register
Address:	43481 ZORRA LINE					
Municipality:	BEACHVILLE	LRO:	41	Area:	28 m2	
Land Registry Status:	ACTIVE	Registration Type:	R	Perimeter:	93 m	
Description:	PT BLK P PL 154; PART 2, 41R7616 ; SOUTH-WEST OXFORD					
Party To:	SWARTZ, GREGORY CHARLES;					
Land Registry Information - PIN: 000990232					Store	Parcel Register
Address:	43481 ZORRA LINE					
Municipality:	BEACHVILLE	LRO:	41	Area:	1,148 m2	
Land Registry Status:	ACTIVE	Registration Type:	LT	Perimeter:	147 m	
Description:	PT BLK P PL 154 AS IN 467297; SOUTH-WEST OXFORD					
Party To:	SWARTZ, GREGORY CHARLES;					
Assessment Information					Store	Assessment Reports
Assessment Roll Number	321101201001300					
2013 Tax Year, Phased In Assessment:	\$153,250	Depth:	150.55 F	Frontage:	74.50 F	
Assessed Value based on January 1, 2012:	\$157,000	Property Type:	301 Single-family detached (not on water)			
Sales History Information					Store	Insurance Claims History
DATE:	TYPE:	AMOUNT:				
06/05/2012	T	\$148,000				
PARTY TO:	SWARTZ, GREGORY CHARLES;					
11/24/2006	T	\$140,500				
PARTY TO:	BENN, KELLY DOROTHY;					
07/16/2003	T	\$98,000				
PARTY TO:	MCDONALD, TANYA ANNE MARIE;					

Property Type:

301 Single-family detached (not on water)

Miller Braeside Quarry and Sold Property Locations



Map Source: <http://www.bing.com/maps/a>, Illustration by Lansink Appraisals

Haul Route Source: Traffic Impact Study <http://www.mcnabbraeside.com>

Sold Property 7 – E/S Ridgeview Drive, Braeside

Sale and Resale, Property: E/S Ridgeview Drive, Braeside		
The average Ottawa Residential MLS® price in June 2009 was \$303,445 and in August 2011 when E/S Ridgeview Drive, Braeside resold the average price was \$339,415 resulting in a change of 11.85%.	Average Price June 2009	\$303,445
	Average Price August 2011	\$339,415
	\$ Change	\$35,970
	% Change	11.85%
The property, E/S Ridgeview Drive, Braeside, was purchased by Cameron / Morel in June 2009 for \$149,900 but would have resold August 2011 for \$167,669 as a result of the passage of time.	Actual Sale Price June 2009	\$149,900
	% Change	11.85%
	\$ Change	\$17,769
	Adjusted Price August 2011	\$167,669
However the Actual Price when the property resold in August 2011 was \$135,000, a loss of -\$32,669.	Actual Sale Price August 2011	\$135,000
	\$ Difference	-\$32,669
Diminution in Price: -19.48%.	% Difference	-19.48%



Land Registry Information - PIN: 573010190[Print](#)[Store](#)[Parcel Register](#)

Address: N/A
 Municipality: BRAESIDE LRO: 49 Area: 8,187 m2
 Land Registry Status: ACTIVE Registration Type: LT Perimeter: 383 m
 Description: LOT 7, PLAN 49M22, S/T PTS 4 & 12, 49R15269 IN FAVOUR OF THE CORPORATION OF THE TOWNSHIP OF MCNAB/BRAESIDE AS IN RE10711 ; TWP OF MCNAB/BRAESIDE ; S/T EASEMENT OVER PT 6, 49R15409 IN FAVOUR OF HYDRO ONE NETWORKS INC. AS IN RE20021
 Party To: BOOTH, MICHEL;

Assessment Information

Assessment Roll Number 470100102010212 [Store](#) [Assessment Reports](#)
 2013 Tax Year, Phased In Assessment: \$108,500 Depth: 402.20 F Frontage: 196.85 F
 Assessed Value based on January 1, 2012: \$140,000 Property Type: 100 Vacant residential land not on water

Sales History Information[Store](#)[Insurance Claims History](#)

DATE:	TYPE:	AMOUNT:
08/15/2011	T	\$135,000
PARTY TO:	BOOTH, MICHEL;	
06/12/2009	T	\$149,900
PARTY TO:	CAMERON, DONALD JAMES; MOREL, ANDREE MARGUERITE MARIE;	
11/26/2004	T	\$91,500
PARTY TO:	MANTIL, GARY GREGORY;	

Property Type:

301 Single-family detached (not on water)

Sold Property 8 – S/S Golf Club Road, Braeside

Sale and Resale, Property: S/S Golf Club Road, Braeside		
The average Ottawa Residential MLS® price in October 2007 was \$266,406 and in August 2008 when S/S Golf Club Road, Braeside resold the average price was \$276,305 resulting in a change of 3.72%.	Average Price October 2007	\$266,406
	Average Price August 2008	\$276,305
	\$ Change	\$9,899
	% Change	3.72%
The property, S/S Golf Club Road, Braeside, was purchased by Dion in October 2007 for \$244,224 but would have resold August 2008 for \$253,299 as a result of the passage of time.	Actual Sale Price October 2007	\$244,224
	% Change	3.72%
	\$ Change	\$9,075
	Adjusted Price August 2008	\$253,299
However the Actual Price when the property resold in August 2008 was \$216,000, a loss of -\$37,299.	Actual Sale Price August 2008	\$216,000
	\$ Difference	-\$37,299
Diminution in Price: -14.73%.	% Difference	-14.73%

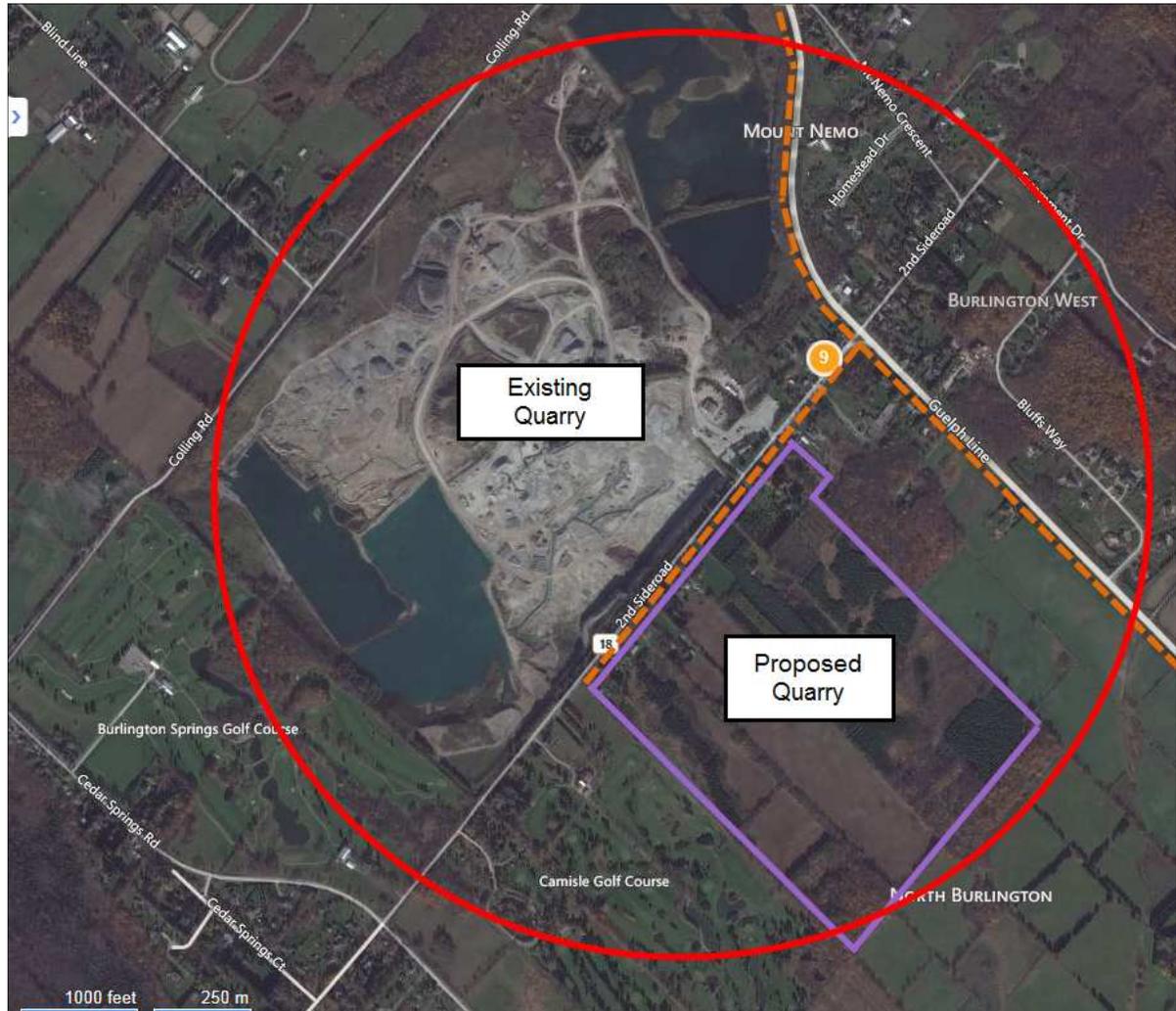


Land Registry Information - PIN: 573010067					Print	Store	Parcel Register
Address:	N/A						
Municipality:	BRAESIDE	LRO:	49	Area:	19,665 m2		
Land Registry Status:	ACTIVE	Registration Type:	LT	Perimeter:	711 m		
Description:	PT LTS 17 & 18, CON A, BEING PT 6, 49R3173, EXCEPT PTS 1 & 2, 49R10094 ; MCNAB / BRAESIDE						
Party To:	SWRJESKI, JASON SCOTT;						
Assessment Information							
Assessment Roll Number	470100102007725			Store	Assessment Reports		
2013 Tax Year, Phased In Assessment:	\$280,500	Depth:	0.00 F	Frontage:	167.98 F		
Assessed Value based on January 1, 2012:	\$294,000	Property Type:	301 Single-family detached (not on water)				
Sales History Information							
Store	Insurance Claims History						
DATE:	TYPE:	AMOUNT:					
08/28/2008	T	\$216,000					
PARTY TO:	SWRJESKI, JASON SCOTT;						
10/01/2007	T	\$244,224					
PARTY TO:	DION, SHERRY;						
08/31/2004	T	\$160,000					
PARTY TO:	NICHOLAS, RICHARD JOSEPH;						
03/24/2000	T	\$119,000					
PARTY TO:	HOGAN, JASON BOYD; HOGAN, VICTORIA ELIZABETH;						

Property Type:

301 Single-family detached (not on water)

Burlington Quarry Analysis and Sold Property Location



Map Source: <http://www.bing.com/maps/>, Illustration by Lansink Appraisals

Haul Route Source: Traffic Impact Study <http://www.halton.ca>

Sold Property 9 – 2495 Sideroad 2, Burlington

Sale and Resale, Property: 2495 Sideroad 2, Burlington		
The average Hamilton-Burlington & District Real Estate Board Residential MLS® price in February 2007 was \$272,953 and in July 2011 when 2495 Sideroad 2, Burlington resold the average price was \$349,235 resulting in a change of 27.95%.	Average Price February 2007	\$272,953
	Average Price July 2011	\$349,235
	\$ Change	\$76,282
	% Change	27.95%
The property, 2495 Sideroad 2, Burlington, was purchased by Goulart in February 2007 for \$247,900 but would have resold July 2011 for \$317,180 as a result of the passage of time.	Actual Sale Price February 2007	\$247,900
	% Change	27.95%
	\$ Change	\$69,280
	Adjusted Price July 2011	\$317,180
However the Actual Price when the property resold in July 2011 was \$225,000, a loss of -\$92,180.	Actual Sale Price July 2011	\$225,000
	\$ Difference	-\$92,180
Diminution in Price: -29.06%.	% Difference	-29.06%

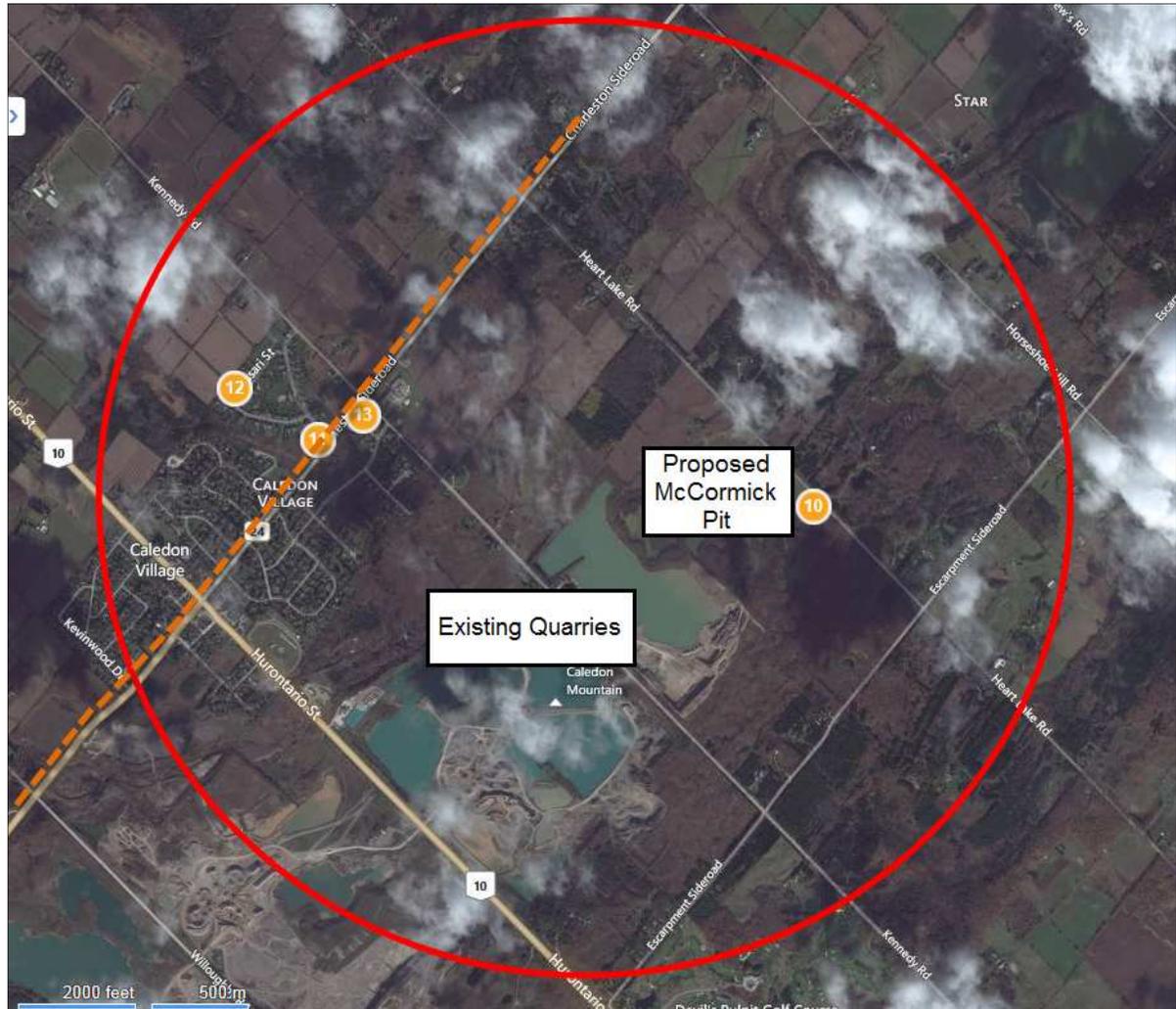


Land Registry Information - PIN: 071980136			Print	Store	Parcel Register	
Address:	2495 2 SIDEROAD					
Municipality:	BURLINGTON	LRO:	20	Area:	3,198 m2	
Land Registry Status:	ACTIVE	Registration Type:	LT	Perimeter:	330 m	
Description:	PT LT 1 , CON 3 NS , PART 1 , 20R6619 ; BURLINGTON/NELSON TWP					
Party To:	MANES, MARIO; MANES, FINISIA;					
Assessment Information						
Assessment Roll Number	240203030510800				Store	Assessment Reports
2013 Tax Year, Phased In Assessment:	\$266,750	Depth:	464.00 F	Frontage:	75.00 F	
Assessed Value based on January 1, 2012:	\$326,000	Property Type:	100 Vacant residential land not on water			
Sales History Information					Store	Insurance Claims History
DATE:	TYPE:	AMOUNT:				
07/05/2011	T	\$225,000				
PARTY TO:	MANES, MARIO; MANES, FINISIA;					
02/20/2007	T	\$247,900				
PARTY TO:	GOULART, ANNA MARIA;					
05/15/1989	T	\$51,900				
PARTY TO:	HAMILTON, KEVIN; HAMILTON, ROBBIE;					

Property Type:

301 Single-family detached (not on water)

Proposed McCormick Pit Analysis and Sold Property Locations



Map Source: <http://www.bing.com/maps/>, Illustration by Lansink Appraisals

Haul Route Source: PitSense

Sold Property 10 – 17666 Heart Lake Road, Caledon

Sale and Resale, Property: 17666 Heart Lake Road, Caledon		
The average Orangeville & District Real Estate Board Residential MLS® price in January 2008 was \$289,960 and in June 2012 when 17666 Heart Lake Road, Caledon resold the average price was \$372,995 resulting in a change of 28.64%.	Average Price January 2008	\$289,960
	Average Price June 2012	\$372,995
	\$ Change	\$83,035
	% Change	28.64%
The property, 17666 Heart Lake Road, Caledon, was purchased by 2144456 Ontario Inc in January 2008 for \$530,000 but would have resold June 2012 for \$681,775 as a result of the passage of time.	Actual Sale Price January 2008	\$530,000
	% Change	28.64%
	\$ Change	\$151,775
	Adjusted Price June 2012	\$681,775
However the Actual Price when the property resold in June 2012 was \$430,000, a loss of -\$251,775.	Actual Sale Price June 2012	\$430,000
	\$ Difference	-\$251,775
Diminution in Price: -36.93%.	% Difference	-36.93%



Land Registry Information - PIN: 142870255[Print](#)[Store](#)[Parcel Register](#)

Address: 17666 HEART LAKE RD
 Municipality: CALEDON LRO: 43 Area: 4,058 m2
 Land Registry Status: ACTIVE Registration Type: LT Perimeter: 271 m
 Description: PT LT 12 CON 2 EHS CALEDON PT 1 43R11496 TOWN OF CALEDON
 Party To: MALOTT, BRIAN; MCLEAN, DEBORAH;

Assessment Information

Assessment Roll Number 212403000215810 [Store](#) [Assessment Reports](#)
 2013 Tax Year, Phased In Assessment: \$499,500 Depth: 295.28 F Frontage: 147.64 F
 Assessed Value based on January 1, 2012: \$555,000 Property Type: 301 Single-family detached (not on water)

Sales History Information[Store](#)[Insurance Claims History](#)

DATE:	TYPE:	AMOUNT:
06/01/2012	T	\$430,000
PARTY TO:	MCLEAN, DEBORAH; MALOTT, BRIAN;	
01/31/2008	T	\$530,000
PARTY TO:	2144456 ONTARIO INC.;	
12/05/2000	T	\$335,000
PARTY TO:	MADILL, DONNA;	
11/30/1989	T	\$298,000
PARTY TO:	BAHR, CAROL; BAHR, HANS JURGEN;	

Property Type:

301 Single-family detached (not on water)

Sold Property 11 – 3410 Charleston Sideroad, Caledon

Sale and Resale, Property: 3410 Charleston Sideroad, Caledon		
The average Toronto Real Estate Board Residential MLS® price in June 2006 was \$358,035 and in November 2011 when 3410 Charleston Sideroad, Caledon resold the average price was \$480,421 resulting in a change of 34.18%.	Average Price June 2006	\$358,035
	Average Price November 2011	\$480,421
	\$ Change	\$122,386
	% Change	34.18%
The property, 3410 Charleston Sideroad, Caledon, was purchased by Towers in June 2006 for \$499,000 but would have resold November 2011 for \$669,572 as a result of the passage of time.	Actual Sale Price June 2006	\$499,000
	% Change	34.18%
	\$ Change	\$170,572
	Adjusted Price November 2011	\$669,572
However the Actual Price when the property resold in November 2011 was \$499,000, a loss of -\$170,572.	Actual Sale Price November 2011	\$499,000
	\$ Difference	-\$170,572
Diminution in Price: -25.47%.	% Difference	-25.47%



Land Registry Information - PIN: 142860161[Print](#)[Store](#)[Parcel Register](#)

Address: 3410 CHARLESTON
 Municipality: CALEDON LRO: 43 Area: 7,279 m2
 Land Registry Status: ACTIVE Registration Type: LT Perimeter: 343 m
 Description: PT LT 16 CON 1 EHS CALEDON PT 2, 43R13930 ; TOWN OF CALEDON
 Party To: MORRO, MICHAEL EDWARD;

Assessment Information

Assessment Roll Number 212403000319700 [Store](#) [Assessment Reports](#)
 2013 Tax Year, Phased In Assessment: \$470,500 Depth: 0.00 F Frontage: 0.00 F
 Assessed Value based on January 1, 2012: \$505,000 Property Type: 301 Single-family detached (not on water)

Sales History Information[Store](#)[Insurance Claims History](#)

DATE:	TYPE:	AMOUNT:
11/10/2011	T	\$499,000
PARTY TO: MORRO, MICHAEL EDWARD;		
06/09/2006	T	\$499,000
PARTY TO: TOWERS, STEVEN BRIAN;		
03/28/1991	T	\$2
PARTY TO: GILES, GORDON MILTON;		

Property Type:

301 Single-family detached (not on water)

Sold Property 12 – 18 Massari Street, Caledon

Sale and Resale, Property: 18 Massari Street, Caledon		
The average Toronto Real Estate Board Residential MLS® price in May 2006 was \$365,537 and in June 2011 when 18 Massari Street, Caledon resold the average price was \$476,386 resulting in a change of 30.32%.	Average Price May 2006	\$365,537
	Average Price June 2011	\$476,386
	\$ Change	\$110,849
	% Change	30.32%
The property, 18 Massari Street, Caledon, was purchased by Szeli in May 2006 for \$615,000 but would have resold June 2011 for \$801,499 as a result of the passage of time.	Actual Sale Price May 2006	\$615,000
	% Change	30.32%
	\$ Change	\$186,499
	Adjusted Price June 2011	\$801,499
However the Actual Price when the property resold in June 2011 was \$642,500, a loss of -\$158,999.	Actual Sale Price June 2011	\$642,500
	\$ Difference	-\$158,999
Diminution in Price: -19.84%.	% Difference	-19.84%



Land Registry Information - PIN: 142860263[Print](#)[Store](#)[Parcel Register](#)

Address: 18 MASSARI ST
 Municipality: CALEDON LRO: 43 Area: 3,055 m2
 Land Registry Status: ACTIVE Registration Type: LT Perimeter: 237 m
 Description: PCL 48-1, SEC 43M1196; LT 48, PL 43M1196 ; S/T LT1684804 CALEDON S/T A RIGHT IN FAVOUR OF BAY-CON DEVELOPMENTS INC.UNTIL ACCEPTANCE OF THE SUBDIVISION AGREEMENT AS SET OUT IN LT1800343
 Party To: DUNCAN, MARIE;

Assessment Information

Assessment Roll Number 212403001159040 [Store](#) [Assessment Reports](#)
 2013 Tax Year, Phased In Assessment: \$589,250 Depth: 263.32 F Frontage: 124.67 F
 Assessed Value based on January 1, 2012: \$641,000 Property Type: 301 Single-family detached (not on water)

Sales History Information[Store](#)[Insurance Claims History](#)

DATE:	TYPE:	AMOUNT:
06/30/2011	T	\$642,500
PARTY TO:	DUNCAN, MARIE;	
05/25/2006	T	\$615,000
PARTY TO:	SZELI, LENKE;	
01/23/1998	T	\$277,565
PARTY TO:	ROCHON, CHARLOTTE; ROCHON, MICHAEL;	

Property Type:

301 Single-family detached (not on water)

Sold Property 13 – 5 Red Cherry Court, Caledon

Sale and Resale, Property: 5 Red Cherry Court, Caledon		
The average Toronto Real Estate Board Residential MLS® price in June 2008 was \$395,918 and in November 2010 when 5 Red Cherry Court, Caledon resold the average price was \$437,999 resulting in a change of 10.63%.	Average Price June 2008	\$395,918
	Average Price November 2010	\$437,999
	\$ Change	\$42,081
	% Change	10.63%
The property, 5 Red Cherry Court, Caledon, was purchased by McKee / Wiley in June 2008 for \$435,000 but would have resold November 2010 for \$481,235 as a result of the passage of time.	Actual Sale Price June 2008	\$435,000
	% Change	10.63%
	\$ Change	\$46,235
	Adjusted Price November 2010	\$481,235
However the Actual Price when the property resold in November 2010 was \$440,000, a loss of -\$41,235.	Actual Sale Price November 2010	\$440,000
	\$ Difference	-\$41,235
Diminution in Price: -8.57%.	% Difference	-8.57%



Land Registry Information - PIN: 142870107[Print](#)[Store](#)[Parcel Register](#)

Address: 5 RED CHERRY CRT
 Municipality: CALEDON LRO: 43 Area: 5,003 m2
 Land Registry Status: ACTIVE Registration Type: LT Perimeter: 277 m
 Description: PCL 3-1 SEC 43M835; LT 3 PL 43M835 ; S/T LT1679606 CALEDON
 Party To: DOUCETTE, JASON; DOUCETTE, KAREN;

Assessment Information

Assessment Roll Number 212403001119802 [Store](#) [Assessment Reports](#)
 2013 Tax Year, Phased In Assessment: \$453,000 Depth: 217.13 F Frontage: 63.52 F
 Assessed Value based on January 1, 2012: \$513,000 Property Type: 301 Single-family detached (not on water)

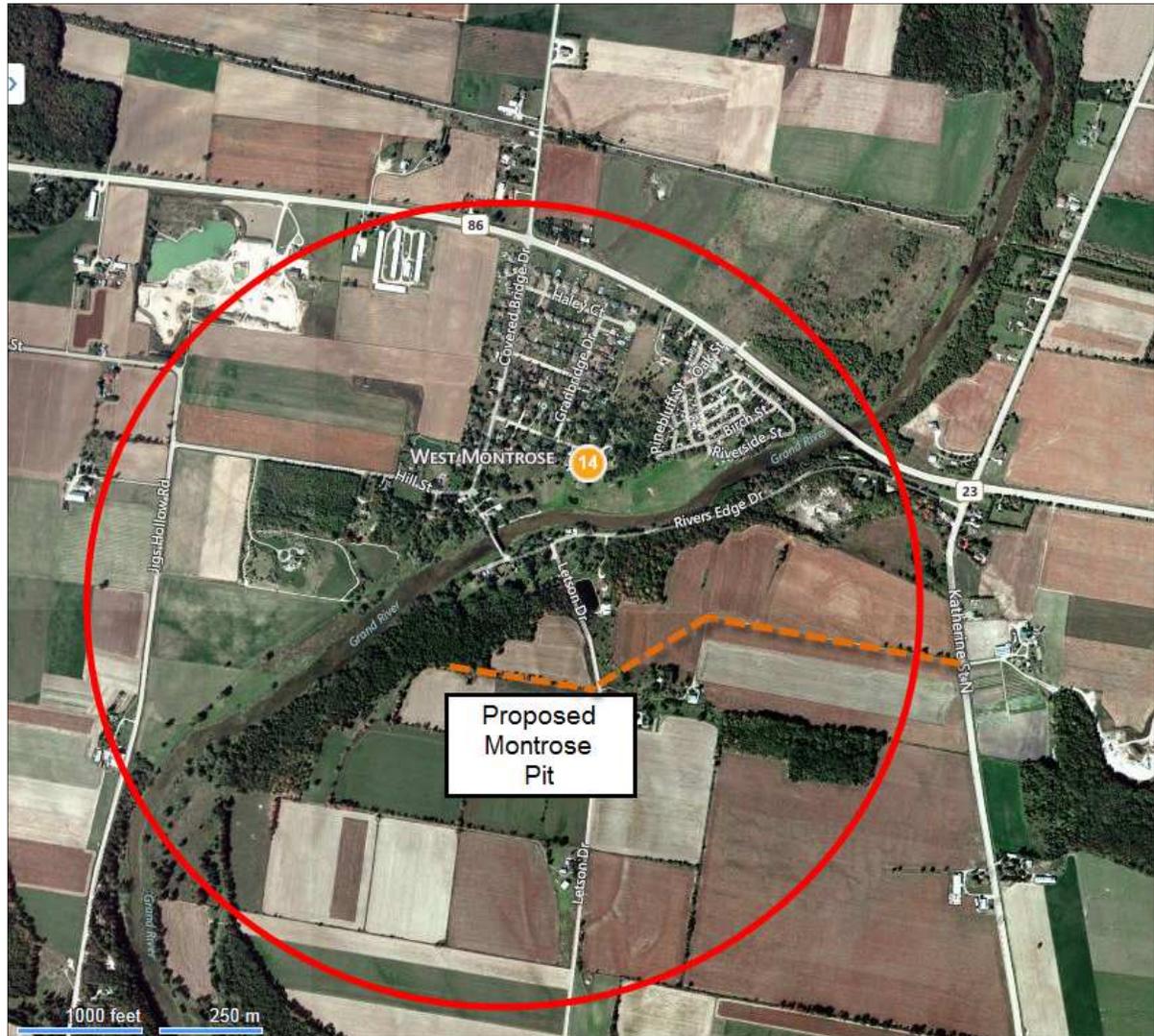
Sales History Information[Store](#)[Insurance Claims History](#)

DATE:	TYPE:	AMOUNT:
11/19/2010	T	\$440,000
PARTY TO: DOUCETTE, JASON; DOUCETTE, KAREN;		
06/02/2008	T	\$435,000
PARTY TO: MCKEE, JAKE EDWARD; WILEY, MAXINE;		
03/23/1989	T	\$0
PARTY TO: MACLELLAN, FREDRICK JOSEPH; SIMON, ANN;		

Property Type:

301 Single-family detached (not on water)

Proposed Montrose Pit Analysis and Sold Property Location



Map Source: <http://www.bing.com/maps/>, Illustration by Lansink Appraisals

Haul Route Source: Traffic Impact Study <http://www.woolwich.ca>

Sold Property 14 – 29 Tallwood Drive, West Montrose

Sale and Resale, Property: 29 Tallwood Drive, West Montrose		
The average Kitchener-Waterloo Real Estate Board Residential MLS® price in September 2008 was \$260,885 and in May 2012 when 29 Tallwood Drive, West Montrose resold the average price was \$329,482 resulting in a change of 26.29%.	Average Price September 2008	\$260,885
	Average Price May 2012	\$329,482
	\$ Change	\$68,597
	% Change	26.29%
The property, 29 Tallwood Drive, West Montrose, was purchased by Van Eerten in September 2008 for \$950,000 but would have resold May 2012 for \$1,199,793 as a result of the passage of time.	Actual Sale Price September 2008	\$950,000
	% Change	26.29%
	\$ Change	\$249,793
	Adjusted Price May 2012	\$1,199,793
However the Actual Price when the property resold in May 2012 was \$805,000, a loss of -\$394,793.	Actual Sale Price May 2012	\$805,000
	\$ Difference	-\$394,793
Diminution in Price: -32.91%.	% Difference	-32.91%

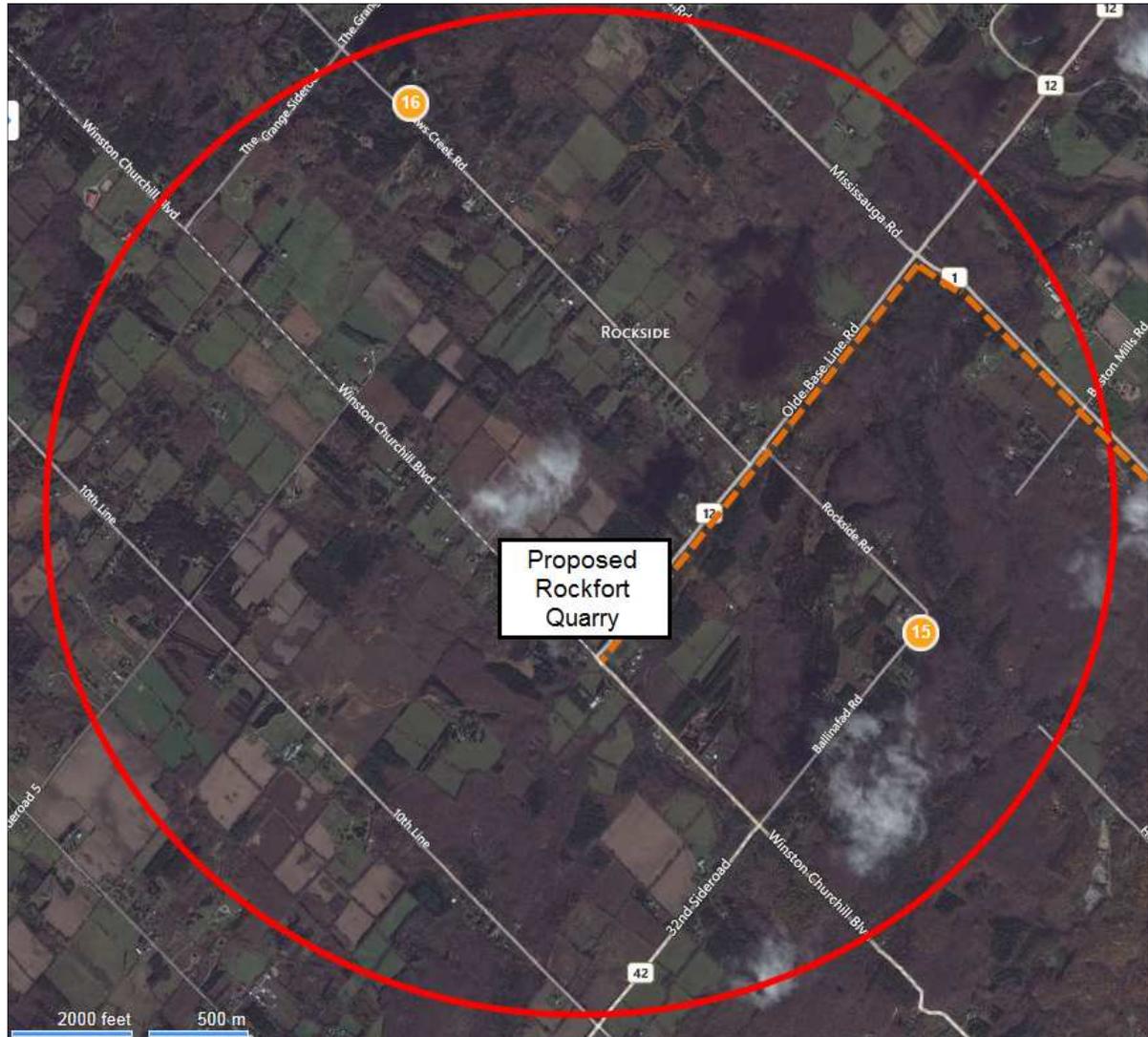


Land Registry Information - PIN: 222160105		 Print  Store  Parcel Register	
Address:	29 TALLWOOD DRIVE		
Municipality:	WEST MONTROSE	LRO:	58 Area: 13,163 m2
Land Registry Status:	ACTIVE	Registration Type:	LT Perimeter: 481 m
Description:	LT 6 PL 1224 WOOLWICH; PT BLK A PL 1224 WOOLWICH; PT LT 71 GERMAN COMPANY TRACT WOOLWICH PT 5-8, 58R5921; S/T 362258; WOOLWICH		
Party To:	BRIX, DAVID; HADFIELD, SUSAN;		
Assessment Information			
Assessment Roll Number	302902000709500		 Store  Assessment Reports
2013 Tax Year, Phased In Assessment:	\$836,000	Depth: 0.00 F	Frontage: 330.89 F
Assessed Value based on January 1, 2012:	\$932,000	Property Type:	301 Single-family detached (not on water)
Sales History Information			
			 Store  Insurance Claims History
DATE:	TYPE:	AMOUNT:	
05/18/2012	T	\$805,000	
PARTY TO:	HADFIELD, SUSAN; BRIX, DAVID;		
09/17/2008	T	\$950,000	
PARTY TO:	VAN EERTEN, EMILY DIANE; VAN EERTEN, PATRICK EWALD;		
09/16/2005	T	\$795,000	
PARTY TO:	DAVIS, JAMES FRANCIS; DAVIS, ANITA CAROLE;		
07/02/2004	T	\$650,000	
PARTY TO:	MUSTAKAS, ALEXANDROS; MUSTAKAS, JACQUELINE MARGARET ANNE;		
01/02/1992	T	\$2	
PARTY TO:	CRUTCHER, ANTHONY JAMES;		

Property Type:

301 Single-family detached (not on water)

Proposed Rockfort Quarry Analysis and Sold Property Locations



Map Source: <http://www.bing.com/maps/>, Illustration by Lansink Appraisals

Haul Route Source: Rockfort Quarry Proposal CCC Presentation to the Region of Halton

Sold Property 15 – 459 Ballinafad Road, Caledon

Sale and Resale, Property: 459 Ballinafad Road, Caledon		
The average Toronto Real Estate Board Residential MLS® price in December 2005 was \$326,689 and in November 2008 when 459 Ballinafad Road, Caledon resold the average price was \$368,582 resulting in a change of 12.82%.	Average Price December 2005	\$326,689
	Average Price November 2008	\$368,582
	\$ Change	\$41,893
	% Change	12.82%
The property, 459 Ballinafad Road, Caledon, was purchased by Northridge Homes Ltd. in December 2005 for \$190,000 but would have resold November 2008 for \$214,365 as a result of the passage of time.	Actual Sale Price December 2005	\$190,000
	% Change	12.82%
	\$ Change	\$24,365
	Adjusted Price November 2008	\$214,365
However the Actual Price when the property resold in November 2008 was \$130,000, a loss of -\$84,365.	Actual Sale Price November 2008	\$130,000
	\$ Difference	-\$84,365
Diminution in Price: -39.36%.	% Difference	-39.36%



Land Registry Information - PIN: 142590010					Print	Store	Parcel Register
Address:	459 BALLINAFAD ROAD						
Municipality:	CALEDON	LRO:	43	Area:	3,705 m2		
Land Registry Status:	ACTIVE	Registration Type:	LT	Perimeter:	245 m		
Description:	PT LT 32 CON 6 WHS CHINGUACOUSY AS IN V557937 TOWN OF CALEDON						
Party To:	MESSIER, JACQUES ROGER; MESSIER, CATHERINE ANNE;						
Assessment Information						Store	Assessment Reports
Assessment Roll Number:	212412000416200						
2013 Tax Year, Phased In Assessment:	\$256,500	Depth:	200.00 F	Frontage:	200.00 F		
Assessed Value based on January 1, 2012:	\$276,000	Property Type:	100 Vacant residential land not on water				
Sales History Information						Store	Insurance Claims History
DATE:	TYPE:	AMOUNT:					
02/06/2012	T	\$662,832					
PARTY TO:	MESSIER, CATHERINE ANNE; MESSIER, JACQUES ROGER;						
11/28/2008	T	\$130,000					
PARTY TO:	1017319 ONTARIO LIMITED;						
12/01/2005	TPR	\$190,000					
PARTY TO:	NORTHRIDGE HOMES LTD.;						
12/01/2005	TRAPL	\$0					
PARTY TO:	RIGOLO, DANIEL STEVEN; RIGOLO, LOUIS - ESTATE;						

Property Type:

301 Single-family detached (not on water)

Sold Property 16 – 16249 Shaws Creek Road, Caledon

Sale and Resale, Property: 16249 Shaws Creek Road, Caledon		
The average Toronto Real Estate Board Residential MLS® price in October 1997 was \$211,307 and in April 2001 when 16249 Shaws Creek Road, Caledon resold the average price was \$251,508 resulting in a change of 19.02%.	Average Price 1997	\$211,307
	Average Price 2001	\$251,508
	\$ Change	\$40,201
	% Change	19.02%
The property, 16249 Shaws Creek Road, Caledon, was purchased by Peck in October 1997 for \$395,000 but would have resold April 2001 for \$470,148 as a result of the passage of time.	Actual Sale Price October 1997	\$395,000
	% Change	19.02%
	\$ Change	\$75,148
	Adjusted Price April 2001	\$470,148
However the Actual Price when the property resold in April 2001 was \$294,000, a loss of -\$176,148.	Actual Sale Price April 2001	\$294,000
	\$ Difference	-\$176,148
Diminution in Price: -37.47%.	% Difference	-37.47%



Land Registry Information - PIN: 142660133 [Print](#) [Store](#) [Parcel Register](#)

Address: 16249 SHAWS CREEK RD
 Municipality: CALEDON LRO: 43 Area: 15,236 m2
 Land Registry Status: ACTIVE Registration Type: LT Perimeter: 541 m
 Description: PT LT 5 CON 5 WHS CALEDON PT 3, 43R23111 ; CALEDON
 Party To: DREW, SHERRILL TAYLOR;

Assessment Information

Assessment Roll Number 212403000914500 [Store](#) [Assessment Reports](#)
 2013 Tax Year, Phased In Assessment: \$532,000 Depth: 0.00 F Frontage: 0.00 F
 Assessed Value based on January 1, 2012: \$613,000 Property Type: 301 Single-family detached (not on water)

Sales History Information[Store](#) [Insurance Claims History](#)

DATE:	TYPE:	AMOUNT:
05/04/2005	T	\$433,000
PARTY TO: DREW, SHERRILL TAYLOR;		
02/17/2004	T	\$0
PARTY TO: NEIL, JOHN WESLEY; NEIL, BEVERLY;		
04/02/2001	T	\$294,000
PARTY TO: NEIL, BEVERLY;		
10/15/1997	T	\$395,000
PARTY TO: PECK, FREDRICK JOHN;		

Property Type:

301 Single-family detached (not on water)

Byron Quarry Analysis and Sold Property Locations



Map Source: <http://www.bing.com/maps/>, Illustration by Lansink Appraisals

Haul Route Source: Ben Lansink

Sold Property 17 – 1015 Baseline Road West, London

Sale and Resale, Property: 1015 Baseline Road West, London		
The average London and St. Thomas Association of REALTORS® Residential MLS® price in November 2004 was \$167,344 and in July 2005 when 1015 Baseline Road West, London resold the average price was \$178,910 resulting in a change of 6.91%.	Average Price 2004	\$167,344
	Average Price 2005	\$178,910
	\$ Change	\$11,566
	% Change	6.91%
The property, 1015 Baseline Road West, London, was purchased by Appleton / Beckett in November 2004 for \$208,500 but would have resold July 2005 for \$222,911 as a result of the passage of time.	Actual Sale Price November 2004	\$208,500
	% Change	6.91%
	\$ Change	\$14,411
	Adjusted Price July 2005	\$222,911
However the Actual Price when the property resold in July 2005 was \$200,000, a loss of - \$22,911.	Actual Sale Price July 2005	\$200,000
	\$ Difference	-\$22,911
Diminution in Price: -10.28%.	% Difference	-10.28%



Land Registry Information - PIN: 082590031[Print](#)[Store](#)[Parcel Register](#)

Address: 1015 BASE LINE ROAD WEST
 Municipality: LONDON LRO: 33 Area: 554 m2
 Land Registry Status: ACTIVE Registration Type: LT Perimeter: 116 m
 Description: PT LT 19, COMPILED PLAN 563 , PART 3 , 33R4502, T/W 919932 ; LONDON/WESTMINSTER "CONSENT OF COMMITTEE OF ADJUSTMENT ATTACHED TO 594750"
 Party To: MUGFORD, JEROME BRYCE; MUGFORD, CHIEME WANGDALI;

Assessment Information

Assessment Roll Number 393607027019310 [Store](#) [Assessment Reports](#)
 2013 Tax Year, Phased In Assessment: \$237,500 Depth: 0.00 F Frontage: 122.78 F
 Assessed Value based on January 1, 2012: \$239,000 Property Type: 301 Single-family detached (not on water)

Sales History Information[Store](#)[Insurance Claims History](#)

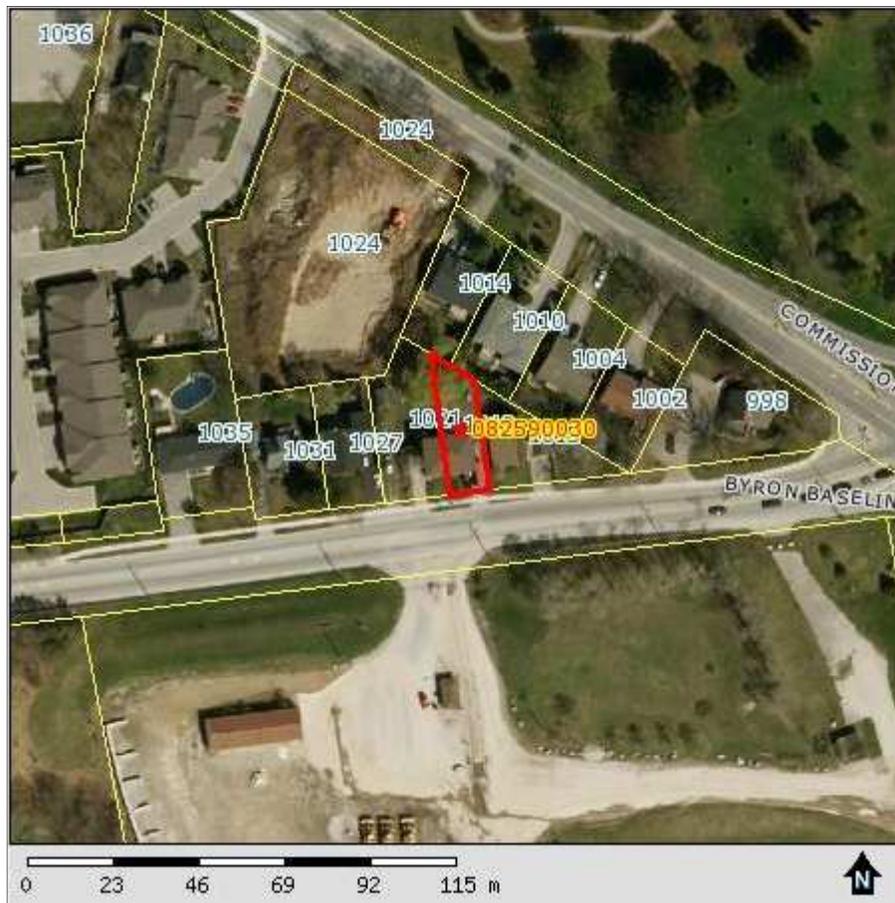
DATE:	TYPE:	AMOUNT:
07/05/2005	T	\$200,000
PARTY TO:	MUGFORD, CHIEME WANGDALI; MUGFORD, JEROME BRYCE;	
11/19/2004	T	\$208,500
PARTY TO:	APPLETON, JEANNIE; BECKETT, ALAN;	
07/20/2000	T	\$158,500
PARTY TO:	GONZALES, ARTURO; GONZALES, CYNTHIA;	
05/02/1997	T	\$155,000
PARTY TO:	HOLME, BETTY JOANNE; HOLME, BRIAN HENRY;	
09/15/1992	T	\$164,000
PARTY TO:	NAGEL, ROSEMARY GRACE; HARDING, PATRICK RICHARD;	

Property Type:

301 Single-family detached (not on water)

Sold Property 18 – 1019 Baseline Road West, London

Sale and Resale, Property: 1019 Baseline Road West, London		
The average London and St. Thomas Association of REALTORS® Residential MLS® price in June 1991 was \$137,278 and in April 2010 when 1019 Baseline Road West, London resold the average price was \$236,183 resulting in a change of 72.05%.	Average Price 1991	\$137,278
	Average Price April 2010	\$236,183
	\$ Change	\$98,905
	% Change	72.05%
The property, 1019 Baseline Road West, London, was purchased by Smythe in June 1991 for \$116,000 but would have resold April 2010 for \$199,575 as a result of the passage of time.	Actual Sale Price June 1991	\$116,000
	% Change	72.05%
	\$ Change	\$83,575
	Adjusted Price April 2010	\$199,575
However the Actual Price when the property resold in April 2010 was \$180,000, a loss of -\$19,575.	Actual Sale Price April 2010	\$180,000
	\$ Difference	-\$19,575
Diminution in Price: -9.81%.	% Difference	-9.81%



Land Registry Information - PIN: 082590030[Print](#)[Store](#)[Parcel Register](#)

Address: 1019 BASE LINE ROAD WEST
 Municipality: LONDON LRO: 33 Area: 370 m2
 Land Registry Status: ACTIVE Registration Type: LT Perimeter: 93 m
 Description: PT LT 19, COMPILED PLAN 563 , PART 2 , 33R9392, S/T 919932 ; S/T 449491 LONDON/WESTMINSTER
 Party To: GOMES, ANTONIO JOSE; SESAR, KATA;

Assessment Information

Assessment Roll Number 393607027019400 [Store](#) [Assessment Reports](#)
 2013 Tax Year, Phased In Assessment: \$166,250 Depth: 0.00 F Frontage: 35.97 F
 Assessed Value based on January 1, 2012: \$182,000 Property Type: 311 Semi-detached residential

Sales History Information[Store](#)[Insurance Claims History](#)

DATE:	TYPE:	AMOUNT:
04/16/2010	T	\$180,000
PARTY TO:	SESAR, KATA; GOMES, ANTONIO JOSE;	
11/01/2006	T	\$150,000
PARTY TO:	NOLAN, SHERI LYNN; WAGAR, BRENT JOHNSON;	
10/31/2003	T	\$118,500
PARTY TO:	VANDEVEN, KEVIN DAVID;	
08/27/1999	T	\$104,000
PARTY TO:	HOUSEMAN, VERNA-JEAN ELIZABETH;	
06/07/1991	T	\$116,000
PARTY TO:	SMYTHE, PHILIP BRUCE; SMYTHE, HEIDI;	

Property Type:

301 Single-family detached (not on water)

Sold Property 19 – 1021 Baseline Road West, London

Sale and Resale, Property: 1021 Baseline Road West, London		
The average London and St. Thomas Association of REALTORS® Residential MLS® price in February 1993 was \$135,594 and in May 1998 when 1021 Baseline Road West, London resold the average price was \$131,299 resulting in a change of -3.17%.	Average Price February 1993	\$135,594
	Average Price May 1998	\$131,299
	\$ Change	-\$4,295
	% Change	-3.17%
The property, 1021 Baseline Road West, London, was purchased by Wai / Tong in February 1993 for \$120,000 but would have resold May 1998 for \$116,199 as a result of the passage of time.	Actual Sale Price February 1993	\$120,000
	% Change	-3.17%
	\$ Change	-\$3,801
	Adjusted Price May 1998	\$116,199
However the Actual Price when the property resold in May 1998 was \$99,500, a loss of -\$16,699.	Actual Sale Price May 1998	\$99,500
	\$ Difference	-\$16,699
Diminution in Price: -14.37%.	% Difference	-14.37%



Land Registry Information - PIN: 082590029[Print](#)[Store](#)[Parcel Register](#)

Address: 1021 BASE LINE ROAD WEST
 Municipality: LONDON LRO: 33 Area: 668 m2
 Land Registry Status: ACTIVE Registration Type: LT Perimeter: 115 m
 Description: PT LT 19, COMPILED PLAN 563 , PART 1 , 33R9392 ; LONDON/WESTMINSTER
 Party To: CLARK, DANIEL JAMES; CLARK, REBECCA; CLARK, ARCHIE JAMES; CLARK, JUDITH;

Assessment Information

Assessment Roll Number 393607027019401 [Store](#) [Assessment Reports](#)
 2013 Tax Year, Phased In Assessment: \$180,250 Depth: 0.00 F Frontage: 57.04 F
 Assessed Value based on January 1, 2012: \$199,000 Property Type: 311 Semi-detached residential

Sales History Information[Store](#) [Insurance Claims History](#)

DATE:	TYPE:	AMOUNT:
12/20/2012	T	\$2
PARTY TO: CLARK, ARCHIE JAMES; CLARK, JUDITH; CLARK, REBECCA; CLARK, DANIEL JAMES;		
03/28/2000	T	\$104,000
PARTY TO: CLARK, JUDITH; CLARK, ARCHIE JAMES;		
05/05/1998	T	\$99,500
PARTY TO: CARTWRIGHT, SARAH; HOMM, PETER;		
02/26/1993	T	\$120,000
PARTY TO: WAI, WILSON TIN SHING; TONG, PAUL YIU KWONG;		

Property Type:

301 Single-family detached (not on water)

Certification by Ben Lansink – CASE STUDY

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

This document is not an appraisal report, a technical review, or a consulting report, as defined by the Appraisal Institute of Canada. It is a Case Study, an analysis of Price facts pertaining to residential properties. This study does not estimate market value of a specific property, rather the percent diminution in Price, if any. The percent Price diminution, if any, considers the distance of a property to the pit or quarry or haul route as illustrated via location maps each of which has a scale.

The statements of fact contained in this case study are true and correct.

The reported analyses, opinions, and conclusions are my personal impartial and unbiased professional analyses, opinions, and conclusions. No one provided professional analysis assistance to me.

I have no bias and no present or prospective personal interest with respect to the Gravel Pits and Quarries mentioned in this Case Study, issues that are the subject matter of this Case Study, or to the public who may receive this Case Study.

The writing of this Case Study was not contingent upon developing or reporting predetermined results, the amount of the Price diminution, or a conclusion favouring anyone.

My analyses, opinions, and conclusions were developed, and this Case Study has been prepared, in conformity with (1) the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP), Appraisal Institute of Canada; (2) the Uniform Standards of Professional Appraisal Practice (USPAP), Appraisal Standards Board, United States; and (3) the International Valuation Standards (IVS).

I have the knowledge and experience to complete this Case Study competently.

The Appraisal Institute of Canada has a Continuing Professional Development Program. As of June 2013, I have fulfilled the requirements of this Program. I am a member in good standing of the Appraisal Institute of Canada.

Should any evident errors or omissions or additional undisclosed or unavailable facts become known, I reserve the right to revise this Case Study and its findings.

Respectfully submitted,



Ben Lansink, AACI, P.App, MRICS Date: June 2013

Lansink Appraisals and Consulting
Telephone: 519-645-0750 x24 Email: ben@lansink.ca

Curriculum Vitae

Ben Lansink, AACI, P.App, MRICS, Real Estate Appraiser and Consultant

Telephone: (519) 645-0750 x 24 Email: ben@lansink.ca

Summary – 2013: Ben Lansink is an experienced professional Real Estate Appraiser and Consultant. He has completed a variety of appraisal and consulting assignments to assist in Mortgage Financing, Power of Sale, Deemed Dispositions, Taxation / Capital Gains Issues involving Canada Revenue Agency (CRA), Expropriation, Insurance Matters such as fire destruction, Family Law, Environmental Issues, Assessment Appeals, First Nation Issues, and Litigation Support.

Lansink Appraisals and Consulting is a division of Wellington Realty Group Incorporated, brokerage, Ben Lansink, broker of record. We are not an active brokerage; we do not list or sell real estate. We maintain MLS® memberships solely to obtain legal access to various real estate board MLS® open market systems.

Accepted as an Expert Witness on many occasions by various Courts and Tribunals.

1974- Fee Appraiser and Consultant

1970-1974 Mortgage Manager, The Royal Trust Company
- Client and real estate mortgage loan approvals

Successfully completed the "Certificate Program" in real estate as presented by The Ontario Real Estate Association.

Licensed under the Ontario Real Estate and Business Brokers Act as a Broker, November 17, 1986, Reg. No. 1914433.

Certified instructor, Courses 1101 and 1102, Appraisal Institute of Canada, until the end of the 1990s.

Course instructor, Introduction to Appraisals, 1995-1996, Indian and Northern Affairs Canada.

Lectured the Assessment Program at Fanshawe College, London.

Certified instructor for the subject "The Principles of Mortgage Financing" for Ontario colleges as administered by The Ontario Real Estate Association, 1975-1985.

Author "UFFI and Market Value" published in the Canadian Appraiser, Volume 29, Book 1, spring 1985;

Author "Conditions of Sale", the Canadian Appraiser, summer 1998.

Author, "Highest and Best Use/Land Use Controls" and "Assessment, Taxation and the Fee Appraiser", Appraisal Institute of Canada, Ontario Association, 1997 and 1998.

Author "Injurious Affection, Lazar v. Hydro One", a case study paper based on a precedent setting case decided by the Ontario Municipal Board in June of 2002. The author presented the case study to appraiser delegates at the Appraisal Institute of Canada's June 2005 Conference, Edmonton, Canada.

Winner, 'Call for Papers', Annual Conference, Appraisal Institute of Canada, Moncton 2011.

Author several Case Studies: Power Corridor Diminution and Pit & Quarries.

Member London and St. Thomas Real Estate Board; Member, Education Committee 1987, 1988, and 1989 (Chairperson 1988); Board Director 1989 and 1990; Member, Ethics Committee 1989; Member, Ethics Appeal Committee 1990.

Member of the Investigating Committee (1989 - 1992) and the Adjudicating Committee (1992 - 1995) of the Appraisal Institute of Canada, Ontario Association. These committees addressed public complaints against members of the Appraisal Institute of Canada, Ontario Association.

Appointed by London City Council to serve as a member at large of the Local Architectural Conservation Advisory Committee (LACAC) 1990-1992.

Appointed by an Order in Council, as recommended by the Attorney General, approved and ordered May 14, 1992 and again on May 14, 1995 by the Lieutenant Governor as a Member of the Assessment Review Board of Ontario, term expired on May 14, 1998.

Member, National Commercial Council, Canadian Real Estate Association, also a Member, Regional Commercial Council, the London and St. Thomas Association of Realtors®.

Ben Lansink has completed the Appraisal Institute of Canada's Ecogift Training Workshop for the valuation of Ecological Gifts as has been established by Environment Canada.

Appraisal assignments have included:

- Airports, Harbours, Cemeteries, Funeral homes
- Hospitals, Institutional buildings - police stations, schools, and churches
- Office towers, Industrial properties
- Apartment buildings, Real property housing a single dwelling
- Retail commercial properties, Hotels/motels
- Mobile home/trailer parks, Marinas, Golf courses
- Farms and farm land, Intensive farms (e.g. pork, dairy, chicken, mushroom)
- Land:
 - Ecologically sensitive, parks and conservation, Aggregate resource
 - Commercial/industrial/residential land
 - Building lots - on water and not on water
 - Landfill sites
 - Indian Reserve Lands
- Rights-of-way, Easements, Market rent studies, Rail corridors, Pipelines
- and many others.

Assignments have been carried out in Ontario, Quebec, Manitoba, Saskatchewan, the Caribbean and New Zealand.

Case Studies pertaining to value diminution resulting in Injurious Affection have been carried out. These included proximity to Airports, Hydro Corridors, Land Fill Sites, Pit & Quarries, Roads and Road Works, as well as contaminated land and buildings including urea formaldehyde foam insulation.

Professional Education

- MRICS Member, The Royal Institution of Chartered Surveyors, Member #1293804
Awarded use of this professional designation on November 16, 2009.
- AACI, P.App Accredited Appraiser Canadian Institute, Certificate #2180.
The Appraisal Institute of Canada awarded use of the AACI professional
designation on May 18, 1982.
- CRA Canadian Residential Appraiser, January 1976, Relinquished May 18, 1982.
- FRI Fellow, Real Estate Institute of Canada, 1986, relinquished June 1995.
- CLP Certified Land Planner, Real Estate Institute of Canada, 1990, Relinquished
June 1995.

Membership

Appraisal Institute of Canada
Ontario Real Estate Association, The Canadian Real Estate Association
National Commercial Council of the Canadian Real Estate Association
Ontario Expropriation Association, The London Club, Limited
The Royal Institution of Chartered Surveyors
The Toronto Real Estate Board and the London and St. Thomas Association of
Realtors™ together with access to most Ontario Real Estate Boards.

Appraiser Associates

Ashdown Appraisals & Consulting, Sarnia, Ontario

Clients Served (partial list)

THE GOVERNMENT OF CANADA

Canada Revenue Agency (CRA), Public Works Canada
Indian and Northern Affairs, Environment Canada, Justice Canada

THE PROVINCE OF ONTARIO

Ontario Realty Corporation, Ministry of Natural Resources
The Attorney General, The Ontario Provincial Police

BANKS, TRUST COMPANIES, CREDIT UNIONS, BROKERS, and LENDERS

The Royal Bank of Canada, The Canadian Imperial Bank of Commerce
The Bank of Montreal, The Bank of Nova Scotia
The Toronto Dominion Bank, now TD Canada Trust
The Laurentian Bank of Canada,
The Federal Business Development Bank of Canada
The Hong Kong Bank of Canada, The National Bank of Canada
Korea Exchange Bank of Canada, Investors Group, National Trust
The Royal Trust Company, Peoples Trust Company, Sun Life Trust Company
Libro Financial Group, formerly The St. Willibrord Credit Union
Desjardins Credit Union, Mitchell & District Credit Union
Heartland Community Credit Union Limited
Household Finance, InterBay Funding, LLC, Centract Settlement Services

INSURANCE COMPANIES

London Life, Manulife, Wawanesa Mutual Insurance Company
The Maritime Life Assurance Company, Zurich Insurance

MUNICIPALITIES AND COUNTIES:

Municipalities of Sarnia, Tecumseh, Goderich, LaSalle, Hamilton, Toronto,
Lambton Shores, St. Clair, South Huron, and St. Marys.
Counties of Huron, Lambton, Middlesex, and Oxford.

LAW FIRMS REPRESENTING:

- Corporate, institutional, and individual clients
- Government of Canada Department of Justice
- The Insurer of Members of the Law Society of Upper Canada
- The Insurer of Realtors®, The Insurer of Members of the Appraisal Institute of Canada, The Insurers of Real Property (Damage / Fire Insurance)

OTHERS

Superior Court of Justice, the Honourable Mr. Justice Colin L. Campbell
Conservation Authorities, Nature Conservancy of Canada, General Motors, Ford Motor Company, ArvinMeritor, Inc., Coca-Cola, Owens-Corning, Hollinger Inc., KPMG Inc., Ernst & Young, Real Property Developers, ClubLink Corporation
Private Corporations and Private Individuals (Canadian and International)
The University of Western Ontario, Lambton College, Several School Boards
Bell Canada, The Royal Canadian Mounted Police, EllisDon Construction, Labatt's Breweries
St. Joseph's Hospital, Air Products Canada Ltd., Shell Canada Projects Ltd., and many others.

FIRST NATIONS

Agency 1 First Nation, PWI-DI-GOO-ZING NE-YAA-ZING
Beausoleil First Nation
Cape Croker First Nation
Chippewas of Georgina First Nation
Chippewas of Rama (Mnjikaning) First Nation
Chippewas of the Thames Land Claim Trust
Mohawks of the Bay of Quinte First Nation
NeyashiiNigmiing First Nation
Nicickousemenecaning First Nation
O'BASH'KAAN'DA'GAANG (Indian Reserve 38A)
Saugeen First Nation IR 28 and 29
Walpole Island First Nation, Wapekeka First Nation, Reserve #1 and #2
Sachigo Lake Indian Reserve #1

Indian and Northern Affairs Canada

Assignments have involved both reserve land and non-reserve land that is under effective ownership of a First Nation.

Ben Lansink has lectured the First Nation Land Appraisal Education Program offered by Indian and Northern Affairs Canada.

Litigation Experience – Improvident Sale

Superior Court File 2177/95, Sarnia, Ontario (CIBC v. Wicks et al)

This litigation involved an improvident sale of a real property that was alleged to be contaminated. Portions of Superior Court of Justice Judgment by The Honourable Mr. Justice Steven Rogin released June 18, 2001, follow.

[46] Mr. Lansink aggressively defended his appraisal ...his testimony and his appraisal were carried out in a professional manner.

[49] Where Mr. Lansink's evidence conflicts with that of [another appraiser], I unhesitatingly accept the evidence of Lansink. I therefore assess the value of the property as of July 11, 1994 at \$290,000.

Full details are found in Superior Court File 2177/95, Sarnia, Ontario.

Litigation Experience – Professional Fee Issue

[2000] O.J. No. 5488, Court File No. 22197/96

Ontario Superior Court of Justice, London, Ontario

Killeen J.

Oral judgment: November 3, 2000.

Portions of Superior Court of Justice Judgment by The Honourable Mr. Justice G.P. Killeen on November 3, 2000 follow.

12 This leads me to the hiring of Mr. Lansink, a very experienced senior appraiser, who practices out of London, but who does work in the southwestern Ontario area generally.

29 I am entirely satisfied that all of the hours specified in the log were in fact carried out and reasonably incurred. Mr. Lansink is a very experienced senior appraiser. I was impressed with the care that obviously went into this appraisal from Mr. Lansink's own evidence, and from the report which actually issued from his office.

30 He obviously is an appraiser who cuts no corners and who felt that all of the work that went into this report was absolutely essential in order to carry out this assignment which was, after all, in pursuance of the terms of a Judgment of the Superior Court of this Province.

Full details are found in Superior Court File 22197/96.

Litigation Experience – Real Estate Fraud, Superior Court File 865/01, Sarnia, Ontario

The Honourable Mr. Justice McGarry heard evidence pertaining to four real property appraisals, prepared by four different appraisers, for the same property.

Portions of the Superior Court of Justice Judgment, read the morning of July 11, 2002, by the Honourable Mr. Justice McGarry follow.

Having reviewed all of the appraisals and the critiques,I am satisfied based on [Mr. Lansink's] report and his evidence that there is an appropriate value of \$3.6 million for the land and his appraisal was accurate in that regard.

Clearly, [the other appraisal] is of little or no use to me, whereas the appraisal of Lansink is of considerable benefit as, notwithstanding the lack of comparisons he had, in my view, he thoroughly canvassed all of the appropriate information sources.

Full details are found in Superior Court File 865/01, Sarnia, Ontario.

The McGarry J. Decision was Appealed: DOCKET: C38809

COURT OF APPEAL FOR ONTARIO HEARD: June 2, 2004

RE: HER MAJESTY THE QUEEN (Respondent) – and –
 GIOVANNI D'ANDREA (Appellant)

BEFORE: LASKIN, CHARRON and LANG JJ.A.

COUNSEL: Brian H. Greenspan, for the appellant
 Shelley Hallett, for the respondent

On appeal from the conviction entered on July 11, 2002 by Justice John F. McGarry of the Superior Court of Justice, sitting without a jury, and from the sentence imposed by McGarry J. on September 23, 2002. Portions of the decision follow:

[3] Any misapprehension of the appraisal evidence is not relevant because Mr. D'Andrea's guilt or innocence did not turn on the value of the property. In any event, the trial judge carefully considered the four expert property appraisals. He gave clear, cogent reasons for accepting, with one adjustment, the Lansink appraisal. The other appraisals suffered from various weaknesses that the trial judge identified, including the use of this very sale as a comparable (when only 50% of the property was sold), the use of other inappropriate comparables, the questionable use of adjustments, and, in one case, a personal attack on the author of the Lansink appraisal, an attack that the trial judge found only served to undermine the other appraiser's credibility.

[4] In the end, after reviewing all appraisals, the trial judge accepted the adjusted Lansink valuation of \$3.7 million as consistent with the \$3.6 million value cited in the shareholder agreement, and the \$1.8 million price offered for 50% of the property. Not only was the trial judge entitled to come to that conclusion on the evidence, but we agree with that conclusion.

Signed: "John Laskin J.A.", "Louise Charron J.A.", "Susan E. Lang J.A."

LITIGATION EXPERIENCE – INJURIOUS AFFECTION AND EXPROPRIATION

Ontario Municipal Board File LC010005, June 11, 2002 – Hydro One v. Lazar, Portions of OMB Decision No. 0781 follow.

... On the whole, the Board finds of the three, the choice of the comparables made by Mr. Lansink to be the more thoughtful, cautious and cogent.

Furthermore, the Board is impressed with the care he took with each of the properties and the very detailed adjustments he had applied to ensure that the direct comparison approach is sensible and not subject to variable vicissitude.

... the Board prefers the approach and analysis chosen by Mr. Lansink both in terms of quantum and methodology and as such, ... we find that the acreage rate of over \$3,000 giving rise to the value of \$270,000 to be valid.

Secondly, the Board needs to determine whether there is in fact an “injurious affection” that might result from the acquisition or the use of the works thereon.

... the Board finds that [the other appraiser’s] hypothesis was refuted by the investigation conducted by Mr. Lansink, who was able to delineate a number of sales that reflect or define such an “incurable factor” pursuant to a very thorough research he had conducted.

Thirdly, there is a finding required as to the extent of the impact. Here, the evidence of Mr. Lansink has not been controverted by Hydro One at all. The evidence is clear that [the injurious affection] would be in the range of 30% to 54%.

Note: Hydro One originally paid the property owner \$4,900. The Section 25 offer was \$20,750 and Hydro One offered \$30,000. Lazar offered to settle for \$40,000, after which Hydro One reduced its offer to \$3,000; hence the OMB Hearing.

Ontario Municipal Board, Issued August 15, 2012, LC110030

1377 Trafalgar Street, City of London Expropriated from McLeod, portion of page 11:

The Board finds the highest and best use to be for two lots fronting on Trafalgar Street. That valuation of fair market value is to be at the \$130,000 valuation of Lansink plus \$35,000.00 for the second lot for a total of \$165,000.00. Both lots will be deeper than most in the surrounding area and the Board finds no diminution from the creation of the second lot on the first. The Lansink appraisal was more fulsome as to the highest and best use.

End of Case Study – Last Page

This is the last page of this Case Study.