

ReMax Escarpment Realty Inc. Brokerage  
325 Winterberry Dr, Suite 101  
Stoney Creek, ON  
L8J 0B6

January 11, 2021

Attn: Park & Di Viesti  
RE: Waterfront Parcels of Land East  
of 2411 Lakeshore Road, Dunnville

To Whom It may Concern:

RE: OPINION OF VALUE  
Waterfront Parcels of Land East of 2411 Lakeshore Road, Dunnville

The subject property is outlined on the survey (dated Dec 22, 2020) attached indicating PARTS 1-8. It appears that the subject property is under the jurisdiction of the conservation authority and cannot be built on. It has minimal value in regards to real estate value to any neighboring property with its limited uses.

Utilizing the Comparative Market Approach along with local market knowledge and the fact that the property can not be built on, my opinion of Value would be that the vacant land that Di Viesti is purchasing (PART 1) would be worth approximately \$5,000 - \$7,000 as it only adds minimal value to any adjoining property / ownership.

Utilizing the Comparative Market Approach along with local market knowledge and the fact that the property can not be built on, my opinion of Value would be that the vacant land that Park is purchasing (PARTS 2,3,4,6,7) would be worth approximately \$9,000 - \$11,000 as it only adds minimal value to any adjoining property / ownership.

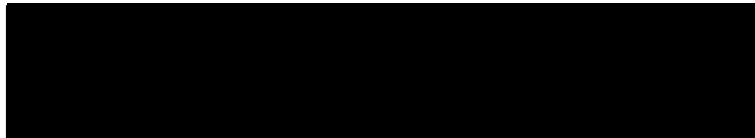
The corporation of Haldimand County will be retaining PARTS 5 & 8. – no value provided.

"Market Value is defined as the highest price estimated in terms of money which the property would bring if exposed for sale in the open market, by a willing seller allowing a reasonable time to find a willing buyer, with neither the buyer or vendor acting under compulsion, both having full knowledge of all uses and purposes to which the property is adapted and for which it is capable of being used and both exercising intelligent judgement."

It should be noted that this report is a "Letter of Opinion" only. It must not be construed as a comprehensive appraisal report with such a report required. This report is intended to serve as a guide and the undersigned by reason of this report is not required to appear in or before any court or legal authority with reference to this property.

I trust this opinion of value fulfills your request.

Yours truly,



Chuck Hogeterp  
Sales Representative  
Remax Escarpment Realty Inc



*Anything Less is  
Second-best!*

## PLAN OF SURVEY OF

SCALE 1:250  
THE INTENDED PLOT SIZE OF THIS PLAN IS 860mm IN WIDTH BY  
560mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250 (D SIZE)  
RASCH & HYDE LTD.  
ONTARIO LAND SURVEYORS

BRASCH & HILL LTD.  
ONTARIO LAND SURVEYORS

| SCHEDULE |     |                            |  | AREA (±)   | PIN |
|----------|-----|----------------------------|--|------------|-----|
| PART     | LOT | CONCESSION                 |  |            |     |
| 1        |     |                            |  | 149.6 Sq m |     |
| 2        |     |                            |  | 248.1 Sq m |     |
| 3        |     | PART OF THE ROAD ALLOWANCE |  | 95.7 Sq m  |     |
| 4        |     | CONCESSION 7               |  | 72.7 Sq m  |     |
| 5        |     | RANAMAM AND SOUTH CAUGA    |  | 84.9 Sq m  |     |
| 6        |     |                            |  | 6.0 Sq m   |     |
| 7        |     | PART OF LOT 18             |  | 47.6 Sq m  |     |
| 8        |     | CONCESSION 7               |  | 47.6 Sq m  |     |



Q. 2

Di Vesti

**SURVEYOR'S CERTIFICATE**

CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THIS SURVEY WAS COMPLETED ON THE 21st DAY OF DECEMBER 2011.

AVERAGE COMBINED SCALE FACTOR (CSF = 0.99072979)

METRIC NOTE

### MELTING NOTE

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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—O— DEWOT

— DENOTES SURVEY MONUMENT FOUND  
S/B DENOTES STANDARD IRON BAR (25mmX25mmX120cm)  
S/B DENOTES SHORT STANDARD IRON BAR (25mmX25mmX60cm)  
18 DENOTES IRON BAR (15mmX15mmX60cm)  
18+ DENOTES ROUND IRON BAR (20mm DIA X 60cm)  
OC DENOTES CUT CROSS

ALL COORDINATES ARE IN METRES AND ARE UTM-ZONE 17, (NAD 83-CSPCR CUBV8 (epoch 2010.0)) (CENTRAL MERIDIAN 81° WEST LONGITUDE). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O. REG 218/10.

**CAUTION**

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH

CORNERS ON BOUNDARIES SHOWN ON THIS PLAN

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