



*Web Site: [www.nldappraisals.com](http://www.nldappraisals.com)*

***QUALITY      SERVICE      COMPETITIVE FEES***

***PROFESSIONALLY SERVING THE LOWER MAINLAND TO  
WHISTLER/PEMBERTON AND THE FRASER VALLEY***

✓ ***QUALITY***

The goal of **NIEMI LAPORTE & DOWLE APPRAISALS LTD. / NIEMI LAPORTE & DOWLE – WHISTLER APPRAISAL GROUP LTD.** is to provide our clients with the highest quality appraisal report available, period. This requires a high attention to detail and a thorough knowledge of the local real estate market. To ensure accuracy, we feel mortgage lenders and individuals alike need an appraiser who has reliable contacts in the real estate sales field, government agencies, as well as builders and developers working in the local area. Thorough research while completing the report is essential to ensure an accurate appraised value.

✓ ***SERVICE***

In addition to accuracy, an appraisal report must be completed expediently, as there are many occasions when time is of the essence. To maximize efficiency, our company utilizes the latest in appraisal computer software and on-line data services. As a result, our “turn-around time” for residential appraisals is typically within 24 hours of inspection, with “verbal” confirmation and faxes or email usually the same day. Our appraisers can be reached through the office number at any time, and during off-business hours our telephones are call-forwarded to one of the partners.

✓ ***COMPETITIVE FEES***

Niemi LaPorte & Dowle Appraisals is committed to providing the highest quality appraisal with professional service for a competitive price. With our advanced appraisal software and office efficiencies gained through a fully networked data-base of reports, our company is able to offer very competitive fees without resorting to “bare-bones” report content and generic “boiler-plate” reports. We will not allow our competitive pricing in any way deter us from our goal of providing the highest quality report with professional, expedient service.

## **INTRODUCTION:**

**NIEMI LAPORTE & DOWLE APPRAISALS LTD.** is a real estate appraisal company located in Central Burnaby offering a full range of appraisal services throughout the Lower Mainland and Fraser Valley, with contacts throughout the province. **NIEMI LAPORTE & DOWLE – WHISTLER APPRAISAL GROUP LTD.** is located in Whistler, and provides appraisal services through the Sea to Sky Corridor to Lillooet. Our appraisers are members of the Appraisal Institute of Canada (A.I.C.). and include staff who hold the professional designation of AACI, P.App Accredited Appraiser of the Canadian Institute; and CRA, Canadian Residential Appraiser.

**NIEMI LAPORTE & DOWLE APPRAISALS LTD.** and **NIEMI LAPORTE & DOWLE – WHISTLER APPRAISAL GROUP LTD.** are managed by Douglas A. Niemi, CRA; Michael S. LaPorte, AACI, P.App. and Terry D. Dowle, AACI, P.App, RI(BC) who are the Directors of the companies. Our appraisers have a wide range of real estate appraisal and consulting experience and have been actively appraising property in the local markets over the past 16 years. During this time, we have personally completed in excess of 60,000 appraisals for all of the chartered banks, credit unions, various trust companies, local mortgage brokers, and private lenders throughout the Lower Mainland. Our years of experience have helped us to develop a good working relationship with our clients. This relationship in turn has created a trust between client and appraiser, which is necessary for our opinions to be relied upon.

## **THE RESIDENTIAL APPRAISAL REPORT:**

Upon ordering an appraisal the following information will be requested: The address of the property to be appraised; the name of the applicant; the person to contact for access to the subject property and their phone number; the purpose of the appraisal; and any other pertinent information required to complete the appraisal; (eg. contract of purchase and sale, CMHC/GEMICO financing, special delivery instructions, etc.). Subsequently, the contact person for the appraisal will be called to arrange for access to the property at their earliest convenience. Preliminary background research on the appraisal is completed prior to inspection of the property, which allows a quicker turn-around time for the report after the inspection. This also allows us to inform the client of unforeseen factors associated with the property, which could affect the completion time for the report; (eg. development acreage sites, properties with re-zoning and subdivision potential, I. C. & I. properties, etc). If contact or access to the property can not be arranged as per your request, you will receive a call from our office to explain the situation and discuss alternate options for access to the property.

The appraiser will conduct an accurate inspection which includes: measurement of the dwelling, inventory of the exterior and interior, a cursory inspection for deficiencies which are listed in the report, and a site evaluation. Photographs of the subject property will include a Front View, Rear View, Street Scene, and interior Living Room and Kitchen. Additional photographs are taken when the appraiser feels there are features or deficiencies which are pertinent and will affect the market value of the property. The appraiser will **not** discuss the market value with the applicant at any time without the consent of the client. There are times when our appraiser may enquire from the homeowner information which may affect market values in the immediate neighbourhood (eg. proposed development sites, street widening, re-zoning applications, etc). We feel it is important for the homeowner to have an opportunity to supply pertinent information with regard to their property and surrounding neighbourhood. This instills confidence in the appraiser with the homeowner.

Our "Form" appraisal report typically is comprised of the following seven sections:

**Appraisal Form** - The form is a description of the subject property with analysis and conclusions regarding the estimate of market value. The Direct Comparison Approach and Cost Approach are used in the form report to determine market value. The Direct Comparison Approach is considered the main approach to value for residential properties. This method uses recent sales of comparable properties, which are analyzed in relation to the subject property to determine an estimate of value. The Cost Approach analyses the land and building components separately with the building costed as if new and then depreciated to reflect the "as is" value of the improvements. The Cost Approach to value is typically considered a back-up to the Direct Comparison Approach.

**Narrative Addendum** - This section breaks down the following information into a paragraph format: neighbourhood description, site description, description of improvements - exterior & interior, and conclusions. This section is considered useful for pertinent information about the subject property which cannot be properly entered onto the preceding form.

**Subject Photographs** - Front View, Rear View, Street Scene, and interior Living Room and Kitchen pictures will be taken.

**Definition of Market Value, Contingent and Limiting Conditions, Scope, Certification of the Appraiser** - This section outlines the market value definition, the contingent and limiting conditions under which our report is completed, and a certification by the appraiser stating the criteria by which the appraisal report was completed as required by the Appraisal Institute of Canada and CUSPAP regulations.

**Neighbourhood Map** - Identifies the subject property and surrounding neighbourhood; including school locations, arterial routes, public parks and reserves, golf courses, creeks, rivers, and other major points of interest which may affect the market value.

**Zoning Map** - Identifies the subject property; including lot dimensions, legal description, zoning designation for subject and surrounding sites, and easements/rights-of-way.

**Building Sketch** - Shows the exterior dimensions, floor areas, floor level descriptions, and outline of the subject property.

Upon completion of the report, the client will be contacted with a verbal appraised value of the subject property, and subsequent fax or electronic transmission copy. The original report will be sent out the same afternoon by courier, inter-branch transit, or hand delivered by the appraiser. In all cases, the appraisal report should arrive the following business day.

The appraisers at **NIEMI LAPORTE & DOWLE APPRAISALS LTD.** and **NIEMI LAPORTE & DOWLE – WHISTLER APPRAISAL GROUP LTD.** are equipped with cellular phones and are **available for appraisal requests and inquiries virtually twenty-four hours a day.** As stated above, our appraisers can also be reached through the office number any time.

## *Our Staff*

### **PARTNERS:**

#### **Douglas A. Niemi, CRA - Principal**

Douglas has been in the Real Estate Appraisal & Consulting industry in the Vancouver region for 15 years. A graduate of the VCC - Langara Campus Realty Appraisal Diploma Program in 1989, he is currently appraising residential and IC&I properties, as well as providing residential appraisal review. Douglas is a corporate affiliate member of the Vancouver Real Estate Board and Fraser Valley Real Estate Board. Douglas currently holds the professional designation of CRA, Canadian Residential Appraiser awarded by the Appraisal Institute of Canada, which was achieved in 1995.

#### **Michael S. LaPorte, AACI, P. App - Principal**

Michael has been in the Real Estate Appraisal & Consulting industry in the Vancouver region for 15 years. A graduate of the VCC - Langara Campus Realty Appraisal Certificate Program in 1989, he is currently appraising executive residential and IC&I properties, as well as providing appraisal review. His experience includes expert witness testimony before the Supreme Court of British Columbia. Michael is a corporate affiliate member of the Vancouver Real Estate Board and Fraser Valley Real Estate Board. Michael held the professional designation of CRA, Canadian Residential Appraiser awarded by the Appraisal Institute of Canada in 1995, and currently holds the professional designation of AACI, P.App., Accredited Appraiser of the Canadian Institute awarded by the Appraisal Institute of Canada, which was achieved in 2002.

#### **Terry D. Dowle, AACI, P.App. R.I.(B.C.) - Principal**

Terry has been in the Real Estate Appraisal & Consulting industry in the Vancouver region for 15 years. A graduate of the VCC - Langara Campus Realty Appraisal Certificate Program in 1989, he is currently appraising IC&I properties through out the Lower Mainland, Fraser Valley and Sea to Sky corridor, as well as providing appraisal review. His experience includes expert witness testimony before the Supreme Court of British Columbia. Terry is a corporate affiliate member of the Vancouver Real Estate Board and Fraser Valley Real Estate Board. Terry currently holds the professional designation of AACI, P.App., Accredited Appraiser of the Canadian Institute awarded by the Appraisal Institute of Canada, which was achieved in 1995.

# OUR APPRAISER TEAM:

## **Bryan McPherson, CRA, BBA**

Bryan currently holds the professional designation of CRA, Canadian Residential Appraiser, awarded by the Appraisal Institute of Canada. Bryan received his BBA degree in 2000 at Simon Fraser University. Bryan's experience in the real estate industry began in 1985, with the past 5 years specifically in the real estate appraisal field. His current focus is on IC&I property appraisals, and is continuing his courses and mentoring in order to work towards the academic requirements of the AACI, P. App designation.

## **Harry Ratchford, CRA**

Harry is a recent addition to our appraisal team and is a member in good standing with the Appraisal Institute of Canada. His geographical areas of residential appraisal includes primarily the Delta, Surrey and White Rock areas of the Lower Mainland. Harry has approximately 20 years of experience in the real estate industry, and attained the professional designation of CRA, Canadian Residential Appraiser awarded by the Appraisal Institute of Canada, in 1988.

## **B. S. (Dave) Aul, CRA**

Dave has over twenty eight years appraisal experience and is a recent addition to our appraisal team. Dave's experience includes the position of Residential Review Appraiser for The Bank of Nova Scotia from 1990 through 2001 and Senior Appraiser from 2001 through 2004. He is a member in good standing with the Appraisal Institute of Canada, and has extensive experience in appraisal review. The professional designation of CRA, Canadian Residential Appraiser was awarded by the Appraisal Institute of Canada in 1980.

## **Ron Dingwall, Appraiser**

Graduate of the VCC - Langara Campus Realty Appraisal Diploma Program in 1989 and currently appraising residential properties. Ron is currently a candidate member of the Appraisal Institute of Canada and is continuing his mentoring and demonstration appraisal educational requirements in order to work towards the academic requirements of the CRA designation. Ron's areas of expertise include the North Shore, Vancouver and Burnaby, with emphasis on executive and waterfront property.

## **Gordon Glover, Appraiser**

Gordon has extensive background experience in construction, plumbing and mechanical trades. He worked as a supervisor in the residential/industrial sector for more than 20 years. Gordon has 7 years of residential appraisal experience, and is currently appraising residential properties with focus on Burnaby. Gordon is currently a candidate member of the Appraisal Institute of Canada, and is continuing his mentoring and demonstration appraisal educational requirements in order to work towards the academic requirements of the CRA designation.

**Henry Lee, Appraiser**

Henry has over 12 years of practical appraisal experience, and is a graduate of the VCC - Langara Campus Realty Appraisal Diploma Program in 1992. Henry's geographical area of expertise is the Fraser Valley, and he is a candidate member in good standing with the Appraisal Institute of Canada.

**Josie Guevara, Appraiser**

Josie has over 15 years of practical appraisal experience and is a graduate of the VCC - Langara Campus Realty Appraisal Diploma Program in 1992. Her geographical area of appraisal expertise comprising primarily Richmond, Vancouver, Burnaby and New Westminster. Josie is a candidate member in good standing with the Appraisal Institute of Canada.

**Albert Abah, Appraiser**

With over 14 years of practical residential appraisal experience, Albert is a graduate of the VCC - Langara Campus Realty Appraisal Diploma Program in 1990 and a candidate member in good standing with the Appraisal Institute of Canada. Albert has specialized in the area of replacement cost insurance appraisals, along with providing residential appraisal services in the Greater Vancouver area.

**Michael Yeung, Appraiser**

Michael is a candidate member in good standing with the Appraisal Institute of Canada. His geographical areas of expertise include the Fraser Valley, Vancouver's East Side, and Tri-Cities. Michael is continuing his mentoring and appraisal educational requirements in order to work towards the academic requirements of the CRA designation.

**Catherine Bradley, B.A. (Econ.) Appraiser**

Catherine is a candidate member in good standing with the Appraisal Institute of Canada. She received her B.A. (Econ) in 1991 through the University of Victoria. Her geographical areas of real estate appraisal expertise include primarily the Tri-Cities areas and Maple Ridge, with a focus on rural and acreage properties. Catherine is continuing her mentoring and appraisal educational requirements in order to work towards the academic requirements of the CRA designation.

**Christine Piht, Appraiser**

Christine is a candidate member in good standing with the Appraisal Institute of Canada. Her geographical area of appraisal expertise includes the Fraser Valley and the Sea to Sky corridor (through our affiliate office, Whistler Appraisal Group). Christine has a background which includes experience as a legal assistant in the real estate and foreclosure division of the Vancouver law firm of Gowlings. Christine is continuing her mentoring and appraisal educational requirements in order to work towards the academic requirements of the CRA designation.

**Ailin Wu, B.A. Appraiser**

Ailin is a candidate member in good standing with the Appraisal Institute of Canada. She received her B.A. in 2002 through the University of British Columbia. Her geographical area of appraisal includes primarily the Tri-Cities and Maple Ridge areas of the Lower Mainland. Ailin is continuing her mentoring and appraisal educational requirements in order to work towards the academic requirements of the CRA designation.

**Andrew Partington, Appraiser**

Andrew is a recent addition to our appraisal team and is a member in good standing with the Appraisal Institute of Canada. His geographical area of appraisal expertise includes primarily the Fraser Valley and Burnaby areas of the Lower Mainland. Andrew is continuing his mentoring and appraisal educational requirements in order to work towards the academic requirements of the CRA designation.

**Nicole Wood, Appraiser**

Nicole is a recent addition to our appraisal team and is a member in good standing with the Appraisal Institute of Canada. Her geographical area of appraisal expertise includes primarily the North Shore areas of West Vancouver and North Vancouver. Nicole is continuing her mentoring and appraisal educational requirements in order to work towards the academic requirements of the CRA designation.

## **OFFICE SUPPORT STAFF:**

**Mary Cheung, Front Office Manager**

Mary has over 12 years of experience with appraisal practices and real estate office management. She has a diploma in Secretarial Training, is fluent in English, Mandarin and Cantonese, and manages the front office appraisal operations for the firm.

**Michelle LaPorte, Administration & Accounting**

Michelle oversees the accounts receivable/payable duties and office administration. In addition, Michelle offers support to the partners in corporate administration and human resources.

**Tiffany Saunders, Office Support Staff**

Tiffany provides front office support with reception, administration, and report packaging duties. In addition, Tiffany is the primary office liaison with our affiliate Whistler office (Whistler Appraisal Group), and provides support to the appraisers and handles client inquiries.

**Athena Kollias, Office Support Staff**

Athena is a recent addition to our front office staff and provides support with reception, administration, and report packaging duties.

**Maurice Cheung, Part-Time Office Support**

Maurice provides part-time support to the office with filing and report packaging duties.

**WHISTLER APPRAISAL GROUP:**

**Sea to Sky Appraisal Services (Squamish, Whistler, Pemberton)**

In 1999 we expanded our Sea to Sky office presence in the region which allows us to provide unparalleled service from the North Shore to Pemberton. Niemi LaPorte & Dowle - Whistler Appraisal Group Ltd. has a staff with extensive experience in all manners of real estate appraisal. The head office is located in Whistler. The staff includes:

**PARTNERS:**

**Douglas Niemi, CRA:** Graduate of the Appraisal Institute of Canada Diploma Program in 1989 and currently appraising residential and IC&I properties. Douglas is a corporate affiliate member of the Vancouver Real Estate Board and Fraser Valley Real Estate Board. Douglas currently holds the professional designation of CRA, Canadian Residential Appraiser awarded by the Appraisal Institute of Canada, Certificate No. 3174.

**Michael LaPorte, AACI, P. App:** Graduate of the Appraisal Institute of Canada Certificate Program in 1989 and currently appraising residential and IC&I properties. Michael is a corporate affiliate member of the Vancouver Real Estate Board and Fraser Valley Real Estate Board. Michael currently holds the professional designation of AACI, P.App., Accredited Appraiser of the Canadian Institute awarded by the Appraisal Institute of Canada.

**Terry D. Dowle, AACI, P.App. R.I.(B.C.):** Graduate of the Appraisal Institute of Canada Certificate Program in 1989 and currently appraising residential and IC&I properties. Terry is a corporate affiliate member of the Vancouver Real Estate Board and Fraser Valley Real Estate Board. Terry currently holds the professional designation of AACI, P.App., Accredited Appraiser of the Canadian Institute awarded by the Appraisal Institute of Canada, Certificate No. 3412.

**OUR APPRAISER TEAM:**

**Marg Dunlop, RI(BC):** Marg has a geographical area of appraisal expertise comprising primarily the Sea to Sky corridor, and is a candidate member in good standing with the Appraisal Institute of Canada. Marg lives in Squamish and provides daily service along the corridor to Whistler and beyond.

**Frank Satre:** Frank provides a geographical area of appraisal services comprising primarily the Sea to Sky corridor including Pemberton and areas of the Lillooet Regional District. Frank is a candidate member in good standing with the Appraisal Institute of Canada. Frank lives in Pemberton and provides daily service along the corridor to Whistler and beyond.

#### **OFFICE SUPPORT STAFF:**

**Support Services:** The Whistler office is connected through to the Burnaby office through a high speed secure internet connection. With this technology, all reports are printed and hard copies packaged off our digital colour copier and sent through transit or courier the same day. This also allows immediate delivery via emailed pdf files.

## **TERRY D. DOWLE, AACI, P.App R.I.(B.C.)**

### **Education:**

Graduated Richmond Senior Secondary 1985, major studies included General Accounting, Business and Market Development and Graphic Development.

Completion of all academic requirements of the Realty Appraisal Program at Langara Community College for designated membership in the Appraisal Institute of Canada. 1989

Awarded designated membership and use of the professional designation AACI by the Appraisal Institute of Canada on November 17<sup>th</sup>, 1995. (Certificate No. 3412).

Awarded designated use of the Real Estate Agent designation 9.15 by the Real Estate Council of British Columbia on January 16<sup>th</sup>, 1998. (Certificate No. 112533RA9)

Awarded designated membership and use of the professional designation R.I.(B.C.) by the Real Estate Institute of British Columbia on May 28<sup>th</sup>, 1998.

Successfully completed Real Estate Agent 9.15 Course as developed and governed by the University of British Columbia Faculty of Commerce and Business Administration Real Estate Division. 1997,

Successfully completed Advanced Real Estate Management Course as developed and governed by the University of British Columbia Faculty of Commerce and Business Administration Real Estate Division. 1997,

Successfully completed Business Communications Course as developed and governed by the Langara Campus of the Vancouver Community College Real Estate Division. 1995,

Awarded designated use of the Real Estate Salesman designation by the Real Estate Council of British Columbia on January 6<sup>th</sup>, 1994.

Successfully completed Real Estate Sales and Marketing Course as developed and governed by the Langara Campus of the Vancouver Community College Real Estate Division. 1991,

Successfully completed Real Estate Management Course as developed and governed by the Langara Campus of the Vancouver Community College Real Estate Division. 1989.

### **Experience:**

1989-1991                      Full time employee at Royal LePage Commercial Appraisal Division. Responsibilities included valuation of all types of improved properties and vacant land. Primary focus on IC&I appraisal, work included commercial/investment, industrial and residential appraisal duties.

1991 - 1996: Full time employee at Campbell and Pound (1961) Limited. Senior IC&I Appraiser. Primary responsibilities to develop the IC&I Division of Campbell & Pound (1961) Ltd. Work included commercial/investment, industrial and residential appraisal valuations and review of junior appraiser work product.

1996 - Current: Joined as full partner of Niemi & LaPorte Appraisals Ltd. February 1st, 1996. The company changed its corporate name to Niemi LaPorte & Dowle Appraisals Ltd. in April 1996. Senior IC&I Appraiser with primary work including commercial/investment industrial and residential appraisal duties and review of junior appraiser work.

1999 - Current: Co-founded and senior partner of Niemi LaPorte & Dowle Whistler Appraisal Group Ltd. March 8, 1999. Senior IC&I Appraiser with primary work including commercial/investment industrial and residential appraisal duties and review of junior appraiser work.

Appraising Real Property since 1989.

**Professional Designations:**

AACI	Appraisal Institute of Canada
P.App	Professional Appraiser
R.I.(B.C.)	Real Estate Institute of British Columbia

Expert Witness before Supreme Court of B.C. proceedings giving opinion and testimony relevant to appraisal principles and actual appraisals performed.

Expert Witness before Assessment Appeal Board of B.C., Courts of Revision (Assessments) in various jurisdictions.

Expert Witness before Arbitration panels with regard to real estate lease, rental and value arbitrations under various jurisdictions.

Have completed industrial, commercial, agricultural and residential appraisals, in accordance with the Appraisal Institutes Guideline. Properties appraised cover a wide spectrum ranging from proposed and existing downtown office buildings including strata projects; proposed and existing regional and neighbourhood shopping centres including strata developments; proposed and existing concrete high-rise and wood-framed low-rise condominium properties; hotels; condominium-hotel project; church, ambulance station, free-standing and strata industrial developments; subdivision of various types of land; agricultural properties; and rental appraisals.

**Appraisals Completed for:**

**Lenders:**

HSBC Bank Canada  
The Bank of Nova Scotia/SMC  
Canadian Imperial Bank of Commerce  
Toronto Dominion Bank  
Khalsa Credit Union  
Surrey Metro Savings  
Royal Trust  
Laurentian Bank of Canada  
Firstline Mortgages  
MCAP  
CCU Community Credit Union  
North Shore Credit Union  
Citifinancial Canada  
CMHC  
Gulf & Fraser Credit Union  
Investors Group  
MRS Trust

Royal Bank of Canada  
Bank of Montreal  
Citibank  
Richmond Savings Credit Union  
Banque Nationale de Paris  
Citizens Trust/Citizens Bank  
Western Pacific Bank  
Canada Trust Alternative Funding  
Canada Trust  
Edelweiss Credit Union  
Maple Trust  
Vancity  
GE Mortgage Insurance Canada  
Equity Plus Financial Inc.  
Household Finance  
The Associates  
Mid-Island Mortgage

**Property Managers:**

Abbey Woods Management Ltd.  
Concorde Pacific Ltd.

Dorset Realty Group Ltd.  
Wynford Group Ltd.

**Relocation Agencies:**

Owner Home Marketing Inc.  
Royal LePage Relocations

Canada Permanent Relocations  
Home Equity Relocations

**Law Firms:**

Gowling Lafleur Henderson LLP  
Clark Wilson  
Blakes Castles Graydon  
Boughton Peterson Yang Anderson  
Alexander Holburn

Owen Bird  
Lawson Lundell  
Stikeman, Elliott  
Sahmet & Company

**Government Agencies:**

City of Surrey  
Surrey School District  
Ministry of Transportation & Highways  
RCMP / DND

Richmond School District  
British Columbia Building Corp.  
Attorney General of British Columbia

**Corporate Clients:**

Terminal Forest Products Ltd.  
Paperboard (Belkins) Industries  
Progressive Engineering Ltd.  
Nortel

Progressive Construction Ltd.  
CanFor Industries Ltd.  
ICG Propane Ltd  
Burrard International

**Developers:**

West Pacific Building Corp.  
Fairchild Holdings Ltd.  
Larco Holdings Ltd.  
The Cristall Group

Westin Developments Ltd.  
Febvre Developments Ltd.  
Caro Holdings Ltd.

And various other prominent developers, corporations, and mortgage brokers...

## **MICHAEL S. LAPORTE, , AACI, P.App**

### **Education**

- " Graduated Steveston Senior Secondary 1985.
- " Completed Realty Appraisal Program at Langara Community College 1989.
- " Completed Real Estate Sales and Marketing Course at Langara Community College 1992.
- " Completed Residential Demonstration Report to attain CRA designation, 1995.
- " Completed Appraisal Institute of Canada Standards and Ethics Seminar, 1997.
- " Completed Appraisal Institute of Canada CUSPAP Standards Seminar, 2001.
- " Completed BUSI 499 Commercial Demonstration Report (A+) through UBC Faculty of Commerce and Business Administration - Real Estate Division, 2002.
- " Completed all required CRA re-certification credits for 1997-2002 mandatory AIC (Appraisal Institute of Canada) re-certification cycle.
- " Attained AACI and P. App. Designation, September 2002.

### **Experience**

- " 1989 - Employed as summer student through the Surrey office of the British Columbia Assessment Authority. Duties included inspection and inventory of new residential single family construction, completion of residential data entry cards.
- " Employed at Royal LePage Appraisal Division 1989. Work included primarily residential appraisal duties, as well as assistance to office manager on high-profile residential projects.
- " Employed at Campbell and Pound (1988) Ltd from 1989 to 1995. Senior Residential Appraiser, work included residential and commercial/investment appraisal duties and review of junior appraiser work product.
- " Founding partner in Niemi & LaPorte Appraisals Ltd. (now known as Niemi LaPorte & Dowle Appraisals Ltd.) which began operations September 1995. Work includes commercial/investment and residential appraisal duties and review of junior appraiser work product.

## **Additional Experience**

- " Successfully completed Real Estate Sales and Marketing course, 1991.
- " Formerly a CRA member of the Appraisal Institute of Canada. Was awarded the Canadian Residential Appraiser designation (CRA) on March 29th, 1995 (Certificate No. 3137). Have completed all relevant educational requirements and passed the comprehensive examination as required for candidacy with the Appraisal Institute.
- " Currently an AACI and P. App. designated member of the Appraisal Institute of Canada. Was awarded the AACI and P. App. designation September 12<sup>th</sup> 2002.
- " Have completed appraisal reports for all major financial institutions, various legal and accounting firms as well as developers and realtors. Additional appraisals have been completed in conjunction with AACI designated partner for private individuals and municipal governments (regarding partial takings and expropriations).
- " Have assisted in the completion of industrial, commercial, agricultural and residential appraisals, in accordance with the Appraisal Institutes Guideline. Properties appraised in conjunction with the AACI designated partner cover a wide spectrum ranging from proposed and existing downtown office buildings including strata projects; proposed and existing regional and neighbourhood shopping centres including strata developments; proposed and existing concrete high-rise and wood-framed low-rise condominium properties; hotels; condominium-hotel project; free-standing and strata industrial developments; subdivision of various types of land; agricultural properties; and rental appraisals.
- " Have provided expert witness testimony at the Supreme Court of British Columbia.

## **Appraisals Completed for:**

### **Financial Institutions including...**

HSBC Bank Canada	Royal Bank of Canada
The Bank of Nova Scotia	Bank of Montreal
Canadian Imperial Bank of Commerce	Coast Capital Savings
TD/Canada Trust	BNP Paribas
Khalsa Credit Union	Citizens Bank
Canadian Western Bank	Laurentian Bank of Canada
Citibank	Citifinancial
MCAP	Maple Trust
CIBC Firstline Mortgages	First National Financial
Fraser Valley Edelweiss Credit Union	GEMICO
CMHC	Home Trust
Investors Group	London Life Mortgage

MBanx  
Vancity

North Shore Credit Union  
Xceed Mortgage Corp.

**Property Managers:**

AWM Alliance Real Estate Group Ltd.  
Concorde Pacific Ltd.

Dorset Realty Group Ltd.  
Wynford Group

**Relocation Agencies:**

Owner Home Marketing Inc  
Canada Permanent Relocations  
CRS Canada

Royal LePage Relocations  
Home Equity Relocations  
RCMP/DND Relocations

**Government Agencies:**

City of Surrey  
Surrey School District  
British Columbia Building Corp.

Richmond School District  
City of Richmond  
Ministry of Transportation & Highways

**Law Firms:**

Clark Wilson  
Boughton Peterson Yang Anderson  
Nathanson Schachter & Thompson

Owen Bird  
Gowlings

and various other private and corporate clients.

## **DOUGLAS A. NIEMI, CRA**

### **Education:**

*Langara Community College, 1989*

- Major studies Realty Appraisal Program, including Accounting, Law, Economics, Geography and Business Communications.

### **Additional Education:**

Successfully completed Advanced Property Management Course, 1997,

Successfully completed Real Estate Agent (9.15) Course, 1997,

Successfully completed Real Estate Sales and Marketing Course, 1990,

Successfully completed Real Estate Management Course, 1989.

### **Experience:**

*NIEMI LaPORTE & DOWLE APPRAISALS LTD., 1995 - current*

- Partner and residential appraiser, work included all residential appraisal and review of appraisal product.

*Intercity Appraisals Ltd, 1990 -1995*

- Senior residential appraiser, work included residential research and appraisals and commercial/investment analysis.

*British Columbia Assessment Authority, 1988 - 1989*

- Residential appraisers in Surrey, duties include inventory of new construction and valuation of properties for assessment review.

*Canadian Forest Products Ltd, 1977 - 1987*

- Forest technician completing a variety of silvicultural, reforestation and timber inventory and valuation projects. Supervised slashburning and firefighting personnel. Managed Ambrosia Beetle program at the Beaver Cove Dryland Sort.

### **Background:**

A designated member of the Appraisal Institute of Canada. Awarded the Canadian Residential Appraiser (CRA Certificate #3174). Completed all education and recertification requirements for membership in the Appraisal Institute of Canada. Completed appraisal reports for all major financial institutions, various legal firms and accounting firms as well as developers and Realtors. Additional appraisals completed for private individuals and municipal governments (partial taking & expropriations).

Completed residential appraisals, in accordance with the Appraisal Institutes Guidelines. Properties appraised cover a wide spectrum ranging from proposed and existing residential developments, single family houses, duplexes, triplexes and fourplexes, various types of land, agricultural properties and rental appraisals.

## APPRAISALS COMPLETED

HSBC (Hongkong Bank of Canada)	The Bank of Nova Scotia
Canadian Imperial Bank of Commerce	The Associates (Beneficial Canada)
Bank of Montreal	Royal LePage Relocations
Edelweiss Credit Union	Household Finance/Realty Corporation
Richmond Savings Credit Union	Western Pacific Bank
Home Equity Relocations	Barclay Capital Corporation
Laurentian Bank of Canada	City of Surrey
Toronto Dominion Bank of Canada	IWA Credit Union
Royal Bank	Khalsa Credit Union
Kerry Financial Corp.	Dorset Realty Group Canada
Richmond School District	Banque Nationale de Paris
Finnings Credit Union	Canadian Western Bank
Ambro & Associates	Maple Trust
Westminster Savings Credit Union	Home Trust
Progressive Construction Ltd.	Surrey School District
Various Legal Firms	Peoples Trust
Peoples Credit Union	First Line Trust
First National	MRS Trust
The Mortgage Source	Canadian Forest Products
National Trust	Remax Corporate Relocations
Canada Trust	Granville Savings & Mortgage
Abbey Woods Management Ltd.	Seaboard Life
Citifund Commercial Mortgages	MCAP Mortgage Corporation
Citizens Trust / Citizens Bank	Teachers Credit Union
Larco Developments	The Mutual Group
Vancity	North Shore Credit Union
Mortgage Corp.	Community Mortgage
City Wide Financial	North West Trust
First Heritage Savings Credit Union	IMC Mortgage Company

## PROMINENT REPORTS COMPLETED

Windsor Gardens	3 phase Townhouse development, 22620 Westminster Hwy
Parker Place	numerous individual commercial strata units, 4131 No. 3 Rd
Summit Mazda	two automobile dealerships, 1550 Hastings St, Vancouver & 16315 Fraser Hwy, Sry
Taurus Development	large acreage comm/ind complex, Cambie & Garden City, Richmond
Continental Shopping Centre	large shopping centre (two buildings), 3751 Sexsmith Rd (at Cambie) Richmond
Fairchild Square	multi phase commercial strata complex, 4400 Hazelbridge Way, Richmond
Aberdeen Centre (at Cambie) Richmond	large shopping centre (leased tenants), 4151 Hazelbridge Way
Richmond Public Market	numerous retail/commercial units, Westminster Hwy & Buswell Rd
Vancouver Honda	Honda Automobile Dealership, 850 SW Marine Dr, Vancouver
Sikh Temple (at SE Marine Dr) Vancouver	Worship temple/dorm/library/recreational, 8000 Ross St
Grand Buffet Restaurant	Restaurant facility and retail space, 6401 Kingsway, Burnaby
Zepher Truck Dealership	Large truck dealership and vacant land, 1500 Lougheed Hwy, Coquitlam
Kimberly Hotel	New hotel complex, A.K.A. Sheraton Four Points, Alexander Road, Richmond
Wonderland Amusement	Amusement Centre (gold-go-cart, arcade etc.), 36165 North Parallel Rd, Abbotsford
Crystal Lodge	Hotel Resort complex, Whistler, BC
Port Mann Power	Port Mann Power Building, Surrey, BC
The Peninsula	The Concord Pacific "Peninsula" Project, 50 units Vancouver

The Meridian	The “Meridian” condo project, 910 Beach 40 units Vancouver
The Airport Executive Inn	New Strata - Hotel project, 80 units Richmond
The Vancouver Airport Marriott	New Strata - Hotel project, 273 residential units Richmond
The Vancouver Airport Hilton	New Strata - Sister hotel project to Marriott
The Residences on Georgia	The “Residences on Georgia” Project, Replacement cost appraisal for two towers and heritage building, 493 units total, Vancouver
Centrepoint	The “Centrepoint” residential high-rise project
The Listel:	Hotel/strata in Whistler
Europa:	Condominium development in Downtown Vancouver
Metropolis:	Hi-rise condominium development Downtown Vancouver
Micro-Tel Hotel:	Proposed hotel in Richmond
Holiday Inn Express:	Proposed hotel in Coquitlam
Executive Inns:	Vancouver, Burnaby, Coquitlam and Richmond valuations
Fractional Interests:	Variety of conversion fractional interest properties in Coquitlam/Burnaby & North Vancouver