

REFERENCE:

RESIDENTIAL APPRAISAL REPORT

FILE NO.: 0359-07

CLIENT	CLIENT:	Feathertop Developments Ltd.			APPRAISER:	Fred J. Lindsay				
	ATTENTION:	Paul Plocktkis			COMPANY:	A-1 Appraisals Ltd.				
	ADDRESS:	1337 Green Bay Road			ADDRESS:	201-1583 Ellis Street				
		Westbank, BC V4T 2B6				Kelowna, BC V1Y 2A7				
	E-MAIL:				E-MAIL:	email - linsal@telus.net				
	PHONE:	861-7055		FAX:		PHONE:	861-8440		FAX:	861-8441

SUBJECT	NAME:	Feathertop at Big White.												
	PROPERTY ADDRESS:	Lot 19 of Lot 4 Feathertop Way				CITY:	Big White (East of Kelowna)		PROVINCE:	BC		POSTAL CODE:	V1X 4K5	
	LEGAL DESCRIPTION:	Strata Lot 19 of Lot 4, District Lot 4222, Plan KAP 71799, SDYD.												
	PURPOSE OF THE APPRAISAL:	To estimate market value or <input checked="" type="checkbox"/> Other												
	INTENDED USE OF THE APPRAISAL:	for mortgage financing and marketing purposes.												
	INTENDED USERS (by name or type):	Not Specified - intended for use of the purchasers of Lots 1-26 inclusive.												
	REQUESTED BY:	<input checked="" type="checkbox"/> Client above <input type="checkbox"/> Other												
	THIS APPRAISAL REPORT REPRESENTS THE FOLLOWING VALUE: (if not current, see comments)	<input checked="" type="checkbox"/> Current <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective												
	<input type="checkbox"/> Update of original report completed on					with an effective date of			File No.					
	PROPERTY RIGHTS APPRAISED:	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Cooperative <input checked="" type="checkbox"/> Condominium <input checked="" type="checkbox"/> Strata Maintenance Fee: \$ <input type="checkbox"/> See comments												

IS THIS SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, see comments)																
MUNICIPALITY AND DISTRICT:	Kootenay Boundary Regional District - Big White, Southeast of Kelowna.																
ASSESSMENT:	Land \$		Imps \$		Total \$		N/A		Assessment Date:	Not Available		Taxes \$	6,000		Year	2007	
EXISTING USE:	Vacant Chalet Building Site.								OCCUPIED BY:	To Be Owner.							
HIGHEST AND BEST USE OF SUBJECT PROPERTY:	<input type="checkbox"/> As Improved, or <input checked="" type="checkbox"/> Other Note: If highest and best use is not the existing use, or not the use reflected in the report, see additional comments.																

NEIGHBOURHOOD	NATURE OF DISTRICT:	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Rural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/>				AGE RANGE OF PROPERTIES:	1		to		30		years	
	TREND OF DISTRICT:	<input checked="" type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating <input type="checkbox"/>				MARKET OVERVIEW:	Supply:	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Poor						
	BUILT-UP:	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25% <input type="checkbox"/>					Demand:	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Poor						
	CONFORMITY	Age:	<input type="checkbox"/> Newer <input type="checkbox"/> Similar <input type="checkbox"/> Older <input checked="" type="checkbox"/> Not Applicable		PRICE TRENDS:	<input checked="" type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining								
		Condition:	<input type="checkbox"/> Superior <input type="checkbox"/> Similar <input type="checkbox"/> Inferior <input checked="" type="checkbox"/> N/A		PRICE RANGE OF PROPERTIES:	\$		100,000		to \$		1,500,000		
		Size:	<input type="checkbox"/> Larger <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Smaller <input type="checkbox"/>											
	SUMMARY: INCLUDES VALUE TRENDS, MARKET APPEAL, PROXIMITY TO EMPLOYMENT AND AMENITIES, APPARENT ADVERSE INFLUENCES IN THE AREA, IF ANY (e.g. railroad tracks, unkempt properties, major traffic arteries, Hydro facilities; anticipated public or private improvements, commercial/industrial sites, landfill sites, etc.) The subject property is located at Big White Ski Village, 40 miles southeast of Kelowna. This locates the subject at a seasonal ski resort property. The resort features 5 high speed chairlifts plus 8 other lifts.													
	The property is located in close proximity to the Big White Ski Village immediately adjacent to all restaurants, pubs and other commercial amenities. Development activity and real estate sales were strong over the years 2001 through 2004. Since early 2005 construction activity slowed and the number of listings has increased and prices have generally been stable.													

SITE	SITE DIMENSION:	43.98' x 203.46'				UTILITIES:	<input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic System <input checked="" type="checkbox"/> Municipal Water <input type="checkbox"/> Well			
	SITE AREA:	.29 Acres		Source: Legal Plan.			<input type="checkbox"/> Natural Gas <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Open Ditch <input type="checkbox"/>			
	TOPOGRAPHY:	Rise above road at moderate slope.				FEATURES:	<input checked="" type="checkbox"/> Paved Road <input type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Street Lights <input type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Curbs			
							<input checked="" type="checkbox"/> Cablevision <input type="checkbox"/> Lane <input type="checkbox"/>			
	CONFIGURATION:	Irregular.				ELECTRICAL:	<input type="checkbox"/> Overhead <input checked="" type="checkbox"/> Underground <input type="checkbox"/>			
	ZONING:	R3 Chalet Residential - single family chalets permitted * Held On File.				DRIVEWAY:	<input checked="" type="checkbox"/> Private <input type="checkbox"/> Mutual <input type="checkbox"/> None <input type="checkbox"/> Single <input type="checkbox"/> Double			
						Surface:	Pavement and concrete (to be).			
	DOES EXISTING USE CONFORM TO ZONING?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments)				PARKING:	<input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Driveway <input type="checkbox"/> Street To Be			
	EASEMENTS:	<input type="checkbox"/> Utility <input checked="" type="checkbox"/> Access <input type="checkbox"/> Other				LANDSCAPING:	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor To Be			
						CURB APPEAL:	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor			

COMMENTS: (includes any positive and negative features such as conformity with zoning, effects of known easements, known restrictions on title, such as judgements or liens, effect of assemblage, any known documentation of environmental contamination, etc.) The subject is a large irregular shaped lot that backs onto the Sundance Ski Run. It has frontage along the ski run of 43.39 metres or 142.35'. It affords excellent views of the Christian Valley and Monashee Mountains to the southeast and southwest and enjoys excellent ski in/out access. Those lands to the north of this lot as well as other lots to the northeast all border forested Crown Land that will remain in their natural state. This is one of the better lots in the subdivision as is reflected in the market value estimate included herein. Note: The subject is vacant and unimproved. Highest and Best Use would be improved with a custom chalet. * R3 Chalet Residential zoning regulations available on request.

IMPROVEMENTS	CONSTRUCTION COMPLETE:		No		PERCENTAGE COMPLETE:				
	YEAR BUILT (estimated):				EFFECTIVE AGE:		years		
	REMAINING ECONOMIC LIFE (estimated):				years				
	FLOOR AREA	<input type="checkbox"/> Sq. M.	<input type="checkbox"/> Sq. Ft.	BUILDING TYPE:					
	MAIN			DESIGN/STYLE:					
	SECOND			CONSTRUCTION:					
	THIRD			BASEMENT:					
	FOURTH			BASEMENT AREA:		<input type="checkbox"/> Sq. M.	<input type="checkbox"/> Sq. Ft.	% Finished	
	TOTAL			WINDOWS:					
	Source:			FOUNDATION WALLS:					
	BEDROOMS(#)	BATHROOMS(#)			INTERIOR FINISH	Walls	Ceilings	CLOSETS:	<input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
	Large	2-piece	Good	Drywall	<input type="checkbox"/>	<input type="checkbox"/>	INSULATION:	<input type="checkbox"/> Ceiling <input type="checkbox"/> Walls <input type="checkbox"/> Basement <input type="checkbox"/> Crawl Space	
	Average	3-piece	Average	Plaster	<input type="checkbox"/>	<input type="checkbox"/>	Source:		
	Small	4-piece	Fair	Panelling	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING LINES:		
		5-piece	Poor		<input type="checkbox"/>	<input type="checkbox"/>	FLOOR PLAN:	<input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
				BUILT-INS/EXTRAS:	<input type="checkbox"/> Garbage Disposal <input type="checkbox"/> Central Air <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Fireplace(s)				

FLOORING:					<input type="checkbox"/> Oven <input type="checkbox"/> Air Cleaner <input type="checkbox"/> Sauna <input type="checkbox"/> Garage Opener <input type="checkbox"/> Dishwasher		
ELECTRICAL:	<input type="checkbox"/> Fuses <input type="checkbox"/> Breakers				<input type="checkbox"/> Vacuum <input type="checkbox"/> Solarium <input type="checkbox"/> Security System <input type="checkbox"/> Stove <input type="checkbox"/> Whirlpool		
Estimated rated capacity of main panel:					amps	<input type="checkbox"/> Skylights <input type="checkbox"/> HR Ventilator <input type="checkbox"/>	
HEATING SYSTEM:					Fuel type:		
WATER HEATER:	Type:				OVERALL IN. COND:	<input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
BASEMENT FINISHES, UTILITY: N/A.							
GARAGES/CARPORTS: N/A.							
DECKS, PATIOS, OTHER IMPROVEMENTS: N/A.							
COMMENTS: (Building, appearance, quality, condition, services, extras, anticipated public or private improvements, etc.) The subject of this report is one of the prime lots within the Feathertop Estates subdivision. This lot, as well as all other lots, are vacant and unimproved. The market value estimate is contingent on these lots being designated for single family residential development only although the R3 Chalet Residential zone does permit two family dwellings and pensions (small boutique hotels). It should be noted that the maximum parcel coverage is 50% and the floor area ratio is a maximum of .8. It envisioned that this lot as well as the 26 lots that are the subject of this report will be improved with high quality larger custom standard chalets.							

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REFERENCE:		RESIDENTIAL APPRAISAL REPORT		FILE NO.: 0359-07	
DEFINITIONS	DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market as of the specified date under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.				
	Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: buyer and seller are typically motivated; both parties are well informed or well advised, and acting in what they consider their own best interests; a reasonable time is allowed for exposure in the open market; payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.				
	(Source: Canadian Uniform Standards of Professional Appraisal Practice) Note: If other than market value is being appraised, see additional comments.				
SCOPE	DEFINITION OF HIGHEST AND BEST USE: The reasonably probable and legal use of the property, that is physically possible, appropriately supported, and financially feasible, and that results in the highest value.				
	The scope of the appraisal encompasses the due diligence undertaken by the appraiser (consistent with the terms of reference from the client, the purpose and intended use of the report) and the necessary research and analysis to prepare a report in accordance with the Canadian Uniform Standards of Professional Appraisal Practice of the Appraisal Institute of Canada. The following comments describe the extent of the process of collecting, confirming and reporting data and its analysis, describe relevant procedures and reasoning details supporting the analysis, and provide the reason for the exclusion of any usual valuation procedures.				
	The market value conclusion should not be viewed as a fully detailed narrative appraisal. The contents are concise and briefly				
	descriptive. The market value is based upon a review of available sales data, primarily the data listed by the Okanagan Mainline				
	Real Estate Board, MLS and private sales data from office records. The MLS sales are not normally inspected nor verified unless				
ASSUMPTIONS AND LIMITING CONDITIONS AND EXTRAORDINARY ITEMS	there is reason to doubt their accuracy. The sales data is then adjusted by way of the application of appraisal theory and				
	experience. It is often necessary to use adjustments that are subjective to derive the current market value for the subject. In most				
	instances the comparables were not inspected on the interior.				
	ORDINARY ASSUMPTIONS & LIMITING CONDITIONS				
	The certification that appears in this appraisal report is subject to the following conditions:				
	1. This report is prepared at the request of the client and for the specific use referred to herein. It is not reasonable for any other party to rely on this appraisal without first obtaining written authorization from the client, the author and any supervisory appraiser, subject to the qualification in paragraph 11 below. Liability is expressly denied to any person other than the client and those who obtain written consent and, accordingly, no responsibility is accepted for any damage suffered by any such person as a result of decisions made or actions based on this report. Diligence by all intended users is assumed.				
	2. Because market conditions, including economic, social and political factors change rapidly and, on occasion, without warning, the market value estimate expressed as of the date of this appraisal cannot be relied upon as of any other date except with further advice from the appraiser and confirmed in writing.				
	3. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. No registry office search has been performed and the appraiser assumes that the title is good and marketable and free and clear of all encumbrances including leases, unless otherwise noted in this report. The property is appraised on the basis of it being under responsible ownership.				
	4. The subject property is presumed to comply with government regulations including zoning, building codes and health regulations and, if it doesn't comply, its non-compliance may affect market value.				
	5. No survey of the property has been made. Any sketch in the appraisal report shows approximate dimensions and is included only to assist the reader of the report in visualizing the property.				
CERTIFICATION	6. This report is completed on the basis that testimony or appearance in court concerning this appraisal is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to, adequate time to review the appraisal report and data related thereto and the provision of appropriate compensation.				
	7. Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or unapparent conditions of the property (including, but not limited to, its soils, physical structure, mechanical or other operating systems, its foundation, etc.) or adverse environmental conditions (on it or a neighbouring property, including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable. It has been assumed that there are no such conditions unless they were observed at the time of inspection or became apparent during the normal research involved in completing the appraisal. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the appraiser. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.				
	8. The appraiser is not qualified to comment on environmental issues that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air. Unless expressly stated, the property is assumed to be free and clear of pollutants and contaminants, including but not limited to moulds or mildews or the conditions that might give rise to either, and in compliance with all regulatory environmental requirements, government or otherwise, and free of any environmental condition, past, present or future, that might affect the market value of the property appraised. If the party relying on this report requires information about environmental issues then that party is cautioned to retain an expert qualified in such issues. We expressly deny any legal liability relating to the effect of environmental issues on the market value of the subject property.				
	9. The appraiser obtained information, estimates and opinions that were used in the preparation of this report from sources considered to be reliable and accurate and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of items that were furnished by other parties.				
	10. The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work.				
	11. The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the Canadian Uniform Standards of Professional Appraisal Practice ("The Standards") and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The appraiser acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the Canadian Uniform Standards of Professional Appraisal Practice (the "Standards") and in accordance with the appraiser's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the appraiser's privacy policy				
	12. The appraiser has agreed to enter into the assignment as requested by the client named in the report for the use specified by the client, which is stated in the report. The client has agreed that the performance of this appraisal and the report format are appropriate for the intended use.				
	13. Written consent from the author and supervisory appraiser, if applicable, must be obtained before any part of the appraisal report can be used for any purpose by anyone except the client and other intended users identified in the report. Where the client is the mortgagee, liability is extended to its insurer. Liability to any other party or for any other use is expressly denied regardless of who pays the appraisal fee. Written consent and approval must also be obtained before the appraisal (or any part of it) can be altered or conveyed to other parties, including mortgagees (other than the client) and the public through prospectus, offering memoranda, advertising, public relations, news, sales or other media.				
	14. If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the appraiser, can be relied upon without fault.				
	Other: Market values herein are subject to registration of Strata Plan.				
EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS					
An extraordinary assumption or limiting condition has been invoked in this appraisal report. YES NO If yes, see attached addendum.					
HYPOTHETICAL CONDITIONS					
A hypothetical condition has been invoked in this appraisal report. YES NO If yes, see attached addendum.					
JURISDICTIONAL EXCEPTION					
A jurisdictional exception has been invoked in this appraisal report. YES NO If yes, see attached addendum.					
	I certify that, to the best of my knowledge and belief:				
	1. The statements of fact contained in this report are true and correct.				
	2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions and conclusions.				
	3. I have no past, present or prospective interest or bias with respect to the property that is the subject of this report and no personal interest or bias with respect to the parties involved with this assignment, except as specified herein.				
	4. My engagement in this assignment is not contingent upon developing or reporting a predetermined result, upon the amount of value estimate, upon a direction in value that favours the cause of the client, upon the attainment of a stipulated result or the occurrence of a subsequent event.				
	5. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice.				
	6. I have the knowledge and experience to complete this assignment competently. Except as herein disclosed, no other person has provided me with significant professional assistance in the completion of this appraisal assignment.				
	7. The Appraisal Institute of Canada has a mandatory Continuing Professional Development Program for all members. As at the date of this report, the requirements of this program have been fulfilled.				
	SUPERVISORY APPRAISER'S CERTIFICATION If a supervisory appraiser has signed this appraisal report, he or she certifies and agrees that "I directly supervised the appraiser who prepared this appraisal report and, having reviewed the report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certification and am taking full responsibility for the appraisal and the appraisal report."				
	PROPERTY IDENTIFICATION				
	ADDRESS: Lot 19 of Lot 4 Feathertop Way CITY: Big White (East of Kelowna) PROVINCE: BC POSTAL CODE: V1X 4K5				
	LEGAL DESCRIPTION: Strata Lot 19 of Lot 4, District Lot 4222, Plan KAP 71799, SDYD.				
	AS A RESULT OF MY APPRAISAL AND ANALYSIS OF ALL APPLICABLE DATA AND RELEVANT FACTORS, IT IS MY CONCLUSION THAT THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY				
	AS AT February 20, 2007 (Effective Date of the Appraisal) IS \$ 750,000				
	APPAISER SUPERVISORY APPRAISER (if applicable)				
	SIGNATURE: SIGNATURE:				
	NAME: NAME:				
	DESIGNATION: AACI, P.App., RI, DipIT. DESIGNATION:				
DATE SIGNED: February 20, 2007 DATE SIGNED:					
DATE OF INSPECTION: February 17, 2007 DATE OF INSPECTION:					
LICENSE INFO: (where applicable) LICENSE INFO: (where applicable)					
NOTE: For this appraisal to be valid, an original or a password protected digital signature is required. NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.					
ATTACHMENTS:					
ADDITIONAL SALES EXTRAORDINARY ITEMS ADDENDUM NARRATIVE ADDENDUM PHOTO ADDENDUM SKETCH ADDENDUM					
MAP ADDENDUM Strata Plan					
See Addenda - 5 attachements listed on following page.					

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ADDENDUM

Borrower: Feathertop at Big White.		File No.: 0359-07
Property Address: Lot 19 of Lot 4 Feathertop Way		Case No.:
City: Big White (East of Kelowna)	Province: BC	Postal Code: V1X 4K5
Lender: Feathertop Developments Ltd.		

Narrative Addendum

The subject Feathertop Chalet lot subdivision is located at the northerly terminus of Feathertop Way off Big White Road at the northeast portion of the existing Big White Ski Village. As such, this locates the site roughly 3 blocks northeast of the main Big White Village Core area. The Big White Village Core area includes the bulk of the commercial services available at Big White including ski school, ski rental, pubs and restaurants and the Big White Central Reservations check in area. The other area of commercial development at Big White is the Happy Valley area located to the southwest of Feathertop. The Happy Valley area includes the base for the Gondola that connects the Happy Valley and parking lots to Big White Village Core. The Happy Valley area also includes the ski school childrens' beginner magic carpet area, the mega snow coaster tube park, skating rink and is the staging point for skidoo rentals and tours.

The existing village is almost fully developed in terms of lands available for residential development whether it be for chalet subdivisions or apartment condominiums. Given that the Big White Village is surrounded by Big White Road to the south and ski runs to the west, north and east, the lands that have been developed as the Feathertop Chalet Subdivision represent the last available developable land at Big White, north of Big White Road, adjacent to the ski runs. I was advised by Big White that lands slated for future development all lie south of or below Big White Road. These lands that will be available for future chalet and multi family residential development, being located below Big White Road, will all be further removed from the village services and will offer inferior views due to them being located on more gently sloping land.

With reference to the Feathertop chalet lands, that are the subject of this report, they are bordered by the Sundance Ski Run of the Bullet Express high speed quad to the west and by the Millie's Mile Ski Run of the Black Forest Express to the east. The subject of this report are 26 lots and all of these lots either border those ski runs or alternately the cat track that connects the runs of the Bullet Express to the Black Forest known as the "Short Cut". The Sundance Lodge and Copper Kettle Lodge are two newer apartment condo chalet developments situated on properties that lie to the south of Feathertop Estates and the "Short Cut" cat track. "Short Cut" provides skier access from the village core area and the Bullet Chairlift to the ski runs of the Black Forest chairlift. Properties to the west, north and east of Feathertop Estates are all forested land or ski runs and are therefore Crown Land and will not be developed, based on current long range Mountain Development Plans and the Big White Official Community Plan.

Given that the subject lots will be the best chalet lots at Big White in terms of views, proximity to services and ski run access combined with the lack of additional lands available for similar chalet subdivision development, the subject lots are considered far superior to any of the few existing or proposed chalet subdivisions at Big White. The most recent reported lot sales at Big White are represented by Comparables 1-3 included herein.

Due to the limited comparable sales or listings at Big White, the market was researched at Whistler, BC. Big White is the second largest ski resort in Western Canada after Whistler, therefore chalet lots at Whistler were considered to represent the best available alternate market evidence for prime chalet lots. Comparables 4 through 6 represent sales of chalet lots at Whistler that I have used to substantiate, what I believe to be, appropriate adjustments to arrive at the market values for the subject 26 bareland strata lots. Additional sales evidence from Whistler is held on file that further supports my conclusions and the following market value estimates.

In arriving at market values for the individual lots I have taken into consideration factors such as view, lot size, ski access, proximity to services, privacy and other factors that I consider to be prime influences on market value. While the easterly lots in the subject subdivision border the Millie's Mile Ski Run and are amongst some of the largest lots in terms of ski run frontage, the fact that their primary exposure is easterly, they do not enjoy as much afternoon sun as the Feathertop lots that have south and/or west early exposure. This attribute of the southerly and westerly subject lots is an important factor that has been given consideration in arriving at the market value estimates.

In addition, it should be noted that the subject lots 4 through 6, that are located near the skier bridge, along the adjacent cat track, will have their valley views obscured to varying extents by a future building to be constructed south of the ski cat track easement for "Short Cut". This building is to be Phase III of the adjoining Copper Kettle Lodge project. This consideration is therefore deemed to be largely offset by the superior locational attributes of these 3 lots in terms of their proximity to services in the nearby Big White Village. It should be noted that Lots 4-6 have the best access to the village available by way of the Big White bus service that is to have a stop in the Feathertop Road cul-de-sac to the immediate south of the "Short Cut" skier bridge. In addition, easy pedestrian access is available from these lots to the village either by walking down Feathertop Road or alternately by crossing over the land of the adjoining Sundance Lodge project that lies to the southwest. It should be emphasized that the northerly lots, notably 20 through 24 afford excellent privacy and better views than Lots 1 - 6, but access, to the services in the village, is more difficult other than by utilizing private vehicles.

Following is a further decription of the subject site and summary of the 26 subject lots and their individual market value estimates.