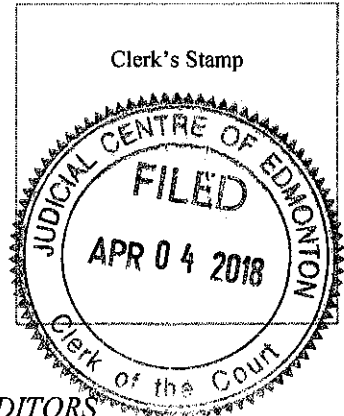


COURT FILE
NUMBER 1703 12327

COURT COURT OF QUEEN'S BENCH OF ALBERTA

JUDICIAL CENTRE EDMONTON



IN THE MATTER OF THE *COMPANIES' CREDITORS*
ARRANGEMENT ACT, R.S.C. 1985, c. C36, AS
AMENDED

AND IN THE MATTER OF A PLAN OF
ARRANGEMENT OF CANADA NORTH GROUP
INC., CANADA NORTH CAMPS INC., CAMPCORP
STRUCTURES LTD., D.J. CATERING LTD., 816956
ALBERTA LTD. 1371047 ALBERTA LTD. and
1919209 ALBERTA LTD.

DOCUMENT AFFIDAVIT #1 OF AMANDA SIMISTER

ADDRESS FOR
SERVICE AND
CONTACT
INFORMATION OF
PARTY FILING THIS
DOCUMENT
Heather M.B. Ferris
Lawson Lundell LLP
Suite 3700, 205 - 5th Avenue S.W.
Bow Valley Square 2
Calgary, Alberta T2P 2V7
Phone: 403.269.6900
Fax: 403.269.9494

AFFIDAVIT

I, Amanda Simister, Legal Assistant, of #1600 – 925 W. Georgia Street, in the
City of Vancouver, in the Province of British Columbia, MAKE OATH AND SAY AS
FOLLOWS:

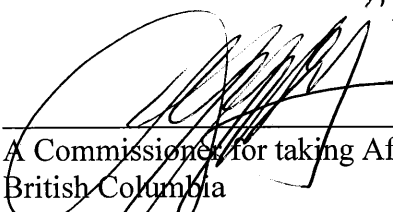
1. I am a legal assistant with the law firm of Lawson Lundell LLP, solicitors for First Island
Financial Services Ltd. herein, and as such have personal knowledge of the facts and matters to
which I will depose, save and except where stated to be based upon information and belief and as
to such facts and matters, I verily believe them to be true

2. Attached hereto and marked as **Exhibit "A"** to this Affidavit is a copy of a letter from Priscilla A. Sookarow dated March 29, 2018 with respect to properties located at 7631, 7611 and 7619 Okanagan Landing Road, Vernon, BC.

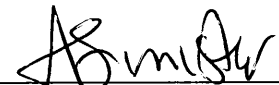
3. Attached hereto and marked as **Exhibit "B"** to this Affidavit is a copy of the Comparative Market Analysis dated March 29, 2018 for properties located at 7631, 7611 and 7619 Okanagan Landing Road, Vernon, BC.

4. Attached hereto and marked as **Exhibit "C"** to this Affidavit is a copy of an email received from our client on April 3, 2018 setting out its equity calculation in the Vernon properties.

SWORN BEFORE ME at the City of
Vancouver, in the Province of British
Columbia, this 3 day of ~~March~~ ^{April}, 2018


A Commissioner for taking Affidavits within
British Columbia

HEATHER M. B. FERRIS
Barrister & Solicitor
1600 - 925 WEST GEORGIA ST.
VANCOUVER, B.C. V6C 3L2
(604) 685-3456


AMANDA SIMISTER

E & company

March 29, 2018

First Island Financial Services Ltd
101 – 727 Fisgard Street
Victoria, BC V8W 1R8

Attention: Phil Wooster

Re: 7631, 7619 and 7611 Okanagan Landing Road, Vernon, BC

Dear Mr Wooster

Further to our conversation we confirm we have completed a 'drive by' inspection and research of the properties noted above and are pleased to provide our opinion of current market value.

Current market value is defined as the price an informed and qualified buyer would expect to pay for a specific property in a specific location at a specific point in time. To establish this, we compare similar properties that sold recently as well as those currently listed for sale and competing for the same buyer.

Observations

From the road, all three properties appear to be well maintained. We are familiar with all three properties and assume that the interiors have been equally maintained but without major renovations. Value of these properties may weigh more to the land component as the homes are now an older vintage.

The proximity to downtown, schools, parks and yacht club will attract lakeshore buyers who may consider rebuilding on the sites. The City indicates that permits under the current R1 (single family residential zoning) for renovations or rebuilding, subject to the Environmental requirements, should meet approval without any requirement for dedication of road or waterfront allowance.

However, if a potential buyer wished to re-zone to the RMD (residential medium density) supported by the Official Community Plan, approval of an application may require giving up some depth to allowance for improvement to Okanagan Landing Road. Also, the Waterfront Neighbourhood Plan would require a registration of a Statutory Right of Way along the waterfront for future park/boardwalk. While this parkway may be years in development it will impact the building envelope of these properties.

This is Exhibit "A" referred to in the
affidavit of AMANDA SIMISTER
made before me on April 13, 2018

A Commissioner for Taking Affidavits
for British Columbia



& company

2

While the immediate Vernon area is not impacted by the new speculation tax at this time, we have already noticed some hesitation from potential out of province buyers.

We have compared lakeshore properties that have sold in the immediate area over the past 24 months as well as those currently listed for sale and competing for the same buyer. We note that the BC Assessment evaluations are very similar. Please see the copies attached. We have not investigated if the licenses for the wharfs are current and approved by the Ministry.

7631 Okanagan Landing Road PID -005-364-841 - BC Assessment \$1,276,000

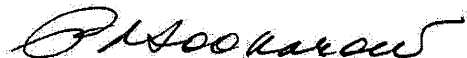
7619 Okanagan Landing Road PID 009-206-884 - BC Assessment \$1,180,700

7611 Okanagan Landing Road PID 010-067-302 - BC Assessment \$1,210,600

Based on this, it is our opinion the properties are at their highest and best use as single family lakefront homes and have current values between \$1,300,000 and \$1,500,000.

Please advise if you require further details. If you decide to offer the property for sale, we look forward to the opportunity to work with you again.

Best Regards,



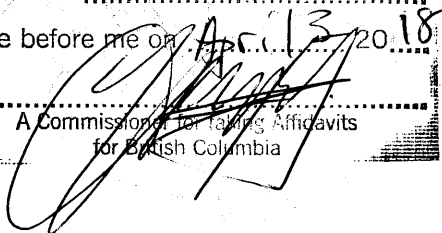
Priscilla A. Sookarow

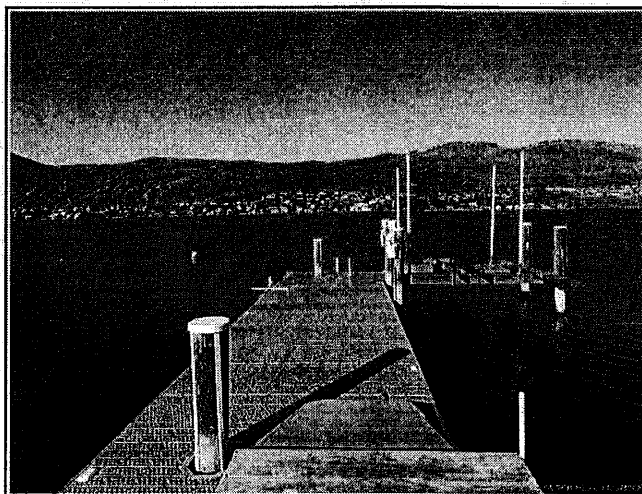


Comparative Market Analysis

3

This is Exhibit " B " referred to in the
affidavit of AMANDA SIMISTER
made before me on Apr. 13, 2018


A Commissioner for Taking Affidavits
for British Columbia



Researched and prepared by

Priscilla A Sookarow

Prepared exclusively for

First Island Financial

7631 Okanagan Landing Road

VERNON, BC

V1H 1G9

Prepared on

March 29, 2018

Subject Property

7631 Okanagan Landing Road

Vernon, BC

V1H 1G9



Priscilla A Sookarow RE/MAX PRISCILLA

5603 - 27th Street

VERNON, BC V1T 8Z5

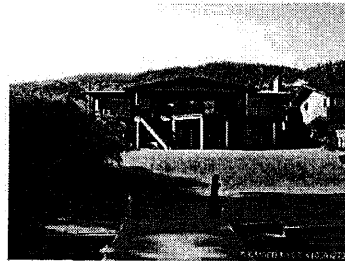
250-549-7050

info@okanaganhomes.com



Comparative Market Analysis

4



Researched and prepared by

Priscilla A Sookarow

Prepared exclusively for

First Island Financial

7611 Okanagan Landing Road

VERNON, BC

V1H 1G9

Prepared on
March 22, 2018

Subject Property

7611 Okanagan Landing Road

Vernon, BC

V1H 1G9



Priscilla A Sookarow RE/MAX PRISCILLA

5603 - 27th Street

VERNON, BC V1T 8Z5

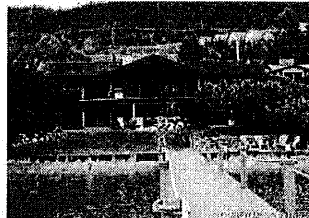
250-549-7050

info@okanaganhomes.com



Comparative Market Analysis

5



Researched and prepared by

Priscilla A Sookarow

Prepared exclusively for

First Island Financial

7619 Okanagan Landing Road

VERNON, BC

V1H 1G9

Prepared on

March 22, 2018

Subject Property

7619 Okanagan Landing Road

Vernon, BC

V1H 1G9



Priscilla A Sookarow RE/MAX PRISCILLA

5603 - 27th Street

VERNON, BC V1T 8Z5

250-549-7050

info@okanagahomes.com



Comparative Market Analysis

7631 Okanagan Landing Road
Vernon, V1H 1G9

Thursday, March 29, 2018

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active listings

Address	Curr Price	Bd	Bth	FFA	\$/Sq	Yr Blt	MLS® #	Stat Date	DOM
7631 Okanagan Landing Road		4	3	3,260		1990	10074062		
8823 Okanagan Landing Road	\$1,040,000			0			10145703	11/16/2017	133
8251 Okanagan Landing Road	\$1,350,000	4	6.00	5370	\$251		10152443	03/08/2018	21
7292 Tronson Road	\$1,550,000	5	4.00	3406	\$455	1949	10153119	03/19/2018	9
7593 Okanagan Landing Road	\$1,797,000	6	4.00	2840	\$633	1955	10147564	12/17/2017	100
Average	\$1,434,250	5	4.7	2904	\$335	1952			66

Sold listings

Address	Sold Price	Bd	Bth	FFA	\$/Sq	Yr Blt	MLS® #	Sold Date	DOM
7631 Okanagan Landing Road		4	3	3,260		1990	10074062		
7941 Okanagan Landing Road	\$1,020,000	3	3.00	1825	\$559	1974	10126232	04/19/2017	165
9493 Eastside Road	\$1,070,000	2	2.00	1410	\$759	1993	10114014	08/31/2016	150
7557 Okanagan Landing Road	\$1,100,000	3	3.00	2009	\$548	1984	10100789	03/19/2016	292
8472 Tronson Road	\$1,235,000	4	3.00	2859	\$432	1968	10113135	07/20/2016	122
8479 Okanagan Landing Road	\$1,310,000	3	2.00	1750	\$749	1960	10132088	05/08/2017	29
7506 Kennedy Lane	\$1,335,000	3	3.00	3125	\$427	1992	10114921	07/15/2016	94
7349 Brooks Lane	\$1,395,000	4	3.00	3381	\$413	2002	10113028	04/11/2016	26
9738 Delcliff Road	\$1,400,000	3	2.00	960	\$1,458	1950	10094655	04/27/2016	426
7973 Okanagan Landing Road	\$1,485,000	3	3.00	2388	\$622	1981	10115299	07/11/2016	83
8412/8428 Tronson Road	\$1,495,000	5	3.00	2385	\$627	1958	10107216	08/30/2016	320
7994 Tronson Road	\$1,750,000	5	4.00	4429	\$395	1980	10123913	01/22/2018	498
8499 Okanagan Landing Road	\$1,850,000	4	6.00	3740	\$495	2007	10111918	06/02/2016	94
Average	\$1,370,417	4	3.1	2522	\$624	1979			192

Median: \$1,372,500

Average: \$1,386,375

NOT IN MLS SYSTEM - 8279/8283 OKANAGAN LANDING ROAD
2 LEGAL TITLES, BARELAND, 66 FT WATERFRONT EACH
SALE PRICE \$1.6





Comparative Market Analysis

7631 Okanagan Landing Road
Vernon, V1H 1G9

7
Thursday, March 29, 2018

Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Priced between \$1,040,000 and \$1,995,000

2 to 6 Bedrooms

2.0 to 6.0 Bathrooms

0 to 5370 Square Feet

\$0 to \$1,458 per Square Foot

Built between 1949 and 2007

9 to 498 Days on Market





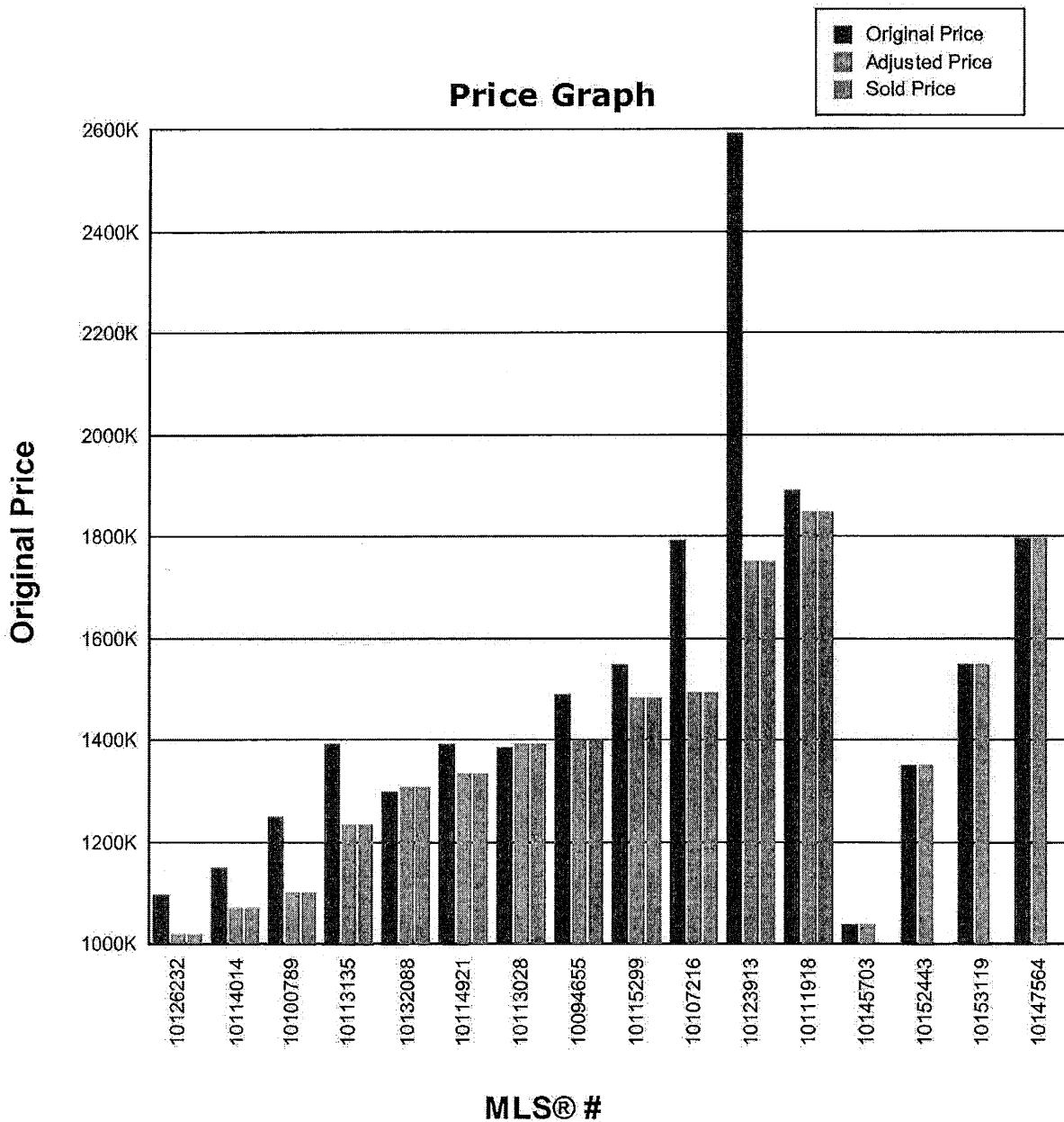
Comparative Market Analysis

7631 Okanagan Landing Road
Vernon, V1H 1G9

Thursday, March 29, 2018

Original Price, Adjusted Price, and Sale Price

This graph illustrates the original and adjusted list price, along with sale price in Sold listings.





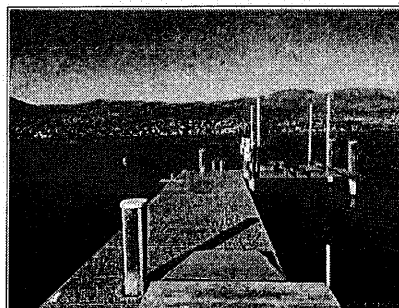
Comparative Market Analysis

7631 Okanagan Landing Road
Vernon, V1H 1G9

Thursday, March 29, 2018

Full Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.



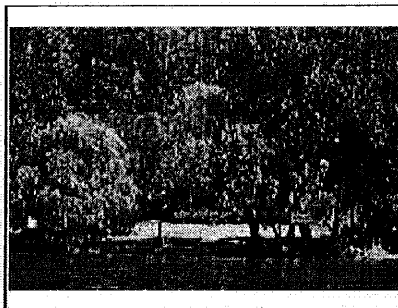
Subject Property

7631 Okanagan Landing Road
MLS# 10074062
Status
Orig Price
List Date
Curr Price
Sold Date
City Vernon
Sub Area OL - Okanagan Landing
Division North Okanagan
DOM 3
Beds 4
Baths 3
Fireplaces
Grg Desc Attached
Grg Option Double
Sqft 3260
Acres 0.26
Heat/Cool Central Air, Forced Air, Hc
Foundatn Concrete
Age
Year Built 1990
Floor Plan Hardwood, Linoleum,
Partial Carpet, Tile

Gas
Power
Sewer
Wtr Spplly Municipal

Remarks:

Exceptional and hard to find prime Okanagan lakeshore home. This 4 bedroom 3 bathroom, spacious and nicely renovated home is sure to please. Almost level 100' water frontage with yard, great beach, dock, boatlift, ample parking, double



Details

8823 Okanagan Landing Road
10145703
Active
\$1,040,000
11/16/2017
\$1,040,000

Vernon
OL - Okanagan Landing
North Okanagan
133

0
0.21

Available
Available
Available
Municipal

A spectacular view of one of the widest parts of Okanagan Lake. 80 feet of lake frontage, gentle slope, easy access. Near a public boat launch for convenience. Owned by the same family since the 1950s. Riparian report is on file for this



Details

8251 Okanagan Landing Road
10152443
Active
\$1,350,000
03/08/2018
\$1,350,000

Vernon
OL - Okanagan Landing
North Okanagan
21
4
6

5370
1.02
Concrete

Municipal

You have just found the perfect new home - ready to be built on Okanagan Lake! These construction approvals can take up to 2 years to achieve, and new regulations are getting tighter! Construction is by Award winning builder - Woodstyle





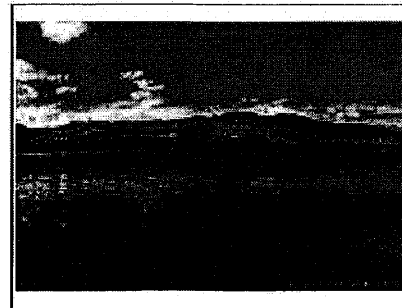
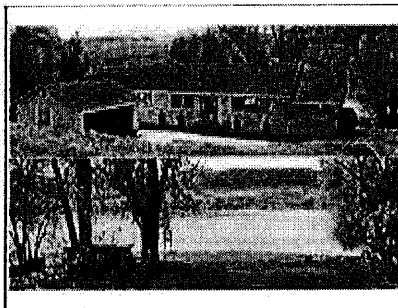
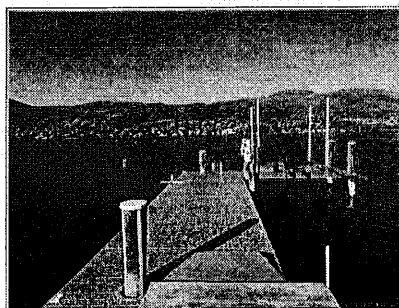
Comparative Market Analysis

7631 Okanagan Landing Road
Vernon, V1H 1G9

Thursday, March 29, 2018

Full Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.



Subject Property

7631 Okanagan Landing Road

MLS# 10074062

Status

Orig Price

List Date

Curr Price

Sold Date

City

Vernon

Sub Area

OL - Okanagan Landing

Division

North Okanagan

DOM

3

Beds

4

Baths

3

Fireplaces

Grg Desc Attached

Grg Option Double

Sqft 3260

Acres 0.26

Heat/Cool Central Air, Forced Air, Hc

Foundatr Concrete

Age

Year Built 1990

Floor Plan Hardwood, Linoleum,
Partial Carpet, Tile

Gas

Power

Sewer

Wtr Sply Municipal

Remarks:

Exceptional and hard to find prime Okanagan lakeshore home. This 4 bedroom 3 bathroom, spacious and nicely renovated home is sure to please. Almost level 100' water frontage with yard, great beach, dock, boatlift, ample parking, double

Details

7292 Tronson Road

10153119

Active

\$1,550,000

03/19/2018

\$1,550,000

Vernon

BV - Bella Vista

North Okanagan

9

5

4

Conventional

Detached

Double

3406

0.35

Hot Water, In-Floor (Water)

Concrete

1949

Carpeting/Wall-to-Wall, Floor Vinyl,
Hardwood, Tile

Gas

Power

Sewer

Municipal

Investment Potential, Duplex Zoned! Private Okanagan Lake waterfront property! A great Bella Vista location bordering Kin Beach with a fun play park for children. Just minutes to golf at The Rise Golf Course and 10 Minutes to downtown. .35 Gently

Details

7593 Okanagan Landing Road

10147564

Active

\$1,797,000

12/17/2017

\$1,797,000

Vernon

OL - Okanagan Landing

North Okanagan

100

6

4

Insert

Breezeway, Detached

2840

0.36

1955

Watch the sunset from your home on this prime Okanagan beachfront property featuring 6-slip boat dock with separate title, sandy beach area with firepit, garden area, meditation waterfall, large covered decks, and more. Lots of parking including a





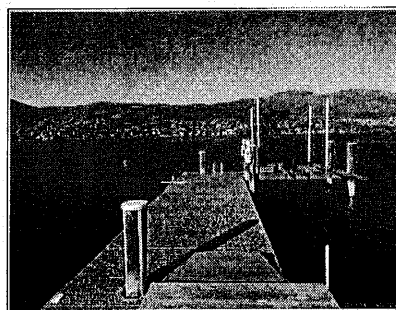
Comparative Market Analysis

7631 Okanagan Landing Road
Vernon, V1H 1G9

Thursday, March 29, 2018

Full Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.



Subject Property

7631 Okanagan Landing Road
MLS# 10074062
Status
Orig Price
List Date
Curr Price
Sold Date
City Vernon
Sub Area OL - Okanagan Landing
Division North Okanagan
DOM 3
Beds 4
Baths 3
Fireplaces
Grg Desc Attached
Grg Option Double
Sqft 3260
Acres 0.26
Heat/Cool Central Air, Forced Air, Hc
Foundatn Concrete
Age
Year Built 1990
Floor Plan Hardwood, Linoleum,
Partial Carpet, Tile

Gas

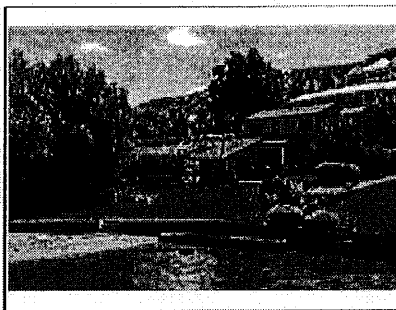
Power

Sewer

Wtr Sply Municipal

Remarks:

Exceptional and hard to find prime Okanagan lakeshore home. This 4 bedroom 3 bathroom, spacious and nicely renovated home is sure to please. Almost level 100' water frontage with yard, great beach, dock, boatlift, ample parking, double

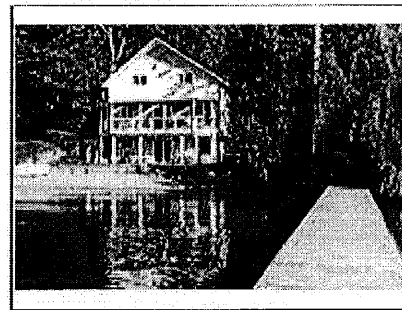


Details

7941 Okanagan Landing Road
10126232
Sold
\$1,099,000
11/04/2016
\$1,020,000
04/19/2017
Vernon
OL - Okanagan Landing
North Okanagan
165
3
3
Free-standing Metal
1825
0.14
Electric Baseboards
1974
Carpeting/Wall-to-Wall, Floor Vinyl

Municipal

Enjoy Okanagan Lakeshore Living for an excellent price! Great location next door to Yacht Club, walk to Paddlewheel Park and neighbourhood pub! Just minutes from town and schools! 56' of lakeshore with brand new dock, level sandy beach and



Details

9493 Eastside Road
10114014
Sold
\$1,150,000
03/29/2016
\$1,070,000
08/31/2016
Vernon
OL - Okanagan Landing
North Okanagan
150
2
2
1410
0.29
Electric Baseboards, Other (See Remark
Concrete
1993
Carpeting/Wall-to-Wall, Floor Vinyl

Lake Intake

Amazing 140' of private lakeshore with fabulous beachfront, dock with sitting area and boat lift. Keep the home with stunning lakeview and wrap around decks or build your own dream home. Walk out basement is unfinished, kitchen & living room on

Researched and prepared by Priscilla Sookarow
RE/MAX Priscilla 250-549-7050





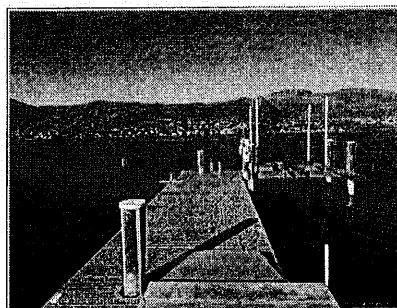
Comparative Market Analysis

7631 Okanagan Landing Road
Vernon, V1H 1G9

Thursday, March 29, 2018

Full Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.



Subject Property

7631 Okanagan Landing Road

MLS# 10074062

Status

Orig Price

List Date

Curr Price

Sold Date

City

Sub Area OL - Okanagan Landing

Division North Okanagan

DOM 3

Beds 4

Baths 3

Fireplaces

Grg Desc Attached

Grg Option Double

Sqft 3260

Acres 0.26

Heat/Cool Central Air, Forced Air, Hc

Foundatn Concrete

Age

Year Built 1990

Floor Plan Hardwood, Linoleum,
Partial Carpet, Tile

Gas

Power

Sewer

Wtr Sply Municipal

Remarks:

Exceptional and hard to find prime Okanagan lakeshore home. This 4 bedroom 3 bathroom, spacious and nicely renovated home is sure to please. Almost level 100' water frontage with yard, great beach, dock, boatlift, ample parking, double



Details

7557 Okanagan Landing Road

10100789

Sold

\$1,250,000

06/01/2015

\$1,100,000

03/19/2016

Vernon

OL - Okanagan Landing

North Okanagan

292

3

3

Conventional

Detached

Single

2009

0.29

Central Air, Forced Air

Concrete

1984

Carpeting/Wall-to-Wall, Floor Vinyl

Municipal

Municipal

LARGE, LEVEL OKANAGAN LAKESHORE! Lovingly built in 1984, this 3 bed+3bathroom family friendly rancher, with bright, partially finished walk-out lower level is ready to welcome the next family looking to create their own magical Okanagan



Details

8472 Tronson Road

10113135

Sold

\$1,395,000

03/16/2016

\$1,235,000

07/20/2016

Vernon

BV - Bella Vista

North Okanagan

122

4

3

Conventional

2859

0.26

Electric Baseboards

Concrete

1968

Carpeting/Wall-to-Wall, Laminate,
Tile

Other (See Remarks)

Gorgeous lakeshore home & property on Okanagan Lake with fabulous beachfront & excellent dock. Okanagan living at its finest. Totally redone hardiplank exterior, newer roof and 2 new decks/patio with Sierra Stone flooring & El Dorado





Comparative Market Analysis

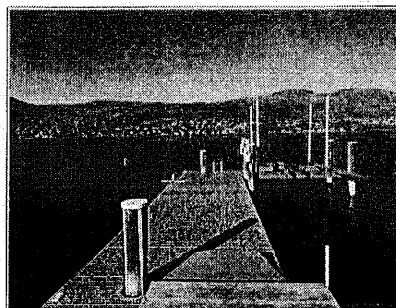
7631 Okanagan Landing Road
Vernon, V1H 1G9

13

Thursday, March 29, 2018

Full Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.



Subject Property

7631 Okanagan Landing Road
MLS®# 10074062
Status
Orig Price
List Date
Curr Price
Sold Date
City Vernon
Sub Area OL - Okanagan Landing
Division North Okanagan
DOM 3
Beds 4
Baths 3
Fireplaces
Grg Desc Attached
Grg Option Double
Sqft 3260
Acres 0.26
Heat/Cool Central Air, Forced Air, Hc
Foundatn Concrete
Age
Year Built 1990
Floor Plan Hardwood, Linoleum,
Partial Carpet, Tile

Gas

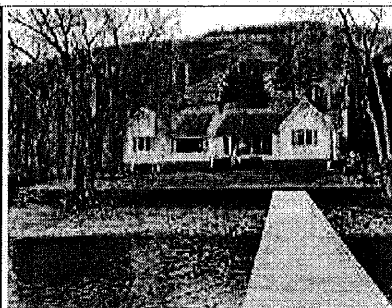
Power

Sewer

Wtr Sply Municipal

Remarks:

Exceptional and hard to find prime Okanagan lakeshore home. This 4 bedroom 3 bathroom, spacious and nicely renovated home is sure to please. Almost level 100' water frontage with yard, great beach, dock, boatlift, ample parking, double



Details

8479 Okanagan Landing Road
10132088
Sold
\$1,299,900
04/07/2017
\$1,310,000
05/08/2017
Vernon
OL - Okanagan Landing
North Okanagan
29
3
2
Detached
Double
1750
1.17
Concrete

Lake Intake

Ready to enjoy your private lakeshore retreat? This charming 3 bed/2 bath rancher-style home with separate 1 bed/bath suite is ready for you to move right in and experience a perfect Okanagan summer! Prime Waterfront property -



Details

7506 Kennedy Lane
10114921
Sold
\$1,395,000
04/08/2016
\$1,335,000
07/15/2016
Vernon
BV - Bella Vista
North Okanagan
94
3
3
Conventional, Free-standing Metal
Attached
Double
3125
0.59
Central Air, Forced Air
Concrete
1992
Carpeting/Wall-to-Wall, Floor Vinyl,
Laminate, Tile
Available
Available
At Lot Line
Municipal

Spend your summers swimming and boating on Okanagan Lake! 80' of private lakeshore with dock, boat lift and lakeside deck! Enjoy mature gardens along the path up to and surrounding the home. U/g irrigation keeps life easy! Endless lake views





Comparative Market Analysis

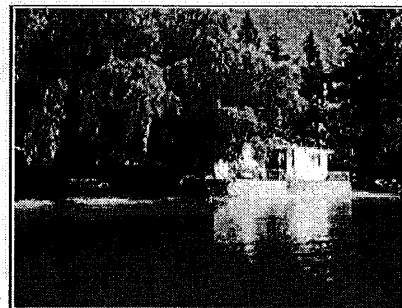
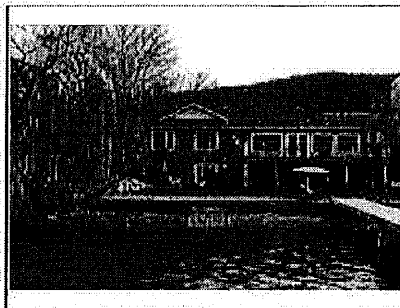
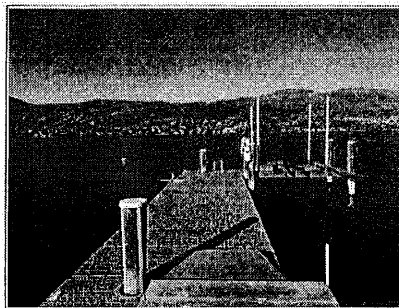
7631 Okanagan Landing Road
Vernon, V1H 1G9

14

Thursday, March 29, 2018

Full Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.



Subject Property

7631 Okanagan Landing Road
MLS# 10074062
Status
Orig Price
List Date
Curr Price
Sold Date
City Vernon
Sub Area OL - Okanagan Landing
Division North Okanagan
DOM 3
Beds 4
Baths 3
Fireplaces
Grg Desc Attached
Grg Option Double
Sqft 3260
Acres 0.26
Heat/Cool Central Air, Forced Air, Hc
Foundatn Concrete
Age
Year Built 1990
Floor Plan Hardwood, Linoleum,
Partial Carpet, Tile

Gas

Power

Sewer

Wtr Sply Municipal

Remarks:

Exceptional and hard to find prime Okanagan lakeshore home. This 4 bedroom 3 bathroom, spacious and nicely renovated home is sure to please. Almost level 100' water frontage with yard, great beach, dock, boatlift, ample parking, double

Details

7349 Brooks Lane
10113028
Sold
\$1,388,000
03/12/2016
\$1,395,000
04/11/2016
Vernon
OL - Okanagan Landing
North Okanagan
26
4
3
Conventional
Attached
3381
0.00
Central Air, Forced Air
Concrete
2002
Ceramic Tile, Hardwood, Partial
Carpet, Tile

Municipal

Custom built executive rancher on 3/4 acre lot with 85 feet of lakefront. Current second owner has spent well over \$200,000 in recent high quality upgrades including custom cabinetry from Kekulie Bay Cabinetry, Cambria quartz countertops through main

Details

9738 Delcliffe Road
10094655
Sold
\$1,490,000
02/27/2015
\$1,400,000
04/27/2016
Vernon
OL - Okanagan Landing
North Okanagan
426
3
2
Conventional
960
0.36
Central Air
Concrete
1950
Carpeting/Wall-to-Wall, Floor Vinyl

Municipal

DO NOT MISS this once in a life time opportunity to own 186.8' of fine red sandy beach on the shores of Okanagan Lake. This home is located in the very desirable Delcliffe neighbourhood and sits in a treed park like setting that offers complete





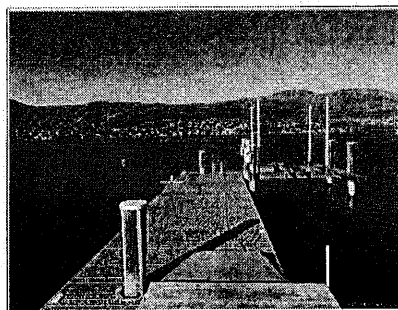
Comparative Market Analysis

7631 Okanagan Landing Road
Vernon, V1H 1G9

Thursday, March 29, 2018

Full Summary of Compared Listings

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Subject Property

7631 Okanagan Landing Road

MLS# 10074062

Status

Orig Price

List Date

Curr Price

Sold Date

City Vernon

Sub Area OL - Okanagan Landing

Division North Okanagan

DOM 3

Beds 4

Baths 3

Fireplaces

Grg Desc Attached

Grg Option Double

Sqft 3260

Acres 0.26

Heat/Cool Central Air, Forced Air, Hc

Foundatn Concrete

Age

Year Built 1990

Floor Plan Hardwood, Linoleum,
Partial Carpet, Tile

Gas

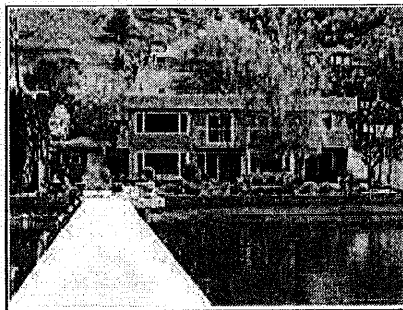
Power

Sewer

Wtr Sply Municipal

Remarks:

Exceptional and hard to find prime Okanagan lakeshore home. This 4 bedroom 3 bathroom, spacious and nicely renovated home is sure to please. Almost level 100' water frontage with yard, great beach, dock, boatlift, ample parking, double



Details

7973 Okanagan Landing Road

10115299

Sold

\$1,549,000

04/16/2016

\$1,485,000

07/11/2016

Vernon

OL - Okanagan Landing

North Okanagan

83

3

3

Conventional

Attached

Double

2388

0.14

Central Air, Forced Air

Concrete

1981

Hardwood, Tile

Municipal

View virtual tours online. Summer Paradise! With 75 feet of Okanagan Lake frontage, a dock with boat lift, and incredible outdoor living area with fire pit and hot tub, this property leaves little left to be desired. Inside, gleaming hardwood flooring and an



Details

8412/8428 Tronson Road

10107216

Sold

\$1,795,000

10/07/2015

\$1,495,000

08/30/2016

Vernon

BV - Bella Vista

North Okanagan

320

5

3

Conventional, Free-standing Metal

2385

0.59

Forced Air

Concrete

1958

Carpeting/Wall-to-Wall, Floor Vinyl

Lake Intake

Rare lakeshore opportunity! Two legal titles on Okanagan Lake with home on one lot, 179' of water frontage with level sandy beach and wharf! Over 0.5 acres of beautiful landscaped grounds with underground sprinklers offering a





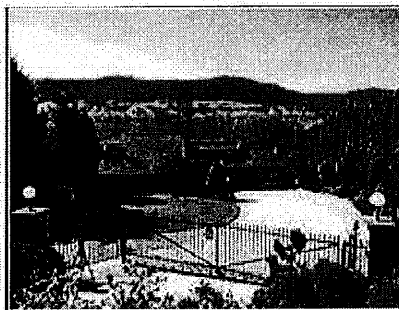
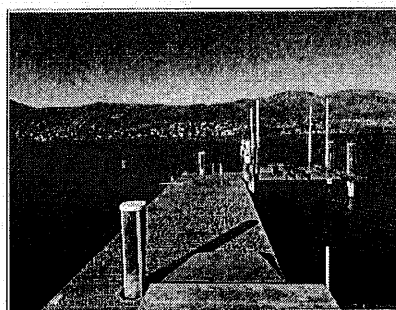
Comparative Market Analysis

7631 Okanagan Landing Road
Vernon, V1H 1G9

Thursday, March 29, 2018

Full Summary of Compared Listings

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Subject Property

7631 Okanagan Landing Road
MLS# 10074062
Status
Orig Price
List Date
Curr Price
Sold Date
City Vernon
Sub Area OL - Okanagan Landing
Division North Okanagan
DOM 3
Beds 4
Baths 3
Fireplaces
Grg Desc Attached
Grg Option Double
Sqft 3260
Acres 0.26
Heat/Cool Central Air, Forced Air, Hc
Foundatn Concrete
Age
Year Built 1990
Floor Plan Hardwood, Linoleum,
Partial Carpet, Tile

Gas

Power

Sewer

Wtr Spply Municipal

Remarks:

Exceptional and hard to find prime Okanagan lakeshore home. This 4 bedroom 3 bathroom, spacious and nicely renovated home is sure to please. Almost level 100' water frontage with yard, great beach, dock, boatlift, ample parking, double

Details

7994 Tronson Road
10123913
Sold
\$2,595,000
09/09/2016
\$1,750,000
01/22/2018
Vernon
OL - Okanagan Landing
North Okanagan
498
5
4
Attached, Workshop
Double
4429
0.65
Forced Air, Heat Pump
Concrete
1980
Carpeting/Wall-to-Wall, Hardwood,
Linoleum, Tile

Lake Intake

A wonderful lakeshore home, ideal for family living on a 111 by 288 ft, 0.65 acre lot with 98ft of water frontage. This is a multi level split with 5 bedrooms, family room, wine cellar and more. There is a quality wharf, one boat lift, and a beach

Details

8499 Okanagan Landing Road
10111918
Sold
\$1,890,000
02/24/2016
\$1,850,000
06/02/2016
Vernon
OL - Okanagan Landing
North Okanagan
94
4
6
Insert
Detached
Double
3740
1.23
Central Air, Forced Air
Concrete
2007
Carpeting/Wall-to-Wall, Tile

Municipal

View Virtual Tours online. Upon arrival from Okanagan Lake via the approximately 66 feet of waterfront and expansive composite decking dock allows observation of the spectacular façade with multitude of roof lines and abundant glass-railed





Comparative Market Analysis

7631 Okanagan Landing Road
Vernon, V1H 1G9

Thursday, March 29, 2018

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Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACTIVE	4	\$1,434,250	\$335	\$1,450,000	\$1,040,000	\$1,797,000	66
HOLD							
SOLD	12	\$1,370,417	\$624	\$1,365,000	\$1,020,000	\$1,850,000	192
EXPIRED							
WITHDRAWN							
Total	16	\$1,386,375	\$551	\$1,391,500	\$1,040,000	\$1,995,000	160

Researched and prepared by Priscilla Sookarow
RE/MAX Priscilla 250-549-7050





Comparative Market Analysis

7631 Okanagan Landing Road
Vernon, V1H 1G9

Thursday, March 29, 2018

Pricing Recommendation

This page suggests a recommended selling price based on a thorough analysis of your property.

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for .



Amanda Simister (3364) - 17Flr

Subject: FW: Equity in 3 Vernon Waterfront Homes Based on ReMax CMA and First Mortgage Amounts per P/S McCracken's Statutory Declarations sent by Stephane Wanke on Mar. 13/18

From: Phil Wooster [mailto:pwooster@firstisland.com]

Sent: Tuesday, April 03, 2018 11:46 AM

To: Heather Ferris (3145) - 17Flr

Cc: Marc Glesby

Subject: Equity in 3 Vernon Waterfront Homes Based on ReMax CMA and First Mortgage Amounts per P/S McCracken's Statutory Declarations sent by Stephane Wanke on Mar. 13/18

Hi Heather,

I checked Paul & Shane's statutory declaration you emailed me March 13/18. Based on their figures, equity in the 3 Vernon homes should be as follows:

The total debt on the 3 homes is \$3,277,000 per their Stat Dec, and per your confirmation of the CWB first mtg from CWB's solicitor.

The first mortgages are reported as:	7611 OK Landing:	CWB	\$1,250,000	(per your confirmation from CWB solicitor)
	7619 OK Landing:	HSBC	\$961,057	(per P/S McCracken Form 13 Stat Dec.)
	7631 OK Landing:	RBC	<u>\$1,068,693</u>	(per P/S McCracken Form 13 Stat Dec.)
	Total First Mortgages:		\$3,279,750	

Sales: 3 X \$1,400,000 = \$4,200,000 (this being the mid-point of the Mar. 29/18 CMA by Priscilla Sookarow of ReMax, based on instructions the homes should sell within 90 days)

Less:

Commissions: \$141,750 (6%+3%)

Legal / Misc.: \$25,000

First Mortgages: \$3,279,750

Net Equity: \$753,500

The low end of Priscilla's Comparative Market Analysis would return some \$300,000 less (net equity then approx. \$462,500), and the high end of the CMA suggests \$300,000 more (net equity then approx. \$1,044,500).

Regards,

P.D. (Phil) Wooster

First Island Financial Services Ltd.

101-727 Fisgard St, Victoria, BC V8W 1R8

Tel 250 388-5441 Fax 250 361-9160

Cel 250 480-9319 Em pwooster@firstisland.com

firstisland.com 



This is Exhibit "C" referred to in the affidavit of AMANDA SIMISTER

made before me on Apr 13 2018

A Commissioner for taking Affidavits for British Columbia