

This is the 3rd Affidavit of Irfan Mehboob Walji
in this case and was made on October 3, 2024

District of British Columbia
Division No. 03 – Vancouver
Estate No. 11-3103569
Court No. B240334
Vancouver Registry

**IN THE SUPREME COURT OF BRITISH COLUMBIA
IN BANKRUPTCY AND INSOLVENCY**

**IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A PROPOSAL OF
GO FLOORING LTD.**

AFFIDAVIT

I, **IRFAN MEHBOOB WALJI**, Businessperson, of Unit 10 – 1585 Cliveden
Avenue, in the City of Delta, in the Province of British Columbia, SWEAR THAT:

1. I am the sole director of Go Flooring Ltd. (dba Go Flooring and Trades) ("**Go Flooring**" or the "**Company**"), and as such have personal knowledge of the facts and matters hereinafter deposed to, save and except where the same are stated to be made upon information and belief, and, as to such facts, I verily believe the same to be true.
2. I am authorized to make this affidavit on behalf of the Company.
3. During the whole of 2023, Go Flooring has had problems with our accounting staff such that I was myself unaware of the severity of the accounting deficiencies and the amount of the debt for source deductions.
4. Go Flooring has now made full disclosure to all creditors of its financial position.
5. While Go Flooring has guaranteed it's the obligations of Walji Financial Ltd. ("**Walji Financial**") and 1177350 B.C. Ltd. ("**1177**") Walji Financial and 1177 have not guaranteed the obligations of Go Flooring to RBC. When I add those covenants, my commitment to have the properties of Walji Financial and 1177 support the proposal will make the difference between no recovery for RBC and potential recovery. Walji Financial and 1177

will pledge the additional properties to the Trustee based on second mortgages, which will be consented to by the first mortgagee in each case, on the basis that, until there is default on the proposal the company will have the opportunity to sell them and after default under the proposal, they will be sold by the Trustee in furtherance of the proposal terms to be paid out in the priorities first to CRA and the balance to RBC.

6. While RBC is not stayed, if they enforce their position, they must pay CRA.

7. In direct response to the issues raised in the Trustee report dated September 22nd, 2024:

(a) re: 17 – projected AR was including new business which would have resulted from the collections from the AR report at time of filing. Due to (2) customers (from non-core business clients which the company no longer works with) not paying approx. \$250,000, we were unable to do approx. \$1,000,000 in new business over the course of (3) months. Since April of 2024, we have quoted approx. \$20M in projects and projects are awarded between 30-180 days from time of quotation.

(b) Please note, as of the date of this report, the company was behind and caught up on all post filing amounts as of September 22nd, apart from the trustee and their counsel. We strongly feel that we will be caught up *on new post-filing* by October 11th, 2024.

8. In direct response to the issues raised in the Trustee report dated October 3rd, 2024:

(a) re: 11 (b & c) – we expect to have this paid before the end of business on October 11th, 2024, and will provide updates to the proposal trustee in due course

(b) re: 11 (d), 13, and 14 – the proposal trustee will be secured with a potential administration charge if not paid before that. As per the retainer agreement, it stated that the \$75,000 retainer could be used for interim billing which was not. It is believed that the trustee, which has

told the company numerous times that they have put their "pencil's down", is not reviewing cash flow and items provided correctly as they are unpaid, despite having the \$75,000 retainer.

- (c) re: 11 (e) – the company expects to secure funds from customers to pay this by end of day October 9th, 2024
- (d) re: 11 (f) – the trustee is incorrect on this point. Payroll is bi-weekly, and payroll for September was on the 6th and 20th making the next payroll end of day October 4th. Payroll has been decreased with the company's downsizing noted to the trustee and current payroll is approx. \$85,000 including taxes.
- (e) re: 17 – this assessment of DIP and cash flows accompanied with the term sheet could have been commented on when it was first submitted for review and requested for discussion on September 4th, however the trustee noted at that time that no review would be done until their account and legal accounts were paid even though it was specifically explained that the DIP financing was required for the company to succeed. The company did not proceed with the due diligence and fees for the due diligence until the company support from the trustee which was mentioned to the company from the beginning that we needed their support as the company understood it. With the submission on September 4th, an updated cash flow projection was given with DIP Financing and another projection without DIP therefore the trustee was aware, at that time, how imperative DIP Financing was/is.
- (f) re: 18 – the company feels strongly that the assets pledged here should take care of any concerns of CRA and RBC as they are in the better position should the proposal be accepted than not.
- (g) re: the Proposal Trustee's Conclusion – no mention of the pledged assets has been noted in their report and that alone provides significant security for the creditors.

9. In direct reply to the issues raised in paragraph 15(a) of the RBC application response:

- (a) On September 19, 2024, our cash flow was provided to the Trustee and the Trustee has not commented as it is not paid and has not applied its retainer to its outstanding fees. The company is struggling to get funds to our Trustee. In reply to paragraph 7 of the Trustee's Second Report, we intended to apply for funding with the Trustee's assistance. We would also seek creditor approval.
- (b) Our projections for sales are consistent with the Company's performance in 2023. The proposal relies on actual sales numbers for fiscal of 2023. There is partial restructuring wherein the company closed offices and overheads were cut by more than half. The 2023 sales were almost 90% from offices that are still open. For example, Toronto (Vaughan) office had large overhead and had almost no sales in 2023; this has since been closed. The Calgary and Airdrie offices had approx. \$1,800,000 sales in 2023 but a larger overhead. The company expected to get more work in that area and kept running into roadblocks so the profit was less than 5%. Those two offices have now been closed and the business is now conducted by the other offices. Achieving the projections will not be an issue as the company has since signed larger contracts with reputable restoration contractors. The Squamish office was not needed, because there is service from the Delta office. And finally, the Merritt, Kamloops, Osoyoos, and West Kelowna offices are not needed as the company can service that business from one Kelowna office. Those sales will not change.
- (c) Natural disasters in 2023 were minimal but Canada has had three major catastrophes in 2024 so far: (i) flooding in Southern Ontario twice and Quebec (Tropical Storm Debbie); (ii) largest hail storm in history in Calgary (approx. \$3 billion in damage); and (iii) the fires in Jasper, Alberta. The hurricane season in the Atlantic is still to come (which is

where the company got a lot of work in 2023). The Company will see benefit from restoration sales if they are able to stay in business with some funding. The Company will add more trades to the roster including roofing and interior work to capitalize on these disasters. The projections are based on trust and confidence from national clients. They who recognize that Go Flooring is the only national company working with restoration companies. The company can access its share of \$6-\$7 billion annually in Canadian sales.

- (d) On September 18, 2024, the Company gave advice to the Trustee of its intention to add the properties. Attached hereto and marked as **Exhibit "A"** to this my affidavit is a true copy of a list of further property I will add. I will include my residence which has an equity of \$1,650,000 based on April 2024 appraisal. Taking the additional land based on my values to \$4,500,000. Attached hereto and marked as **Exhibits "B" to "E"** to this my affidavit are true copies of the appraisals for the Island, Fosters and Ware Properties and the appraisal and land title search and B.C. Assessment for the residence, respectively. The mortgage on the residence is approximately \$4,150,000. I placed values on this land which may not be proven by the market but it is clear that I personally will add substantial new real estate for the benefit of the creditors.
- (e) Go Flooring has collected less than projected. It had no working capital and has huge additional expense. With DIP financing, we will return to 2023 sales volumes. The statement that post-filing claims are not being paid in full is not correct. Without DIP financing, the Company had not been able to (i) realize projected sales; and (ii) to collect the projected receivables and has not been able use the cash it would otherwise have received to fund additional contracts. It is a compounding effect. Given the downsizing, it is not at all surprising that this company with \$21 million sales for 2023 had miscalculated what it would do in the summer of 2024 and the operative result is I have been working diligently to collect receivables as stated in paragraph 14 of the Trustee's Second

Report. The Trustee said we need working capital to generate sales. In the result, the company has sought an offer for DIP financing and it needs time to conclude that contract and we need an Administrative Charge to gain funds so the Trustee will review our cash flow and provide its opinion. In particular, our landlord Brookmere Investments was not paid approx. \$7460 which was due on disclaimer of the lease. That amount will be paid out at the time of the proposal. The operative result of those paragraphs is that the company is operating and is surviving and it can conduct business. Failing to meet its projections is not prejudice to any creditor. The Trustee said we were not paying "as required". When we last applied in court, except for the Trustee's accounts, every claim of a post-filing creditors was paid (some late). There was one disputed landlord amount and the amount of the trustee's fee which exceeds its \$75,000 retainer. An Administrative Charge would secure that amount.

- (f) I am unaware of any request for information which remains unsatisfied. That includes trial balance, general ledger, credit card statements, inventory and equipment lists.
- (g) Any potential concerns have been addressed.

10. The present disclosure of information and additional security will benefit RBC. Go Flooring's proposal is now improved as it (i) adds my residence with a value of \$1,650,000; and (ii) calculates the super priority by a reduced amount of \$1,200,000. CRA's proof of claim is attached to the affidavit #1 of Khanh Gonzalez.

11. As recently as September 27, 2024, we were advised by On Side Restoration Canada ("On Side"), which is one of our biggest customers, that (i) they were unsure if they could set a pre-filing against their post-filing claim obligations to GO Flooring which had prevented On Side from paying approx. \$104,000; (ii) they were concerned about paying the Company and requested confirmation from the Trustee

This is Exhibit "A" referred to in the affidavit of IRFAN WALJI sworn before me at VANCOUVER B.C. this 24 day of COV-22, 2024

**SCHEDULE "C" TO A PROPOSAL
RELATED PARTY ASSETS**

A Commissioner for taking Affidavits
within British Columbia

Registered Owner	Civic Address	Parcel Identifier	Mortgage Debt	April Appraisal	Post Bill 44 Value	Estimated Equity
Walji Financial Ltd.	101-201 1628 Fosters Way	024-011-711	\$1,878,000*	\$2,250,000	\$2,300,000	\$400,000
Walji Financial Ltd.	102A-1830 Island Highway	025-238-931	\$1,275,000*	\$1,480,000	\$1,600,000	\$300,000
1177350 B.C. Ltd.	2660 Ware Street	000-510-530	\$2,180,000*	\$2,660,000	\$3,500,000	\$1,000,000
Walji Financial Ltd.	443 Matheson Road	001-865-382	\$375,000		\$700,000	\$325,000
	453 Matheson Road	002-530-937				
Walji Financial Ltd.	17-125 Cabernet Drive	028-497-503	\$500,000		\$600,000	\$100,000
	18-125 Cabernet Drive	028-497-511				
Walji Financial Ltd.	1719 Treffry Place	031-448-429	\$750,000		\$1,100,000	\$350,000
	1728 Treffry Place	031-448-488				
	1732 Treffry Place	031-448-470				
				TOTAL		\$2,475,000
Irfan Walji	16286-80A Avenue	024-761-478	\$1,625,000		\$2,000,000	\$375,000
Irfan Walji	1661 Pritchard Drive	009-735-861	\$4,100,000	\$5,750,000		\$1,650,000
				TOTAL		\$2,025,000

* Purchase money mortgage to RBC under foreclosure (SCBC Action No. H253227 – New Westminster Registry)

Appraisal - 1830 Island Hwy - Apr 3/2024

This is Exhibit "B" referred to in the
affidavit of IRAN WALJI
sworn before me at VANCOUVER BC
this 3 day of OCTOBER, 2024

A Commissioner for taking Affidavits
within British Columbia
Appraisal of a

Commercial Retail Strata Lot



located at:

**Unit 102A – 1830 Island Highway
Colwood, BC
(Strata Lot 2)**

effective date of valuation:

April 3, 2023

prepared for:

Walji Financial Ltd.



April 5, 2024

Reference Number: 2404-4078

Walji Financial Ltd.
16286 80A Avenue
Surrey, BC V4N 0J7

Attention: Walji Financial Ltd.

RE: Appraisal of a Commercial Retail Strata Lot
Located at Unit 102A – 1830 Island Highway, Colwood (SL 2)

In response to your request, we have provided an appraisal report of the referenced strata lot (the "Subject Strata Lot" or "Strata Lot") with the objective of estimating current market value of the fee simple interest.

The Subject Strata Lot is within a multi-tenant strata complex located within Greater Victoria, near the corner of Wale Road and the Island Highway. The site is zoned CS1 (Service Commercial), designated "Colwood Corners" under Official Community Plan. The Strata Lot is a ground floor interior unit comprising a gross unit area of $\pm 2,953$ sq.ft. including ± 660 sq.ft. of mezzanine office space with a remaining economic life estimated at ± 35 years.

As a result of our research and analysis, we are of the opinion that Market Value for the Subject Strata Lot, subject to the assumptions and limiting conditions, as at April 3, 2024, is:

ONE MILLION FOUR HUNDRED EIGHTY THOUSAND DOLLARS
(\$1,480,000)

The report has been prepared to meet the Canadian Uniform Standards of Professional Appraisal Practice (Standards). Should you have any questions regarding this report, please contact the undersigned at your convenience.

Respectively submitted,
L.W. Property Advisors Ltd.

Draft

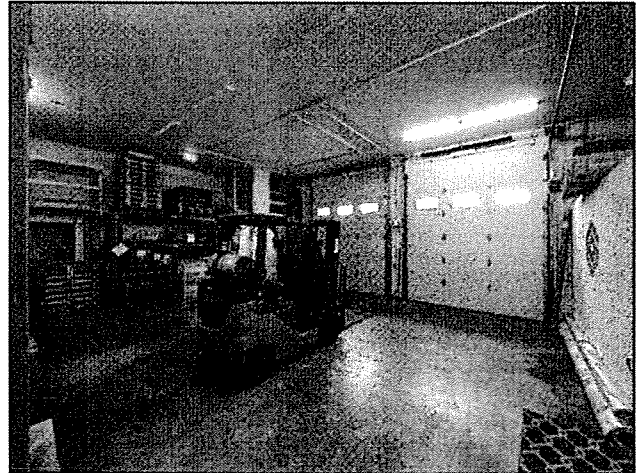
THIS DRAFT IS INTENDED FOR INTERNAL REVIEW PURPOSES ONLY AND CAN NOT BE RELIED UPON FOR FUNDING.
THIS APPRAISAL REPORT IS VALID ONLY IF IT CONTAINS THE SIGNATURE OF THE AUTHOR

Per: Philip Law
B.Comm, AACI, P. App

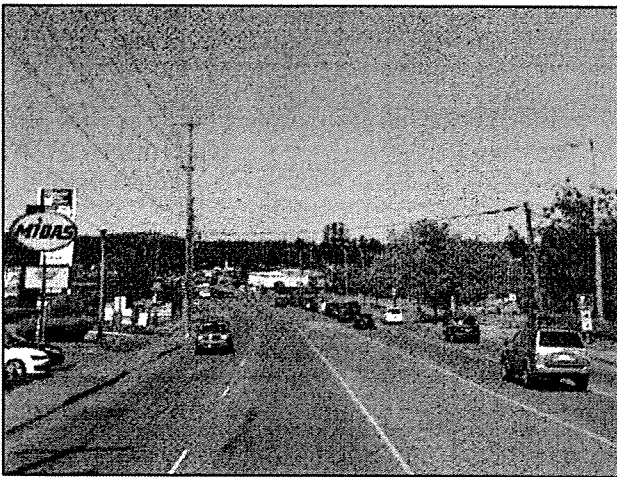
photographs of the parent property



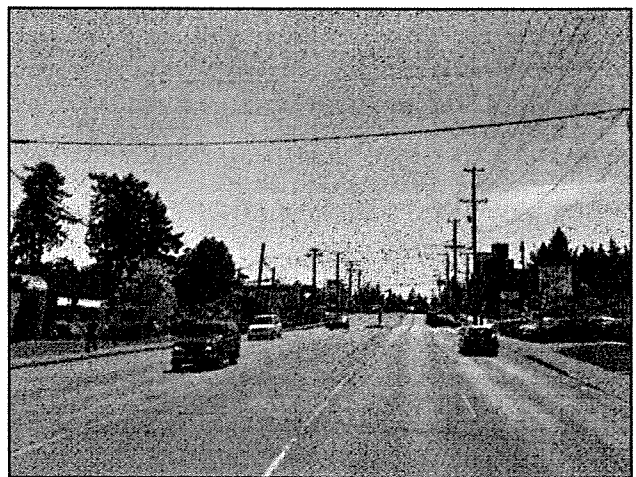
View of the Parent Property



View of the Strata Lot



Looking north along Island Highway within the immediate vicinity of the Parent Property



Looking south along Island Highway within the immediate vicinity of the Parent Property

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Appendix "B"	Copy of the CS1 Zoning Bylaw
Appendix "C"	Copy of the Strata Plan VIS5159
Appendix "D"	Qualifications of the Appraiser

1.0 SUMMARY OF FACTS

Effective Date of Valuation: April 3, 2024

Type of Property: Commercial strata retail unit located within a commercial development

Civic Address: Unit 102A – 1830 Island Highway, Colwood

Parent Property Site Area: ±81,208 sq.ft. (±1.864 acres)

Gross Unit Area:

Address	Strata Lot	Unit Area (Sq.ft.)
Unit 102A - 1830 Island Highway	SL 2	Ground Floor 2,293
		Mezzanine Office 660
		Total 2,953

Based on the measurements obtained from Strata Plan VIS5159 and the floor plan obtained from the client

2024 Property Assessments

Land:	\$ 551,000
Improvements:	\$ 156,000
Total:	\$ 707,000

2023 Gross Property Taxes \$10,245/sq.ft

Zoning: CS1 - Service Commercial

Official Community Plan: Colwood Corners

Remaining Economic Life: ±35 years

CONCLUSIONS

Highest and Best Use: Existing commercial strata use in accordance with the current zoning bylaw.

Stabilized Net Operating Income: \$64,642 per annum (based on projected rate)

Valuation:

Market Approach:	\$1,480,000
Income Approach:	\$1,360,000

Final Estimate of Value: **\$1,480,000**

Appraisal

1628 Fosters Way - April 2, 2024

This is Exhibit "C" referred to in the
affidavit of IRHAN WALJI

sworn before me at VANCOUVER BC
this 3 day of OCTOBER, 2024

A Commissioner for taking Affidavits
within British Columbia

**Appraisal of an
Industrial Strata Lot**



located at:

**Units 101/201
1628 Fosters Way
(Strata Lot 1)
Delta, BC**

effective date of valuation:

April 2, 2024

prepared for:

Walji Financial Ltd.



April 4, 2024

Reference Number: 2404-4077

Walji Financial Ltd.
16286 80A Avenue
Surrey, BC V4N0J7

Attention: Walji Financial Ltd.

RE: Appraisal of an Industrial Strata Lot
Located at Units 101/201 – 1628 Fosters Way, Delta, BC

In response to your request, we have provided an appraisal report of the referenced strata lot (the "Subject Strata Lot" or "Strata Lot") with the objective of estimating current market value of the fee simple interest.

The Subject Strata Lot is located within a multi-tenant stratified development located on Annacis Island of North Delta. The Subject Strata Lot is an end corner unit and comprises a total gross unit area of $\pm 3,599$ sq.ft. including $\pm 1,187$ sq.ft. of mezzanine. The parent property is zoned I-2 (Medium Impact Industrial Zone) and designated "Industrial" under the OCP. The Strata Lot is capable of generating rental income and has a remaining economic life estimated at ± 40 years.

After careful consideration of the facts gathered during our investigation and analysis, it is our opinion that the market value of the Subject Strata Lot, subject to the Assumptions and Limiting Conditions herein, as of April 4, 2024, is:

TWO MILLION TWO HUNDRED FIFTY THOUSAND DOLLARS
(\$2,250,000)

The report has been prepared to meet the Canadian Uniform Standards of Professional Appraisal Practice (2024 Standards). Should you have any questions regarding this report, please contact the undersigned at your convenience.

Respectfully submitted,

L.W. Property Advisors Ltd.

~~draft~~

THIS DRAFT IS INTENDED FOR INTERNAL REVIEW PURPOSES ONLY AND CAN NOT BE RELIED UPON FOR FUNDING.

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Per: Philip Law
B.Comm, AACI, P. App

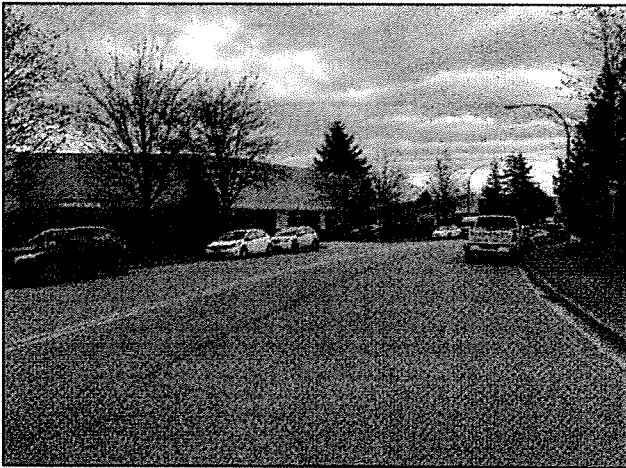
photographs of the subject property



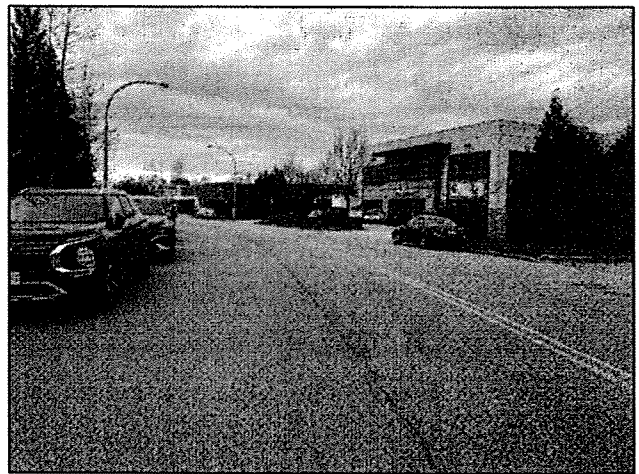
View of the parent property



View of the Strata Lot



Looking north along Fosters Way within the immediate vicinity of the Property



Looking south along Fosters Way within the immediate vicinity of the Property

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Appendix "B"	Copy of the I2 Zoning Bylaw
Appendix "C"	Copy of Strata Plan LMS3072
Appendix "D"	Qualifications of the Appraiser

1.0 SUMMARY OF FACTS

Effective Date of Valuation:	April 2, 2024
Type of Property:	Industrial warehouse/office strata unit demised into two units located within a multi-tenant development on Annacis Island
Civic Address:	Units 101/201 – 1628 Fosters Way, Delta, BC
Parent Property Gross Site Area:	±49,995.1 sq.ft. (±1.148 acres)
Gross Unit Area:	Ground Floor: ±2,412 sq.ft. Mezzanine: <u>±1,187 sq.ft.</u> Total Gross Unit Area: ±3,599 sq.ft.
2024 Property Assessments:	Land: \$ 1,327,000 Improvements: <u>\$ 123,000</u> Total: \$ 1,450,000
2023 Property Assessments:	Total: \$ 1,519,000
2023 Property Taxes:	\$12,877.67
Zoning:	I2 (Medium Impact Industrial Zone)
Official Community Plan:	Industrial
Remaining Economic Life:	±40 years

CONCLUSIONS

Highest and Best Use:	Industrial use as permitted under the current zoning bylaw.
Stabilized Net Operating Income:	\$88,193 per annum (based on projected rent)
Valuation:	Market Approach: \$2,250,000 Income Approach: \$2,200,000
Final Estimate of Value:	\$2,250,000

Appraisal

2660 Ware St - April 2 / 2024

This is Exhibit " D " referred to in the
affidavit of IRHAN WALI

sworn before me at VIA RIVER BC

this 3 day of OCTOBER, 2024

A Commissioner for taking Affidavits
Appraisal of an

Improved Commercial Building



located at:

**2650 – 2660 Ware Street
Abbotsford, BC**

effective date of valuation:

April 2, 2024

prepared for:

1177350 B.C. Ltd.



April 3, 2024

Reference Number: 2404-4079

1177350 B.C. Ltd.
35615 Kahana Place
Abbotsford, BC

Attention: 1177350 B.C. Ltd.

RE: **Appraisal of an Improved Commercial Building**
Located at 2650 – 2660 Ware Street, Abbotsford, BC

As instructed, we have provided an appraisal of the referenced property (the "Property" or the "Subject Property") with the objective of estimating the current market value of the fee simple interest.

The Subject Property comprises a rectangular shaped parcel with a gross site area of $\pm 9,600$ sq.ft. (± 0.22 acres), located at the northeast corner of Ware Street and Walsh Avenue in the City of Abbotsford. The Property is zoned C5 (City Centre Commercial Zone) and designated as "Secondary Commercial" in the Official Community Plan. The Property is improved with a freestanding, single storey, commercial building comprising a total gross rentable area (G.R.A.) of $\pm 4,320$ sq.ft. and is currently demised into two units. Based on our inspection, the Building appears to be in average overall condition with an estimated remaining economic life of ± 35 years.

After careful consideration of the facts gathered during our investigation and analysis, it is our opinion that the estimate market value of the Subject Building, subject to the assumptions and limiting conditions, as of April 2, 2024, is:

TWO MILLION AND SIX HUNDRED SIXTY THOUSAND DOLLARS
(\$2,660,000)

The report and addenda attached forms the basis of the value opinion. This report has been prepared to meet the Canadian Uniform Standards of Professional Appraisal Practice (Standards). Should you have any questions regarding this report, please contact the undersigned at your convenience.

Respectively submitted,

L.W. Property Advisors Ltd.

THIS DRAFT IS INTENDED FOR INTERNAL REVIEW PURPOSES ONLY AND CAN NOT BE RELIED UPON FOR FUNDING. THIS APPRAISAL REPORT IS VALID ONLY IF IT CONTAINS THE SIGNATURE OF THE AUTHOR.

Per: Philip Law
B.Comm, AACI, P. App
AIC Membership No. 902654

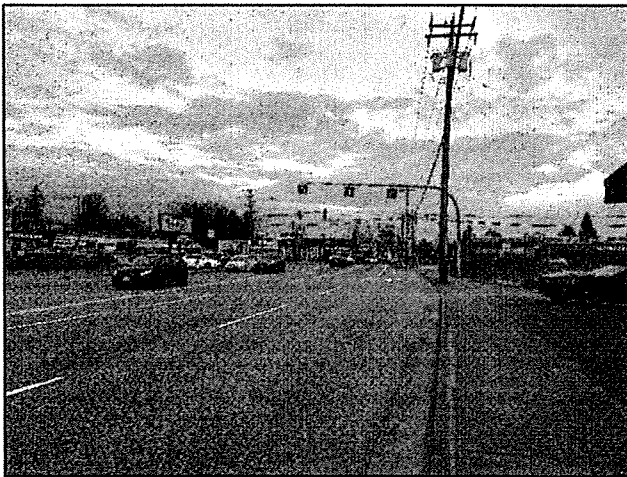
photographs of the subject property



View of the Subject Property



**View of the Subject Property
from Cedar Lane**



**Looking north on Ware Street within the
immediate vicinity of the Property**



**Looking south on Ware Street within the
immediate vicinity of the Property**

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Appendix "B"	Copy of the C5 Zoning Bylaw
Appendix "C"	Qualifications of the Appraiser

1.0 SUMMARY OF FACTS

Effective Date of Valuation:	April 2, 2024
Type of Property:	Improved commercial property
Civic Addresses:	2650 - 2660 Ware Street, Abbotsford, BC
Gross Site Area:	±9,600 sq.ft. (±0.22 acres)
Gross Rentable Area (G.R.A.):	2650 Ware Street: ±858 sq.ft. 2660 Ware Street: <u>±3,462 sq.ft.</u> Total G.R.A. combined: ±4,320 sq.ft. <i>(G.R.A. not including the basement storage crawl space on 2660 Ware Street)</i>
2024 Property Assessments:	Land: \$ 912,000 Improvement: <u>\$ 1,375,000</u> Total: \$ 2,287,000
2023 Property Assessments:	Land: \$ 756,000 Improvement: <u>\$ 1,426,000</u> Total: \$ 2,182,000
2024 Gross Property Taxes:	N/A
2023 Gross Property Taxes:	\$20,846.84
Zoning:	C5 (City Centre Commercial Zone)
Official Community Plan (OCP):	Secondary Commercial
Remaining Economic Life:	±35 years

CONCLUSIONS

Stabilized Net Operating Income:	\$106,214 per annum (actual and projected)
Valuation:	Income Approach: \$2,660,000 Direct Comparison Approach: \$2,590,000
Final Estimate of Value:	\$2,660,000

Appraisal - 1661 Pritchard Drive - Feb 23 2024

Michael Harley & Associates Inc
10959 Eva Road

This is Exhibit "E" referred to in the
affidavit of IRFAN WALJI

sworn before me at VANICOVER BC
this 3 day of OCTOBER 2024

APPRAISAL OF _____
A Commissioner for taking Affidavits
within British Columbia



LOCATED AT:

1661 Pritchard Drive
West Kelowna, BC V4T1X5

FOR:

NARINDER SANDHU

BORROWER:

IRFAN WALJI

AS OF:

February 23, 2024

BY:

Michael A. Harley

Michael Harley & Associates Inc.
10959 Eva Road
Lake Country, B.C. V4V 1H4
ma.harley001@gmail.com

NARINDER SANDHU
Pacific Northwest Mortgage Corp.

Address of Property: 1661 Pritchard Drive
West Kelowna, BC V4T1X5

Market Value: \$ \$5,750,000

The report was prepared to estimate current market value for mortgage purposes only. Financing not to exceed 80% loan to value ratio. This letter is intended to provide written authorization for the client and intended users only to use and rely on the above captioned report.

We recommend you read the original report in its entirety. When reading the report, we recommend you give particular attention to the effective date, report date, the assumptions and limiting conditions and the data collection, confirmation and reporting process described therein.

The report is a Form Appraisal prepared in conformity to the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute of Canada. This report follows the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) guidelines.

No person other than the authorized users specifically identified herein can rely on this report without first obtaining consent from the client and written authorization from the author(s).

In the event that any hypothetical condition or assumption in this report is discovered not to be true and accurate, it may impact the estimate of market value provided in this report.

The author(s) disclaims any liability arising from any hypothetical condition or assumptions not being true and accurate as at the date of this report or in the future.

The estimate of value is as of the effective date and is subject to the authorized intended use, assumptions and limiting conditions included in the report to which the reader's attention is specifically directed. The report is enclosed and must be read in its entirety.

We trust that this appraisal report meets your present requirements and we remain available to provide further assistance or clarification if required.

I certify that I have no interest, present or contemplated in the property appraised.

The clients should be made aware that the estimated market value is reflective of the effective date of this report only.

No future values are predicted as values may change rapidly. The users of this report are therefore cautioned if they rely on the appraised value after the effective date of this report noted herein.



Michael A. Harley

RESIDENTIAL APPRAISAL REPORT

Michael Harley & Associates Inc.		FILE NO	MHA240502
CLIENT	CLIENT: NARINDER SANDHU		 Appraisal Institute of Canada
	ATTENTION: Pacific Northwest Mortgage Corp.		
	ADDRESS: _____		
	E MAIL: _____		
APPRaiser	AIC MEMBER: Michael A. Harley		 Appraisal Institute of Canada
	COMPANY: Michael Harley & Associates Inc.		
	ADDRESS: 10959 Eva Road		
	E MAIL: ma.harley001@gmail.com		
PHONE: _____ OTHER: _____		PHONE: 250-470-7735 OTHER: _____	
SUBJECT	PROPERTY ADDRESS: 1661 Pritchard Drive		CITY: West Kelowna
	LEGAL DESCRIPTION: Lot 11, Plan KAP9142, DL 434, LD 41 ODYD, PID#008-647-321		PROVINCE: BC
	MUNICIPALITY AND DISTRICT: City of West Kelowna, Roll#364-12350.002		POSTAL CODE: V4T1X5
	ASSESSMENT: Land \$ 3,440,999 Imps \$ 1,276,000 Total \$ 4,716,999		Assessment Date: 2022
EXISTING USE: Detached - Single Family Dwelling		OCCUPIED BY: Homeowner	
ASSIGNMENT	NAME: IRFAN WALI Name type: _____		
	PURPOSE: <input checked="" type="checkbox"/> To estimate market value <input type="checkbox"/> To estimate market rent <input type="checkbox"/> _____		
	INTENDED USE: <input checked="" type="checkbox"/> First mortgage financing only <input type="checkbox"/> Second mortgage financing only <input type="checkbox"/> Conventional <input type="checkbox"/> _____		
	INTENDED USE (by name): Use of this report by others is not intended by this appraiser and any liability in this respect is denied.		
	REQUESTED BY: <input type="checkbox"/> Client above <input type="checkbox"/> Other _____		
	VALUE: <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 _____		
	PROPERTY RIGHTS APPRAISED: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Condominium/Strata <input type="checkbox"/> _____		
	MAINTENANCE FEE (if applicable): \$ _____		
	CONDOMINIUM/STRATA COMPLEX NAME (if applicable): _____		
NEIGHBOURHOOD	IS THE SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, see comments) _____		
	APPROACHES USED: <input checked="" type="checkbox"/> DIRECT COMPARISON APPROACH <input checked="" type="checkbox"/> COST APPROACH <input type="checkbox"/> INCOME APPROACH		
	EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum)		
	HYPOTHETICAL CONDITIONS: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum)		
	JURISDICTIONAL EXCEPTION: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum)		
	NATURE OF DISTRICT: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> _____		
	TYPE OF DISTRICT: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Recreational <input type="checkbox"/> _____		
	TREND OF DISTRICT: <input checked="" type="checkbox"/> Improving <input 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"/> Rural		
	CONFORMITY: Age <input type="checkbox"/> Newer <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Older <input type="checkbox"/> _____		
SITE	COMMENTS: <input type="checkbox"/> Detrimental Conditions Observed		
	The subject is located within the Lakeview Heights region of Kelowna along the west side of Okanagan Lake. The immediate neighbourhood is comprised of new executive type single family dwellings most offering lake views. The area interconnects with new home development along the west side incorporating Mission Hills and Vineyard estates.		
SITE DIMENSIONS: 100 X 170		UTILITIES: <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic	
LOT SIZE: 0.45 Unit of Measurement: Acres		<input type="checkbox"/> Open Ditch <input type="checkbox"/> Holding Tank <input type="checkbox"/> _____	
Source: BCAA		WATER SUPPLY: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Private Well <input type="checkbox"/> _____	
TOPOGRAPHY: Level with road grade		FEATURES: <input type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input type="checkbox"/> Lane <input type="checkbox"/> Sidewalk <input type="checkbox"/> Curb	
CONFIGURATION: Rectangular		<input checked="" type="checkbox"/> Street Lights <input checked="" type="checkbox"/> Cablevision <input type="checkbox"/> _____	
ZONING: R1: Single Family Residential		<input type="checkbox"/> Overhead <input checked="" type="checkbox"/> Underground <input type="checkbox"/> _____	
Source: RDCO Zoning		DRIVEWAY: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Mutual <input type="checkbox"/> None <input type="checkbox"/> Single <input checked="" type="checkbox"/> Double	
OTHER LAND USE CONTROLS (see comments): _____		<input type="checkbox"/> Underground <input type="checkbox"/> Laneway <input type="checkbox"/> _____	
USE CONFORMS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments) _____		Surface: Asphalt	
ASSEMBLAGE: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see comments) _____		PARKING: <input type="checkbox"/> Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Driveway <input checked="" type="checkbox"/> Street	
TITLE SEARCHED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (see comments and limiting conditions)		LANDSCAPING: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
COMMENTS: <input type="checkbox"/> Detrimental Conditions Observed		CURB APPEAL: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
The subject is located on the east side of Pritchard with 100' lakeshore frontage and all amenities to the south. Site is improved with: double Exposed aggregate drive, fenced at front with an in ground kidney shaped pool, side entry and walkway to front of residence with stamped concrete patio, fully fenced for privacy locked dock to large boat storage (two lifts) Subject appears in good condition. No adverse influences noted.			

RESIDENTIAL APPRAISAL REPORT

Michael Harley & Associates Inc.

FILE NO.:

M11A240502

REFERENCE:

YEAR BUILT (estimated): 2019 YEAR OF ADDITIONS: 0 EFFECTIVE AGE: 5 years REM. ECONOMIC LIFE: 65 years COMMENTS: N/A		PROPERTY TYPE: Detached DESIGN/STYLE: One Storey CONSTRUCTION: Wood Frame WINDOWS: Double Sealed BASEMENT: Crawl ESTIMATED BASEMENT AREA: 0 <input checked="" type="checkbox"/> Sq Ft <input type="checkbox"/> Sq M. ESTIMATED BASEMENT FINISH: 0 % FOUNDATION WALLS: Poured Concrete		ROOFING: Asphalt Shingle Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor NA EXTERIOR FINISH: Wood Siding Condition: <input checked="" type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor NA																																																																																			
BEDROOMS(4): 1 Large 1 2 piece <input checked="" type="checkbox"/> Good 2 Average 3 piece Average Small 2 4 piece Fair 1 5 piece Poor		BATHROOMS(4): 1 2 piece Good 3 piece Average 4 piece Fair 5 piece Poor		INTERIOR FINISH: Walls <input checked="" type="checkbox"/> Ceilings <input checked="" type="checkbox"/> Drywall <input checked="" type="checkbox"/> Plaster <input type="checkbox"/> Paneling <input type="checkbox"/>																																																																																			
FLOORING: Hardwood, Ceramic Tile ELECTRICAL: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers ESTIMATED RATED CAPACITY OF MAIN PANEL: 200 amps HEATING SYSTEM: Forced Air Fuel type: Natural Gas WATER HEATER: Type: Natural Gas		CLOSET: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor/None INSULATION: <input checked="" type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Walls <input type="checkbox"/> Basement <input type="checkbox"/> Crawl Space Info Source: Insulation Assumed- Not Observed PLUMBING LINE S: Copper/Pex/ABS Info Source: On site inspection FLOOR PLAN: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor BUILT IN/EXTRA: <input checked="" type="checkbox"/> Vacuum <input type="checkbox"/> Security System <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Garburator <input checked="" type="checkbox"/> HR Ventilator <input checked="" type="checkbox"/> Central Air <input checked="" type="checkbox"/> Fireplace <input checked="" type="checkbox"/> Skylight <input type="checkbox"/> Solarium <input checked="" type="checkbox"/> Garage Opener <input checked="" type="checkbox"/> Air Cleaner <input type="checkbox"/> Sauna <input type="checkbox"/> Jetted Tub																																																																																					
ROOM ALLOCATION <table border="1"> <thead> <tr> <th>LEVEL:</th> <th>ENTRANCE</th> <th>LIVING</th> <th>DINING</th> <th>KITCHEN</th> <th>FAMILY</th> <th>BEDROOMS</th> <th>BEN</th> <th>FULL BATH</th> <th>PART BATH</th> <th>LAUNDRY</th> <th>Media</th> <th>ROOM TOTAL</th> <th>AREA</th> </tr> </thead> <tbody> <tr> <td>MAIN</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td></td> <td>3</td> <td></td> <td>3</td> <td>1</td> <td>1</td> <td>Media</td> <td>6</td> <td>2,800</td> </tr> <tr> <td>SECOND</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>THIRD</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>ABOVE GRADE TOTALS</td> <td>ROOMS</td> <td>6</td> <td>BEDROOMS</td> <td>3</td> <td>BATHROOMS</td> <td>3</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>Media</td> <td>6</td> <td>2,800</td> </tr> <tr> <td>BASEMENT</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0</td> <td>BCAA</td> </tr> </tbody> </table>		LEVEL:	ENTRANCE	LIVING	DINING	KITCHEN	FAMILY	BEDROOMS	BEN	FULL BATH	PART BATH	LAUNDRY	Media	ROOM TOTAL	AREA	MAIN	1	1	1	1		3		3	1	1	Media	6	2,800	SECOND														THIRD														ABOVE GRADE TOTALS	ROOMS	6	BEDROOMS	3	BATHROOMS	3	1	1	1	1	Media	6	2,800	BASEMENT												0	BCAA	OVERALL INT. COND: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
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BASEMENT FINISH: Crawl space only.		UNIT OF MEASUREMENT: <input checked="" type="checkbox"/> Sq Ft <input type="checkbox"/> Sq M SOURCE OF MEASUREMENT: NA																																																																																					
GARAGES/CARPORT/PARKING FACILITIES: Oversized, double garage with extra space in front of cars and el dr lifts.																																																																																							
SITE IMPROVEMENTS (INCLUDING DECKS, PATIOS, OUTBUILDINGS, LANDSCAPING, etc): Rear concrete patio surrounding with 16' X 32' in ground pool in front of residence with fully fenced wood Two extra spaces rear of attached garage.																																																																																							
COMMENTS: <input checked="" type="checkbox"/> Determined Conditions Observed <input type="checkbox"/> Incomplete Construction (see comments) Subject is a one storey wood framed residence constructed on a full concrete foundation and crawl space. Finishings include: extensive use of hardwood and ceramic tile throughout residence, french doors to main living area, wood fireplace built in dishwasher, glass patio doors to patio area, and a second door to master suite with very good finishing throughout. Media room could be used as a guest bedroom area.																																																																																							

RESIDENTIAL APPRAISAL REPORT

MHA240502

LAND VALUE AS IF VACANT ☐ N/A \$ 3,500,000 SOURCE OF DATA OMREB Comment H & B Use as vacant

EXISTING USE Detached - Single Family Dwelling

HIGHEST AND BEST USE OF THE LAND AS IF VACANT ☒ Residential ☐ Other

HIGHEST AND BEST USE OF THE PROPERTY AS IMPROVED ☒ Existing Residential Use ☐ Other

ANALYSIS AND COMMENTS Improved as detached single family dwelling

DIRECT COMPARISON APPROACH

		COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
SUBJECT		Description	\$ Adjustment	Description	\$ Adjustment	Description	\$ Adjustment
1661 Pritchard Drive West Kelowna, V4T 1X5		15870 Whiskey Cove Road Lake Country, V4V 1C4		394 Braeloch Road Kelowna, B.C. V1W 4J2		5261 Buchanan Road Peachland, B.C. V0H 1X1	
DATA SOURCE	MLS10265543	MLS10308433		MLS10273973		MLS10280343	
DATE OF SALE	NA	19-Apr-2023		16-Aug-2023		21-Nov-2023	
SALE PRICE	\$ NA	\$ 6,475,000		\$ 5,425,000		\$ 6,250,000	
DAYS ON MARKET	NA	20		94		125	
	In Ground Pool	None	50,000	No FF	200,000	104FF	
		Holiday House	-200,000				
LOCATION	Lakeview Heights	Lakeview Heights		Upper Mission		Peachland	
SITE DIMENSIONS/LOT SIZE	0.45 Ac/100 FF	0.22/ NA		0.33 Ac/89 FF		0.78 Acres	
BUILDING TYPE	Detached	Detached		Detached		Detached	
DESIGN/STYLE	One Storey	1 1/2 Story		Split Level (3)		Two Storey	
AGE / CONDITION	5 Very Gd	17 Similar		38 Similar		11 V Good	
LIVABLE FLOOR AREA	2800 sf.	3989 sf.	-237,800	4109 sf.	-200,000	2636 sf.	32,800
	Total Rooms Bdrms	Total Rooms Bdrms		Total Rooms Bdrms		Total Rooms Bdrms	
ROOM COUNT	7 3	9 3		9 3		9 3	
BATHROOMS	3F IH	4F		2F IH		4F	
BASEMENT	Crawl Space	Crawl Space		Crawl Space		Full/3671 sf fin	-238,400
PARKING FACILITIES	Triple Garage	Double Garage	20,000	Double Garage	-20,000	Triple Garage	
ADJUSTMENTS (Gross%, Net%, Dollar)		7.8 % -5.7 %	\$ 367,800	7.7 % -0.4 %	\$ 20,000	4.3 % -3.3 %	\$ 205,600
ADJUSTED VALUE \$		\$ 6,107,200		\$ 5,405,000		\$ 6,044,400	

ANALYSES AND COMMENTS

There were limited sales of older homes with similar characteristics to the subject, therefore it was necessary to use an older sale and adjust for time.

The above comparable properties were available for analysis and are the most recent which best exemplify the characteristics of the subject property. After analyzing the many trade-offs between the subject and the comparables the adjusted values support a market value range from \$5,405,000 to \$6,1075,200 with a point value of \$5,750,000.

Analysis of the comparable properties support the estimated market value. All trade-offs between the subject and the comparables have been thoroughly analyzed when estimating the market value.

ESTIMATED VALUE BY THE DIRECT COMPARISON APPROACH	(rounded) \$ 5,750,000
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RESIDENTIAL APPRAISAL REPORT

REFERENCE:

Michael Harley & Associates Inc.

FILE NO.:

MHA240502

SALES HISTORY	SUBJECT SOLD WITHIN 3 YEARS OF EFFECTIVE DATE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	ANALYSES OF SALE TRANSFER HISTORY. (minimum of three years)
SALES HISTORY	SUBJECT LISTED WITHIN 1 YEAR OF EFFECTIVE DATE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	ANALYSES OF AGREEMENTS FOR SALE, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT (minimum of one year) According to MLS data the subject was listed for sale on Apr.28.2023.
EXPOSURE TIME	ANALYSES OF REASONABLE EXPOSURE TIME. The Final value estimate assumes a reasonable exposure time of 3 months prior to the consummation of a hypothetical sale of the subject property at the effective date of this appraisal.
RECONCILIATION AND FINAL VALUE	RECONCILIATION AND FINAL ESTIMATE OF VALUE The final value estimate is based on the Direct Comparison Approach. The primary basis for the Direct Comparison Approaches is based on the Principle of Substitution, which suggests that an informed buyer will not pay more for one property than for another that is equally desirable. The price of acquiring an equally desirable substitute property tends to set property value. The Cost Approach is reflective of the replacement cost new of the structure including the renovations and updating of the home and is given less weight due to the complexities of establishing accrued depreciation and similar vacant land sales.
DEFINITIONS	UPON REVIEWING AND RECONCILING THE DATA, ANALYSES AND CONCLUSIONS OF EACH VALUATION APPROACH, THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY AS AT Feb.23 2024 (Effective Date of the Appraisal) IS ESTIMATED AT \$ 5,750,000 COMPLETED ON Feb.27-2024 (Date of Report)
	AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT.
SCOPE	DEFINITION OF MARKET VALUE: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self interest, and assuming that neither is under undue duress. (Appraisal of Real Estate, Third Canadian Edition 2010) Impact on 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.
	DEFINITION OF MARKET RENT (if applicable): The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. (International Valuation Standards 2017)
SCOPE	DEFINITION OF HIGHEST AND BEST USE: The reasonably probable use of real property, that is physically possible, legally permissible, financially feasible, maximally productive and that results in the highest value. (CUSPAP 2018)
	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 analyses to prepare a report in accordance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) of the Appraisal Institute of Canada. The following comments describe the extent of the process of collecting, confirming and reporting data and its analyses, describe relevant procedures and reasoning details supporting the analyses, and provide the reason for the exclusion of any unusual valuation procedures. The appraisal issue that is the focus of this engagement has been discussed and defined with the client, the work required to solve the issue planned, and the necessary market data acquired, analyzed and reconciled into an estimate of market value in a manner typically expected in a "form" report. The specific tasks and items necessary to complete this assignment include a summary of the following: 1. assembly and analyses of relevant information pertaining to the property being appraised, including listing and acquisition particulars if acquired within three years prior to the effective date of the appraisal; 2. a site visit and observation of the subject property and the surrounding area; 3. assembly and analyses of pertinent economic and market data; 4. an analyses of land use controls pertaining to the subject property; 5. an analyses of Highest and Best Use, or most probable use; 6. a discussion of the appraisal methodologies and procedures employed in arriving at the indications of value; 7. inclusion of photographs, maps, graphics and addendum/exhibits when deemed appropriate; and 8. reconciliation of the collected data into an estimate of the market value or the market value range as at the effective date of the appraisal. All data considered appropriate for inclusion in the appraisal is, to the best of our knowledge, factual. Due to the type of property being appraised and the nature of the appraisal issue, the findings have been conveyed in this "form" format. Other See Attached Addendum

TITLE SEARCH PRINT

File Reference: 20242121

Declared Value \$4200000

2024-10-04, 08:51:50

Requestor: Cindy Liu

****CURRENT AND CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

KAMLOOPS

KAMLOOPS

Title Number

From Title Number

CB723417

CA7535070

Application Received

2023-06-29

Application Entered

2023-07-04

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

IRFAN MEHBOOB WALJI, BUSINESSPERSON

16286 80A AVE

SURREY, BC

V4N 0J7

Taxation Authority

West Kelowna, City of

Description of Land

Parcel Identifier:

009-735-861

Legal Description:

LOT 11 DISTRICT LOT 434 OSOYOOS (FORMERLY KAMLOOPS) DIVISION YALE DISTRICT
PLAN 9142**Legal Notations**

LAND HEREIN WITHIN BUILDING SCHEME SEE DD 207290F

Charges, Liens and Interests

Nature:

RESTRICTIVE COVENANT

Registration Number:

79459E

Remarks:

SEE DD 207290F

Nature:

MORTGAGE

Registration Number:

CA8862942

Registration Date and Time:

2021-03-24 08:09

Registered Owner:

THE TORONTO-DOMINION BANK

Cancelled By:**CB803280****Cancelled Date:****2023-08-02**

TITLE SEARCH PRINT

File Reference: 20242121

Declared Value \$4200000

2024-10-04, 08:51:50

Requestor: Cindy Liu

Nature: MORTGAGE
Registration Number: CB723910
Registration Date and Time: 2023-06-29 15:02
Registered Owner: MORTEQ LENDING CORP.
INCORPORATION NO. BC0774809

Nature: ASSIGNMENT OF RENTS
Registration Number: CB723911
Registration Date and Time: 2023-06-29 15:02
Registered Owner: MORTEQ LENDING CORP.
INCORPORATION NO. BC0774809

Nature: MORTGAGE
Registration Number: CB723995
Registration Date and Time: 2023-06-29 15:18
Registered Owner: SATPAL SINGH DOSANJH
Cancelled By: CB833131
Cancelled Date: 2023-08-17

Nature: ASSIGNMENT OF RENTS
Registration Number: CB723996
Registration Date and Time: 2023-06-29 15:18
Registered Owner: SATPAL SINGH DOSANJH
Cancelled By: CB833132
Cancelled Date: 2023-08-17

Nature: MORTGAGE
Registration Number: CB817490
Registration Date and Time: 2023-08-10 14:25
Registered Owner: GURCHARAN SINGH UPPAL
Cancelled By: CB1077995
Cancelled Date: 2023-12-14

Nature: ASSIGNMENT OF RENTS
Registration Number: CB817491
Registration Date and Time: 2023-08-10 14:25
Registered Owner: GURCHARAN SINGH UPPAL
Cancelled By: CB1077996
Cancelled Date: 2023-12-14

Nature: MORTGAGE
Registration Number: CB1077993
Registration Date and Time: 2023-12-14 13:01
Registered Owner: GURCHARAN SINGH UPPAL
Remarks: MODIFIED BY CB1220325

TITLE SEARCH PRINT

File Reference: 20242121

Declared Value \$4200000

2024-10-04, 08:51:50

Requestor: Cindy Liu

Nature: ASSIGNMENT OF RENTS
Registration Number: CB1077994
Registration Date and Time: 2023-12-14 13:01
Registered Owner: GURCHARAN SINGH UPPAL

Nature: MODIFICATION
Registration Number: CB1220325
Registration Date and Time: 2024-03-20 15:51
Remarks: MODIFICATION OF CB1077993

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1241060
Registration Date and Time: 2024-04-03 10:22
Registered Owner: EXCLUSIVE FLOORS LTD.
INCORPORATION NO. BC0138679
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1631039
Registration Date and Time: 2024-10-02 12:56
Registered Owner: MORTEQ LENDING CORP.
INCORPORATION NO. BC0774809

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE