

Lewis Farms Rezoning

VALUE DIMINUTION

Paired Sales Analysis

Comparison Analysis

Control Subject vs. Test Indices

Value Impact Isolation

Difference in Unit Value

Estimate of value diminution

Data Analysis

Eight Paired Data Sets

Value diminution range from 2% to 14%

Five Neighbourhoods Analyzed

York 1 & 2: 8%

Northmount 1 & 2: 12.5%

Carlisle: 2% (Total Buffer 90-meters)

Grandin: 8%

Kenilworth 1 & 2: 10.5%

Conclusions

York 1 & 2, and Kenilworth 1 are the most reliable and conclusive

Commercial/Retail: 8%

Commercial/Industrial: 11%

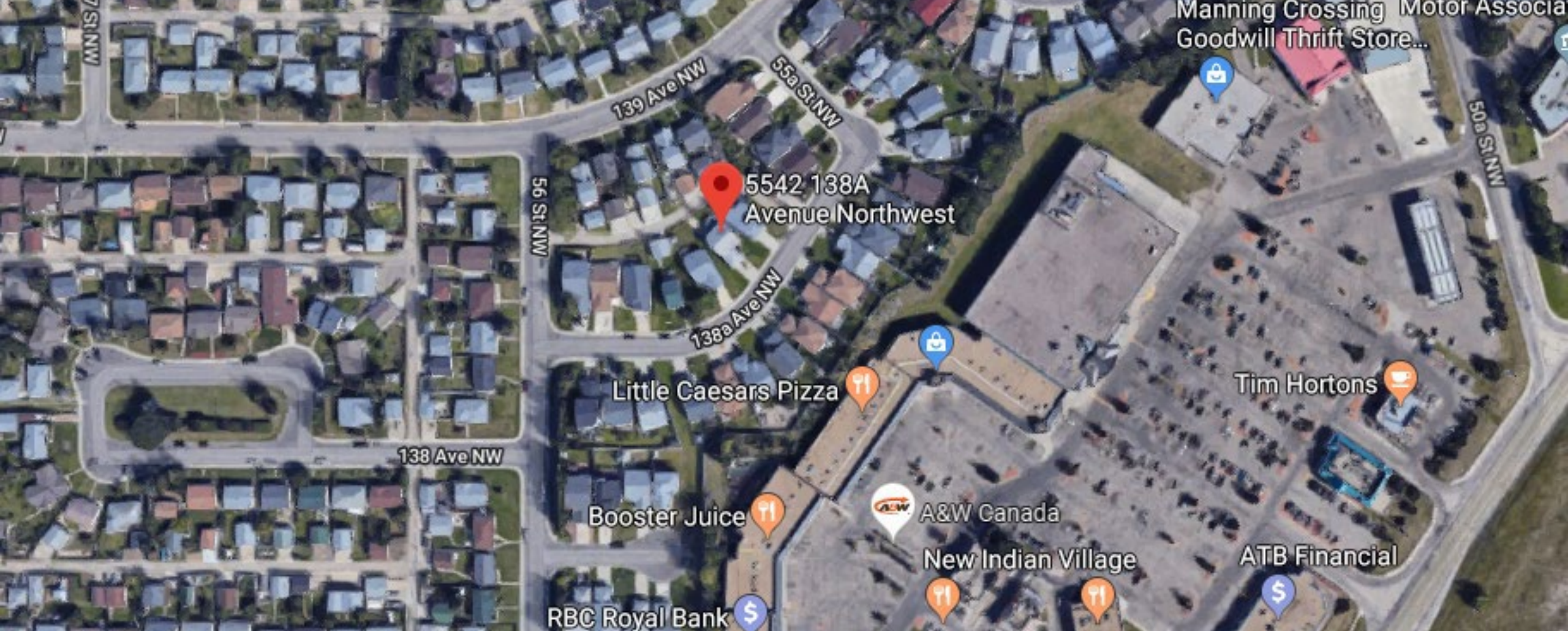
Well supported analysis and conclusions



Control Subject No. 1
York 1



Test Index No. 1
York 1



Test Index 2
York 1

Comparable Chart York 1

York	Control 1		
Comparable Adjustments		Test No. 1	Test No. 2
Unit Price	\$302	\$339	\$321
Property Rights Conveyed			
Financing Terms			
Conditions of Sale			
Expenditures made immediately after purchase			
Market Conditions		0%	0%
Adjusted unit price		\$339	\$321
Location		0%	0%
Adjusted unit price		\$339	\$321
Transactional Adjusted Unit Price		\$339	\$321
Physical Characteristics			
Site Coverage Ratio			
Building Type			
Design Style			
Age/Condition			
Finishes			
Basement		-2%	-2%
Site Improvements			
Economic Characteristics			
DOM			
Use			
Non-realty components of value			
Total adjustments		-2%	-2%
Non -adjustment values		\$339	\$321
Adjustment values	\$302	\$332	\$315