

Matrix Summary - Quinsam Crossing Development

Appraised Values

Lot #	Lot Description	Size in Acres	Appraised Value in Total for Lot	Price Per Square Foot
Lot A	Light Industrial	3.26 acres	\$490,000	\$3.45
Lot B	Light Industrial	4.04 acres	\$605,000	\$3.44
Lot D	Light Industrial	3.39 acres	\$762,500	\$5.16
Lot E	Light Industrial	3.41 acres	\$767,000	\$5.16
Lot F	Light Industrial	2.27 acres	\$510,000	\$5.16
Lot G/H	Office and Service	3.95 acres	\$1,380,000	\$8.02
Lot I	Office and Service	1.86 acres	\$800,000	\$9.87
Lot J	Office and Service	1.60 acres	\$352,000	\$5.05
Lot K	Office and Service	1.60 acres	\$340,000	\$4.88
Lot L	Office and Service	1.69 acres	\$725,000	\$9.85
Lot M/N/O	Highway Exposure	3.90 acres	\$1,750,000	\$10.30
Lot P	Highway Exposure	7.73 acres	\$2,900,000	\$8.61

Lease Values

Lot #	Lot Description	Size in Acres	Annual Lease Payments	Lease Value per Square Foot
Lot A	Light Industrial	3.26 acres	\$39,200	\$0.28
Lot B	Light Industrial	4.04 acres	\$48,400	\$0.28
Lot D	Light Industrial	3.39 acres	\$61,000	\$0.41
Lot E	Light Industrial	3.41 acres	\$61,360	\$0.41
Lot F	Light Industrial	2.27 acres	\$40,800	\$0.41
Lot G/H	Office and Service	3.95 acres	\$110,400	\$0.64
Lot I	Office and Service	1.86 acres	\$64,000	\$0.79
Lot J	Office and Service	1.60 acres	\$28,160	\$0.40
Lot K	Office and Service	1.60 acres	\$27,200	\$0.39
Lot L	Office and Service	1.69 acres	\$58,000	\$0.79
Lot M/N/O	Highway Exposure	3.90 acres	\$140,000	\$0.82
Lot P	Highway Exposure	7.73 acres	\$232,000	\$0.69

This matrix summary has been derived from the original appraisal report prepared by Kutyn Property Services Ltd. titled; KPN 97 -R dated April 20, 2010.

Yours Sincerely,



Christopher M. Kutyn
BA, MRICS, AACI