



This is the 1<sup>st</sup> Affidavit of M. Street in this case  
and was affirmed on Jan 4, 2022 2024

MS  
H

FILE NO. 122417  
KELOWNA REGISTRY

**In the Supreme Court of British Columbia**

BETWEEN:

SATHER RANCH LTD.

Plaintiff

AND:

JOSEPH WAYNE PALMER SATHER

Defendant

**AFFIDAVIT**

I, Michael Neil Street, Businessman, of Hedley, British Columbia, AFFIRM THAT:

1. I am, through my wholly owned company 0882126 B.C. Ltd., a 50% shareholder of Sather Ranch Ltd. ("**SRL**"), and a Director of SRL, and as such I have personal knowledge of the matters hereinafter deposed to by me, except where the same are stated to be based on information and belief, and where so stated I believe them to be true.

**Status of SRL**

2. SRL is an Alberta company, extra-provincially registered in British Columbia. It was incorporated in 2013, and is owned by 0882126 B.C. Ltd. (as to 50%) and by AMX Real Estate Inc. ("**AMX**"), a company controlled by the Defendant, Joseph Wayne Palmer Sather ("**Joe**") (as to the other 50%). Joe is the only other Director of SRL, we have each been directors continuously since SRL was incorporated.

3. Attached hereto and marked **Exhibit "A"** is a true copy of a current corporate search for SRL.
4. The sole business of SRL was a cattle ranch operation conducted from lands located in and around Penticton, B.C. SRL owned an 80 acre parcel known as the Home Ranch, and leased or occupied other properties under licence, to conduct its operations.
5. SRL is in receivership pursuant to a Court Order pronounced in Vancouver Registry Action No. S 1913131 on November 21, 2019 (the "**Receivership Order**"), a true copy of which is attached hereto and marked **Exhibit "B"**. C. Cheveldave & Associates Ltd. is SRL's Receiver and Manager ("**Receiver**").
6. I am a Red Seal Journeyman Machinist and have owned and operated a machine shop for over 20 years. I have been in the cattle industry for over 25 years and am a Director of the Okanagan Similkameen Stock Association and the Southern Interior Stock Association.
7. Joe is a licenced realtor and a professional accountant with both CPA and CGA designations. He is a successful businessman who resides in Calgary and has experience in property acquisition and development.

#### History of SRL

8. Prior to the incorporation of SRL, "Sather Ranch" was a business owned and operated by Joe's father, Palmer Sather ("**Palmer**").
9. Palmer had been operating the ranch using two parcels of land he owned with his siblings, along with land leased from local first nations and range lands used under licence from the provincial government.
10. The parcels owned by Palmer included an 80 acre parcel known as the "Home Ranch" and a 160 acre parcel known as the "**Grazing Lands**".
11. I began working with Palmer on the ranch in the spring of 1995. I was interested in ranching, and Palmer gave me the opportunity to learn the business in exchange for volunteer work.

12. As Palmer aged, and as I acquired more experience, I began to take on more responsibilities at Sather Ranch. By 2000 I was attending bull sales, determining which stock to cull, attending sales auctions, completing ranch maintenance, and dealing with land issues.

13. By 2003, Palmer's health had deteriorated significantly, and without my assistance the cattle and lands would have been sold and Sather Ranch would have been closed down.

14. Between 2003 and 2010, I had primary responsibility for the operation of Sather Ranch and was responsible for Palmer's safety and care while at the ranch. Palmer and I were friends and worked closely together, typically 6 days a week, for over 17 years.

15. By 2009, Palmer had invited me to move onto the Home Ranch so I could spend more time on the ranch operations. I leased a portion of the Home Ranch, improved the area with a septic system and separate power, and installed a modular home where I resided until late 2019. The lease was specific in listing the PID's for the Home Ranch and the Grazing Lands and that

"it is the desire of the Landlord that the Tenant continue to use the properties for a cattle ranching business. Furthermore, Palmer Sather and Rolf Sather hereby acknowledge that the Tenant, Mike Street is the person who manages and operates the ranch business, Sather Ranch, on behalf of Palmer Sather and also operates his own ranching business on the properties".

16. By 2012, Palmer was no longer capable of remaining involved in the ranch or making management decisions due to his declining mental capacity, and he was in debt to Bank of Montreal ("**BMO**") due to ongoing operational losses. Joe proposed that he and I take over Sather Ranch and to that end we agreed to incorporate SRL and acquire the ranch assets from Palmer.

17. We transferred land leases from Palmer to SRL, and utilized the Range License that was in the name of Palmer, Joe and me as joint tenants. We assigned values to our respective initial contributions of additional assets, which were reflected in SRL's shareholder loan account. SRL also acquired 77 cows from

Palmer in exchange for assuming liability for Palmer's loan obligation to BMO, which at that time amounted to \$68,145.

18. Attached hereto and marked **Exhibit "C"** is a true copy of email correspondence between Joe and me during April 2012 - March 2013, leading up to the incorporation of SRL. This correspondence sets out our plans for the ranch.
19. The basic business plan was that SRL would purchase the Home Ranch and Grazing Lands from Palmer (or Palmer's estate), expand the ranch to approximately 500 head, and eventually I would buy out Joe's interest in SRL.
20. I considered Joe to be part of my family, and I know he felt the same about me. The business of SRL was always conducted informally, with most of our communications occurring by phone, email, or text message, in keeping with the nature of our relationship.
21. The only formal resolutions we ever signed were the *pro forma* annual corporate resolutions prepared by SRL's lawyers. We also signed a resolution prepared by BMO's counsel in connection with SRL's loan facilities.
22. On the basis of our shared plan, I expended my time and personal funds over several years to improve the ranch. By August 2017, between funds directly advanced to or for the benefit of SRL, and contributions of services and equipment made through my wholly owned company, Boundary Machine Ltd., I had contributed more than \$500,000 to SRL, not including my time managing the ranch operations, for which I was not paid.

#### **SRL's Intention to Acquire the Grazing Lands**

23. In January 2017, in furtherance of our shared plan, SRL purchased the Home Ranch using funds borrowed from BMO. The offer was accepted by Joe and his sister (Joe's only sibling), Carol Arleen Sather-Byman ("**Carol**"), each in their capacity as Power of Attorney for Palmer Sather.
24. After acquiring the Home Ranch, Joe and I continued to plan for SRL's purchase of the Grazing Lands. We agreed that purchasing that parcel was necessary to



ensure the long term viability of SRL, particularly as we had plans to expand the size of the herd. Attached hereto and marked **Exhibit "D"** are copies of various text messages and emails passing between Joe and me during January – April 2017, dealing with our intention to cause SRL to purchase the Grazing Lands.

25. In Exhibit "D" we specifically discussed the importance of the 160 acres comprising the Grazing Lands to the maintenance of SRL's Range Licence, which was integral to our plan to expand the herd. Without access to substantial Crown lands under the Range Licence, SRL simply would not have an adequate land base to support the 500 cattle we intended to acquire. For this reason, Joe routinely referred to the Range Licence as SRL's "most valuable asset".
26. Our understanding of the importance of the Grazing Lands in relation to the Range Licence was based on discussions with Rob Dinwoodie, the Range Officer employed by the provincial government and responsible for the administration of Range Licences in the Okanagan district. After Joe purchased the Grazing Lands, I contacted Mr. Dinwoodie to determine whether their removal from the ranch would affect SRL's right to use the lands covered under the Range Licence, and he confirmed that removing the Grazing Lands from SRL would significantly impact the Range Licence. Attached hereto and marked **Exhibit "E"** is a true copy of an email from Mr. Dinwoodie dated December 11, 2018, explaining the reasons for the requirement that SRL control the Grazing Lands in order to maintain the existing rights under the Range Licence.
27. Joe and I agreed that SRL would present an offer to purchase the Grazing Lands to Carol once we had obtained an updated appraisal. Carol and Joe were administering all of Palmer's affairs at that time, as Palmer was no longer capable of doing so, owing to his declining mental state.
28. On March 4, 2017, I sent Joe an email to confirm that I would be obtaining an updated appraisal so we could put together an offer, and on March 5, 2017, Joe agreed to this. Attached hereto and marked **Exhibit "F"** is a true copy of an email exchange between Joe and me discussing these matters during March 3-5, 2017.

29. In mid-March, I saw Carol at a restaurant in Penticton and let her know we had ordered an appraisal and that we planned to give her our offer in April. Carol's response was positive, saying "that sounds great".

30. I was relying on Joe to handle the negotiations on SRL's behalf, as he is an experienced real estate agent and developer, and of course Carol is his sister. Joe's concept was to convince Carol to accept an offer whereby Palmer would carry up to 90% of the financing until SRL was in a position to raise funds to pay off the purchase price. In case that did not work, I had arranged financing from Marielle Brule to cover the entire purchase price until the financing through BMO could be completed. Marielle had loaned funds to SRL periodically, including \$75,000 to assist with the purchase of the Home Ranch.

31. I also relied on Joe to work for SRL's benefit to seek additional access to the Grazing Lands, as they were landlocked aside from access via the Home Ranch. Joe was particularly interested in SRL gaining control over the gravel resource on the Grazing Lands, though he was careful not to inform Carol of his plans in this regard, as he was concerned that would affect the purchase price. As Joe expressed it to me in Exhibit "F":

"I'm going to find out about getting an access easement across the crown land. Then, once we have ownership, hopefully we can get legal access. Also going to check out the gravel resource and demand...just for our benefit."

32. We received the appraisal of the Grazing Lands in April 2017. The appraised value was \$115,000. A true copy of the Appraisal is attached hereto and marked **Exhibit "G"**. The appraisal was paid for by SRL and specifically requested for the intended use: "Financing/Purchase for Mike Street/The owners of Sather Ranch Ltd./BMO".

33. I prepared an Offer for SRL to Purchase the Grazing Lands for \$120,000 (the "**Offer**"), and delivered it to Joe by email on April 17, 2017, so he could present it to Carol. Attached hereto and marked **Exhibit "H"** is a true copy of the Offer.

34. Joe acknowledged receiving the Offer and advised he had discussed it with Carol. He advised that Carol wanted Palmer's grandchildren to have the first

option to purchase the Grazing Lands. Attached hereto and marked **Exhibit "I"** is a true copy of Joe's email to me on April 20, 2017, advising that if the grandchildren declined to purchase the Grazing Lands, they "...could be sold to SRL".

35. Right after receiving that email, I contacted Carol to see if there was anything I could do to move SRL's offer forward. She indicated that she had read Joe's email to me (Exhibit "I"), and confirmed that they first wanted to see if any of the grandchildren were interested in buying the property. Attached hereto and marked **Exhibit "J"** is a true copy of my email exchange with Carol on April 20, 2017.

36. Joe and I contacted the grandchildren to assess their interest in owning the Grazing Lands. Only Joe's son Danny was identified as being potentially interested in and financially capable of purchasing the Grazing Lands. On April 23, 2017, Joe sent me a text message confirming that none of the grandchildren would be purchasing the Grazing Lands:

"I talked to Danny...he won't be buying the 160 acres."

Attached hereto and marked **Exhibit "K"** is a true copy of the text message from Joe to me on April 23, 2017.

37. With that resolved, I expected that Joe would finalize the deal with Carol. By this date (April 23, 2017), I was not aware of any other impediments to SRL proceeding with the purchase. SRL had arranged financing with Marielle Brule, and was ready to proceed.

38. When I did not hear any news regarding the Offer for several weeks, I called Carol. During our conversation it became apparent that the Offer had been discussed with her, but never actually presented to her by Joe, so I forwarded a copy of the Offer. Attached hereto and marked **Exhibit "L"** is a true copy of my email to Carol on June 30, 2017, delivering a copy of the Offer.

39. Based upon my discussions and correspondence with Joe and Carol, it was my understanding and expectation that SRL would be purchasing the Grazing

Lands. At no time prior to August 2017 did I understand or expect that SRL would not be acquiring title. Specifically, neither Joe nor Carol informed me that there was no willingness to sell the Grazing Lands to SRL, once Danny and the other grandchildren had indicated they were not interested.

40. In early July 2017, as Joe and I were making plans for my visit to Calgary for the Stampede, he emailed to invite me to a birthday party for his daughter. In that email he advised that he wanted to "...divest my interest in Sather Ranch Ltd. sooner than later" and that he was "...still having talks with Carol about the 160 acres." I understood by this that Joe was finalizing the terms of SRL's purchase of the Grazing Lands, with the potential for vendor financing being the focus of their discussions.
41. Joe also advised that Palmer's house had been sold, with a closing date of August 31, 2017, that he would be in Penticton around August 22, 2017, and that "[h]opefully, we'll be able to finalize the 160 acres by then." I understood this to mean that Joe was actively working with Carol to acquire the Grazing Lands for SRL, and that SRL would likely be closing the purchase in August 2017. Attached hereto and marked **Exhibit "M"** is a true copy of Joe's email to me on July 1, 2017.

#### **Joe's Purchase of the Grazing Lands**

42. On July 8, 2017, while attending a dinner at his house in Calgary, Joe informed me that he didn't want SRL to purchase the Grazing Lands, and that he wanted to purchase the property for himself. This came as a complete shock to me, and we argued. I left the dinner early.
43. During our argument, I told Joe that I felt he had stabbed me in the back, that he was breaking his promises to me, going against our plan, and that he was not looking after SRL's best interests. I remained adamant that SRL needed to purchase the Grazing Lands, and did not agree that it would be proper for Joe to take them for his own.
44. On July 9, 2017, Joe sent me an email to explain himself, and from this I learned that Joe had decided in late June that he wanted to keep the Grazing Lands for

his personal benefit. Attached hereto and marked **Exhibit "N"** is a true copy of an email exchange between Joe and me on July 9, 10 and 11, 2017.

45. I responded to Joe's email, opposing his decision to purchase the Grazing Lands personally, and in his response Joe advised as follows:

"There was never a promise of SRL being able to acquire any of the land ... just a hope that we could buy it. I didn't think of buying the land personally until the end of June when I met with [Carol]. It's the last of Dad's legacy...I have every right to keep it or buy it from him. You obviously don't understand this Mike or what it means to me."

46. I disagree with Joe's statement that there was "never a promise" that the Grazing Lands would be sold to SRL. Joe and Carol had made it clear the grandchildren would be given an opportunity to purchase them, but once that issue was addressed, they could be purchased by SRL. Once Danny confirmed he was not interested, Joe informed me he was continuing to work on SRL's behalf to get the deal closed.

47. The only reason SRL was not able purchase the Grazing Lands is because Joe wanted them for himself, and bought them instead. Throughout April – August 2017, SRL remained ready, willing, and able to complete the purchase, and at all times it remained in SRL's best interests to acquire ownership to support its business plans and operations.

48. In none of my exchanges with Joe did he express any concern about whether SRL needed the Grazing Lands. He supported SRL buying this property, right up until he decided it would be better for him to own it personally.

49. Carol signed a Transfer of the Grazing Lands to Joe on August 25, 2017, for a purchase price of \$120,000, the same price SRL had offered. Attached hereto and marked **Exhibit "O"** is a true copy of the Transfer.

50. At the date of the Transfer, Joe was a director of SRL. At no time did I agree that Joe, not SRL, should acquire the Grazing Lands.

51. In fact, Joe did not personally inform me he had proceeded to acquire the Grazing Lands; I only learned this in November 2017, when I ordered a search of the title. Attached hereto and marked **Exhibit "P"** is a true copy of title search of the Grazing Lands.
52. At the time Joe acquired the Grazing Lands, they remained an integral part of the ranch, and it was in SRL's best interests to own and control them directly. Specifically, they supported the size of SRL's Grazing Licence, and were valuable in their own right as part of SRL's plans to expand the herd and become financially viable.
53. After purchasing the Grazing Lands, Joe did not offer to lease them to SRL, which put the Range Licence in jeopardy. I took this as a clear indication he was no longer interested in serving the interests of SRL. His actions in relation to the Grazing Lands ultimately led to the breakdown of our relationship, and the demise of SRL.

#### **Present Value of the Grazing Lands**

54. As a result of Joe's disloyalty, I concluded we could no longer conduct business together. When Joe refused to provide any financial support for the business in 2018, I stopped funding its operations, and consequently it was no longer a viable business. In September 2018 G. Moroso & Associates Inc. ("**Moroso**") was appointed as Receiver and Manager over SRL to manage its affairs.
55. Moroso commenced this action to preserve the interest of SRL in the Grazing Lands, in circumstances where Joe was engaged in discussions with local government authorities regarding a sale of the property. I don't know the sale price they were discussing, but have heard from local government workers that the figure was more than \$1,000,000. That is consistent with the present assessed value and the recent selling price of the 80 acre Home Ranch. Attached hereto and marked **Exhibit "Q"** is a true copy of a recent BC Assessment report.

56. The Moroso receivership was terminated by the Receivership Order. In September 2020, the Receiver sold the Home Ranch for \$1,600,000. Based upon that valuation, it is reasonable to conclude that the Grazing Lands have value substantially in excess of the \$120,000 paid by Joe in 2017.

MS  
W  
AFFIRMED BEFORE ME at )  
Penticton, British Columbia )  
this 4 day of Jan, 2021 )  
\_\_\_\_\_  
A Commissioner for Taking Affidavits )  
in and for British Columbia )

Michael Neil Street  
MICHAEL NEIL STREET

Jodie Taylor, Solicitor  
Taylor Miller Law Group  
100-498 Ellis St  
Penticton, BC, V2A 4M2  
Tel. 778-760-4507  
[www.kelownalegal.com](http://www.kelownalegal.com)



BC Registry  
Services

Mailing Address:  
PO Box 9431 Stn Prov Govt  
Victoria BC V8W 9V3  
www.corporateonline.gov.bc.ca

Location:  
2nd Floor - 940 Blanshard Street  
Victoria BC  
1 877 526-1526

## Extraprovincial Company Summary

For  
**SATHER RANCH LTD.**

**Date and Time of Search:** June 14, 2021 08:50 AM Pacific Time  
**Currency Date:** March 11, 2021

This is Exhibit "A" referred to in the  
Affidavit of Michael Neil Street  
affirmed before me at  
Vernon, British Columbia

this 4 day of Jan, 2021

**ACTIVE**

**Registration Number in BC:** A0088770  
**Name of Extraprovincial Company:** SATHER RANCH LTD.  
**Business Number:** 822029534 BC0001  
**Registration Date and Time:** Registered in British Columbia on March 27, 2013 10:58 AM Pacific Time  
**Last Annual Report Filed:** Not Required

A Commissioner in and for the  
Province of British Columbia

**Receiver:** Yes

### FOREIGN JURISDICTION INFORMATION

**Identifying Number in Foreign Jurisdiction:**  
2017375300

**Name in Foreign Jurisdiction:**  
SATHER RANCH LTD.

**Date of Incorporation, Continuation or Amalgamation in Foreign Jurisdiction:**  
March 21, 2013

**Foreign Jurisdiction:**  
ALBERTA

### HEAD OFFICE INFORMATION

**Mailing Address:**  
10635 OAKMOOR WAY S.W.  
CALGARY AB T2W 2L1  
CANADA

**Delivery Address:**  
10635 OAKMOOR WAY S.W.  
CALGARY AB T2W 2L1  
CANADA

### ATTORNEY INFORMATION

**Last Name, First Name, Middle Name:**  
STREET, MICHAEL N.

**Mailing Address:**  
1335 COMMERCIAL WAY  
PENTICTON BC V2A 3H4  
CANADA

**Delivery Address:**  
1335 COMMERCIAL WAY  
PENTICTON BC V2A 3H4  
CANADA

### RECEIVER INFORMATION



**Corporation or Firm Name:**

C. CHEVELDAVE & ASSOCIATES LTD.

**Mailing Address:**

SUITE 600 - L, 235-1ST AVENUE  
KAMLOOPS BC V2C 3J4  
CANADA

**Delivery Address:**

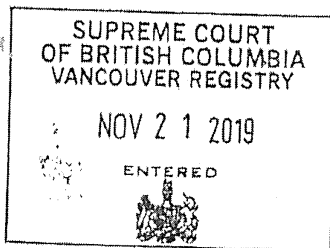
SUITE 600 - L, 235-1ST AVENUE  
KAMLOOPS BC V2C 3J4  
CANADA

---

**DIRECTOR INFORMATION**

Directors are not recorded for extraprovincial registration types. Go to the incorporating jurisdiction for director information.

---



No. S 1913131  
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

MICHAEL NEIL STREET and  
MARIELLE JACQUELINE ANGELLA BRULE

PLAINTIFFS

AND:

SATHER RANCH LTD. by its Court Appointed Receiver and Manager,  
G. MOROSO & ASSOCIATES INC.

DEFENDANT

ORDER

BEFORE THE HONOURABLE )

MR. JUSTICE WALKER )

) 21/11/2019  
)  
)

This is Exhibit "B" referred to in the  
Affidavit of Michael Neil Street  
affirmed before me at  
Vernon, British Columbia

this 4 day of Jan, 2021 *W*

*[Signature]*  
A Commissioner in and for the  
Province of British Columbia

ON THE APPLICATION of the Plaintiffs for an Order pursuant to Section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the "**BIA**") and Section 39 of the *Law and Equity Act*, R.S.B.C. 1996 c. 253, as amended (the "**LEA**") appointing C. Cheveldave & Associates Ltd. as Receiver and Manager (in such capacity, the "**Receiver**") without security, of all of the assets, undertakings and property of Sather Ranch Ltd. (the "**Debtor**") acquired for, or used in relation to a business carried on by the Debtor, coming on for hearing this day at Vancouver, British Columbia.

AND ON READING the Affidavit #1 of Michael Street sworn November 18, 2019, and the consent of C. Cheveldave & Associates Ltd. to act as the Receiver; AND ON HEARING Steven D. Dvorak, Counsel for the Plaintiffs, and no one else appearing, although duly served.



- 2 -

THIS COURT ORDERS AND DECLARES that:

#### **APPOINTMENT**

1. Pursuant to Section 243(1) of the BIA and Section 39 of the LEA, C. Cheveldave & Associates Ltd. is appointed Receiver, without security, of all of the assets, undertakings and property of the Debtor, including all proceeds, (the "**Property**").

#### **RECEIVER'S POWERS**

2. The Receiver is empowered and authorized, but not obligated, to act at once in respect of the Property and, without in any way limiting the generality of the foregoing, the Receiver is expressly empowered and authorized to do any of the following where the Receiver considers it necessary or desirable:
  - (a) to take possession of and exercise control over the Property and any and all receipts and disbursements arising out of or from the Property;
  - (b) to receive, preserve and protect the Property, or any part or parts thereof, including, but not limited to, changing locks and security codes, relocation of Property, engaging independent security personnel, taking physical inventories and placing insurance coverage;
  - (c) to manage, operate and carry on the business of the Debtor, including the powers to enter into any agreements, incur any obligations in the ordinary course of business, cease to carry on all or any part of the business, or cease to perform any contracts of the Debtor;
  - (d) to engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including, without limitation, those conferred by this Order;
  - (e) to purchase or lease such machinery, equipment, inventories, supplies, premises or other assets to continue the business of the Debtor or any part or parts thereof;
  - (f) to receive and collect all monies and accounts now owed or hereafter owing to the Debtor and to exercise all remedies of the Debtor in collecting these amounts, including, without limitation, enforcement of any security held by the Debtor;
  - (g) to settle, extend or compromise any indebtedness owing to the Debtor;
  - (h) to execute, assign, issue and endorse documents of whatever nature in respect of any of the Property, whether in the Receiver's name or in the name and on behalf of the Debtor, for any purpose pursuant to this Order;

- 3 -

- (i) to undertake environmental or workers' health and safety assessments of the Property and operations of the Debtor;
- (j) to initiate, manage and direct all legal proceedings now pending or hereafter pending (including appeals or applications for judicial review) in respect of the Debtor, the Property or the Receiver, including initiating, prosecuting, continuing, defending, settling or compromising the proceedings;
- (k) to market any or all of the Property, including advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver considers appropriate;
- (l) to sell, convey, transfer, lease or assign the Property or any part or parts thereof out of the ordinary course of business:
  - (i) without the approval of this Court in respect of a single transaction for consideration up to \$50,000.00 , provided that the aggregate consideration for all such transactions does not exceed \$200,000.00; and
  - (ii) with the approval of this Court in respect of any transaction in which the individual or aggregate purchase price exceeds the limits set out in subparagraph (i) above,

and in each such case notice under Section 59(10) of the *Personal Property Security Act*, R.S.B.C. 1996, c. 359 shall not be required;

- (m) to apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof to a purchaser or purchasers, free and clear of any liens or encumbrances;
- (n) to report to, meet with and discuss with such affected Persons (as defined below) as the Receiver considers appropriate on all matters relating to the Property and the receivership, and to share information, subject to confidentiality terms as the Receiver considers appropriate;
- (o) to register a copy of this Order and any other Orders in respect of the Property against title to any of the Property;
- (p) to apply for any permits, licences, approvals or permissions as may be required by any governmental authority and any renewals thereof for and on behalf of and, if considered necessary or appropriate by the Receiver, in the name of the Debtor;
- (q) to enter into agreements with any trustee in bankruptcy appointed in respect of the Debtor, including, without limitation, the ability to enter into occupation agreements for any property owned or leased by the Debtor;

- 4 -

- (r) to exercise any shareholder, partnership, joint venture or other rights which the Debtor may have; and
- (s) to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations,

and in each case where the Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons (as defined below), including the Debtor, and without interference from any other Person.

#### **DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER**

3. Each of (i) the Debtor; (ii) all of the Debtor's current and former directors, officers, employees, agents, accountants, legal counsel and shareholders, and all other persons acting on its instructions or behalf; and (iii) all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order (collectively, "**Persons**" and each a "**Person**") shall forthwith advise the Receiver of the existence of any Property in such Person's possession or control, shall grant immediate and continued access to the Property to the Receiver, and shall deliver all such Property (excluding Property subject to liens the validity of which is dependent on maintaining possession) to the Receiver upon the Receiver's request.
4. All Persons, other than governmental authorities, shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records and information of any kind related to the business or affairs of the Debtor, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (collectively, the "**Records**") in that Person's possession or control. Upon request, governmental authorities shall advise the Receiver of the existence of any Records in that Person's possession or control.
5. Upon request, all Persons shall provide to the Receiver or permit the Receiver to make, retain and take away copies of the Records and grant to the Receiver unfettered access to and use of accounting, computer, software and physical facilities, provided however that nothing in paragraphs 4, 5 or 6 of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Receiver due to solicitor client privilege or statutory provisions prohibiting such disclosure.
6. If any Records are stored or otherwise contained on a computer or other electronic system of information storage, whether by an independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Receiver for the purpose of allowing the Receiver to recover and fully copy all of the information contained therein whether by way of printing the information or making copies of computer disks or such other manner

- 5 -

of retrieving and copying the information as the Receiver in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Receiver. Further, for the purposes of this paragraph, all Persons shall provide the Receiver with all such assistance in gaining immediate access to the information in the Records as the Receiver may require including, without limitation, providing the Receiver with instructions on the use of any computer or other system and providing the Receiver with any and all access codes, account names and account numbers that may be required to gain access to the information.

#### **NO PROCEEDINGS AGAINST THE RECEIVER**

7. No proceeding or enforcement process in any court or tribunal (each, a "Proceeding"), shall be commenced or continued against the Receiver except with the written consent of the Receiver or with leave of this Court.

#### **NO PROCEEDINGS AGAINST THE DEBTOR OR THE PROPERTY**

8. No Proceeding against or in respect of the Debtor or the Property shall be commenced or continued except with the written consent of the Receiver or with leave of this Court and any and all Proceedings currently under way against or in respect of the Debtor or the Property are stayed and suspended pending further Order of this Court; provided, however, that nothing in this Order shall prevent any Person from commencing a Proceeding regarding a claim that might otherwise become barred by statute or an existing agreement if such Proceeding is not commenced before the expiration of the stay provided by this paragraph and provided that no further step shall be taken in respect of the Proceeding except for service of the initiating documentation on the Debtor and the Receiver.

#### **NO EXERCISE OF RIGHTS OR REMEDIES**

9. All rights and remedies (including, without limitation, set-off rights) against the Debtor, the Receiver, or affecting the Property, are stayed and suspended except with the written consent of the Receiver or leave of this Court, provided however that nothing in this Order shall (i) empower the Receiver or the Debtor to carry on any business which the Debtor is not lawfully entitled to carry on, (ii) affect the rights of any regulatory body as set forth in section 69.6(2) of the BIA, (iii) prevent the filing of any registration to preserve or perfect a security interest, or (iv) prevent the registration of a claim for lien. This stay and suspension shall not apply in respect of any "eligible financial contract" as defined in the BIA.

#### **NO INTERFERENCE WITH THE RECEIVER**

10. No Person shall discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement, licence or permit in favour of or held by the Debtor, including without limitation that certain Grazing Licence No. RAN077332 and any renewals, replacements or assignments thereof, without written consent of the Receiver or leave of this Court. Nothing in

- 6 -

this Order shall prohibit any party to an eligible financial contract from closing out and terminating such contract in accordance with its terms.

#### CONTINUATION OF SERVICES

11. All Persons having oral or written agreements with the Debtor or statutory or regulatory mandates for the supply of goods and/or services, including without limitation, all computer software, communication and other data services, centralized banking services, payroll services, insurance, transportation services, utility or other services to the Debtor are restrained until further Order of this Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Receiver, and the Receiver shall be entitled to the continued use of the Debtor's current telephone numbers, facsimile numbers, internet addresses and domain names, provided in each case that the normal prices or charges for all such goods or services received after the date of this Order are paid by the Receiver in accordance with normal payment practices of the Debtor or such other practices as may be agreed upon by the supplier or service provider and the Receiver, or as may be ordered by this Court.

#### RECEIVER TO HOLD FUNDS

12. All funds, monies, cheques, instruments, and other forms of payments received or collected by the Receiver from and after the making of this Order from any source whatsoever including, without limitation, the sale of all or any of the Property and the collection of any accounts receivable, in whole or in part, whether in existence on the date of this Order or hereafter coming into existence, shall be deposited into one or more new accounts to be opened by the Receiver (the "**Post-Receivership Accounts**") and the monies standing to the credit of such Post-Receivership Accounts from time to time, net of any disbursements provided for herein, shall be held by the Receiver to be paid in accordance with the terms of this Order or any further order of this Court.

#### EMPLOYEES

13. Subject to the employees' right to terminate their employment, all employees of the Debtor shall remain the employees of the Debtor until such time as the Receiver, on the Debtor's behalf, may terminate the employment of such employees. The Receiver shall not be liable for any employee-related liabilities of the Debtor, including any successor employer liabilities as referred to in Section 14.06(1.2) of the BIA, other than amounts the Receiver may specifically agree in writing to pay or in respect of obligations imposed specifically on receivers by applicable legislation, including sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*, S.C. 2005, c.47. The Receiver shall be liable for any employee-related liabilities, including wages, severance pay, termination pay, vacation pay, and pension or benefit amounts relating to any employees that the Receiver may hire in accordance with the terms and conditions of such employment by the Receiver.



- 7 -

## PERSONAL INFORMATION

14. Pursuant to Section 7(3)(c) of the *Personal Information Protection and Electronic Documents Act*, S.C. 2000, c. 5 or Section 18(1)(o) of the *Personal Information Protection Act*, S.B.C. 2003, c. 63, the Receiver may disclose personal information of identifiable individuals to prospective purchasers or bidders for the Property and to their advisors, but only to the extent desirable or required to negotiate and attempt to complete one or more sales of the Property (each, a "**Sale**"). Each prospective purchaser or bidder to whom such personal information is disclosed shall maintain and protect the privacy of such information and limit the use of such information to its evaluation of the Sale, and if it does not complete a Sale, shall return all such information to the Receiver, or in the alternative destroy all such information. The purchaser of any Property shall be entitled to continue to use the personal information provided to it, and related to the Property purchased, in a manner which is in all material respects identical to the prior use of such information by the Debtor, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed.

## LIMITATION ON ENVIRONMENTAL LIABILITIES

15. Nothing in this Order shall require the Receiver to occupy or to take control, care, charge, possession or management (separately and/or collectively, "**Possession**") of any of the Property that might be environmentally contaminated, might be a pollutant or a contaminant, or might cause or contribute to a spill, discharge, release, or deposit of a substance contrary to any federal, provincial or other law relating to the protection, conservation, enhancement, remediation or rehabilitation of the environment or relating to the disposal of waste or other contamination (collectively "**Environmental Legislation**"), provided however that nothing herein shall exempt the Receiver from any duty to report or make disclosure imposed by applicable Environmental Legislation.
16. The Receiver shall not, as a result of this Order or anything done in pursuance of the Receiver's duties and powers under this Order, be deemed to be in Possession of any of the Property within the meaning of any Environmental Legislation, unless the Receiver is actually in possession.
17. Notwithstanding anything in federal or provincial law, the Receiver is not personally liable in that position for any environmental condition that arises or environmental damage that occurred:
  - (a) before the Receiver's appointment; or,
  - (b) after the Receiver's appointment, unless it is established that the condition arose or the damage occurred as a result of the Receiver's gross negligence or wilful misconduct.
18. Notwithstanding anything in federal or provincial law, but subject to paragraph 17 of this Order, where an order is made which has the effect of requiring the Receiver

- 8 -

to remedy any environmental condition or environmental damage affecting the Property, if the Receiver complies with the BIA section 14.06(4), the Receiver is not personally liable for the failure to comply with the order and is not personally liable for any costs that are or would be incurred by any Person in carrying out the terms of the order.

#### **LIMITATION ON THE RECEIVER'S LIABILITY**

19. The Receiver shall incur no liability or obligation as a result of its appointment or the carrying out the provisions of this Order, save and except:
  - (a) any gross negligence or wilful misconduct on its part; or
  - (b) amounts in respect of obligations imposed specifically on receivers by applicable legislation.

Nothing in this Order shall derogate from the protections afforded the Receiver by Section 14.06 of the BIA or by any other applicable legislation.

#### **RECEIVER'S ACCOUNTS**

20. The Receiver and its legal counsel, if any, are granted a charge (the "**Receiver's Charge**") on the Property as security for the payment of their fees and disbursements, in each case at their standard rates, in respect of these proceedings, whether incurred before or after the making of this Order. The Receiver's Charge shall form a first charge on the Property in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subject to Sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.
21. The Receiver and its legal counsel shall pass their accounts from time to time, and for this purpose the accounts of the Receiver and its legal counsel are referred to a judge of the Supreme Court of British Columbia and may be heard on a summary basis.
22. Prior to the passing of its accounts, the Receiver shall be at liberty from time to time to apply reasonable amounts, out of the monies in its hands, against its fees and disbursements, including legal fees and disbursements, incurred at the standard rates and charges of the Receiver or its counsel, and such amounts shall constitute advances against its remuneration and disbursements when and as approved by this Court.

#### **FUNDING OF THE RECEIVERSHIP**

23. The Receiver is authorized and empowered to borrow by way of a revolving credit or otherwise, such monies from time to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed \$75,000.00 (or such greater amount as this Court may by further Order authorize)

- 9 -

at any time, at such rate or rates of interest as the Receiver deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver by this Order, including interim expenditures. The whole of the Property shall be and is charged by way of a fixed and specific charge (the "**Receiver's Borrowings Charge**") as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to the Receiver's Charge and the charges as set out in Sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.

24. Neither the Receiver's Borrowings Charge nor any other security granted by the Receiver in connection with its borrowings under this Order shall be enforced without leave of this Court.
25. The Receiver is authorized to issue certificates substantially in the form annexed as Schedule "A" hereto (the "**Receiver's Certificates**") for any amount borrowed by it pursuant to this Order.
26. The monies from time to time borrowed by the Receiver pursuant to this Order or any further order of this Court and any and all Receiver's Certificates evidencing the same or any part thereof shall rank on a *pari passu* basis, unless otherwise agreed to by the holders of any prior issued Receiver's Certificates.

#### **ALLOCATION**

27. Any interested party may apply to this Court on notice to any other party likely to be affected for an order allocating the Receiver's Charge and Receiver's Borrowings Charge amongst the Property.

#### **SERVICE AND NOTICE OF MATERIALS**

28. The Receiver shall serve a copy of this Order upon all creditors of the Debtor, as disclosed in the Debtor's books and records.
29. Any Person who is served with a copy of this Order and that wishes to be served with any future application or other materials in these proceedings must provide to counsel for each of the Receiver and the Applicant a demand for notice in the form attached as Schedule B (the "**Demand for Notice**"). The Receiver and the Applicant need only provide further notice in respect of these proceedings to Persons that have delivered a properly completed Demand for Notice. The failure of any Person to provide a properly completed Demand for Notice releases the Receiver and the Applicant from any requirement to provide further notice in respect of these proceedings until such Person delivers a properly completed Demand for Notice.

- 10 -

30. The Receiver shall maintain a service list identifying all parties that have delivered a properly completed Demand for Notice (the "**Service List**"). The Receiver shall post and maintain an up-to-date form of the Service List on the Website.
31. Any interested party, including the Receiver, may serve any court materials in these proceedings by facsimile or by emailing a PDF or other electronic copy of such materials to the numbers or addresses, as applicable, set out on the Service List. Any interested party, including the Receiver, may serve any court materials in these proceedings by mail to any party on the Service List that has not provided a facsimile number or email address, and materials delivered by mail shall be deemed received five (5) days after mailing.
32. Notwithstanding paragraph 31 of this Order, service of the Notice of Application and any affidavits filed in support shall be made on the Federal and British Columbia Crowns in accordance with the *Crown Liability and Proceedings Act*, R.S.C. 1985, c.C-50 and its regulations for the Federal Crown and the *Crown Proceedings Act*, R.S.B.C. 1996 c.89 in respect of the British Columbia Crown. The Receiver and its counsel are authorised to serve or distribute this Order, any other orders and any other materials as may be reasonably required in these proceedings, including any notices or other correspondence, by forwarding copies by facsimile or by email to the Debtor's creditors or other interested parties and their advisors. For greater certainty, any such distribution or service shall be deemed to be in satisfaction of any legal or juridical obligation and notice requirements within the meaning of clause 3(c) of the *Electronic Commerce Protection Regulations*.

#### GENERAL

33. Any interested party may apply to this Court to vary or amend this Order on not less than seven (7) clear business days' notice to the Service List and to any other party who may be affected by the variation or amendment, or upon such other notice, if any, as this Court may order.
34. The Receiver may from time to time apply to this Court for advice and directions in the discharge of its powers and duties hereunder.
35. Nothing in this Order shall prevent the Receiver from acting as a trustee in bankruptcy of the Debtor, and the Receiver shall have the authority to assign the Debtor into bankruptcy, in its sole discretion.
36. This Court requests the aid, recognition and assistance of any court, tribunal, regulatory or administrative body having jurisdiction, wherever located, to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All such courts, tribunals and regulatory and administrative bodies are respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or

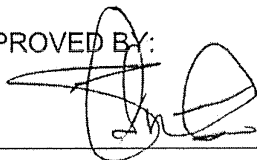
- 11 -

desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

37. The Receiver is authorized and empowered to apply to any court, tribunal or regulatory or administrative body, wherever located, for recognition of this Order and for assistance in carrying out the terms of this Order and the Receiver is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.
38. The Plaintiffs shall have their costs of this motion, up to and including entry and service of this Order, as provided for by the terms of the Plaintiff's security or, if not so provided by the Plaintiffs' security, then on a substantial indemnity basis to be paid by the Receiver from the Debtor's estate with such priority and at such time as this Court may determine.
39. This Order be entered on an expedited basis.
40. Following service of a copy of this Order upon G. Moroso & Associates Inc., by email to [gmoroso@hotmail.com](mailto:gmoroso@hotmail.com), G. Moroso & Associates Inc. shall assist and cooperate with the Receiver in transitioning from the administration of the Receivership pursuant to the Order pronounced on September 17, 2018, in Kelowna Registry Action No. 120281, shall otherwise cease to perform its duties under that Order (but shall retain the benefit of all protections contained in that Order), and shall apply for its discharge in that proceeding.
41. Endorsement of this Order by counsel appearing on this application other than the Plaintiffs is dispensed with.

THE FOLLOWING PARTIES APPROVE OF THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:

APPROVED BY:



Signature of Steven D. Dvorak  
Lawyer for Plaintiffs

BY THE COURT



DISTRICT REGISTRAR



### SCHEDULE "A" - RECEIVER CERTIFICATE

1. THIS IS TO CERTIFY that C. CHEVELDAVE & ASSOCIATES LTD. , the Receiver and Manager (the "**Receiver**") of all of the assets, undertakings and properties of Sather Ranch Ltd. acquired for, or used in relation to a business carried on by the Debtor, including all proceeds thereof (collectively, the "**Property**") appointed by Order of the Supreme Court of British Columbia and/or the Supreme Court of British Columbia (In Bankruptcy and Insolvency) (the "**Court**") dated the 21<sup>st</sup> day of November, 2019 (the "**Order**") made in SCBC Action No. [REDACTED] has received as such Receiver from the holder of this certificate (the "**Lender**") the principal sum of \$ [REDACTED], being part of the total principal sum of \$75,000.00 which the Receiver is authorized to borrow under and pursuant to the Order.
2. The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded ~~daily~~ monthly not in advance on the [REDACTED] day of each month after the date hereof at a notional rate per annum equal to the rate of [REDACTED] per cent above the prime commercial lending rate of [REDACTED] from time to time.
3. Such principal sum with interest thereon is, by the terms of the Order, together with the principal sums and interest thereon of all other certificates issued by the Receiver pursuant to the Order or to any further order of the Court, a charge upon the whole of the Property, in priority to the security interests of any other person, but subject to the priority of the charges set out in the Order and in the *Bankruptcy and Insolvency Act*, and the right of the Receiver to indemnify itself out of the Property in respect of its remuneration and expenses.
4. All sums payable in respect of principal and interest under this certificate are payable at the main office of the Lender at [REDACTED].
5. Until all liability in respect of this certificate has been terminated, no certificates creating charges ranking or purporting to rank in priority to this certificate shall be issued by the Receiver to any person other than the holder of this certificate without the prior written consent of the holder of this certificate.
6. The charge securing this certificate shall operate to permit the Receiver to deal with the Property as authorized by the Order and as authorized by any further or other order of the Court.
7. The Receiver does not undertake, and it is not under any personal liability, to pay any sum under this Certificate in respect of which it may issue certificates under the terms of the Order.

DATED the [REDACTED] day of [REDACTED], 20\_\_\_\_.

C. Cheveldave & Associates Ltd., solely in its  
capacity as Receiver of the Property, and not in its  
personal capacity

Per:  
Name:  
Title:

- 2 -

**Schedule "B"****Demand for Notice**

**TO:** [Name of Applicant]  
 c/o [Name of Counsel to the Applicant]  
 Attention:  
 Email:

**AND TO:** C. Cheveldave & Associates Ltd.  
 c/o [Name of Counsel to the Receiver]  
 Attention:  
 Email:

**Re: In the matter of the Receivership of Sather Ranch Ltd.**

I hereby request that notice of all further proceedings in the above Receivership be sent to me in the following manner:

1. By email, at the following address (or addresses):

\_\_\_\_\_

OR

2. By facsimile, at the following facsimile number (or numbers):

\_\_\_\_\_

OR

3. By mail, at the following address:

\_\_\_\_\_

Name of Creditor: \_\_\_\_\_

Name of Counsel (if any): \_\_\_\_\_

Creditor's Contact Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Creditor's Contact Phone Number: \_\_\_\_\_

Vancouver Registry

No. S1913131

---

IN THE SUPREME COURT OF BRITISH  
COLUMBIA

---

BETWEEN:

**MICHAEL NEIL STREET and MARIELLE BRULE**  
Plaintiffs

- and -

**SATHER RANCH LTD.**  
Defendant

---

**RECEIVERSHIP ORDER**


---

Davidson Lawyers LLP  
3009 28<sup>th</sup> Street, Vernon, BC, V1T 4Z7  
(250) 542-1177  
Attention: Steven Dvorak  
Counsel to the Plaintiffs



**Boundary Machine**

**From:** "Mike" <street42@telus.net>  
**Date:** Friday, March 2, 2018 6:46 AM  
**To:** "Boundary" <boundarymachine@shawbiz.ca>  
**Subject:** Fwd: Bulls purchased

This is Exhibit "C" referred to in the  
 Affidavit of Michael Neil Street  
 affirmed before me at  
 Vernon, British Columbia  
 this 4 day of July, 2021 

Sent from my iPhone

Begin forwarded message:

**From:** Joe Sather <joesather\_realtor@yahoo.ca>  
**Date:** April 12, 2012 at 11:31:09 AM PDT  
**To:** Mike Street <street42@telus.net>  
**Subject:** Bulls purchased

  
 A Commissioner in and for the  
 Province of British Columbia

Hi Mike,

Glad you made it home safely with the bulls. I spoke with Carol last night and told her we bought 4 bulls and we're selling the older Polled Hereford Bull (which I bought) and applying the proceeds to the purchase of these four new bulls. She said the Sather Ranch account only has around 8 or 9 hundred in it. So, we'll have to put the money from the sale of the calves into that account so we can pay for the load of hay we need (I'll let you know how I make out with the hay guy out here). So, I guess we'll end up having to buy the new bulls ourselves (cost \$10,250 or \$5,125 each). Mike, I don't want to put any financial pressure on you to have to pay for these bulls (your half). It was my decision to buy them and I think it was the right decision for the improvement of the ranch but I don't want to stick you with half the bill unless that's what you want. Let me know what you think on this Mike.

Banking & Corporation: I spoke with the TD Bank yesterday and they said in order to open an account we'd need a registered partnership or corporation. I think we should just incorporate the company and be done with it. The shares could be owned by us individually or via our corporations, whatever works best for each of us. Maybe what we should do is "roll" our current investment in the ranch into the corporation and take back shareholder loans. We could invite Danny to buy one third of the shares and put up some money. With a Unanimous Shareholders Agreement, we could have it set up so that if and when I die, you and Danny could buy or inherit my shares so you'd be 50/50 partners. Let me know some of your thoughts on this Mike. Keep in mind there is no "ranch" without you Mike.... if it were not for you running the ranch, I'd sell everything! So, you know how much I appreciate you.

Talk to you soon.

Joe

Joe Sather, CGA - Broker  
Sather Real Estate Pro Brokers Ltd.  
4620 Manila Road S.E., Calgary, AB T2G 4B7  
Bus. 403-265-8887  
Cell 403-836-8887  
Fax 403-251-6688  
[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)

**Boundary Machine**

---

**From:** "Mike" <street42@telus.net>  
**Date:** Friday, March 2, 2018 6:49 AM  
**To:** "Boundary" <boundarymachine@shawbiz.ca>  
**Attach:** LEASE AGREEMENT-Mike.doc  
**Subject:** Fwd: Lease

Sent from my iPhone

Begin forwarded message:

**From:** Joe Sather <joesather\_realtor@yahoo.ca>  
**Date:** July 11, 2012 at 10:19:50 AM PDT  
**To:** Mike Street <street42@telus.net>  
**Subject:** Lease

Hi Mike,

Here is a draft of the revised Lease Agreement. No changes to the 2nd page, just the first page. Hopefully this "tightens" it up and makes it legal. You should run it by your lawyer to make sure it would hold up in court (a lawyer who hasn't seen it yet ... not a lawyer from Boyle & Company or Gilchrist ... maybe a lawyer in Kelowna).

I've changed it to a fixed term ... 25 years from 2009. Also addressed the property tax issue and inserted a right of offsetting costs for your services in operating the ranch and cleaned up some of the wording. Let me know what you think and what the lawyer says.

Joe

Joe Sather, CGA - Broker  
Sather Real Estate Pro Brokers Ltd.  
4620 Manila Road S.E., Calgary, AB T2G 4B7  
Bus. 403-265-8887  
Cell 403-836-8887  
Fax 403-251-6688  
[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)

Sent from my iPhone

Begin forwarded message:

> From: Joe Sather <joesather\_realtor@yahoo.ca>  
> Date: July 11, 2012 at 10:19:50 AM PDT  
> To: Mike Street <street42@telus.net>  
> Subject: Lease  
>  
>  
> Hi Mike,  
>  
> Here is a draft of the revised Lease Agreement. No changes to the 2nd page, just the first page. Hopefully this "tightens" it up and makes it legal. You should run it by your lawyer to make sure it would hold up in court (a lawyer who hasn't seen it yet ... not a lawyer from Boyle & Company or Gilchrist ... maybe a lawyer in Kelowna).  
>  
> I've changed it to a fixed term ... 25 years from 2009. Also addressed the property tax issue and inserted a right of offsetting costs for your services in operating the ranch and cleaned up some of the wording. Let me know what you think and what the lawyer says.  
>  
> Joe  
>  
> Joe Sather, CGA - Broker  
> Sather Real Estate Pro Brokers Ltd.  
> 4620 Manila Road S.E., Calgary, AB T2G 4B7  
> Bus. 403-265-8887  
> Cell 403-836-8887  
> Fax 403-251-6688  
> joesather\_realtor@yahoo.ca

## LEASE AGREEMENT

**Between:**

Palmer E. Sather and Ralph (herein "Rolf") A. Sather (the "Landlord")

and

Mike Street (the "Tenant")

**WHEREAS** the Landlord is the owner and/or majority owner of the properties described herein and has the authority to enter into this Agreement, the Landlord and Tenant covenant and agree as follows:

1. The properties are described at follows:  
  
**PL: 1190 DL: 2711 Sublot 8 (located at 1313 Greyback Mountain Road, Penticton, B.C.; Tax Assessment Roll #17-715-06828000) consisting of 80 acres, more or less, AND Lot 2514S SDYD, Penticton, B.C. (Tax Assessment Folio Number 07416-000) consisting of 160 acres, more or less.**
2. Since the date of acquisition, the described properties have been used by Palmer Sather and Rolf Sather for the purpose of operating a cattle ranch business known as Sather Bros. Ranch, now defunct and ceased doing business, and subsequently used by Palmer Sather for the purpose of operating a cattle ranch business known as Sather Ranch (herein referred to as the "ranching business"). *It is the desire of the Landlord that the Tenant continue to use the properties for a cattle ranching business.* Furthermore, Palmer Sather and Rolf Sather hereby acknowledge that the Tenant, Mike Street, is the person who manages and operates the ranch business, Sather Ranch, on behalf of Palmer Sather and also operates his own ranching business on the properties.
3. The Landlord hereby agrees to Lease to the Tenant, the properties described herein, for a term of 25 years commencing September 1, 2009 and ending August 31, 2034.
4. This Lease Agreement shall be terminated upon any of the following events:
  - a. Upon one year written notice to the Tenant from Palmer Sather or, in the event that Palmer Sather becomes deceased, upon one year written notice to the Tenant by the heirs of Palmer Sather;
  - b. Upon one year written notice by the Tenant to the Landlord;
  - c. One year after the ceasing of operations of the ranching business by Palmer Sather or his heirs or the Tenant.
5. The Landlord hereby grants permission to the Tenant to erect or move a "moveable" residential home (modular home or mobile home) onto Sublot 8, for the purpose of the Tenant's principal residence. The moveable residence occupied by the Tenant shall be removed by the Tenant, at the Tenant's own expense, within one year from termination of this agreement. The cost of the drilled well and power to the property has been paid by Palmer Sather and shall be available to the Tenant. The cost of servicing the moveable residence with water, power and septic system shall be paid by the Tenant. The cost of power for operating the ranching business and property taxes on the properties shall be divided proportionally between the Tenant and Landlord, based on useage. The Tenant shall have the right to offset all or a portion of the cost of power and property taxes, paid by the Landlord, with fees for services performed by the Tenant for managing the ranch business.
6. The Landlord hereby grants permission to the Tenant to erect fences, corals, barns, stables, gates or other structures for the purpose of operating the ranching business.

7. The Landlord hereby grants permission to the Tenant to erect fences, corals, barns, stables, gates or other structures for the purpose of operating Sather Ranch.
8. The Landlord hereby grants permission to the Tenant to keep horses, dogs and other farm animals on the property. The Tenant shall also use the property and the crown range land granted to Palmer Sather (Arawana, Greyback and Carmi ranges) to graze the Tenant's own cattle, up to a maximum of 50% of the allotted number of cattle on the grazing permit but only if Sather Ranch does not use the stated allotment for their own cattle.
9. Rent payable by the Tenant to the Landlord shall be the sum of One Dollar (\$1.00) per annum plus part-time services in the operation of Sather Ranch, such services to include branding of cattle (calves), shots, tags, roundup in fall, delivery of cattle to market, feeding cattle during the period when cattle are not on the grazing range and generally doing work necessary to the operations of Sather Ranch.
10. This Lease Agreement shall create a caveat on the title of the above described property.

Dated at the City of Penticton, British Columbia this 28<sup>TH</sup> day of August 2009 A.D.

P. E. Sather  
Palmer E. Sather ("Landlord")

[Signature]  
Witness

R. A. Sather  
Ralph (Rolf) A. Sather ("Landlord")

[Signature]  
Witness

Mike Street  
Mike Street ("Tenant")

[Signature]  
Witness

## **Boundary Machine**

---

**From:** "Mike" <street42@telus.net>  
**Date:** Friday, March 2, 2018 6:53 AM  
**To:** "Boundary" <boundarymachine@shawbiz.ca>  
**Subject:** Fwd: Food for thought

Sent from my iPhone

Begin forwarded message:

**From:** Joe Sather <joesather\_realtor@yahoo.ca>  
**Date:** November 29, 2012 at 4:15:32 PM PST  
**To:** Mike Street <street42@telus.net>  
**Subject:** Food for thought

Hi Mike,

Just thinking about the Ranch and would like your feedback. Here are some of my thoughts:

1. I'm going to incorporate Sather Ranch Ltd. but thinking that I should incorporate it here in Alberta and then register it as an **"extra provincial"** corporation in B.C. There are some good advantages of this: **a.** it's cheaper to incorporate in Alberta and taxes are lower; **b.** it allows us to buy property in B.C. and Alberta, if we want; **c.** share structures are more flexible in Alberta and there is no inheritance tax or succession duty in Alberta. There are likely other advantages that I'm forgetting and no disadvantages that I'm aware of ... you may want to ask your Accountant.

2. **Sather Ranch does not operate anymore without you ... you are the key person.** If it were not for you running it Mike, all the cattle would have been sold a few years ago (which would have saved me a ton of money ... lol). Although my Dad still thinks he runs the ranch, we all know he doesn't and hasn't for a long time now lol. So, all decisions on where we're going with Sather Ranch depends on you.

3. It is extremely important that Boundry Machine continues to thrive and is not neglected because of the cattle business. The cattle business is very time consuming for you, especially during the fall and spring, and it loses money. It's a wonderful hobby and a great way of life but it doesn't pay the bills. I'm not sure which is more expensive or time consuming, golfing or cattle ... I'm sure cattle lol. Point is, you shouldn't let the cattle business reduce your earnings from Boundry Machine. You should consider this before getting bigger in the cattle business.

4. How should the share structure look in the new company? Doesn't matter who else is involved, you're the key person and it doesn't operate without you. If anything happened to you, it would be dissolved .... period! We can have a Unanimous Shareholders Agreement (USA) which would state what happens if one of us were to die, get divorced, marry, etc., or want "out" to retire or whatever, etc. Do we want or need other shareholders? If we have shareholders other than you and I, I think they should be financially well heeled ... like Danny and/or Bruce. Depends on how big in the cattle business **you** want to be ... do we set a target of 500 head or 1,000 head? Do we buy up a lot of land with range permits? Since you and I have all the money invested in this already, it should be recorded as a shareholder's loan with some kind of terms expressed in the USA. That way, shares could be equal but investments of cash/assets/cattle would vary for each shareholder. Any what about all you time you work at this? **I know I spend some time on ranch business but its nothing compared to the time you spend.**

5. Of course there's the ongoing issue of the land 1/3 owned by Connie, buying out my sister when my Dad passes, etc. Another thing to think of is my age compared to you ... I'm 21 years older than you ... but hopefully good for another 15 to 20 years ... LOL. It would be nice to see at least you and Dan carry on with the ranch (if it doesn't drag you guys down financially). Bruce is 61 in December so I'm not sure if maybe he's too old for you guys or if he'd even be intersted ... I'd have to ask him.

Food for thought Mike ... let me know your thoughts ... don't be afraid to tell me like it is ... LOL.  
Talk to you soon.

Joe

**Joe Sather, CGA - Broker**

Sather Real Estate Pro Brokers Ltd.

#11 - 4412 Manilla Road S.E., Calgary, AB T2G 4A7

Bus. 403-265-8887

Cell 403-836-8887

I-Fax 403-592-6606

[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)



**Boundary Machine**

---

**From:** "Mike" <street42@telus.net>  
**Date:** Friday, March 2, 2018 6:57 AM  
**To:** "Boundary" <boundarymachine@shawbiz.ca>  
**Subject:** Fwd: re your email

Sent from my iPhone

Begin forwarded message:

**From:** "street42@telus.net" <street42@telus.net>  
**Date:** July 13, 2017 at 3:38:58 PM PDT  
**To:** [boundarymachine@shawbiz.ca](mailto:boundarymachine@shawbiz.ca)  
**Subject:** Fwd: re your email

---

**From:** "Joe Sather" <[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)>  
**To:** "Mike Street" <street42@telus.net>  
**Sent:** Saturday, February 23, 2013 1:21:48 PM  
**Subject:** Fw: Re: re your email

Mike, here's the emails from and to Carol. No secret as far as I'm concerned. To me, you are my "adopted" son and I don't treat you any different than my own boys or nephews. We'll get this sorted out in April when I get home. In the meantime, if Carol asks, try to avoid giving her numbers. Here's what I think about the cattle ownership: both you and I own all the bulls (I have receipts and papers for all of them) ... therefore, we should be entitled to some of the ownership of the heifer replacement calves kept back over the past 10 or so years. Without too much thought, I think a one third each would be a reasonable split, especially since the ranch has been run by you (mostly) and I (feeding, branding, shots, roundup, calving, buying, etc.). That way, my Dad would own 1/3 of those heifers and you and I would own 2/3's ... from say 10 years ago. Plus we own the cows and heifers we purchased and any heifers from them (which are cows now). What do you think? Keep in mind, Carol is not and never has been interested in the ranch .... the ranch is really you and I ... **land ownership is going to be tougher to sort out but I'm sure we'll get it straightened out.**

We're heading back to Vegas in the morning, there for a couple of nights and then off to Salt Lake City and then Helena. Some beautiful ranches in SW Montana ... maybe we should buy one .... lol As soon as I get back, we'll get the company incorporated, get a Unanimous Shareholders Agreement (USA) done and see who wants to come to the table ... probably Danny and maybe Bruce and, of course, you and I. The more money we can raise, the bigger our ranch can be. Anyway, we'll talk more but give me any of your thoughts Mike.

Take care.

Joe

**Joe Sather, CGA - Broker**  
**Sather Real Estate Pro Brokers Ltd.**  
 #11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7  
 Bus. 403-265-8887  
 Cell 403-836-8887  
 I-Fax 403-592-6606  
[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)

--- On Sat, 2/23/13, Carol Sather <[sneepa\\_sather@yahoo.ca](mailto:sneepa_sather@yahoo.ca)> wrote:

From: Carol Sather <[sneepa\\_sather@yahoo.ca](mailto:sneepa_sather@yahoo.ca)>  
 Subject: Re: re your email  
 To: "Joe Sather" <[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)>  
 Received: Saturday, February 23, 2013, 11:54 AM

OK Joe, have a safe trip home and will talk to you soon.  
 I now, for the first time, have a clearer explanation as to  
 how you and Mike will sort out the cattle  
 ownership..thanks.

Sneep

From: Joe Sather <[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)>  
 To: Carol Sather <[sneepa\\_sather@yahoo.ca](mailto:sneepa_sather@yahoo.ca)>  
 Sent: Friday, February 22, 2013 6:14:29 PM  
 Subject: Re: re your email  
 See below.

**Joe Sather, CGA - Broker**  
**Sather Real Estate Pro Brokers Ltd.**  
 #11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7  
 Bus. 403-265-8887  
 Cell 403-836-8887  
 I-Fax 403-592-6606  
[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)

--- On Fri, 2/22/13, Carol Sather <[sneepa\\_sather@yahoo.ca](mailto:sneepa_sather@yahoo.ca)> wrote:

From: Carol Sather <sneepa\_sather@yahoo.ca>  
 Subject: re your email  
 To: "Joe Sather" <joesather\_realtor@yahoo.ca>  
 Received: Friday, February 22, 2013, 6:28 PM

Joe..Mike dropped by as I wanted to go over a few things with him i.e. Pat's time and what he does as well as the fuel bill and just a few other things and I did want to talk to him about what you said regarding his interest in buying Dad's cattle. My biggest question was how will he know how many actually are Dad's cattle. **Because, as I've said before, I will go over all the records Mike has for the cattle to determine what is Dad's, what's Mike's and what's mine. I will then check the list by going thru the heard and checking them off the list. Then I'll determine ages of Dad's cattle and use current market prices to determine their worth. Then Mike will have to decide if he wants them all or just some. Any he doesn't take will be shipped to market and sold. The proceeds will be used to pay off the loan and there will be no more ranch business and therefore no more expenses to pay or records to keep ... no fuel bills, no payroll, no hay to pay for.** I then told him that you and I will equally own the land someday in the future but that for my part, it will go directly to Darren & Derek **(that is wonderful ... glad to hear)** and I don't think they would want to sell...however, as I pointed out to Mike, they may very well change their minds once they know all the facts. **(I'm sure they will change their mind as its pretty much worthless the way it is ... nobody can do anything with it.)** Mike said he was always led to believe that he would be able to buy out all the property and cattle someday. I knew nothing about this "promise" but told him not to worry as it will get straightened out. **I'm not aware of any such**

***promise, however, in 30 years or less, it really won't matter who owns it, will it? It would be nice to see Sather Ranch continue and the logical person to own it would be Mike. If any of our boys were interested, I'm sure Mike would have them as partners if they wanted to invest in it and help out with it.***

As far as Dad's Income Tax is concerned Joe...before you left I sent you a rough copy of the 2012 expenses and asked for your advice. ***I don't recall this but I'll go over all my emails ... I've saved everything since you started on email.*** I told you that for years Dad claimed things that he did not have cancelled cheques nor receipts for and I have just claimed the same expenses as I did not know what to do otherwise...I had no direction and that is why I marked the ones that I was concerned about and asked you about. This was also to be presented to the BMO but as I didn't hear a word from you before you left, I, once again had to do it on my own.

Hopefully, you will have some time to look at what I sent you when you get back to Calgary..although I'm sure you'll be swamped with your own work for quite awhile. ***Yes, for the first day or two I'll be swamped but I will look at everything shortly after getting home. I just ran out of time before leaving on our holiday so I didn't get time to deal with the BofM stuff.***

Anyhow, I'm sure this will all work out. ***I hope so!***

***Joe***

Sneep

**Boundary Machine**

---

**From:** "Mike" <street42@telus.net>  
**Date:** Friday, March 2, 2018 6:59 AM  
**To:** "Boundary" <boundarymachine@shawbiz.ca>  
**Attach:** form33.pdf; 2017375300 SATHER.pdf  
**Subject:** Fwd: Sather Ranch Ltd.

Sent from my iPhone

Begin forwarded message:

**From:** "street42@telus.net" <street42@telus.net>  
**Date:** July 13, 2017 at 3:40:23 PM PDT  
**To:** boundarymachine@shawbiz.ca  
**Subject:** Fwd: Sather Ranch Ltd.

---

**From:** "Joe Sather" <joesather\_realtor@yahoo.ca>  
**To:** "Mike Street" <street42@telus.net>  
**Sent:** Thursday, March 21, 2013 10:04:35 PM  
**Subject:** Fw: RE: Sather Ranch Ltd.

Hi Mike .... Sather Ranch Ltd. is now incorporated ... see documents attached to letter from the Registry Office I deal with. I've completed the BC form and sent it to her so we should be registered in BC in a few days. I'll get the Minute Book set up and bring it with me when I come out in April. Also will get a Legal Seal. Which bank do you want to use ... should be one that has a branch in Alberta (Royal, BMO, TD, etc.) ... can't remember who you deal with. I deal with TD Canada Trust and spoke with the branch across from Cherry Lane Mall in Penticton about setting up an account but that was last summer. I don't think it really matters other than being able to go to any branch to make a deposit and bank online. You'll need to give the bank a copy of the incorporation documents, get an Access Card (deposit only), order cheques and deposit books. Accounting can be done at my office by Debbie or your office, doesn't matter. I've got an extra computer we can use, accounting software loaded. Let me know what you want to do ... I can bring the computer out when I come. Finally we can start separating this whole mess and get my sister out of it. I talked to Danny tonight and he's on board with the ranch .... said he'd be glad to buy some cows or bulls and invest in the ranch. He was disappointed about that land selling but I told him we'd find some more this year. Maybe when you come out for the Lacombe Sale, I'll have him come to Calgary to meet us and discuss the ranch. With Danny on board we may not need Bruce involved but in a way it would be nice to have him onboard .... he gets paid out a few million (3 or 4) from the sale of his hotel in October ... always nice to have a few

extra million to spend lol. I'm thinking about the land we could acquire to expand the ranch ... get it up to that 500 mark. Would love to tell some of my relatives to go f themselves.

Talk to you soon Mike.

Joe

**Joe Sather, CGA - Broker**  
**Sather Real Estate Pro Brokers Ltd.**  
#11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7  
Bus. 403-265-8887  
Cell 403-836-8887  
I-Fax 403-592-6606  
[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)

-- On Thu, 3/21/13, Braeden <[braeden@mojos.com](mailto:braeden@mojos.com)> wrote:

From: Braeden <[braeden@mojos.com](mailto:braeden@mojos.com)>  
Subject: RE: Sather Ranch Ltd.  
To: "Joe Sather" <[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)>  
Received: Thursday, March 21, 2013, 12:25 PM

Hi Joe.

Please see attached Alberta Corporation.

I have submitted the name request for BC once that comes in I can process the BC Corporation. As I said before the only fee for that is the name fee which is \$30.00 plus tax. Which I have added to the invoice, that I have attached.

I also attached an application for the BC Corporation, this way I do not miss anything. If you could complete this and send it back to me that would be awesome.

Thank you so much.

---

**From:** Joe Sather [[mailto:joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)]  
**Sent:** Thursday, March 21, 2013 11:06 AM  
**To:** [braeden@mojos.com](mailto:braeden@mojos.com)  
**Subject:** Sather Ranch Ltd.

Hi Braeden,

The Registered Address will be:

**10635 Oakmoor Way S.W., Calgary, Alberta T2W 2L1**

The B.C. address will be:

**1335 Commercial Way, Penticton, B.C. V2A 3H4**

The Directors will be:

**Joseph W.P. Sather**

**10635 Oakmoor Way S.W., Calgary, AB T2W 2L1**

**Michael N. Street**

**1335 Commercial Way, Penticton, BC V2A 3H4**

I think thats everything you needed but if not, give me a call.

Joe

p.s. The BC partnership called Sathe Ranch or Sather Bros. Ranch is likely between my Dad, Palmer Sather, and my uncle, Rolf Sather. However, that partnership was dissolved back in the early 1980's. The BC registered proprietorship or trade name Sather Ranch is likely my Dad, Palmer Sather, registered after the partnership was dissolved. Hope this helps.

**Joe Sather, CGA - Broker**  
**Sather Real Estate Pro Brokers Ltd.**  
 #11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7  
 Bus. 403-265-8887

Cell 403-836-8887  
 I-Fax 403-592-6606

[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)

Sent from my iPhone

Begin forwarded message:

> From: "street42@telus.net" <street42@telus.net>  
 > Date: July 13, 2017 at 3:40:23 PM PDT  
 > To: boundarymachine@shawbiz.ca  
 > Subject: Fwd: Sather Ranch Ltd.  
 >  
 >  
 >  
 > From: "Joe Sather" <joesather\_realtor@yahoo.ca>  
 > To: "Mike Street" <street42@telus.net>  
 > Sent: Thursday, March 21, 2013 10:04:35 PM  
 > Subject: Fw: RE: Sather Ranch Ltd.  
 >  
 > Hi Mike .... Sather Ranch Ltd. is now incorporated ... see documents attached to letter from the Registry Office I deal with. I've completed the BC form and sent it to her so we should be



registered in BC in a few days. I'll get the Minute Book set up and bring it with me when I come out in April. Also will get a Legal Seal. Which bank do you want to use ... should be one that has a branch in Alberta (Royal, BMO, TD, etc.) ... can't remember who you deal with. I deal with TD Canada Trust and spoke with the branch across from Cherry Lane Mall in Penticton about setting up an account but that was last summer. I don't think it really matters other than being able to go to any branch to make a deposit and bank online. You'll need to give the bank a copy of the incorporation documents, get an Access Card (deposit only), order cheques and deposit books. Accounting can be done at my office by Debbie or your office, doesn't matter. I've got an extra computer we can use, accounting software loaded. Let me know what you want to do ... I can bring the computer out when I come. Finally we can start separating this whole mess and get my sister out of it. I talked to Danny tonight and he's on board with the ranch .... said he'd be glad to buy some cows or bulls and invest in the ranch. He was disappointed about that land selling but I told him we'd find some more this year. Maybe when you come out for the Lacombe Sale, I'll have him come to Calgary to meet us and discuss the ranch. With Danny on board we may not need Bruce involved but in a way it would be nice to have him onboard .... he gets paid out a few million (3 or 4) from the sale of his hotel in October ... always nice to have a few extra million to spend lol. I'm thinking about the land we could acquire to expand the ranch ... get it up to that 500 mark. Would love to tell some of my relatives to go f themselves.

> Talk to you soon Mike.

>

> Joe

>

>

> Joe Sather, CGA - Broker

> Sather Real Estate Pro Brokers Ltd.

> #11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7

> Bus. 403-265-8887

> Cell 403-836-8887

> I-Fax 403-592-6606

> joesather\_realtor@yahoo.ca

>

>

> --- On Thu, 3/21/13, Braeden <braeden@mojos.com> wrote:

>

> From: Braeden <braeden@mojos.com>

> Subject: RE: Sather Ranch Ltd.

> To: "'Joe Sather'" <joesather\_realtor@yahoo.ca>

> Received: Thursday, March 21, 2013, 12:25 PM

>

> Hi Joe.

>

> Please see attached Alberta Corporation.

>

>

>

> I have submitted the name request for BC once that comes in I can process the BC Corporation. As I said before the only fee for that is the name fee which is \$30.00 plus tax. Which I have added to the invoice, that I have attached.

>

>

>

> I also attached an application for the BC Corporation, this way I do not miss anything. If you could complete this and send it back to me that would be awesome.

>

>

>

> Thank you so much.

>

>

>

>

>

> From: Joe Sather [mailto:joesather\_realtor@yahoo.ca]

> Sent: Thursday, March 21, 2013 11:06 AM

> To: braeden@mojos.com

> Subject: Sather Ranch Ltd.

>

>

>

> Hi Braeden,

>

>

>

> The Registered Address will be:

>

>

>

> 10635 Oakmoor Way S.W., Calgary, Alberta T2W 2L1

>

>

>

> The B.C. address will be:

>

>  
>  
> 1335 Commercial Way, Penticton, B.C. V2A 3H4  
>  
>  
>  
> The Directors will be:  
>  
>  
>  
> Joseph W.P. Sather  
>  
> 10635 Oakmoor Way S.W., Calgary, AB T2W 2L1  
>  
>  
>  
> Michael N. Street  
>  
> 1335 Commercial Way, Penticton, BC V2A 3H4  
>  
>  
>  
> I think thats everything you needed but if not, give me a call.  
>  
>  
>  
> Joe  
>  
>  
>  
> p.s. The BC partnership called Sathe Ranch or Sather Bros. Ranch is likely between my Dad, Palmer Sather, and my uncle, Rolf Sather. However, that partnership was dissolved back in the early 1980's. The BC registered proprietorship or trade name Sather Ranch is likely my Dad, Palmer Sather, registered after the partnership was dissolved. Hope this helps.  
>  
> Joe Sather, CGA - Broker  
> Sather Real Estate Pro Brokers Ltd.  
> #11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7  
> Bus. 403-265-8887  
>  
> Cell 403-836-8887  
> I-Fax 403-592-6606

>  
> joesather\_realtor@yahoo.ca  
>  
>  
>  
>  
>

## **Boundary Machine**

---

**From:** "Joe Sather" <joesather\_realtor@yahoo.ca>  
**Date:** Thursday, January 23, 2014 3:47 PM  
**To:** "Boundary Machine" <boundarymachine@shawbiz.ca>  
**Subject:** Re: Bred cow and heifer sale

You're absolutely right Mike ... we really should be running a lot more cows as it is just about the same amount of work whether you feed 50 head or 500 head. I think our original goal was to have 500 head within 10 years. So, lets get it up to at least 250 head within a year. If we had a lot more cows, maybe we could have Pat Harris on full time salary? Hopefully I'll have a better year in real estate this year so I can contribute more. I'm "thinking" that I may sell my company within a year or two and then maybe our house, buy a condo Townhouse or something here in Calgary and move home to Penticton ... spend most of the year in Penticton, some months in Calgary selling real estate and some in Arizona. Just thinking out loud right now but definitely want to spend more time in Penticton and helping on the ranch Mike. Talk to you soon.

Joe

### **Joe Sather, CGA - Broker**

Sather Real Estate Pro Brokers Ltd.  
 #11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7  
 Bus. 403-265-8887  
 Cell 403-836-8887  
 I-Fax 403-592-6606  
[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)

**From:** Boundary Machine <boundarymachine@shawbiz.ca>  
**To:** Joe Sather <joesather\_realtor@yahoo.ca>  
**Sent:** Thursday, January 23, 2014 4:34:17 PM  
**Subject:** Re: Bred cow and heifer sale

Thinking about just grabbing a trailer load 8-10 depending on prices, we do have lots of room on the range and we also end up with late or open cows in the spring to get rid of. We need to get up to calving out over 200 head to cover all the expenses, it is the same amount of work to feed or repair fences if its 150 or 250 head. I have not seen Shawn Carter yet about that bull but I will.

**From:** Joe Sather  
**Sent:** Thursday, January 23, 2014 3:16 PM  
**To:** Boundary Machine  
**Subject:** Re: Bred cow and heifer sale

Wow ... looks like a nice sale Mike ... wish I could go with you but we leave for AZ on Monday morning. Wonder why people would be selling bred cows and heifers when they're about to calve out over the next couple of months??? You'd think they would wait and get more for a cow and live calf at their side. Anyway, there's lots of room on the range. Don't spend all you money ... we need to replace those 3 bulls we sold. By the way, did you ever find out about that bull we didn't get paid for??? Injured or not, we should have got something for the meat. We've had lots of injured bulls go to sale in the past and got paid. I'd like to know why we didn't get paid.

Talk to you soon.

Joe

**Joe Sather, CGA - Broker**

**Sather Real Estate Pro Brokers Ltd.**

#11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7

Bus. 403-265-8887

Cell 403-836-8887

I-Fax 403-592-6606

[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)

---

**From:** Boundary Machine <boundarymachine@shawbiz.ca>

**To:** Joe Sather <joesather\_realtor@yahoo.ca>

**Sent:** Thursday, January 23, 2014 1:10:49 PM

**Subject:** Bred cow and heifer sale

Thinking I might go to this sale, some nice looking bred heifers there.

<http://bclivestock.bc.ca/event-374-KAMLOOPS-BRED-COW-&-BRED-HEIFER-PLUS-REGULAR-SALE--TUESDAY-->

No virus found in this message.

Checked by AVG - <http://www.avg.com/>

Version: 2014.0.4259 / Virus Database: 3681/7027 - Release Date: 01/23/14

## **Boundary Machine**

---

**From:** "Joe Sather" <joesather\_realtor@yahoo.ca>  
**Date:** Friday, March 21, 2014 11:02 AM  
**To:** "Boundary Machine" <boundarymachine@shawbiz.ca>  
**Subject:** Re: Bridge

Ya, maybe one more year but I think it would be better to fence and build ... we'll need a bull dozer to build a road so that hay trucks can access the property unless they can drive up the road and turn around?? It would be a lot more convenient up there too ... no hauling cattle except to the sale. And, a huge bonus ... my Dad won't be getting in the way ... LOL. Maybe keep the bulls down there so he has something to look at??

Joe

**Joe Sather, CGA - Broker**  
**Sather Real Estate Pro Brokers Ltd.**  
 #11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7  
 Bus. 403-265-8887  
 Cell 403-836-8887  
 I-Fax 403-592-6606  
[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)

**From:** Boundary Machine <boundarymachine@shawbiz.ca>  
**To:** Joe Sather <joesather\_realtor@yahoo.ca>  
**Sent:** Friday, March 21, 2014 11:36:39 AM  
**Subject:** Re: Bridge

Yes I think so, we can probably stay down there for one more year but that will be it.

Mike

**From:** Joe Sather  
**Sent:** Friday, March 21, 2014 10:23 AM  
**To:** Boundary Machine  
**Subject:** Re: Bridge

Thanks Mike ... we'd better start fencing the 80 acres this summer.

Joe

**Joe Sather, CGA - Broker**  
**Sather Real Estate Pro Brokers Ltd.**  
 #11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7  
 Bus. 403-265-8887  
 Cell 403-836-8887  
 I-Fax 403-592-6606  
[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)

**From:** Boundary Machine <boundarymachine@shawbiz.ca>

Page 2 of 2

**To:** Joe Sather <joesather\_realtor@yahoo.ca>  
**Sent:** Friday, March 21, 2014 10:48:29 AM  
**Subject:** Bridge

I don't think the last emailed linked, here is the link

<http://globalnews.ca/news/1221774/watch-penticton-indian-band-gets-funding-for-bridge/>

No virus found in this message.

Checked by AVG - <http://www.avg.com/>

Version: 2014.0.4336 / Virus Database: 3722/7227 - Release Date: 03/21/14



Mail - street42@hotmail.ca

Page 1 of 2

Message sent  
to Outlook Mail  
Boundary added to the To line  
list

Hay &amp; Pasture

Mike S

Joe Sather &lt;joesather\_realtor@yahoo.ca&gt;

Sun 2014-08-03 11:12 AM

To Mike Street &lt;street42@hotmail.ca&gt;

Hi Mike,

As I was saying, there seems to be lots of hay for sale out here but most of it is round bales. The young guy at Innisfail I spoke to called me back and said he can't give me a price until he's finished cutting and baling, to see what the quality is like. Being 2nd cut, I'm sure he's going to increase the price from \$130/ton (3x4x8 bales, 70% alfalfa). I think we need to change things to make this work. These are some of the options we have:

**Hay:**

1. Buy a Tractor Truck and Trailer and rig it to handle round bales;
  - 1.a. Hire a Truck Driver (NOT Cliff) to drive the truck for us, short term contract basis;
  - 1.b. Try to pick up some hauls from Penticton to Calgary;
  - 1.c. Buy some horse hay and sell it to help subsidize the costs.
2. Buy the Trailer only and rig it to handle round bales;
  - 2.a. Hire a guy with a Tractor Truck, on a contract basis, to haul round bales using our Trailer;
3. Buy the Wayhome Ranch and put up a lot of our own hay.
4. Buy hay land in Alberta to put up our own hay (contract baling).

There may be other options to consider. In the meantime, I have an ad running next week in the Alberta Gov't website and I've got some calls to make to some producers. Will let you know how I make out.

**Pasture:**

Ya, I had already heard about the bridge going ahead. We knew this was likely to come so its no surprise to me. I think some of our options are:

1. Fence and cross fence the 80 acres for wintering cattle (may require some bulldozing land, widening or changing the access road, building some shelters, runways, chutes, water troughs, etc., at least enough to get us by);
2. Drill a well and get power (possibly solar) on the back 160 acres ... there are some benches near the north end of the property which may be possible for clearing, fencing, etc. (same thing applies ... road improvements, fencing, shelters, etc., at least enough to get us by).

Of course, there is the alternative to sell all the cattle and go cattle penning .... LOL  
Whatever we do, we'll have to do it between now and November 2015. We'd better make decisions soon and start working towards that date. My Dad is not doing well, as you know, so I don't think he is long for this world. Should he die, that will also impact our plans. When I get to Penticton in August (this month) we should sit down, just the two of us, and make a plan as to what to do.

Talk to you soon Mike.

Joe

Mail - street42@hotmail.ca

Page 2 of 2

Joe Sather, CPA-CGA, Broker  
Sather Real Estate Pro Brokers Ltd.  
#11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7  
Bus. 403-265-8887  
Cell 403-836-8887  
I-Fax 403-592-6606  
[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)

Mail - street42@hotmail.ca

Page 1 of 1

Message sent to Outlook Mail  
 Boundary added to the To line  
 list

Shareholder's Loan

Mike S

Joe Sather &lt;joesather\_realtor@yahoo.ca&gt;

Wed 2015-01-21 10:02 PM

To: Mike Street &lt;street42@hotmail.ca&gt;;

Hi Mike,

Not easy to go back for several years to see how much I put into the ranch but here's what my records show:

Livestock: Cows, Bulls, Calves purchased (bulls since 2009 but started buying bulls in 2002 or 2003) \$52,750

Tractor: \$25,000

Hay: \$10,000 (loaned \$20k to my Dad to buy hay from Alberta about 8 years ago; got repaid \$10k only)

1987 F250 4x4: Gave to the ranch in 2002; market value at the time \$3,500

UFA Supplies: salt/mineral blocks, meds, tags, tools, etc. On average, I spend from \$1,500 to \$2,000 per year on this stuff but lets say \$10k for now.

That totals \$101,250.

Doesn't include other contributions to the ranch - horses, tack, salt blocks, med's I'm sure I'll find more when I get to the records Mike but it can be changed later. Hope this helps Mike.

Joe

**Joe Sather, CGA-Broker**

**Sather Real Estate Pro Brokers Ltd.**

#11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7

Bus. 403-265-8887

Cell 403-836-8887

I-Fax 403-592-6606

[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)

## **Boundary Machine**

---

**From:** "Joe Sather" <joesather\_realtor@yahoo.ca>  
**Date:** Monday, March 16, 2015 9:41 AM  
**To:** "Boundary Machine" <boundarymachine@shawbiz.ca>  
**Subject:** Re: Sather Ranch

Thanks for sending this to me Mike. Yes, we should use the "cash basis" for accounting rather than the accrual basis. I think we have a GST/HST number ... wasn't it set up when we started the company? Not sure if we filed our GST return though? Ask the Accountant if we have to file a BC Sales Tax Return?

The transaction with Norsk Financial Management Ltd. for \$5,125 is likely for bulls or hay? Norsk is my personal operating/management company ... I use this company to receive real estate commissions, pay my real estate expenses and pay ranch expenses like meds, salt, etc. Sather Ranch Ltd. shares are issued to your holding company 088 and my holding company AMX Real Estate Inc. (not Norsk). AMX also owns Sather Real Estate Pro Brokers Ltd.

Let me know if there are any other questions.

Joe

### **Joe Sather, CGA-Broker**

Sather Real Estate Pro Brokers Ltd.  
 #11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7  
 Bus. 403-265-8887  
 Cell 403-836-8887  
 I-Fax 403-592-6606  
[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)

---

**From:** Boundary Machine <boundarymachine@shawbiz.ca>  
**To:** Joe Sather <joesather\_realtor@yahoo.ca>  
**Sent:** Monday, March 16, 2015 9:02 AM  
**Subject:** Fw: Sather Ranch

**From:** Marielle Brule  
**Sent:** Saturday, March 14, 2015 2:32 PM  
**To:** <mailto:boundarymachine@shawbiz.ca>  
**Subject:** Sather Ranch

Hi there Mike.

I am going to assume that you wish to use a "cash basis" for the accounting on the ranch....that basically means that we would not have to count the inventory and assign costs to your cattle individually. We would simply use the CRA "mandatory" inventory adjustment would be made based on purchased inventory. Also puts the hay all on the income statement as an outflow rather than determining if you have any at the year end. Does that work for you?

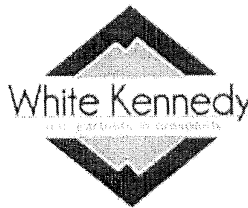
Is the company registered for GST? I don't see anything posted with taxes out of it?

July 2013

We have picked up the intercompany activities from 088 in the company.  
Norsk Financial Management – what was that for? \$5125 paid

Thanks so much, getting close!

**Marielle J. Brûlé, CPA, CA**  
**White Kennedy LLP**  
 #201 - 99 Padmore Avenue East,  
 Penticton BC V2A 7H7  
 Ph 250.493.0600, Fax 250.493.4709  
[mbrule@whitekennedy.com](mailto:mbrule@whitekennedy.com)  
[www.whitekennedy.com](http://www.whitekennedy.com)



*Any advice herein is based on the facts provided to us and on current tax law including judicial and administrative interpretation. Tax law is subject to continual change, at times on a retroactive basis. Should the facts provided to us be incorrect or incomplete or should the law or its interpretation change, our advice may be inappropriate. We are not responsible for updating our advice for changes in law or interpretation after the date hereof.*

WARNING: From time to time, our spam filters eliminate or block legitimate email from clients. If your email contains important attachments or instructions, please ensure that we acknowledge receipt of those attachments or instructions.

The information contained in this e-mail is confidential and intended solely for the use of the addressee(s) listed above. If you have obtained this message in error or otherwise, please notify the sender and destroy all copies of this message immediately. Internet and email communication is not secure. If you have communicated with our firm by email, we consider we have your authority and direction to communicate to you by email.

No virus found in this message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 2014.0.4800 / Virus Database: 4257/9292 - Release Date: 03/13/15

## Boundary Machine

---

**From:** "Mike S" <street42@hotmail.ca>  
**Date:** Tuesday, July 11, 2017 9:42 AM  
**To:** "boundary" <boundarymachine@shawbiz.ca>  
**Subject:** Fw: Trucks

---

**From:** Joe Sather <joesather\_realtor@yahoo.ca>  
**Sent:** February 22, 2016 8:52 AM  
**To:** Mike S  
**Subject:** Re: Trucks

Ya, I know we'll have to spend some money to fix up the Teechy Place so we can use it next winter ... paddocks for feeding out, calving pens, shuts for branding, hospital pens, etc. and, yes, would be nice to have a portable barn with pens for shelter. We'll have to make it as "portable" as possible until we can buy Connie's share. Don't want her to think she can get more out of us because of permanent fixtures or improvements. But we'll have to definitely improve access and level the field. We can put in posts and use that page wire for fencing paddocks. We should draw a plan for all we need to do for next winter and then have a "phase two" for when we have full control of the property. I kinda wish we have Bruce as a partner and got him to invest in the ranch ... would make it easier for us to operate. Only thing is, his investments aren't doing great right now either ... and my business and yours aren't producing like in previous years ... makes it tough. Anyway Mike, we'll work at improving, becoming more efficient, etc. as time goes on ... keep up the good work and take care of your health. Talk to you soon.

Joe

ps. we've only got 4 more days down here and then we're heading for home. Too hot this year, everyday in the high 80's and 90's. Yesterday we went to a Ranch Rodeo here in Casa Grande .... fun to watch.

**Joe Sather, CPA-CGA**

**Broker**

Sather Real Estate Pro Brokers Ltd.  
 #11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7  
 Bus. 403-265-8887  
 Cell 403-836-8887  
 I-Fax 403-592-6606  
[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)

---

**From:** Mike S <street42@hotmail.ca>  
**To:** Joe Sather <joesather\_realtor@yahoo.ca>  
**Sent:** Sunday, February 21, 2016 1:00 PM  
**Subject:** Re: Trucks

The operating loan is for 200k into it for about 85k still have to pay for about 20k for hay to come. We will sell about 100k next month, thinking we will go thru 50-75k to get set up at the house probably more depending? It would be nice to find some kind of coverall building to put up. Need to have 125k at least available at the end of August to cover hay purchases till some calves are sold in November.

Sent from my iPhone

On Feb 21, 2016, at 8:18 AM, "Joe Sather" <[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)> wrote:

Hi Mike,

Do we have any money in the ranch account? Would there be some money when we sell more of the calves ... to help buy the truck for you? I'll get back to Calgary soon and get making some money so I can help. Talk to you soon.

Joe

**Joe Sather, CPA-CGA**

**Broker**

Sather Real Estate Pro Brokers Ltd.

#11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7

Bus. 403-265-8887

Cell 403-836-8887

I-Fax 403-592-6606

[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)

---

**From:** Mike S <[street42@hotmail.ca](mailto:street42@hotmail.ca)>

**To:** Joe Sather <[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)>

**Sent:** Sunday, February 21, 2016 9:01 AM

**Subject:** Re: Trucks

Hi Joe

Thanks for looking, those prices in the states with the exchange rate comes close to a new truck up here. The GM dealer here sent me an email with one they found. I am on the fence about getting a new truck right now. The shop is not that busy and we need lots of improvements here at the house to winter the cattle next winter. Thinking I should drive my truck for one more year, the motor will be redone I have already replaced both front and rear ends and the transmission has been out and is fine.

Things will add up fast here with the improvements, we will need to replace the pump and pressure tank, maybe a holding tank? buy 3 or 4 waters, fencing, shelters etc. We really need all this more then me getting a newer truck.

We are suppose to get some sunny days here with no rain this week so hopefully things will dry out a bit at the pasture, it is way worse then I thought it would get.

Have a good time down there and enjoy your visit, thanks for taking the time to look for me.

Mike

Sent from my iPhone

On Feb 20, 2016, at 8:28 AM, "Joe Sather" <[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)> wrote:

Hi Mike,

Thanks for calling me yesterday. Sorry to hear how sick and how much suffering you've had with the "stones". Hope you can get rid of them for good. Also, I know what a mess we're in with the cattle in all that mud and crap. We're just going to have to get set up on the Teechy place ASAP. Maybe use the pasture for the bulls next winter.

I'm shopping around for a truck for you ... sent some requests out to Dealers I know and looking around down here. I found some trucks in Phoenix:

2013 Chev Silverado 3500HD 6.6L DuraMax 4x4 Dually, Allison Tranny, Leather, new rubber, 33k Miles ... probably around \$47,000 US\$

2015 same as above with 42k Miles ... asking \$56k ... probably sell for \$50k

2013 Chev Denali, 58k Miles ... asking \$48,000.

Hope to get some prices from Alberta soon.

Joe

**Joe Sather, CPA-CGA**

**Broker**

**Sather Real Estate Pro Brokers Ltd.**

#11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7

Bus. 403-265-8887

Cell 403-836-8887

I-Fax 403-592-6606

[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)



**Boundary Machine**

**From:** "Joe Sather" <joesather\_realtor@yahoo.ca>  
**Date:** Monday, September 12, 2016 4:14 PM  
**To:** "Boundary Machine" <boundarymachine@shawbiz.ca>  
**Subject:** Re: Schoenne Appraisals File #18988A-4/Sather Ranch Ltd./1313 Grayback Mountain Road, Penticton

Sounds much better Mike.

Joe

**Joe Sather, CPA-CGA**

*Broker/Owner,*  
 Sather Real Estate Pro Brokers Ltd.  
 #11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7  
 Bus. 403-265-8887  
 Cell. 403-836-8887  
 joesather\_realtor@yahoo.ca

---

**From:** Boundary Machine <boundarymachine@shawbiz.ca>  
**To:** Joe Sather <joesather\_realtor@yahoo.ca>  
**Sent:** Monday, September 12, 2016 2:22 PM  
**Subject:** Re: Schoenne Appraisals File #18988A-4/Sather Ranch Ltd./1313 Grayback Mountain Road, Penticton

Just talked to Paul Doucet at South Okanagan Appraisals, Don Stasuik that signed off on the last appraisal from Schoenne now works at this office. He said it would be about six to eight hundred for the appraisal, I forwarded the last appraisal to him, should hear back shortly.

Mike

**From:** Joe Sather  
**Sent:** Monday, September 12, 2016 12:49 PM  
**To:** Boundary Machine  
**Subject:** Re: Schoenne Appraisals File #18988A-4/Sather Ranch Ltd./1313 Grayback Mountain Road, Penticton

Yes, always nice to have more than one opinion (appraisal) going in but the guy from Inland doesn't seem to be in agreement with us or he's an idiot lol. Lets try someone else.

Joe

**Joe Sather, CPA-CGA**

*Broker/Owner,*  
 Sather Real Estate Pro Brokers Ltd.  
 #11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7  
 Bus. 403-265-8887  
 Cell. 403-836-8887  
 joesather\_realtor@yahoo.ca

---

**From:** Boundary Machine <boundarymachine@shawbiz.ca>  
**To:** Joe Sather <joesather\_realtor@yahoo.ca>  
**Sent:** Monday, September 12, 2016 1:40 PM  
**Subject:** Re: Schoenne Appraisals File #18988A-4/Sather Ranch Ltd./1313 Grayback Mountain Road, Penticton

I already ordered Schoenne Appraisals to do it again, Keith that did the last one is no longer working there so a lady named Trish is going to do it for us. The cost is about \$1000.00 from Schoenne, we paid \$800.00 for the last one. I was just thinking it might be worth another thousand to have a back up appraisal if we thought hers was out of line then we could meet in the middle of the two if need be? You can call him if you like and explain the situation more in depth to him if you like.

Mike

**From:** Joe Sather  
**Sent:** Monday, September 12, 2016 12:23 PM  
**To:** Boundary Machine  
**Subject:** Re: Schoenne Appraisals File #18988A-4/Sather Ranch Ltd./1313 Grayback Mountain Road, Penticton

Thanks Mike. What makes this guy think that the value will be much higher?? Does he know about the dump or the possibility of the dump moving up the hill past the road on that 20 acres? Best use is "pasture" ... its current use. Are there any other Appraisers in Penticton?

Joe

## Joe Sather, CPA-CGA

*Broker/Owner,*  
 Sather Real Estate Pro Brokers Ltd.  
 #11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7  
 Bus. 403-265-8887  
 Cell. 403-836-8887  
 joesather\_realtor@yahoo.ca

---

**From:** Boundary Machine <boundarymachine@shawbiz.ca>  
**To:** Joe Sather <joesather\_realtor@yahoo.ca>  
**Sent:** Monday, September 12, 2016 1:13 PM  
**Subject:** Fw: Schoenne Appraisals File #18988A-4/Sather Ranch Ltd./1313 Grayback Mountain Road, Penticton

Hi Joe,

I was thinking it might be worth getting a second appraisal so I called Inland Appraisers, here is his reply.

Mike

**From:** David Bush  
**Sent:** Monday, September 12, 2016 11:49 AM  
**To:** 'Boundary Machine'  
**Subject:** RE: Schoenne Appraisals File #18988A-4/Sather Ranch Ltd./1313 Grayback Mountain Road, Penticton

Hi Mike,

Thank you for forwarding me the December 2014 appraisal.

Given the intended use of the appraisal there are a number of issues that need appropriate consideration and investigation including in particular the highest and best use. It is a relatively unique property in terms of proximity to the City and therefore the research involved would be more than for a "typical" appraisal.

The fee would be \$1500 plus disbursements and GST. The disbursements would include a copy of the Title and any charges on Title that require investigation, and would likely run from \$20 to \$80. The fee would be payable at the time of the inspection.

I could not do the inspection until next week sometime, or possibly not until the last week of September. It would take anywhere from one to three weeks to complete the report.

Lastly, I have not conducted any review of the December 2014 report, however, my initial thought on reading the estimated market value is that it is highly likely that the estimated value from my report could be vastly higher. This of course cannot be determined without doing the appraisal. I only mention it because I anticipate you may be surprised by the difference between the two estimated values.

Please let me know if there are any questions, or if you would like me to proceed on the above basis.

Regards,

David E.W. Bush, AACI, P.App  
Inland Appraisers Ltd.  
208 Main Street  
Penticton, BC V2A 5B2  
250-493-6734 (Main)  
250-493-7144 (Fax)

---

**From:** Boundary Machine [mailto:boundarymachine@shawbiz.ca]  
**Sent:** Monday, September 12, 2016 10:50 AM  
**To:** david@inlandappraisers.com  
**Subject:** Fw: Schoenne Appraisals File #18988A-4/Sather Ranch Ltd./1313 Grayback Mountain Road, Penticton

Hi David,

Here is a copy of the appraisal we had done in December 2014. I can meet with you anytime for the on site inspection, or any other questions you may have.

Thank you.

Mike Street  
Sather Ranch Ltd.  
1335 Commercial Way  
Penticton B.C.  
V2A 3H4

Cell 250-462-0051

**From:** Kim Hourston

**Sent:** Monday, December 8, 2014 2:37 PM

**To:** boundarymachine@shawbiz.ca

**Subject:** Schoenne Appraisals File #18988A-4/Sather Ranch Ltd./1313 Grayback Mountain Road, Penticton

Hi Mike,

Please find the above noted report attached as a pdf file.

Kind regards,

**Kim Hourston**

Schoenne Appraisals Ltd.

101-144 Front Street

Penticton, BC V2A 1H1

250-492-5151

Visit our website: <http://www.schoenne.com>

Like us on Facebook: <http://www.facebook.com/schoenneappraisals>

Follow us on Twitter: <http://www.twitter.com/schoenneapp>

*Whether your appraisal needs are residential or commercial, industrial or agricultural, depreciation reports or replacement cost estimates, Schoenne Appraisals Ltd has qualified appraisers on staff that can service all your appraisal needs.*

*We appreciate your business and your referrals*

---

No virus found in this message.

Checked by AVG - <http://www.avg.com/>

Version: 2014.0.4794 / Virus Database: 4235/8717 - Release Date: 12/11/14

## **Boundary Machine**

---

**From:** <street42@telus.net>  
**Date:** Tuesday, August 15, 2017 11:10 AM  
**To:** <boundarymachine@shawbiz.ca>  
**Subject:** Fwd: 160 Acres

---

**From:** "Joe Sather" <joesather\_realtor@yahoo.ca>  
**To:** street42@telus.net  
**Sent:** Tuesday, July 11, 2017 1:25:58 AM  
**Subject:** Re: 160 Acres

Mike,

Thanks for getting back to me about the ranch and 160 acres. See some of my comments below:

Firstly, you have no reason to say to me or feel like I **"stabbed you in the back"**. Where the ranch is concerned, I have been more than fair with you Mike and have worked hard for several years at our common goal for you to take over ownership of the ranch. I convinced my Dad and Rolf to allow you to place your Modular Home on the property. I evicted the two guys my Dad had staying on the property so you would have the property to yourself. I maintained a good relationship with my uncle Oscar so he agreed to transfer the property back to Rolf. I maintained a good relationship with my uncle Rolf and, as a result, he transferred the property back to my Dad. None of this would have happened without my years of working on it. And, by the way, since I was old enough to ride and work (10 years old), I worked on the ranch milking cows, feeding and watering cows, pulling calves, branding, giving shots, castrating, rounding up our cattle in the fall, putting up hay, etc. I was instrumental in building the ranch for my Dad ... he couldn't have done it without my help because he was away most of the time working on the railroad. By the time you were born, I had already worked on the ranch for 11 or 12 years. By the time you approached my Dad wanting to learn the cattle business, I had already worked on the ranch for 35 years. I convinced my Dad to let me add your name to our Range Permit. I invited you to be my Partner in the ranch and help me build it to a 500 head ranch. I gave you a free hand at running the ranch without interfering or looking over your shoulder or making demands of you. Recently, I was thinking of selling you my share without you having to pay anything up front ... you could pay me out over several years. I treated you like you were one of my boys. So, for you to say that I have **"stabbed you in the back"** is not only a slap in the face to me, it is disrespectful to me and a change in our relationship Mike. It tells me that I mean nothing to you and our relationship means nothing. You could not have hurt me worse Mike!!! Unfortunately, we do not have a Unanimous Shareholder's Agreement (USA) to resolve our issues so our "divorce" (so to speak) is going to be very, very costly unless we can resolve some of these issues. Lawyers will be the only winners.

To answer your question, where do we go from here ... maybe we dissolve the ranch Mike ... we have a herd dispersal sale in the late fall, we sell the equipment, we sell the 80 acres (I think we can get around \$600k for the land ... you will have to remove your modular home unless the Buyer wants to buy it from you). We remove your name from the Range Permit (one of our most valuable assets). We split the proceeds. You go your way, I go mine. Or, you get real with your Offer to buy my share ... it's worth many times the \$100k you suggested. You must take me for an idiot Mike. Do you have a better suggestion?

Mike, I will require access to all of the financial records of Sather Ranch Ltd. (source documents, vouchers, receipts, journals, GL, Bank Statements, Deposit Slips, processed cheques, computer files, etc.). I will also require Livestock Inventory records including sale records from BC Livestock Assn. sales. I presume all of these records are at your shop so I will make arrangements with you to pick them up and will come to Penticton to conduct an audit of these records. In the meantime, please do not process any withdrawals from our bank account without my signature and please terminate any workers, part-time or full time employees, or contract workers, you may have hired to assist you in operating the ranch.

I trust you will no longer feel "stabbed in the back" Mike.

Joe

## Joe Sather, CPA, CGA

Broker/Owner,  
Sather Real Estate Pro Brokers Ltd.  
#11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7  
Bus. 403-265-8887  
Cell. 403-836-8887  
joesather\_realtor@yahoo.ca

---

From: "street42@telus.net" <street42@telus.net>  
To: Joe Sather <joesather\_realtor@yahoo.ca>  
Sent: Monday, July 10, 2017 8:31 PM  
Subject: Re: 160 Acres

Joe,

What I said was "I feel like you have stabbed me in the back".

When I asked you about the 160 you said you may buy it yourself. I said "so you are changing directions from our plan" and you said yes. **No, I did not!** How would you feel if you spent thousands of hours and hundreds of thousands of dollars to keep the ranch going and together as per our plan five years ago when we incorporated? **I did spend hundreds of thousands of dollars building the ranch!**

The plan was to keep the ranch together. Get the 80 acres, build the infrastructure, get an appraisal on the 160 and keep it in the ranch, not split it up. **My buying the 160 acres does not split up the ranch!** Up until April when I ordered the appraisal, to which you agreed, this was the plan. You never indicated that the 2 properties would be split up until you got the appraisal, so I believe I had every right to be pissed off. **No, you have not right to be pissed off! There was never a promise of Sather Ranch Ltd. being able to acquire any of the land ... just a hope that we could buy it. I didn't think of buying the land personally until the end of June when I met with my sister. It's the last of my Dad's legacy .... I have every right to keep it or buy it from him. You obviously don't understand this Mike or what it means to me.**

Where do we go from here? **See above!**

I am getting calls from the hay suppliers for how much hay we need. We need at least \$100k of hay before the calves are sold which there is not in the line of credit. **You said to me that we had the money (in the bank or in our line of credit) to purchase the 160 acres (\$120k)???** This means there has to be more money put into the shareholders loan.

Also the ranch needs to purchase more bred cows this fall to get the numbers up to cover expenses to keep the ranch operating which means about another \$200k at least.

In the last year I have put in about \$150k into the ranch for improvements and payments. I have never asked you to contribute financially as I know you have not been in the position to

do so. ***It's not that I didn't have the money to put into the ranch, why would I put more money into the ranch when I was trying to get you to take over the ranch?? I've already put a lot of money and time into the ranch ... if you decided to put time and money into the ranch, that's up to you.*** With the hours I work everyday and the money I put in every year to improve the ranch we need to figure out how to proceed for the ranch.

You indicated that you would not have time to deal with ranch business until October but these matters need to be addressed right away. Decisions needs to be made as soon as possible as to where this money is coming from?

Steaks were good, I was to upset to stay. ***Obviously ... just made matters worse!***

Mike

---

**From:** "Joe Sather" <joesather\_realtor@yahoo.ca>  
**To:** "Mike Street" <street42@telus.net>  
**Sent:** Sunday, July 9, 2017 8:03:51 PM  
**Subject:** 160 Acres

Mike,

Last night you said "I had stabbed you in the back" when I told you that I "may" purchase the 160 acres from my Dad. I'd like you to explain to me how I stabbed you in the back. You were obviously very pissed off at me and left before we could discuss the matter further. This is a very serious accusation against me and needs to be clarified and settled as soon as possible before it gets out of hand and becomes a legal issue.

Thanks Mike.

Joe

**Joe Sather**, CPA, CGA  
 Broker/Owner,  
 Sather Real Estate Pro Brokers Ltd.  
 #11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7  
 Bus. 403-265-8887  
 Cell. 403-836-8887  
 joesather\_realtor@yahoo.ca

**Boundary Machine**

---

**From:** "Joe Sather" <joesather\_realtor@yahoo.ca>  
**Date:** Wednesday, July 26, 2017 8:23 PM  
**To:** "Boundary Machine" <boundarymachine@shawbiz.ca>  
**Subject:** Re: Sather year end

Hi Terry ... will do my best to get info to you.

Joe

**Joe Sather, CPA, CGA**  
*Broker/Owner,*  
Sather Real Estate Pro Brokers Ltd.  
#11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7  
Bus. 403-265-8887  
Cell. 403-836-8887  
joesather\_realtor@yahoo.ca

---

**From:** Boundary Machine <boundarymachine@shawbiz.ca>  
**To:** Joe Sather <joesather\_realtor@yahoo.ca>  
**Sent:** Wednesday, July 26, 2017 10:44 AM  
**Subject:** Sather year end

Hi Joe:

Yearend is coming up soon...

If you could please send me any invoices for the last year so I can update your shareholders loan account, or any monies spent so I can make adjustments. We need to get the balance sheet up to date, so I have asked Mike for any receipts and ask the same from you.

I will be going on holidays early to mid August, so I need to get it in before I leave.

Thanks  
Terry



**Boundary Machine**

---

**From:** "Boundary Machine" <boundarymachine@shawbiz.ca>  
**Date:** Wednesday, August 30, 2017 12:51 PM  
**To:** "Joe Sather" <joesather\_realtor@yahoo.ca>  
**Subject:** Fw: Sather year end

Hi Joe:

I'm back from holidays and haven't heard from you. Could you please send the below mentioned to this office and we will forward to our accountant. I am sending the yearend information we have here in today.

Thanks  
Terry

**From:** Boundary Machine  
**Sent:** Wednesday, July 26, 2017 9:44 AM  
**To:** Joe Sather  
**Subject:** Sather year end

Hi Joe:

Yearend is coming up soon...

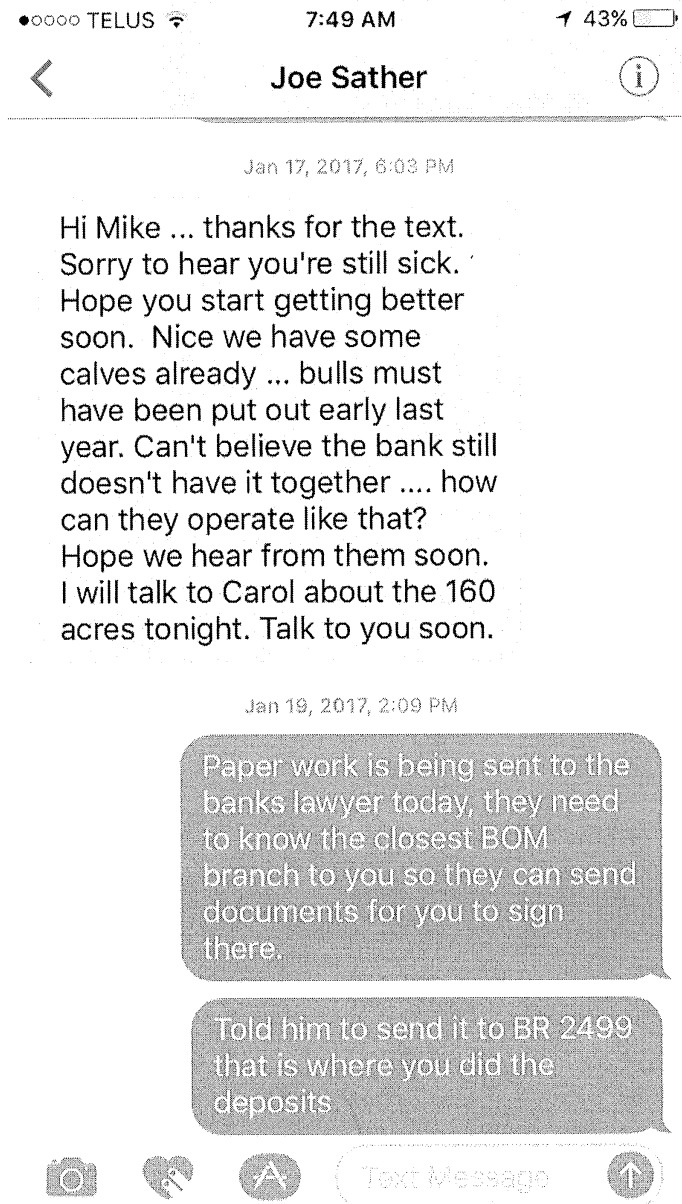
If you could please send me any invoices for the last year so I can update your shareholders loan account, or any monies spent so I can make adjustments. We need to get the balance sheet up to date, so I have asked Mike for any receipts and ask the same from you.

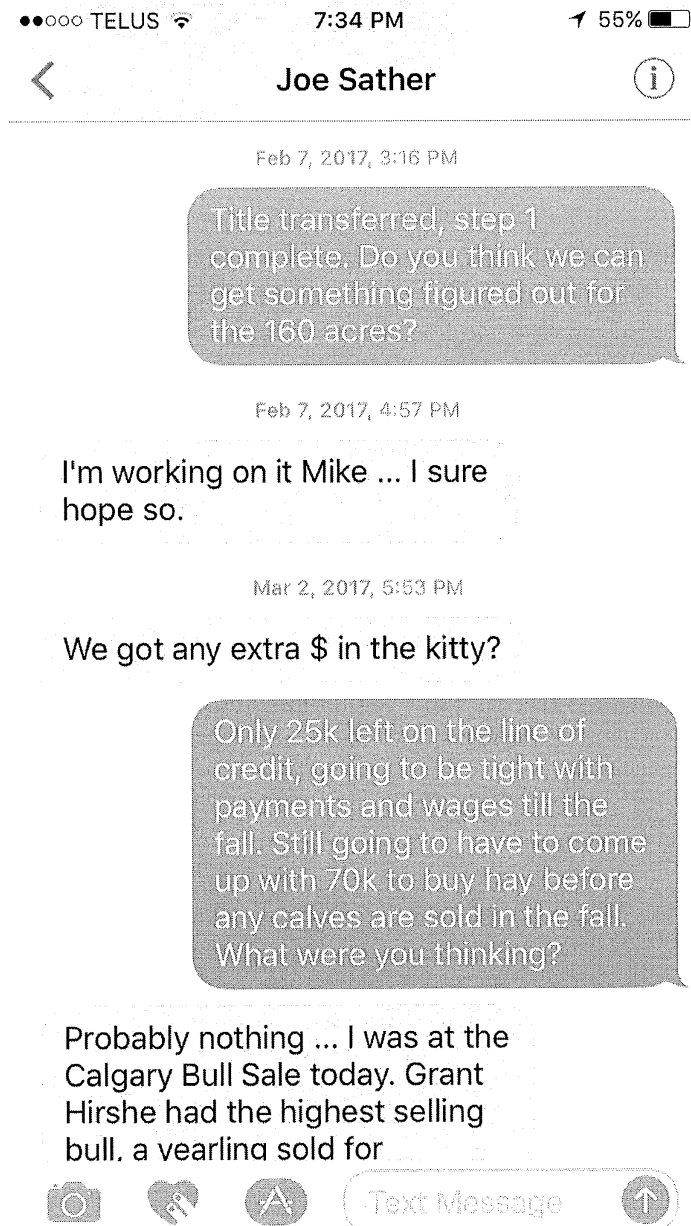
I will be going on holidays early to mid August, so I need to get it in before I leave.

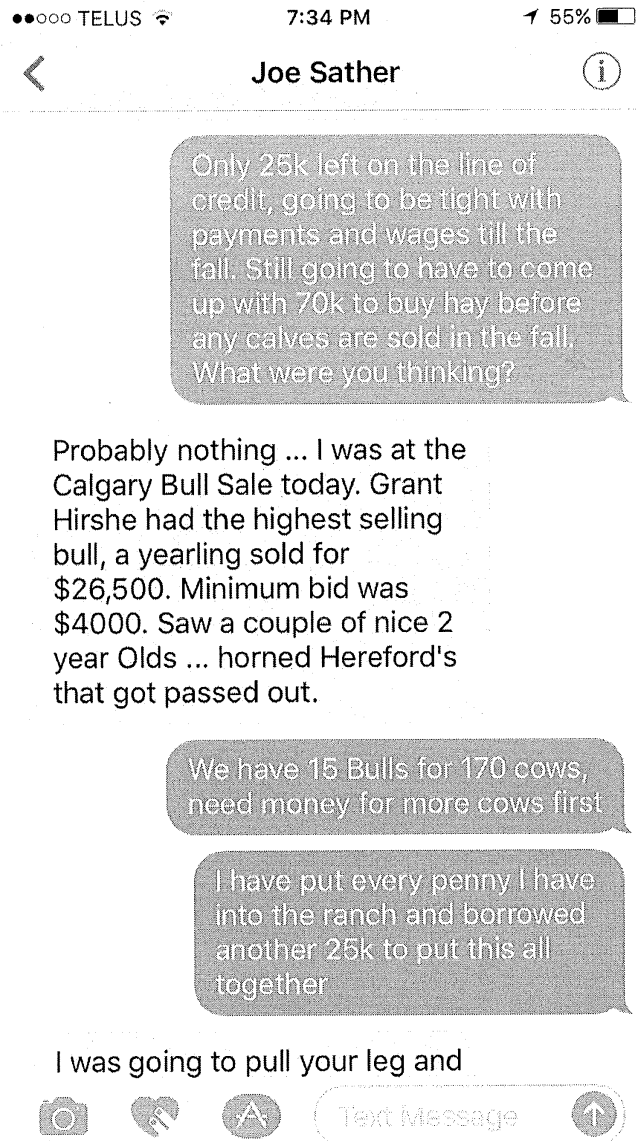
Thanks  
Terry

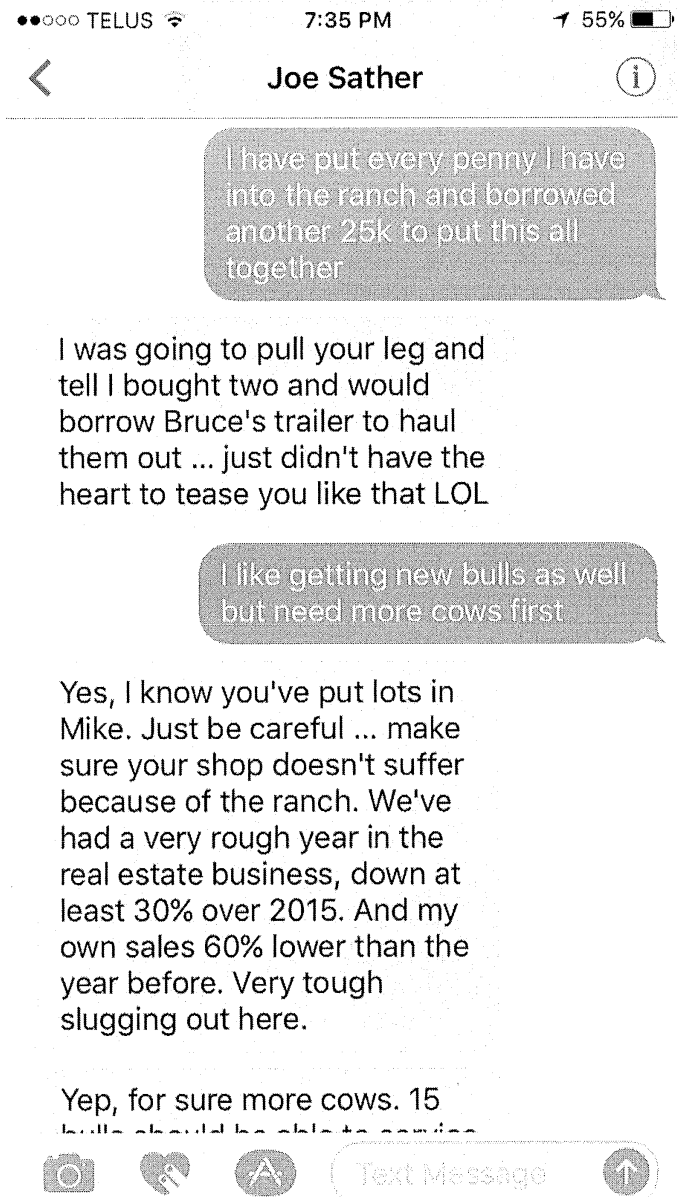
This is Exhibit "D" referred to in the  
Affidavit of Michael Neil Street  
affirmed before me at  
Vernon, British Columbia  
this 4 day of Jan, 2021 *nr*

*[Signature]*  
A Commissioner in and for the  
Province of British Columbia

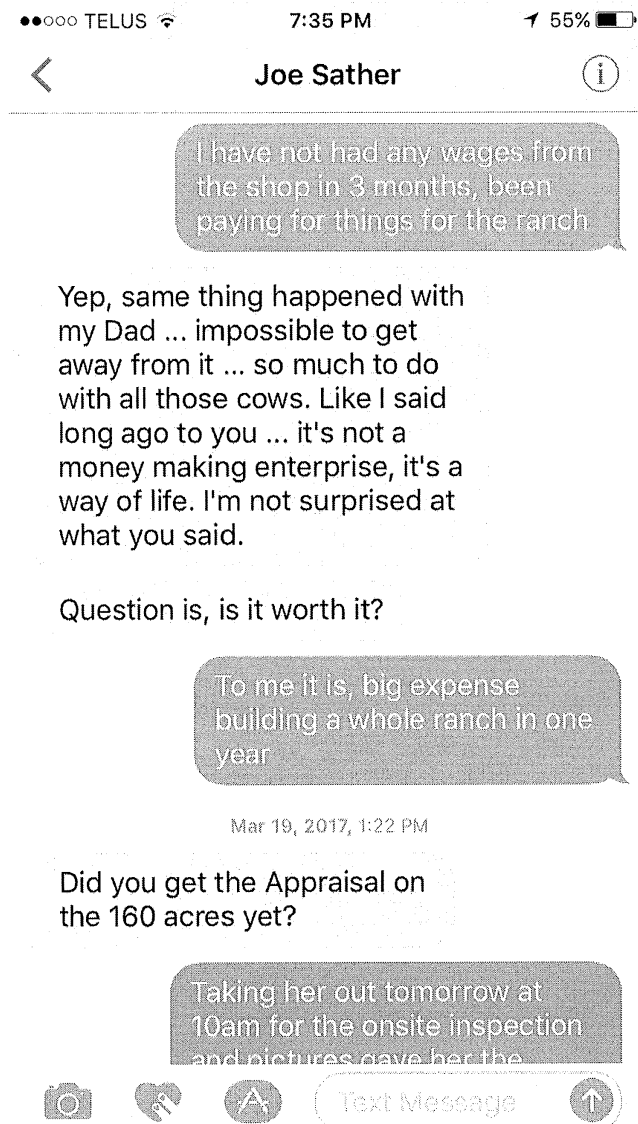


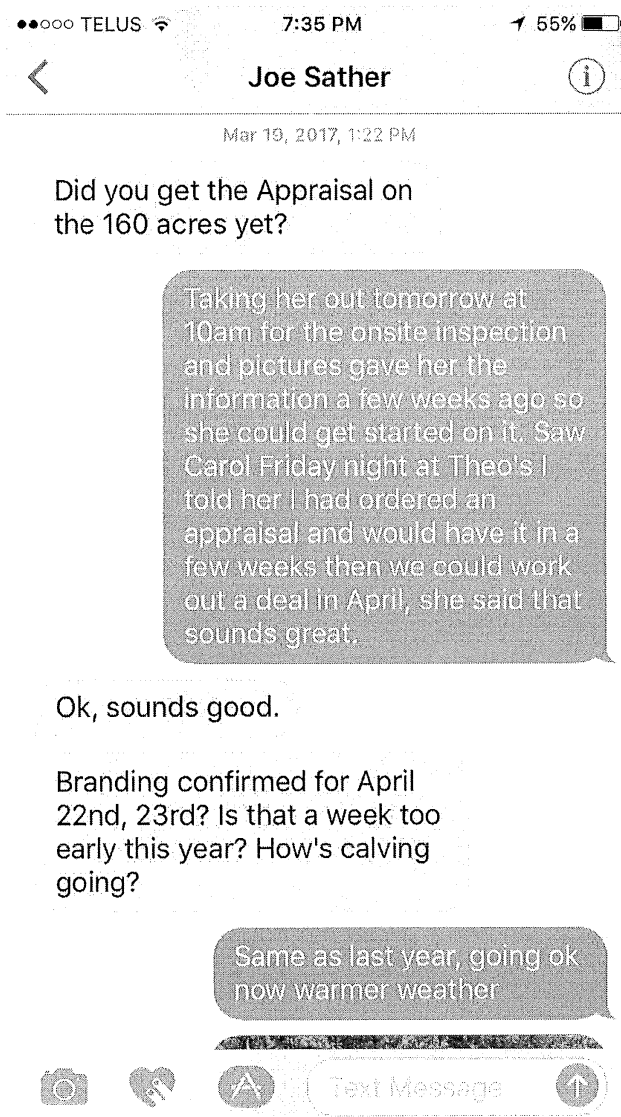




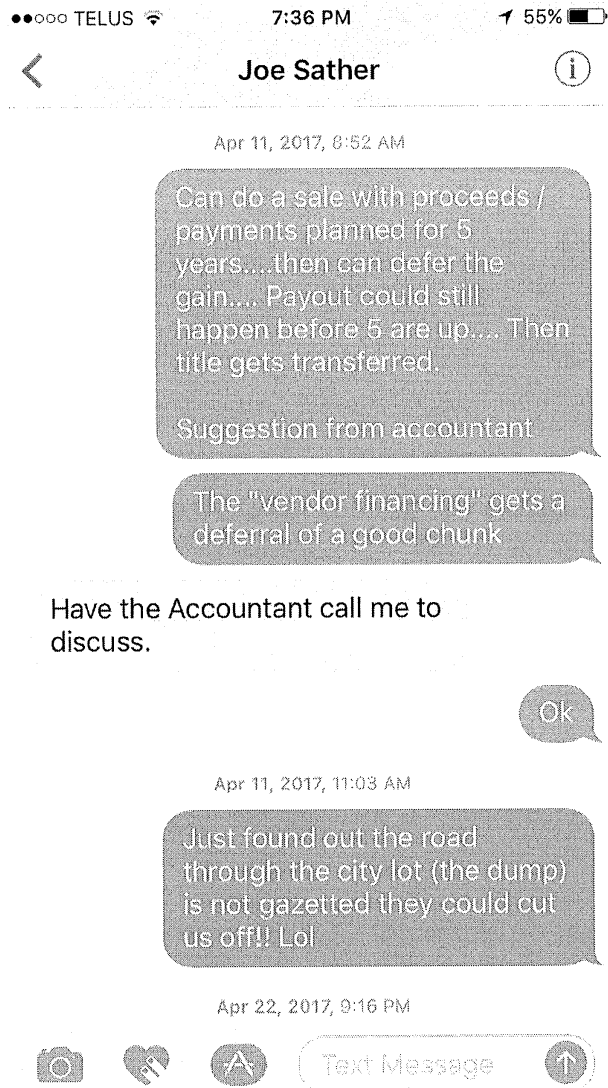


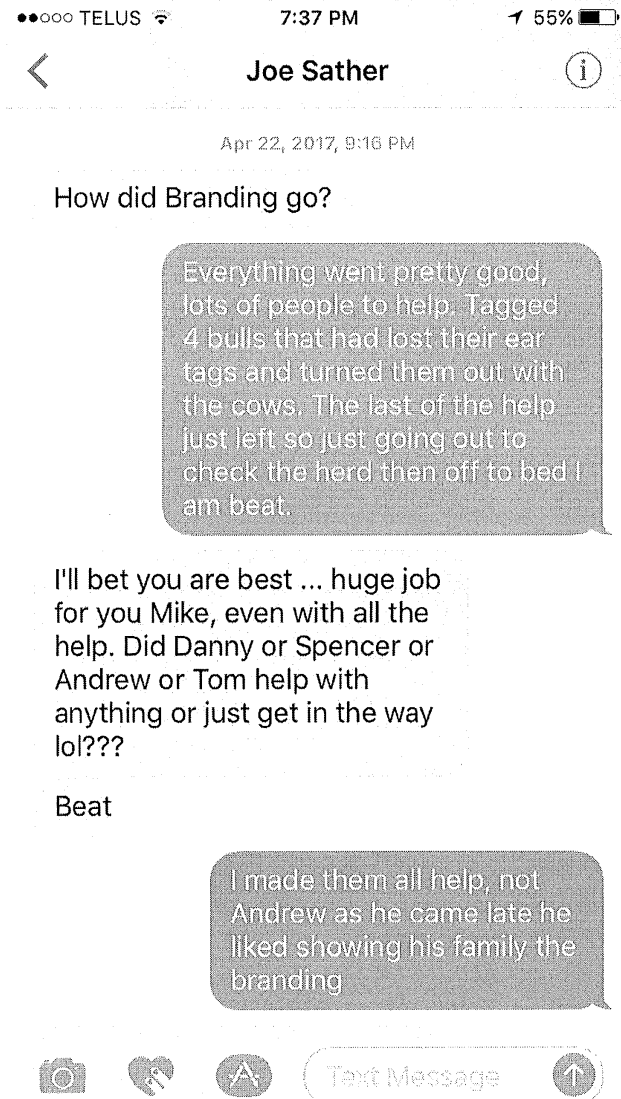


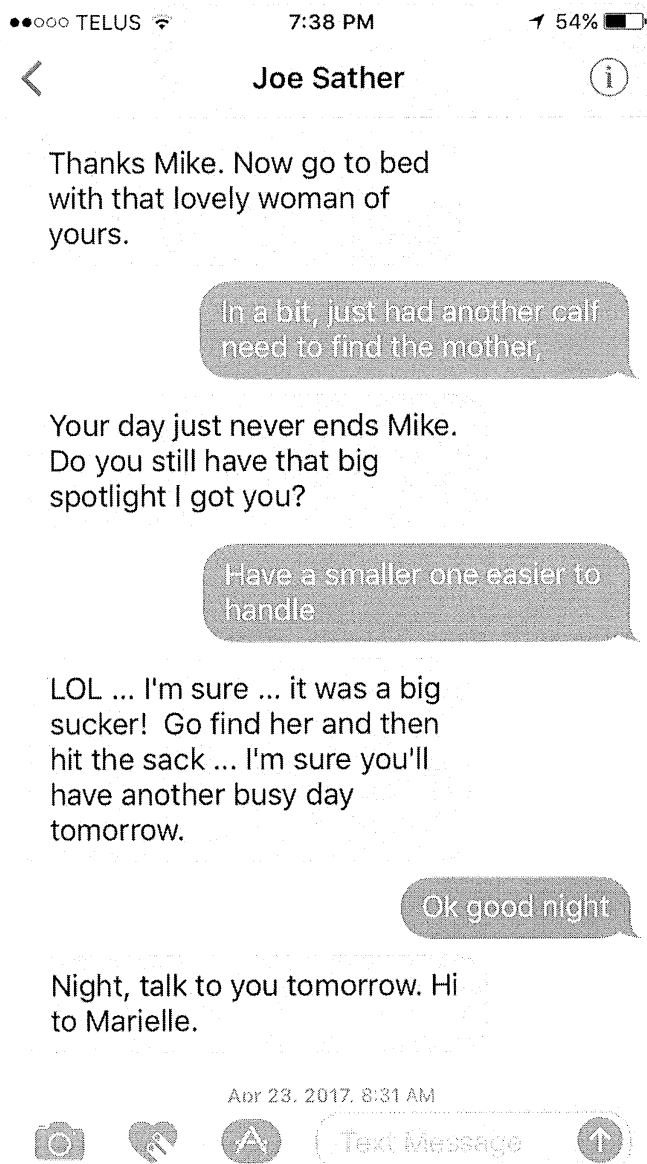


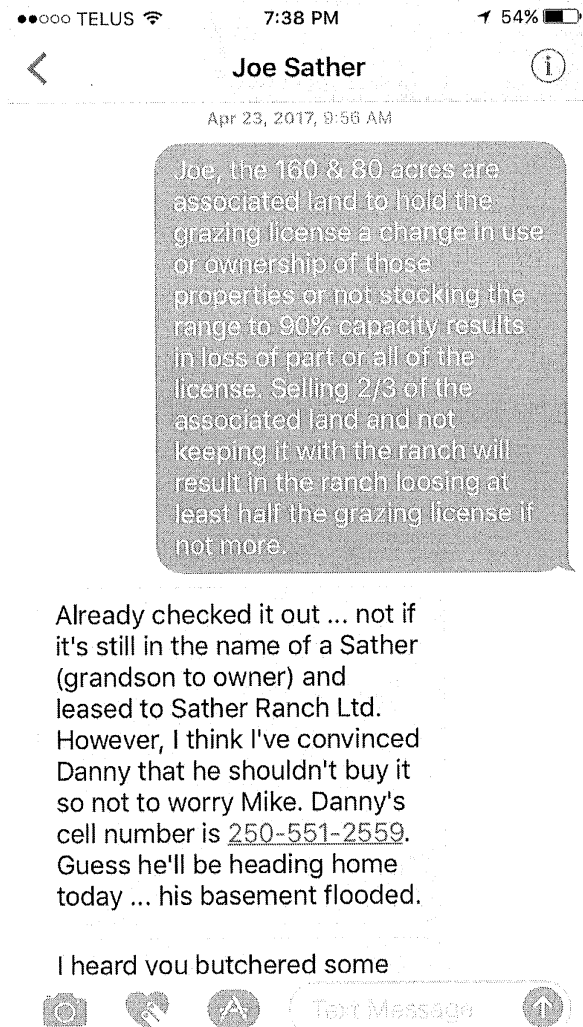


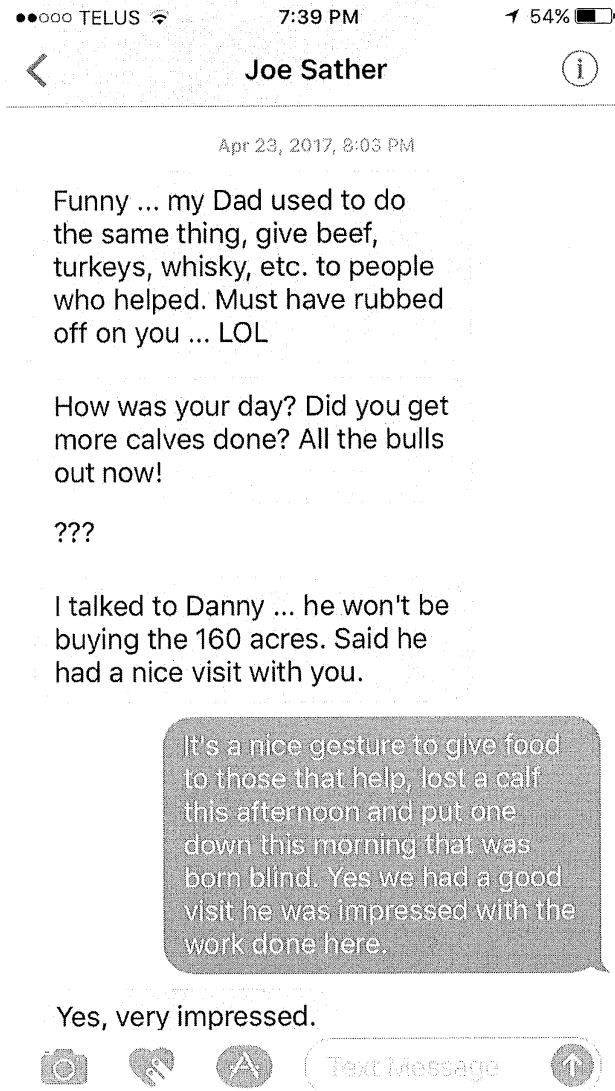












**Trece Miller**

**To:** Boundary Machine  
**Subject:** RE: Campbell Mountain Range Commensurability

**From:** Dinwoodie, Rob FLNR:EX  
**Sent:** Tuesday, December 11, 2018 10:00 AM  
**To:** Boundary Machine  
**Cc:** Dinwoodie, Rob FLNR:EX  
**Subject:** Campbell Mountain Range Commensurability

Mike:

I have calculated the forage contribution of the 160 acre (64 ha) parcel of private land associated with Campbell mountain pasture. See below for calculations:

The permanent forage availability on Campbell pasture (Crown land only)= **106 AUMs**  
 The contribution of unfenced private land grazed in association with Campbell pasture=160 acres (64 ha.)X 450 kg/ha. =  
**64 AUMs** (64 ha X 450 kg = 28,800 kg/450 kg(AUM)=64 AUMs)

Grassland production = **450 kg forage/hectare**  
 Calculation of Animal Unit Month = **450 kg per month**

Licensed allocation of forage on Campbell mountain pasture = **99 AUMs**

Available forage (106 AUMs) – allocated forage (99 AUMs)= **7 AUMs**

This is considered at risk in terms of forage availability and requires the associated private land to provide the surplus forage. The private land contribution is important for the long term stewardship of Campbell mountain pasture.

This calculation does not take into consideration of net downs of forage availability due to significant increase in recreational activities of mountain bikes, moto cross and walking. The City of Penticton has plans to increase the recreational development in this area.

If you require any additional information please do not hesitate to contact me at the number below.

Thanks  
 Rob

~~~~~

*"Ride with a long rein"*  
 Rob Dinwoodie P.Ag.  
 Range Officer  
 Okanagan Shuswap Natural Resource District  
 Vernon, BC  
[Rob.Dinwoodie@gov.bc.ca](mailto:Rob.Dinwoodie@gov.bc.ca)  
 250-558-1768  
*BC's Rangelands...Rich in history and promise for the future*

This is Exhibit "E" referred to in the  
 Affidavit of Michael Neil Street  
 affirmed before me at  
 Vernon, British Columbia  
 this 4 day of Jan, 2021 *mn*

*[Signature]*  
 A Commissioner in and for the  
 Province of British Columbia

**Boundary Machine**

From: "Mike" <street42@telus.net>  
 Date: Friday, February 23, 2018 6:21 AM  
 To: "Boundary" <boundarymachine@shawbiz.ca>  
 Subject: Fwd: Ranching

This is Exhibit "F" referred to in the  
 Affidavit of Michael Neil Street  
 affirmed before me at  
 Vernon, British Columbia  
 this 4 day of Jan, 2023. *W*

Sent from my iPhone

Begin forwarded message:

From: Joe Sather <joesather\_realtor@yahoo.ca>  
 Date: March 5, 2017 at 9:36:43 AM PST  
 To: Mike <street42@telus.net>  
 Subject: Re: Ranching  
 Reply-To: Joe Sather <joesather\_realtor@yahoo.ca>

*[Signature]*  
 A Commissioner in and for the  
 Province of British Columbia

Hi Mike,

Sounds good ... calves and branding. Will be so nice to have Marielle look after the food but if she needs help or wants me to get anything, let me know ... Pat and I can always help her. Yes, the appraisal will be great on the 160 acres. I'm hoping that we can get Carol to accept an Offer whereby my Dad, and/or his estate, will carry like 90% of the financing, at least until we can raise the money ourselves to buy it. In the meantime, I'm going to try to find out about getting an access easement across the crown land. Then, once we have ownership, hopefully we can get legal access. Also going to check out the gravel resource and demand ... just for our benefit. Looking forward to getting out there Mike ... won't be long now. Call or email me if you want me to do anything.

Joe

**Joe Sather, CPA, CGA**  
 Broker/Owner,  
 Sather Real Estate Pro Brokers Ltd.  
 #11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7  
 Bus. 403-265-8887  
 Cell. 403-836-8887  
[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)

From: Mike <street42@telus.net>  
 To: Joe Sather <joesather\_realtor@yahoo.ca>  
 Sent: Saturday, March 4, 2017 6:07 PM  
 Subject: Re: Ranching

Hi Joe,

There is about 95 calves right now, should end up with about 160 by branding. Don't worry about the food Marielle will take care of it. I am going to get an appraisal on the 160 acres and try to get that for the middle of April so we can try and work something out while you are here. I can work something out with Marielle to pay it out then so we are not waiting on the bank and it would be best to get it done as soon as possible otherwise it end up in probate if Palmer passes soon. You don't have to worry about getting anything out there, I can get it all at Growers Supply here in town.

Talk soon  
Mike

Sent from my iPhone

On Mar 3, 2017, at 11:50 AM, Joe Sather <[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)> wrote:

Hi Mike ... didn't finish off with our texting last night. Of course its worth it in the long run especially. I wish I could be there to help you more but just not possible right now. And money is in short supply right now but with the real estate business its either feast or famine. Will be nice when our real estate market improves.

It looks like the house will get sold soon (we have an Offer on it) so after Branding, I'll be cleaning out the house, removing any furniture not sold or given away. Maybe you can walk thru the place when I'm out in April and see if there is anything else you want to keep. I'll put an ad in Kijiji to get rid of what I can. At the end of June, we hope to get out for the Penticton Car Show and may not have the house to stay in so I'll likely bring my 5th wheel out and leave it there ... I'd like to park it in that spot to the NW of your house if its ok with you?? I'll have to get some excavating done, gravel poured and maybe chop down a couple of trees. If you're ok with it, when I'm out in April maybe we can take a look at the spot and decide what to do.

As for Branding, one of my jobs for the past 20 years has been buying and preparing the food (usually hamburgers) and drinks for everyone. I don't mind doing it but now that you have Marielle with you, maybe she wants to do it?? As per usual, I've invited a couple of friends to join us. Is there anything else you want me to bring or buy ... meds, ear tags, etc.?? Let me know.

I'm not sure when I'll be able to bring Chex back to Alberta but hopefully this summer. I'll have the vet look at him when I'm out and maybe start exercising him a bit ... very slowly at first. Don't know if he'll ever be well enough to be a ranch horse. He had such great potential. The Calgary Bull Sale was fun to be at and see several bull breeders we know but prices were still quite high. The minimum price was \$4,000 and anything below that was passed out (there were a few good looking bulls that didn't sell including some from Les Holloway and Ken Pritchard). Bruce Butler, a breeder we met at Lacombe, had a really nice horned Hereford bull that didn't make the minimum. He asked me if we would take him for \$4k so he wouldn't have to haul him home. I told him we had all the bulls we needed for now. Wish I'd had some extra cash to buy him with ... another time. The horses were sold at the end of the sale ... there were 10 that sold and they were all great ranch horses, so well broker ad trained. Two of them sold for \$10,500 each, the top selling price, and the lowest price was \$4,900 for a 4 year old. Any of them would have been nice. I'm hoping to get back riding this spring even though my feet are worse than ever ... numbness goes up to my calves now.

This is way too soon to talk about now but at some date over the next few years, we'll have to make an arrangement for you to buy my share of the ranch. As you know, I'm not getting any younger and I'm not much help on the ranch anymore (although I love it). You don't need an old guy like me as a partner. Would be nice if your partner had lots of money to help fund the ranch operation. Of course, as you know, I'd make it as easy as possible for you to take it over Mike.

Talk to you soon Mike.

Joe

p.s. How many calves have we got on the ground and how many more to go? Give my regards to Marielle ... you got a really good one now Mike ... lucky guy!



**Joe Sather**, CPA-CGA*Broker/Owner,*

Sather Real Estate Pro Brokers Ltd.

#11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7

Bus. 403-265-8887

Cell. 403-836-8887

[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)

Schoenne Appraisals and Consulting Ltd.  
P.O. Box 1149, Station Main

SATHER RANCH  
File No. SW1703013

## APPRAISAL OF



A Vacant Rural Acreage

### LOCATED AT:

District Lot 2514S  
Penticton, BC

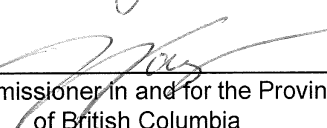
### FOR:

Sather Ranch Ltd. / Mike Street  
C/O 1335 Commercial Way  
Penticton, BC V2A 3H4

### BORROWER:

Mike Street  
75

This is Exhibit "G" referred to in the  
Affidavit of Michael Neil Street  
affirmed before me at  
Vernon, British Columbia  
this 4 day of Jan, 2021

  
A Commissioner in and for the Province  
of British Columbia

Client Reference No.: SATHER RANCH

File No.: SW1703013

Schoenne Appraisals & Consulting Ltd.  
P.O. Box 1149, Station Main  
Penticton, BC V2A 6J9  
info@schoenne.ca

April 9, 2017

Sather Ranch Ltd. / Mike Street

C/O 1335 Commercial Way  
Penticton, BC V2A 3H4

Address of Property: District Lot 2514S  
Penticton, BC

Market Value: \$ \$115,000

In response to your request, we have completed an appraisal report of the referenced property with the objective of estimating the market value of the property for personal information and first mortgage financing purposes.

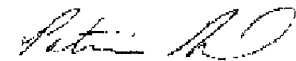
As a result of our research and analyses, our opinion of the Market Value of the property, as at the effective date of the appraisal, is as noted.

Supporting data upon which this estimate is based is contained in the accompanying report, subject to the Assumptions and Limiting Conditions contained within the report.

This appraisal has been prepared exclusively for the use of Mike Street, the owners of Sather Ranch Ltd and BMO for Personal Information and First Mortgage Financing Purposes, as well as to establish a value to assist in the purchase of the subject property. We are not aware of any other parties that are likely to see or rely on the report: Liability in this respect or for any other use is expressly denied.

Should any questions arise by reason of this report, please contact the writer at your convenience.

Yours truly,




Patricia Ward

Reviewed by Harvey Erickson, AACI, P.App \*Did not inspect\*

## RESIDENTIAL APPRAISAL REPORT

REFERENCE: SATHER RANCH

FILE NO.: SW1703013

|               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CLIENT        | CLIENT: <u>Sather Ranch Ltd. / Mike Street</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | APPRAISER: <u>Patricia Ward</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <br>Appraisal Institute<br>of Canada                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|               | ATTENTION: <u>Mike Street</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | COMPANY: <u>Schoenne Appraisals and Consulting Ltd.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| SUBJECT       | ADDRESS: <u>C/O 1335 Commercial Way</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ADDRESS: <u>101-144 Front Street</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | MUNICIPALITY AND DISTRICT: <u>Regional District of Okanagan Similkameen</u><br>ASSESSMENT: Land \$ <u>14,400</u> Imps \$ _____ Total \$ <u>14,400</u> Assessment Date: <u>January 1, 2016</u> Taxes \$ <u>172</u> Year <u>2016</u><br>EXISTING USE: <u>Agricultural - Grazing Land</u> OCCUPIED BY: <u>Vacant</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|               | ADDRESS: <u>Penticton, BC V2A 3H4</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ADDRESS: <u>Penticton, B.C. V2A 1H1</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| ASSIGNMENT    | E-MAIL: <u>street42@telus.net</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | E-MAIL: <u>tward@northcountry.ca</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | NAME: <u>Mike Street / Sather Ranch Ltd.</u> Name Type: _____<br>PURPOSE OF THE APPRAISAL: To estimate market value (see definition herein) or <input type="checkbox"/> Other<br>INTENDED USE OF THE APPRAISAL: <u>Personal Information / First Mortgage Financing / Purchase</u><br>INTENDED USERS (by name or type): <u>Mike Street / The Owners of Sather Ranch Ltd. / BMO</u><br>REQUESTED BY: <input checked="" type="checkbox"/> Client above <input type="checkbox"/> Other _____<br>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<br><input type="checkbox"/> Update of original report completed on _____ with an effective date of _____ File No. _____<br>PROPERTY RIGHTS APPRAISED: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (see comments) OTHER OWNERSHIP: <input type="checkbox"/> Cooperative <input type="checkbox"/> Condominium/Strata <input type="checkbox"/> Other _____<br>MAINTENANCE FEE (if applicable): \$ _____<br>IS THE SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, see comments)<br>VALUE APPROACHES USED IN THE DEVELOPMENT OF THIS APPRAISAL: <input checked="" type="checkbox"/> DIRECT COMPARISON APPROACH <input type="checkbox"/> COST APPROACH <input type="checkbox"/> INCOME APPROACH _____<br>EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS An extraordinary assumption or limiting condition has been invoked in this appraisal report. <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If yes, see attached addendum.<br>HYPOTHETICAL CONDITIONS An hypothetical condition has been invoked in this appraisal report. <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If yes, see attached addendum.<br>JURISDICTIONAL EXCEPTION A jurisdictional exception has been invoked in this appraisal report. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, see attached addendum. |
|               | PHONE: _____ FAX: _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | PHONE: <u>250-492-5151</u> FAX: <u>250-492-5156</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| NEIGHBOURHOOD | NATURE OF DISTRICT: <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> _____<br>TYPE OF DISTRICT: <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Recreational <input type="checkbox"/> Agricultural<br>TREND OF DISTRICT: <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating <input type="checkbox"/> _____<br>BUILT-UP: <input type="checkbox"/> Over 75% <input type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25% <input checked="" type="checkbox"/> Rural<br>CONFORMITY Age: <input type="checkbox"/> Newer <input type="checkbox"/> Similar <input type="checkbox"/> Older <input type="checkbox"/> N/A<br>Condition: <input type="checkbox"/> Superior <input type="checkbox"/> Similar <input type="checkbox"/> Inferior <input type="checkbox"/> N/A<br>Size: <input type="checkbox"/> Larger <input type="checkbox"/> Similar <input type="checkbox"/> Smaller <input type="checkbox"/> N/A | AGE RANGE OF PROPERTIES (years): <u>1</u> <u>75+</u><br>PRICE RANGE OF PROPERTIES: \$ <u>50,000</u> \$ <u>1,000,000</u><br>MARKET OVERVIEW: Supply: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Poor<br>Demand: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Poor<br>PRICE TRENDS: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | From To<br>AGE RANGE OF PROPERTIES (years): <u>1</u> <u>75+</u><br>PRICE RANGE OF PROPERTIES: \$ <u>50,000</u> \$ <u>1,000,000</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|               | COMMENTS: <u>The subject neighbourhood is located in a rural area in the the north east region of the City of Penticton adjacent to the Regional District of Okanagan Similkameen to the north and east. Development in the immediate area consists of single family housing, hobby farms, agricultural use properties, vacant crown land and the Campbell Mountain Landfill. Due to the topography of the area most of the properties enjoy views overlooking the lower lying areas. The Trans Canada Trail which includes the abandoned Kettle Valley Railway right of way traverses the area in a north to south direction.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| SITE          | SITE DIMENSIONS: <u>2546.28 x 2974 x 2640 x 2912.58</u><br>SITE AREA: <u>6969600 +/-</u> <input checked="" type="checkbox"/> Sq. Ft. <input type="checkbox"/> Sq. M. <input type="checkbox"/> Acres <input type="checkbox"/> Hectares<br>Source: <u>City of Penticton Map &amp; BC Assessment</u><br>TOPOGRAPHY: <u>Sloping to steeply sloping</u><br>CONFIGURATION: <u>Irregular - Mostly Trapezoid</u><br>ZONING: <u>FG - Forestry and Grazing</u><br><u>Not Located within the Agricultural Land Reserve</u><br>Source: <u>City of Penticton ALC</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | UTILITIES: <input type="checkbox"/> Telephone <input type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Natural Gas <input type="checkbox"/> Septic<br><input type="checkbox"/> Open Ditch <input type="checkbox"/> _____<br>WATER SUPPLY: <input type="checkbox"/> Municipal <input type="checkbox"/> Private Well <input type="checkbox"/> Other _____<br>FEATURES: <input type="checkbox"/> Gravel Road <input type="checkbox"/> Paved Road <input type="checkbox"/> Lane <input type="checkbox"/> Sidewalk <input type="checkbox"/> Curbs<br><input type="checkbox"/> Street Lights <input type="checkbox"/> Cablevision <input type="checkbox"/> _____<br>ELECTRICAL: <input type="checkbox"/> Overhead <input type="checkbox"/> Underground <input type="checkbox"/> _____<br>DRIVEWAY: <input type="checkbox"/> Private <input type="checkbox"/> Mutual <input type="checkbox"/> None <input type="checkbox"/> Single <input type="checkbox"/> Double<br><input type="checkbox"/> Underground <input type="checkbox"/> Laneway <input type="checkbox"/> _____<br>Surface: _____<br>PARKING: <input type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Driveway <input type="checkbox"/> Street <u>N/A</u><br>LANDSCAPING: <input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor <u>N/A</u><br>CURB APPEAL: <input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor <u>N/A</u> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|               | DOES EXISTING USE CONFORM TO ZONING? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments)<br>TITLE SEARCHED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> _____<br>COMMENTS: <u>See Attached Addendum</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

## RESIDENTIAL APPRAISAL REPORT

REFERENCE: SATHER RANCH

FILE NO.: SW1703013

|                                                                                                                                            |          |                                                                                                                                                              |        |                                                                                                                               |        |                                                                                                                                                                 |     |                                                                                           |           |                                                                                                                                                    |  |  |  |       |      |
|--------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------------------------------------------------------------------------------------------------------------------------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------------------------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|-------|------|
| YEAR BUILT (estimated): _____                                                                                                              |          | BUILDING TYPE: _____                                                                                                                                         |        |                                                                                                                               |        | ROOFING: _____<br>Condition: <input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor         |     |                                                                                           |           |                                                                                                                                                    |  |  |  |       |      |
| EFFECTIVE AGE: _____ years                                                                                                                 |          | DESIGN/STYLE: _____                                                                                                                                          |        |                                                                                                                               |        | EXTERIOR FINISH: _____<br>Condition: <input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor |     |                                                                                           |           |                                                                                                                                                    |  |  |  |       |      |
| REM. ECONOMIC LIFE: _____ years                                                                                                            |          | CONSTRUCTION: _____                                                                                                                                          |        |                                                                                                                               |        |                                                                                                                                                                 |     |                                                                                           |           |                                                                                                                                                    |  |  |  |       |      |
| DEPRECIATION _____ %                                                                                                                       |          | BASEMENT: _____                                                                                                                                              |        |                                                                                                                               |        |                                                                                                                                                                 |     |                                                                                           |           |                                                                                                                                                    |  |  |  |       |      |
| NEW CONSTRUCTION ONLY                                                                                                                      |          | ESTIMATED BASEMENT AREA: _____ <input type="checkbox"/> Sq. M. <input type="checkbox"/> Sq. Ft.                                                              |        |                                                                                                                               |        |                                                                                                                                                                 |     |                                                                                           |           |                                                                                                                                                    |  |  |  |       |      |
| CONSTRUCTION COMPLETE: _____                                                                                                               |          | BASEMENT FINISH: <input type="checkbox"/> 0 to 25% <input type="checkbox"/> 25 to 50% <input type="checkbox"/> 50 to 75% <input type="checkbox"/> 75 to 100% |        |                                                                                                                               |        |                                                                                                                                                                 |     |                                                                                           |           |                                                                                                                                                    |  |  |  |       |      |
| PERCENTAGE COMPLETE: _____                                                                                                                 |          | WINDOWS: _____                                                                                                                                               |        |                                                                                                                               |        |                                                                                                                                                                 |     |                                                                                           |           |                                                                                                                                                    |  |  |  |       |      |
|                                                                                                                                            |          | FOUNDATION WALLS: _____                                                                                                                                      |        |                                                                                                                               |        |                                                                                                                                                                 |     |                                                                                           |           |                                                                                                                                                    |  |  |  |       |      |
| BEDROOMS(#)<br>____ Large<br>____ Average<br>____ Small                                                                                    |          | BATH-ROOMS(#)<br>____ 2-piece<br>____ 3-piece<br>____ 4-piece<br>____ 5-piece                                                                                |        | INTERIOR FINISH<br>Drywall <input type="checkbox"/><br>Plaster <input type="checkbox"/><br>Panelling <input type="checkbox"/> |        | Walls <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>                                                                          |     | Ceilings <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> |           | CLOSETS: <input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor                |  |  |  |       |      |
|                                                                                                                                            |          |                                                                                                                                                              |        |                                                                                                                               |        |                                                                                                                                                                 |     |                                                                                           |           | INSULATION: <input type="checkbox"/> Ceiling <input type="checkbox"/> Walls <input type="checkbox"/> Basement <input type="checkbox"/> Crawl Space |  |  |  |       |      |
|                                                                                                                                            |          |                                                                                                                                                              |        |                                                                                                                               |        |                                                                                                                                                                 |     |                                                                                           |           | PLUMBING LINES: _____ Info Source: _____                                                                                                           |  |  |  |       |      |
|                                                                                                                                            |          |                                                                                                                                                              |        |                                                                                                                               |        |                                                                                                                                                                 |     |                                                                                           |           | FLOOR PLAN: <input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor             |  |  |  |       |      |
| FLOORING: _____                                                                                                                            |          | ELECTRICAL: <input type="checkbox"/> Fuses <input type="checkbox"/> Breakers _____                                                                           |        | ESTIMATED RATED CAPACITY OF MAIN PANEL: _____ amps                                                                            |        | HEATING SYSTEM: _____ Fuel type: _____                                                                                                                          |     | WATER HEATER: Type: _____                                                                 |           | OVERALL INT. COND: <input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor      |  |  |  |       |      |
| ROOM ALLOCATION                                                                                                                            |          |                                                                                                                                                              |        |                                                                                                                               |        |                                                                                                                                                                 |     |                                                                                           |           |                                                                                                                                                    |  |  |  |       |      |
| LEVEL:                                                                                                                                     | ENTRANCE | LIVING                                                                                                                                                       | DINING | KITCHEN                                                                                                                       | FAMILY | BEDROOMS                                                                                                                                                        | DEN | FULL BATH                                                                                 | PART BATH | LAUNDRY                                                                                                                                            |  |  |  | TOTAL | AREA |
| MAIN                                                                                                                                       |          |                                                                                                                                                              |        |                                                                                                                               |        |                                                                                                                                                                 |     |                                                                                           |           |                                                                                                                                                    |  |  |  |       |      |
| SECOND                                                                                                                                     |          |                                                                                                                                                              |        |                                                                                                                               |        |                                                                                                                                                                 |     |                                                                                           |           |                                                                                                                                                    |  |  |  |       |      |
| THIRD                                                                                                                                      |          |                                                                                                                                                              |        |                                                                                                                               |        |                                                                                                                                                                 |     |                                                                                           |           |                                                                                                                                                    |  |  |  |       |      |
| ABOVE GRADE TOTALS    ROOMS:    BEDROOMS:    BATHROOMS:                                                                                    |          |                                                                                                                                                              |        |                                                                                                                               |        |                                                                                                                                                                 |     |                                                                                           |           |                                                                                                                                                    |  |  |  |       |      |
| BASEMENT                                                                                                                                   |          |                                                                                                                                                              |        |                                                                                                                               |        |                                                                                                                                                                 |     |                                                                                           |           |                                                                                                                                                    |  |  |  |       |      |
| ORDER TOTALS    ROOMS:    BEDROOMS:    BATHROOMS:    UNIT OF MEASUREMENT: <input type="checkbox"/> Sq. M. <input type="checkbox"/> Sq. Ft. |          |                                                                                                                                                              |        |                                                                                                                               |        |                                                                                                                                                                 |     |                                                                                           |           |                                                                                                                                                    |  |  |  |       |      |
| BASEMENT FINISHES/UTILITY: <u>N/A</u>                                                                                                      |          |                                                                                                                                                              |        |                                                                                                                               |        |                                                                                                                                                                 |     |                                                                                           |           |                                                                                                                                                    |  |  |  |       |      |
| GARAGES/CARPORTS: <u>N/A</u>                                                                                                               |          |                                                                                                                                                              |        |                                                                                                                               |        |                                                                                                                                                                 |     |                                                                                           |           |                                                                                                                                                    |  |  |  |       |      |
| DECKS, PATIOS, OTHER IMPROVEMENTS: <u>N/A</u>                                                                                              |          |                                                                                                                                                              |        |                                                                                                                               |        |                                                                                                                                                                 |     |                                                                                           |           |                                                                                                                                                    |  |  |  |       |      |
| COMMENTS: <u>N/A</u>                                                                                                                       |          |                                                                                                                                                              |        |                                                                                                                               |        |                                                                                                                                                                 |     |                                                                                           |           |                                                                                                                                                    |  |  |  |       |      |

## RESIDENTIAL APPRAISAL REPORT

REFERENCE: SATHER RANCH

FILE NO.: SW1703013

LAND VALUE AS IF VACANT: \$ \_\_\_\_\_ SOURCE OF DATA: \_\_\_\_\_ Comment: \_\_\_\_\_

EXISTING USE: \_\_\_\_\_

HIGHEST AND BEST USE OF THE LAND AS IF VACANT: ☐ Residential ☒ Other Forestry and Grazing Land

HIGHEST AND BEST USE OF THE PROPERTY AS IMPROVED: ☐ Existing Residential Use ☒ Other Land locked parcel - no legal access.

SUMMARY AND CONCLUSION: Highest and best use is the current grazing land use by the individual that owns the grazing rights to the crown lands adjacent to the subject. If access to the lands were to change value most likely would be affected.

[illegible]

## RESIDENTIAL APPRAISAL REPORT

REFERENCE: SATHER RANCH

FILE NO.: SW1703013

REFERENCE: CATHIER RANCH

FILE NO.: 0017-00010

| SUBJECT                            |                            | COMPARABLE NO. 4                        |               |    | COMPARABLE NO. 5 |               |       | COMPARABLE NO. 6 |               |       |       |    |
|------------------------------------|----------------------------|-----------------------------------------|---------------|----|------------------|---------------|-------|------------------|---------------|-------|-------|----|
|                                    |                            | Description                             | \$ Adjustment |    | Description      | \$ Adjustment |       | Description      | \$ Adjustment |       |       |    |
| District Lot 2514S<br>Penticton    |                            | 3005 Nicholson Creek Road<br>Rock Creek |               |    |                  |               |       |                  |               |       |       |    |
| DATA SOURCE                        |                            | MLS 159777                              |               |    |                  |               |       |                  |               |       |       |    |
| DATE OF SALE                       |                            | 07/04/2016                              |               |    |                  |               |       |                  |               |       |       |    |
| SALE PRICE                         | \$                         | \$ 165,000                              |               |    | \$               |               |       | \$               |               |       |       |    |
| DAYS ON MARKET                     |                            | 104+ Days                               |               |    |                  |               |       |                  |               |       |       |    |
| LOCATION                           | Rural - Penticton          | Rural                                   |               |    |                  |               |       |                  |               |       |       |    |
| SITE SIZE                          | 160 +/- Acres              | 161.59+- Acres                          |               |    |                  |               |       |                  |               |       |       |    |
| BUILDING TYPE                      | Vacant Land                | Vacant Land                             |               |    |                  |               |       |                  |               |       |       |    |
| DESIGN/STYLE                       | N/A                        | N/A                                     |               |    |                  |               |       |                  |               |       |       |    |
| AGE/CONDITION                      |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
| LIVEABLE FLOOR AREA                |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    | TotalBdrmsBaths            | TotalBdrmsBaths                         |               |    | TotalBdrmsBaths  |               |       | TotalBdrmsBaths  |               |       |       |    |
| ROOM-COUNT                         |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
| BASEMENT                           |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
| PARKING                            | N/A                        |                                         |               |    |                  |               |       |                  |               |       |       |    |
| Useable Land                       | Topography/Agriculture Use | Equal                                   |               |    |                  |               |       |                  |               |       |       |    |
| Site Services                      | Not Available              | Not Available                           |               |    |                  |               |       |                  |               |       |       |    |
| Access to Land                     | Land Locked                | Road Access                             |               |    | -50,000          |               |       |                  |               |       |       |    |
| Improvements                       |                            | Similar                                 |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
| ADJUSTMENTS (Gross%, Net%, Dollar) |                            | 30.3 %                                  | -30.3 %       | \$ | 50,000           | 0.0 %         | 0.0 % | \$               | 0             | 0.0 % | 0.0 % | \$ |
| ADJUSTED VALUES                    |                            | \$                                      | 115,000       |    |                  | \$            | 0     |                  |               | \$    |       |    |
| COMMENTS:                          |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |
|                                    |                            |                                         |               |    |                  |               |       |                  |               |       |       |    |

## RESIDENTIAL APPRAISAL REPORT

REFERENCE: SATHER RANCH

FILE NO.: SW1703013

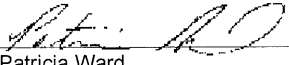
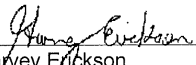
|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SALES HISTORY                              | ANALYSIS OF KNOWN CURRENT AGREEMENTS FOR SALE, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT: (minimum of one year) <u>No reported sales or listings through MLS in the past 3 years.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                            | ANALYSIS OF SALE TRANSFER HISTORY: (minimum of three years) <u>According to BC Assessment data there have been no sales transactions registered on the subject property since 2011.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| EXPOSURE TIME                              | ANALYSIS OF REASONABLE EXPOSURE TIME: <u>The larger rural acreage properties historically experience longer exposure times, as well properties that are impacted through hindered access generally experience marketing problems. Taking into consideration the above noted factors, a reasonable exposure time could range up to 5 years or more if the property were offered on the open market without access easements or rights of ways in place.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| RECONCILIATION AND FINAL ESTIMATE OF VALUE | RECONCILIATION AND FINAL ESTIMATE OF VALUE: <u>Sales used within the Direct Comparison Approach to Value support an estimated market value of \$115,000 - land only, based on proposed purchase / ownership in conjunction with 1313 Greyback Mountain Road by the owners of 1313 Greyback Mountain Road.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| DEFINITIONS                                | UPON REVIEWING AND RECONCILING THE DATA, ANALYSES AND CONCLUSIONS OF EACH VALUATION APPROACH, THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY AS AT <u>March 20, 2017</u> (Effective Date of the Appraisal) IS ESTIMATED TO BE \$ <u>115,000</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                            | THIS REPORT WAS COMPLETED ON: <u>April 9, 2017</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| SCOPE                                      | <p><b>DEFINITION OF MARKET VALUE:</b> 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.</p> <p>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.</p> <p>(Source: Canadian Uniform Standards of Professional Appraisal Practice) Note: If other than market value is being appraised, see additional comments.</p> <p><b>DEFINITION OF HIGHEST AND BEST USE:</b> 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                            | <p>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 (CUSPAP) 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.</p> <p>The appraisal issue that is the focus of this engagement has been discussed and defined with the client, the work required to solve the issue planned, and the necessary market data acquired, analyzed and reconciled into an estimate of market value in a manner typically expected in a "form" report.</p> <p>The specific tasks and items necessary to complete this assignment include a summary of the following:</p> <ol style="list-style-type: none"> <li>1. assembly and analysis of relevant information pertaining to the property being appraised, including listing and acquisition particulars if acquired within three years prior to the effective date of the appraisal;</li> <li>2. an inspection of the subject property and the surrounding area;</li> <li>3. assembly and analysis of pertinent economic and market data;</li> <li>4. an analysis of land use controls pertaining to the subject property;</li> <li>5. a summary discussion and statement of "Highest and Best Use", or most probable use;</li> <li>6. a discussion of the appraisal methodologies and procedures employed in arriving at the indications of value;</li> <li>7. inclusion of photographs, maps, graphics and addendum/exhibits when deemed appropriate; and</li> <li>8. reconciliation of the collected data into an estimate of market value or market value range as at the effective date of the appraisal.</li> </ol> <p>All data considered appropriate for inclusion in the appraisal is, to the best of our knowledge, factual. Due to the type of property being appraised and the nature of the appraisal issue, the findings have been conveyed in this "form" format.</p> <p>Other: <u>The appraisal commenced with a preliminary investigation undertaken to determine market trends, influences and other factors pertinent to the subject property. The property was inspected on March 20, 2017, together with the surrounding neighbourhood. Comparable sales information was obtained through the Multiple Listing Service and Landcor Data Systems - information supplied is assumed correct. The comparables have not been inspected and information on these properties has not been independently verified. We did not complete any technical investigations on the subject property such as; detailed inspections of any of the improvements, an environmental review of the property, a survey of the site, investigations into the bearing qualities of the soils. This appraisal includes real estate only consisting of land. All other classes of property were excluded.</u></p> |



## RESIDENTIAL APPRAISAL REPORT

REFERENCE: SATHER RANCH


FILE NO.: SW1703013

|                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ASSUMPTIONS AND LIMITING CONDITIONS AND EXTRAORDINARY ITEMS | <b>ORDINARY ASSUMPTIONS &amp; LIMITING CONDITIONS</b><br>The certification that appears in this appraisal report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA) and the following conditions:<br>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.<br>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.<br>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.<br>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.<br>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.<br>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.<br>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.<br>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.<br>9. The analysis set out in this report relied on written and verbal information obtained from a variety of sources we considered reliable. Unless otherwise stated herein, we did not verify client-supplied information, which we believed to be correct.<br>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.<br>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 and in accordance with the Personal Information Protection and Electronic Documents Act (PIPEDA).<br>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.<br>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 and the loan is insured, liability is extended to the mortgage 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.<br>14. This report form is the property of the Appraisal Institute of Canada (AIC) and for use only by AIC members in good standing. Use by any other person is a violation of AIC copyright. This appraisal report, its content and all attachments/addendums and their content are the property of the author who has signed this report (the author). The client, intended users and any appraisal facilitator are strictly forbidden and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.<br>15. 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.<br>16. Where the intended use of this report is for financing or mortgage lending, and in accordance with the Office of the Superintendent of Financial Institutions Canada (OSFI) Residential Mortgage Underwriting Practices and Procedures B-20 (June 2012), it is the intended user's responsibility to grant mortgage loans on the basis of the borrower's demonstrated willingness and capacity to service his/her debt obligations. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                             | I certify that, to the best of my knowledge and belief that:<br>1. The statements of fact contained in this report are true and correct;<br>2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my impartial and unbiased professional analyses, opinions and conclusions;<br>3. I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict of interest with respect to the parties involved with this assignment;<br>4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;<br>5. My engagement in and compensation for this assignment were not contingent upon developing or reporting predetermined results, the amount of value estimate, or a conclusion favouring the client;<br>6. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP);<br>7. I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with the Canadian Uniform Standards of Professional Appraisal Practice;<br>8. Except as herein disclosed, no one has provided significant professional assistance to the person(s) signing this report;<br>9. As of the date of this report the undersigned has fulfilled the requirements of the Appraisal Institute of Canada Continuing Professional Development Program for members;<br>10. The undersigned is (are all) members in good standing of the Appraisal Institute of Canada.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                             | <b>CO-SIGNING AIC APPRAISER'S CERTIFICATION</b> If an AIC appraiser has co-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."                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                             | <b>PROPERTY IDENTIFICATION</b><br>ADDRESS: <u>District Lot 2514S</u> CITY: <u>Penticton</u> PROVINCE: <u>BC</u> POSTAL CODE: _____<br>LEGAL DESCRIPTION: <u>District Lot 2514S, Land District 54 PID 002-215-594</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| CERTIFICATION                                               | BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED HEREIN, THE MARKET VALUE OF THE INTEREST IN THE PROPERTY DESCRIBED,<br>AS AT <u>March 20, 2017</u> (Effective date of the appraisal) IS ESTIMATED TO BE \$ <u>115,000</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                             | <b>APPRAISER</b><br>SIGNATURE: <br>NAME: <u>Patricia Ward</u><br>AIC DESIGNATION (or Member Status): <u>AIC Candidate Appraiser</u><br>DATE SIGNED: <u>April 9, 2017</u><br>PERSONALLY INSPECTED THE SUBJECT PROPERTY: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO<br>DATE OF INSPECTION: <u>March 20, 2017</u><br>LICENSE INFO: (where applicable) _____<br>NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>CO-SIGNING AIC APPRAISER (if applicable)</b><br>SIGNATURE: <br>NAME: <u>Harvey Erickson</u><br>AIC DESIGNATION: <u>AACI, P.App</u><br>DATE SIGNED: <u>April 9, 2017</u><br>PERSONALLY INSPECTED THE SUBJECT PROPERTY: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO<br>DATE OF INSPECTION: <u>Did not inspect</u><br>LICENSE INFO: (where applicable) _____<br>NOTE: For this appraisal to be valid, an original or a password protected digital signature is required. |
|                                                             | SOURCE OF DIGITAL SIGNATURE SECURITY: _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                             | ATTACHMENTS AND ADDENDA: <input checked="" type="checkbox"/> ADDITIONAL SALES <input checked="" type="checkbox"/> EXTRAORDINARY ITEMS <input checked="" type="checkbox"/> NARRATIVE <input checked="" type="checkbox"/> PHOTOGRAPHS <input type="checkbox"/> BUILDING SKETCH<br><input checked="" type="checkbox"/> MAPS <input type="checkbox"/> COST APPROACH <input type="checkbox"/> INCOME APPROACH <input type="checkbox"/> _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

## RESIDENTIAL APPRAISAL REPORT - ADDENDUM

REFERENCE: SATHER RANCH

FILE NO.: SW1703013

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |  |           |              |                                         |      |                                                                                                                         |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|--|-----------|--------------|-----------------------------------------|------|-------------------------------------------------------------------------------------------------------------------------|
| CLIENT                       | CUSTOMER REFERENCE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SATHER RANCH LTD. / MIKE STREET                  |  | APPRAISER | APPRAISER:   | PATRICIA WARD                           |      | <br>Appraisal Institute<br>of Canada |
|                              | CLIENT:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Sather Ranch Ltd. / Mike Street                  |  |           | COMPANY:     | Schoenne Appraisals and Consulting Ltd. |      |                                                                                                                         |
|                              | ATTENTION:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Mike Street                                      |  |           | ADDRESS:     | 101-144 Front Street                    |      |                                                                                                                         |
|                              | ADDRESS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | C/O 1335 Commercial Way<br>Penticton, BC V2A 3H4 |  |           |              | Penticton, B.C. V2A 1H1                 |      |                                                                                                                         |
|                              | E-MAIL:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | street42@telus.net                               |  |           | E-MAIL:      | tward@northcountry.ca                   |      |                                                                                                                         |
|                              | PHONE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | FAX:                                             |  | PHONE:    | 250-492-5151 |                                         | FAX: | 250-492-5156                                                                                                            |
| EXTRAORDINARY ITEMS ADDENDUM | <b>EXTRAORDINARY ASSUMPTIONS &amp; LIMITING CONDITIONS</b><br>An extraordinary assumption is a hypothesis, either supposed or unconfirmed, which, if not true, could alter the appraiser's opinions and conclusions (e.g. an absence of contamination where such contamination is possible, the presence of a municipal sanitary sewer where unknown or uncertain). An extraordinary limiting condition is a necessary modification or exclusion of a Standard Rule which must be explained and justified by the appraiser (e.g. exclusion of one or more valuation approaches). The appraiser must conclude before accepting the assignment which involves invoking an Extraordinary Limiting Condition that the scope of the work applied will result in opinions and conclusions which are credible. Both must accompany statements of each opinion/conclusion so affected.<br><u>Estimate of market value is based on continued unfettered access to the subject property through 1313 Greyback Mountain Road and crown land.</u> |                                                  |  |           |              |                                         |      |                                                                                                                         |
|                              | <b>HYPOTHETICAL CONDITIONS</b><br>Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective appraisals. For every Hypothetical Condition, an Extraordinary Assumption is required (see above). An analysis based on a hypothetical condition must not result in an appraisal report that is misleading or that relies on actions or events that would be illegal or improbable within the context of the assignment. Following is a description of each hypothetical condition applied to this report, the rationale for its use and its effect on the result of the assignment.<br><u>Estimate of market value is based on continued unfettered access to the subject property through 1313 Greyback Mountain Road and crown land.</u>                                                                                                                           |                                                  |  |           |              |                                         |      |                                                                                                                         |
|                              | <b>JURISDICTIONAL EXCEPTION</b><br>The Jurisdictional Exception permits the appraiser to disregard a part or parts of the Standards determined to be contrary to law or public policy in a given jurisdiction and only that part shall be void and of no force or effect in that jurisdiction. The following comments identify the part or parts disregarded, if any, and the legal authority justifying these actions.<br><u>none</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |  |           |              |                                         |      |                                                                                                                         |

### ADDENDUM

|                                         |                                |
|-----------------------------------------|--------------------------------|
| Borrower: Mike Street                   | File No.: SW1703013            |
| Property Address: District Lot 2514S    | Case No.: SATHER RANCH         |
| City: Penticton                         | Province: BC      Postal Code: |
| Lender: Sather Ranch Ltd. / Mike Street |                                |

**Site Comments**

The subject site is a 160+/- acre parcel located in the north eastern region of the City of Penticton. The subject parcel is currently used as grazing land and appears to be landlocked. It is estimated that approximately 120± acres (75+- %) of the site is sloping to steeply sloping (sufficient slope to hinder development) and approximately 40+- acres (25+- %) sloping to slightly sloping with some undulating plateau areas. The site is zoned FG (Forestry and Grazing), located within a Wildfire Interface Risk Hazard area, but not located within the Agricultural Land Reserve.

Access to the site is from the north via a private gated driveway which extends across private property adjacent to Greyback Mountain Road and onto and across a large parcel of crown land. There do not appear to be any easements or rights of way in place in relation to access to the subject property. The lands to the east, west and south are government owned as well, reportedly by the Provincial Crown and the City of Penticton. These lands are undeveloped and do not appear to provide access to the subject site.

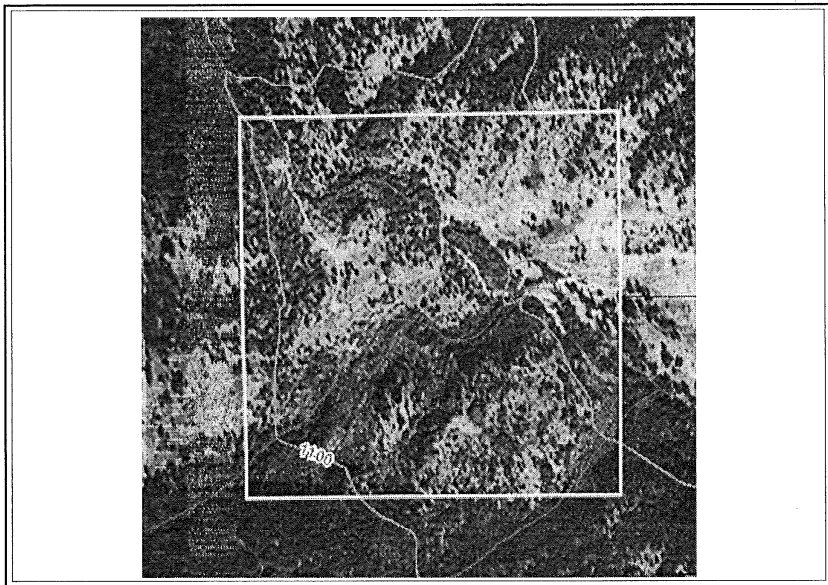
Zoning of the subject property is FG (Forestry and Grazing) which is consistent with the existing grassland / grazing land use. According to the City of Penticton OCP the subject has an area (approximately 20+- % of the site) at the north west corner that has a future land use of DA - Development Area. Based on the existing development in the area it is logical to assume that any potential for redevelopment of the site would be so far in the future as to not impact current land use and subsequent market values. The remainder of the site is designated OSC - Open Space / Conservation, and PO - Park Opportunities under the OCP. These future land use designations support the existing grassland / grazing land uses.

There is a right of way (registration # 94051E, registration date and time 1962-01-03 10:00), and a statutory right of way (registration # V60604, registration date and time 1984-11-14 08:56) registered against the subject property. Both are in favor of West Kootenay Power and Light Company Ltd.

Given the lack of legal access, extreme topography and lack of servicing, the highest and best use of the subject site is the current grassland / grazing land use

## COMPARABLE PROPERTY PHOTO ADDENDUM

|                                         |                        |
|-----------------------------------------|------------------------|
| Borrower: Mike Street                   | File No.: SW1703013    |
| Property Address: District Lot 2514S    | Case No.: SATHER RANCH |
| City: Penticton                         | Prov.: BC P.C.:        |
| Lender: Sather Ranch Ltd. / Mike Street |                        |



## COMPARABLE SALE #1

DL 528S Orofino Creek Road  
 Oliver Rural  
 Sale Date: 07/15/2016  
 Sale Price: \$ 200,000



## COMPARABLE SALE #2

2405 Nicholson Creek Road  
 Rock Creek  
 Sale Date: 11/29/2016  
 Sale Price: \$ 260,000

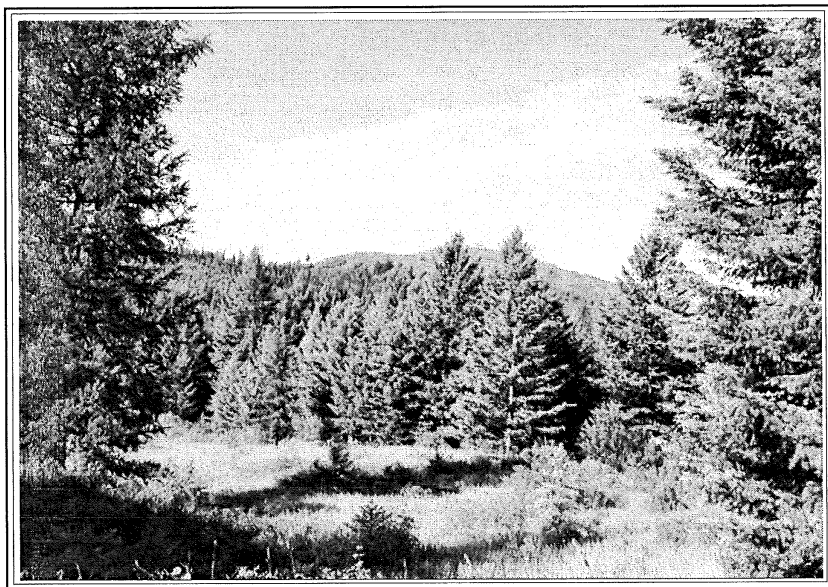


## COMPARABLE SALE #3

150 Acres - Hwy 3  
 Rock Creek  
 Sale Date: 08/02/2016

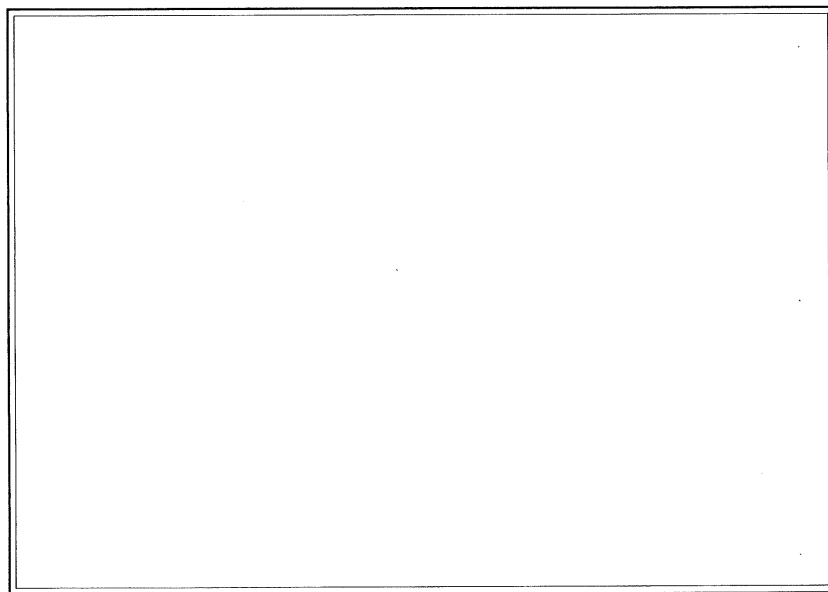
## COMPARABLE PROPERTY PHOTO ADDENDUM

|                                         |                        |
|-----------------------------------------|------------------------|
| Borrower: Mike Street                   | File No.: SW1703013    |
| Property Address: District Lot 2514S    | Case No.: SATHER RANCH |
| City: Penticton                         | Prov.: BC P.C.:        |
| Lender: Sather Ranch Ltd. / Mike Street |                        |



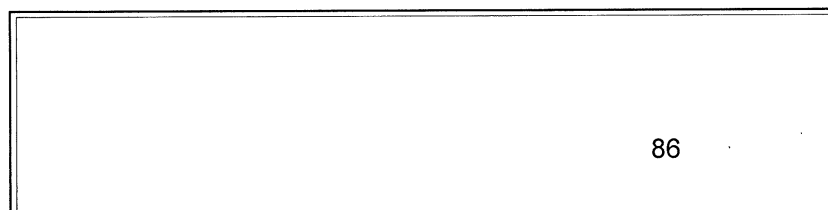
## COMPARABLE SALE #4

3005 Nicholson Creek Road  
 Rock Creek  
 Sale Date: 07/04/2016  
 Sale Price: \$ 165,000



## COMPARABLE SALE #5

Sale Date:  
 Sale Price: \$



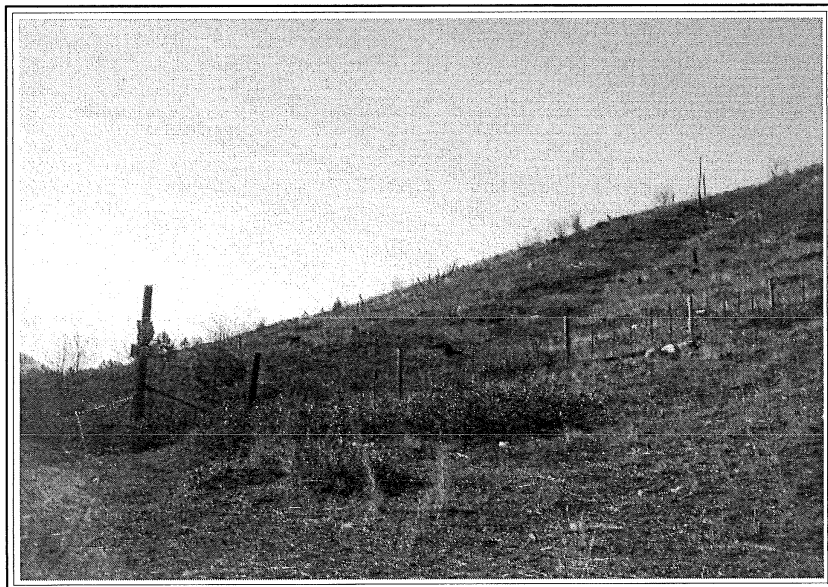
## COMPARABLE SALE #6

Sale Date:

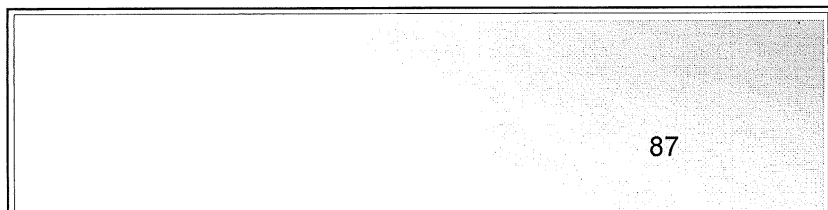
|                                         |                        |
|-----------------------------------------|------------------------|
| Borrower: Mike Street                   | File No.: SW1703013    |
| Property Address: District Lot 2514S    | Case No.: SATHER RANCH |
| City: Penticton                         | Prov.: BC              |
| Lender: Sather Ranch Ltd. / Mike Street | P.C.:                  |



Entrance to Property from the North

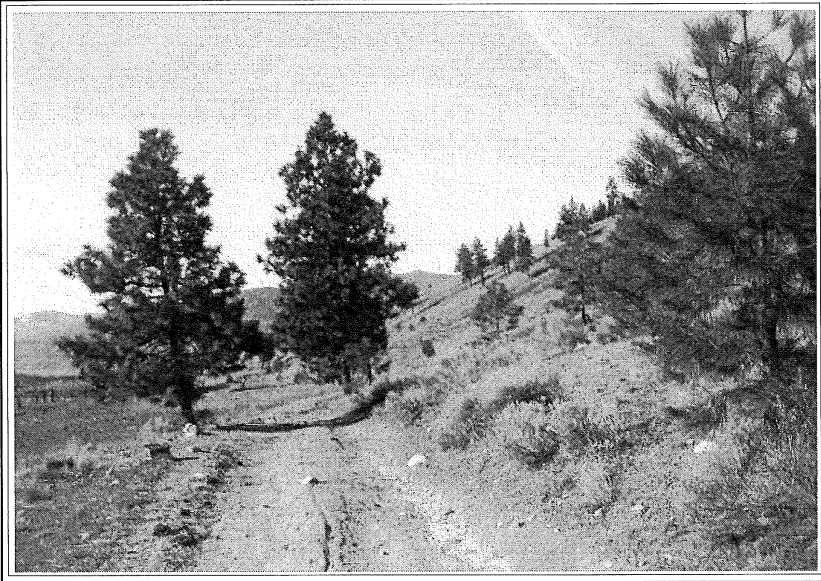


Subject Property  
Looking South West

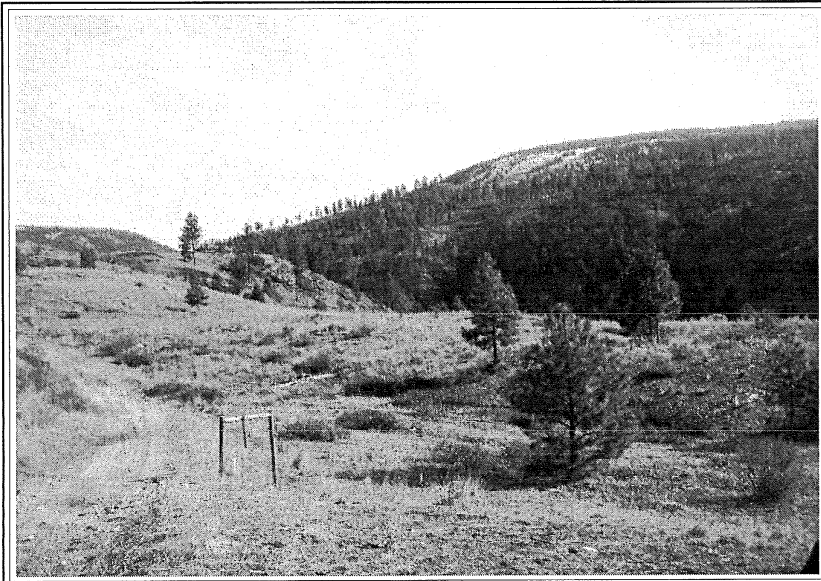


Subject Property  
Looking South East

|                                         |                        |
|-----------------------------------------|------------------------|
| Borrower: Mike Street                   | File No.: SW1703013    |
| Property Address: District Lot 2514S    | Case No.: SATHER RANCH |
| City: Penticton                         | Prov.: BC              |
| Lender: Sather Ranch Ltd. / Mike Street | P.C.:                  |



Subject Property



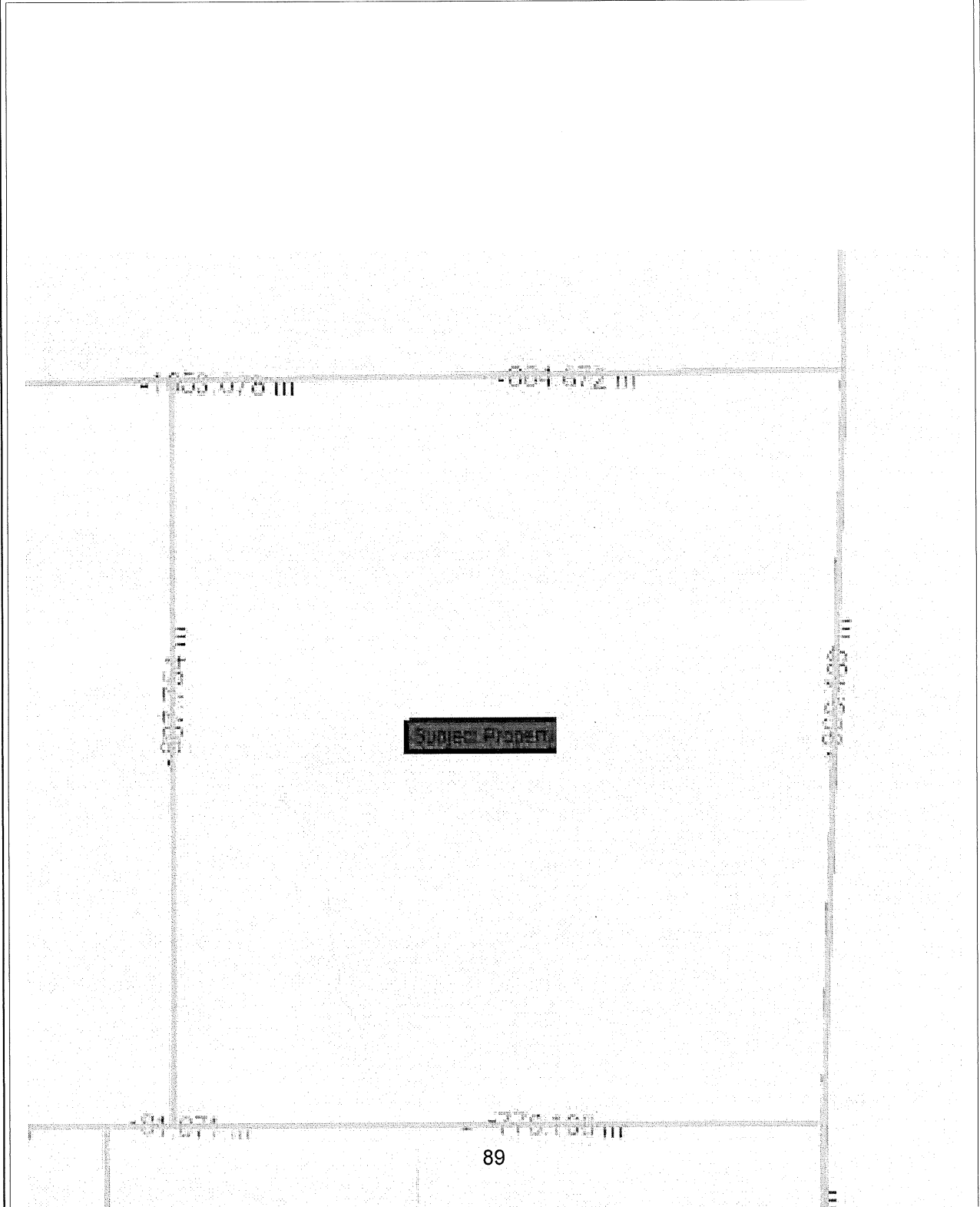
Entrance to Property from the South

Subject Property  
Looking North West



PLOT MAP

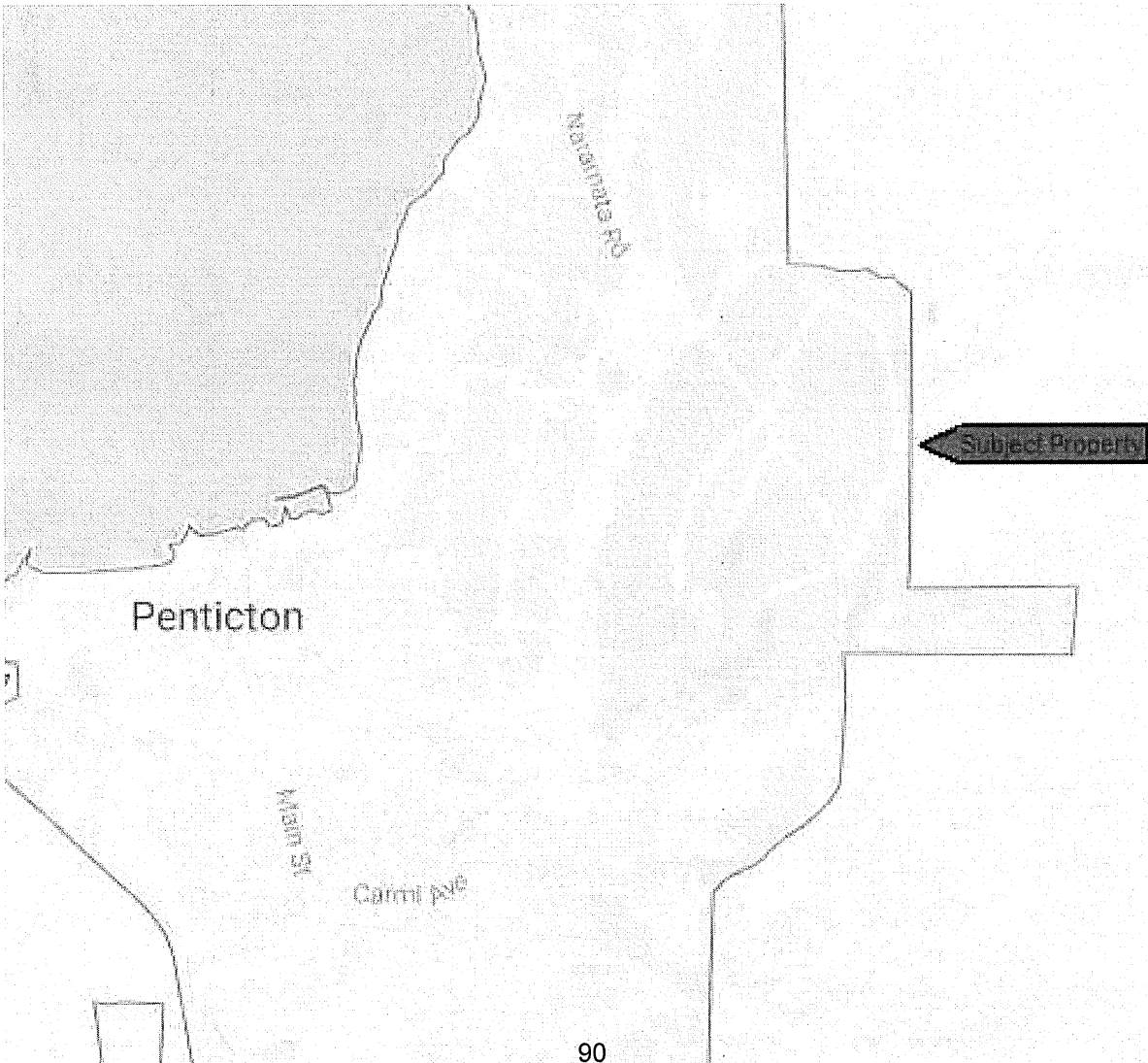
|                                         |           |                        |  |
|-----------------------------------------|-----------|------------------------|--|
| Borrower: Mike Street                   |           | File No.: SW1703013    |  |
| Property Address: District Lot 2514S    |           | Case No.: SATHER RANCH |  |
| City: Penticton                         | Prov.: BC | P.C.:                  |  |
| Lender: Sather Ranch Ltd. / Mike Street |           |                        |  |





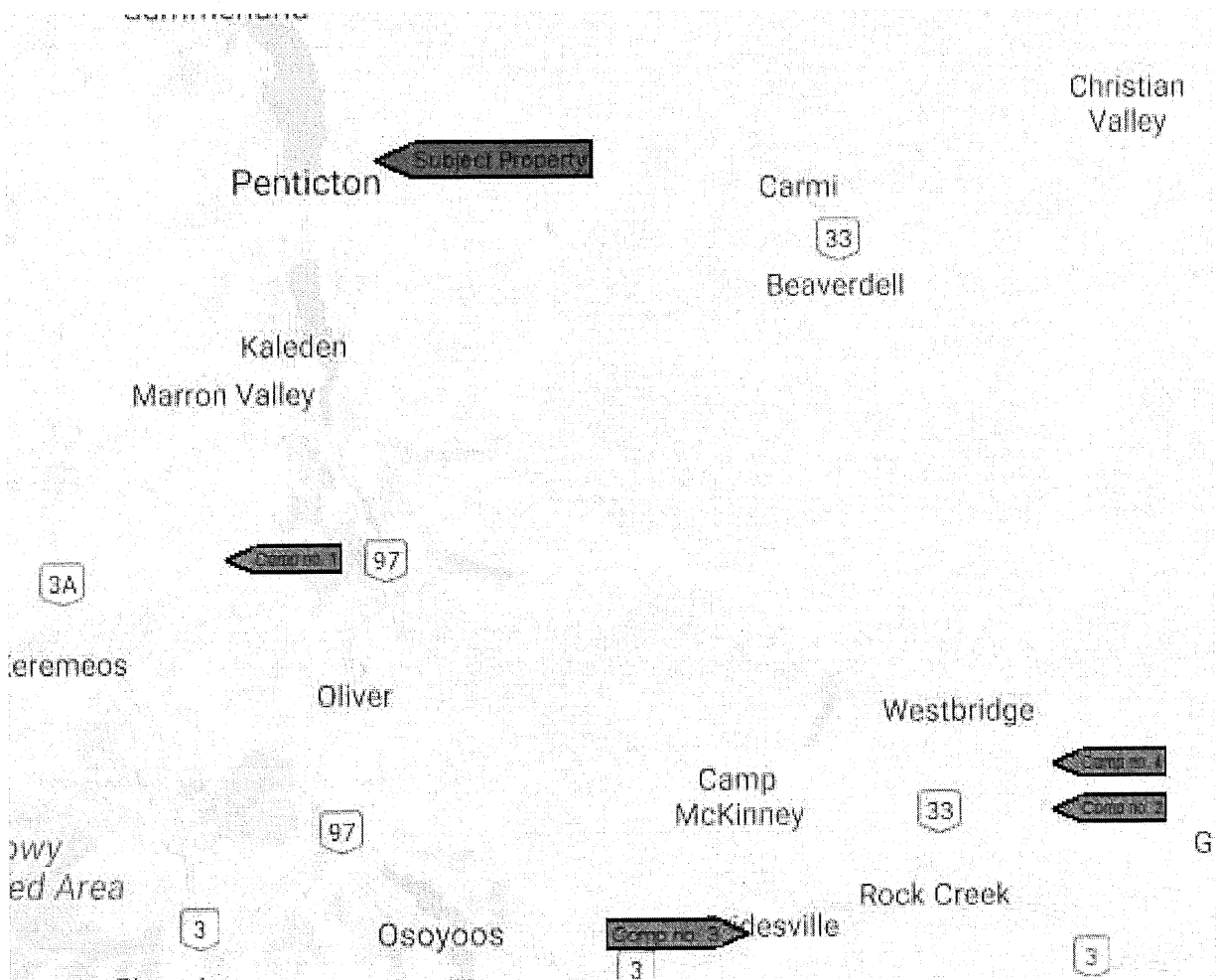
## LOCATION MAP

|                                         |           |                        |
|-----------------------------------------|-----------|------------------------|
| Borrower: Mike Street                   |           | File No.: SW1703013    |
| Property Address: District Lot 2514S    |           | Case No.: SATHER RANCH |
| City: Penticton                         | Prov.: BC | P.C.:                  |
| Lender: Sather Ranch Ltd. / Mike Street |           |                        |



## COMPARABLE SALES MAP

|                                         |                        |
|-----------------------------------------|------------------------|
| Borrower: Mike Street                   | File No.: SW1703013    |
| Property Address: District Lot 2514S    | Case No.: SATHER RANCH |
| City: Penticton                         | Prov.: BC P.C.:        |
| Lender: Sather Ranch Ltd. / Mike Street |                        |



## OCP MAP

Borrower: Mike Street

File No.: SW1703013

Property Address: District Lot 2514S

Case No.: SATHER RANCH

City: Penticton

Prov.: BC

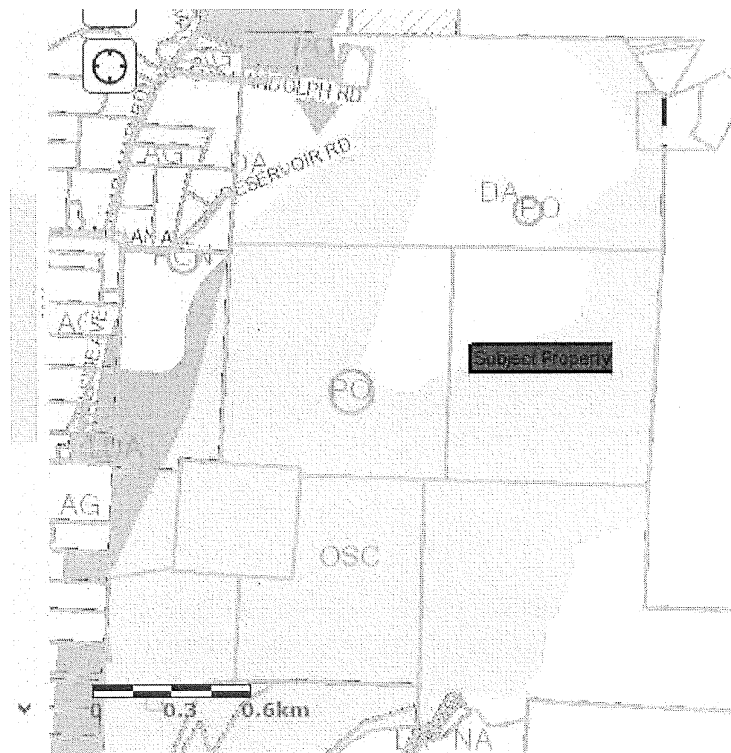
P.C.:

Lender: Sather Ranch Ltd. / Mike Street

**Official Community Plan (OCP)  
Designation****Future Land Use**

- DA - Development Area
- LDA - Limited Development Area
- LF - Landfill
- OSC - Open Space/Conservation
- PCN - Potential Commercial Node
- PO - Park Opportunities
- NA - Natural Areas
- OS - Open Space
- PR - Parks and Recreation
- S - School
- VC - Village Centre
- MR - Medium Density Residential
- CE - Cluster Estates
- CSF - Cluster Single Family
- CF - Single Family

Contact Us



## HAZARD MAP (Wildfire Interface Risk)

|                                         |                        |
|-----------------------------------------|------------------------|
| Borrower: Mike Street                   | File No.: SW1703013    |
| Property Address: District Lot 2514S    | Case No.: SATHER RANCH |
| City: Penticton                         | Prov.: BC              |
| Lender: Sather Ranch Ltd. / Mike Street | P.C.:                  |



## CONTOUR MAP

Borrower: Mike Street

File No.: SW1703013

Property Address: District Lot 2514S

Case No.: SATHER RANCH

City: Penticton

Prov.: BC

P.C.:

Lender: Sather Ranch Ltd. / Mike Street



## AERIAL PHOTOGRAPH (CITY OF PENTICTON)

Borrower: Mike Street

File No.: SW1703013

Property Address: District Lot 2514S

Case No.: SATHER RANCH

City: Penticton

Prov.: BC

P.C.:

Lender: Sather Ranch Ltd. / Mike Street







BRITISH COLUMBIA  
REAL ESTATE  
ASSOCIATION



THE CANADIAN  
BAR ASSOCIATION  
British Columbia Branch

PAGE 1 of 5 PAGES

## CONTRACT OF PURCHASE AND SALE

BROKERAGE: \_\_\_\_\_ DATE: APRIL 17 2017  
 ADDRESS: \_\_\_\_\_ PG: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 PREPARED BY: \_\_\_\_\_ MLS® NO: \_\_\_\_\_

|                                   |                                         |
|-----------------------------------|-----------------------------------------|
| SELLER: <u>PALMER E. SATHER</u>   | BUYER: <u>SATHER RANCH LTD</u>          |
| SELLER: _____                     | BUYER: <u>C/O MIKE STREET</u>           |
| ADDRESS: <u>285 WATERFORD AVE</u> | ADDRESS: <u>C/O 1335 COMMERCIAL WAY</u> |
| <u>PENTICTON BC</u>               | <u>PENTICTON B.C.</u>                   |
| PC <u>V2A-6V5</u>                 | PC <u>V2A-3H4</u>                       |
| PHONE <u>C/O 250-493-7644</u>     | PHONE <u>250-462-0051</u>               |
|                                   | OCCUPATION: _____                       |

### PROPERTY:

DISTRICT LOT 25145  
 UNIT NO. \_\_\_\_\_ ADDRESS OF PROPERTY \_\_\_\_\_  
PENTICTON B.C.  
 CITY/TOWN/MUNICIPALITY \_\_\_\_\_ POSTAL CODE \_\_\_\_\_  
 This is Exhibit "H" referred to in the  
 Affidavit of Michael Neil Street  
 affirmed before me at  
 Vernon, British Columbia  
 this 4 day of April, 2017 *W*

PID \_\_\_\_\_ OTHER PID(S) \_\_\_\_\_

*[Signature]*  
 A Commissioner in and for the  
 Province of British Columbia

DISTRICT LOT 25145, LAND DISTRICT 54 PID 002-215-594  
 LEGAL DESCRIPTION

The Buyer agrees to purchase the Property from the Seller on the following terms and subject to the following conditions.

- 1. PURCHASE PRICE:** The purchase price of the Property will be \_\_\_\_\_  
ONE HUNDRED TWENTY THOUSAND .  
DOLLARS \$120,000 (Purchase Price)
- 2. DEPOSIT:** A deposit of \$ 3,000 which will form part of the Purchase Price, will be paid **within 24 hours of**  
**acceptance unless agreed as follows:**  
TO BE PAID ON OR BEFORE APRIL 21 2017

All monies paid pursuant to this section (Deposit) will be paid in accordance with section 10 or by uncertified cheque except as otherwise set out in this section 2 and will be delivered in trust to MOTT WELSH  
AND ASSOCIATES and held in trust in accordance with the provisions of the *Real Estate Services Act*. In the event the Buyer fails to pay the Deposit as required by this Contract, the Seller may, at the Seller's option, terminate this Contract. The party who receives the Deposit is authorized to pay all or any portion of the Deposit to the Buyer's or Seller's conveyancer (the "Conveyancer") without further written direction of the Buyer or Seller, provided that: (a) the Conveyancer is a Lawyer or Notary; (b) such money is to be held in trust by the Conveyancer as stakeholder pursuant to the provisions of the *Real Estate Services Act* pending the completion of the transaction and not on behalf of any of the principals to the transaction; and (c) if the sale does not complete, the money should be returned to such party as stakeholder or paid into Court.

MS  
 INITIALS

PAGE 2 of 5 PAGES

PROPERTY ADDRESS

3. ~~TERMS AND CONDITIONS:~~ The purchase and sale of the Property includes the following terms and is subject to the following conditions:

○

○

MS

○

○

MS

Each condition, if so indicated, is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the *Real Estate Services Act*.

|  |  |  |    |
|--|--|--|----|
|  |  |  | MS |
|--|--|--|----|

INITIALS



PAGE 3 of 5 PAGES

PROPERTY ADDRESS

4. **COMPLETION:** The sale will be completed on MAY 15 yr. 2017  
(Completion Date) at the appropriate Land Title Office.
5. **POSSESSION:** The Buyer will have vacant possession of the Property at 11.59 Am. on MAY 15 yr. 2017 (Possession Date) OR, subject to the following existing tenancies, if any:  
MIKE STREET SATHAR RANCH LTD.
6. **ADJUSTMENTS:** The Buyer will assume and pay all taxes, rates, local improvement assessments, fuel utilities and other charges from, and including, the date set for adjustments, and all adjustments both incoming and outgoing of whatsoever nature will be made as of MAY 15 yr. 2017 (Adjustment Date).
7. **INCLUDED ITEMS:** The Purchase Price includes any buildings, improvements, fixtures, appurtenances and attachments thereto, and all blinds, awnings, screen doors and windows, curtain rods, tracks and valances, fixed mirrors, fixed carpeting, electric, plumbing, heating and air conditioning fixtures and all appurtenances and attachments thereto as viewed by the Buyer at the date of inspection, INCLUDING
- ~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~
- BUT EXCLUDING:** \_\_\_\_\_
8. **VIEWED:** The Property and all included items will be in substantially the same condition at the Possession Date as when viewed by the Buyer on \_\_\_\_\_ yr. \_\_\_\_\_
9. **TITLE:** Free and clear of all encumbrances except subsisting conditions, provisos, restrictions exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, existing tenancies set out in Section 5, if any, and except as otherwise set out herein.
10. **TENDER:** Tender or payment of monies by the Buyer to the Seller will be by certified cheque, bank draft, cash or Lawyer's/Notary's or real estate brokerage's trust cheque.
11. **DOCUMENTS:** All documents required to give effect to this Contract will be delivered in registrable form where necessary and will be lodged for registration in the appropriate Land Title Office by 4 pm on the Completion Date.
12. **TIME:** Time will be of the essence hereof, and unless the balance of the cash payment is paid and such formal agreements to pay the balance as may be necessary is entered into on or before the Completion Date, the Seller may, at the Seller's option, terminate this Contract, and, in such event, the amount paid by the Buyer will be non-refundable and absolutely forfeited to the Seller, subject to the provisions of Section 28 of the *Real Estate Services Act*, on account of damages, without prejudice to the Seller's other remedies.
13. **BUYER FINANCING:** If the Buyer is relying upon a new mortgage to finance the Purchase Price, the Buyer, while still required to pay the Purchase Price on the Completion Date, may wait to pay the Purchase Price to the Seller until after the transfer and new mortgage documents have been lodged for registration in the appropriate Land Title Office, but only if, before such lodging, the Buyer has: (a) made available for tender to the Seller that portion of the Purchase Price not secured by the new mortgage, and (b) fulfilled all the new mortgagee's conditions for funding except lodging the mortgage for registration, and (c) made available to the Seller, a Lawyer's or Notary's undertaking to pay the Purchase Price upon the lodging of the transfer

|  |  |  |    |
|--|--|--|----|
|  |  |  | MS |
|--|--|--|----|

INITIALS

PAGE 4 of 5 PAGES

PROPERTY ADDRESS

and new mortgage documents and the advance by the mortgagee of the mortgage proceeds pursuant to the Canadian Bar Association (BC Branch) (Real Property Section) standard undertakings (the "CBA Standard Undertakings").

14. **CLEARING TITLE:** If the Seller has existing financial charges to be cleared from title the Seller, while still required to clear such charges, may wait to pay and discharge existing financial charges until immediately after receipt of the Purchase Price, but in this event, the Seller agrees that payment of the Purchase Price shall be made by the Buyer's Lawyer or Notary to the Seller's Lawyer or Notary, on the CBA Standard Undertakings to pay out and discharge the financial charges, and remit the balance, if any, to the Seller.
15. **COSTS:** The Buyer will bear all costs of the conveyance and, if applicable, any costs related to arranging a mortgage and the Seller will bear all costs of clearing title.
16. **RISK:** All buildings on the Property and all other items included in the purchase and sale will be, and remain, at the risk of the Seller until 12:01 am on the Completion Date. After that time, the Property and all included items will be at the risk of the Buyer.
17. **PLURAL:** In this Contract, any reference to a party includes that party's heirs, executors, administrators, successors and assigns; singular includes plural and masculine includes feminine.
18. **REPRESENTATIONS AND WARRANTIES:** There are no representations, warranties, guarantees, promises or agreements other than those set out in this Contract and the representations contained in the Property Disclosure Statement if incorporated into and forming part of this Contract, all of which will survive the completion of the sale.
19. **PERSONAL INFORMATION:** The Buyer and the Seller hereby consent to the collection, use and disclosure by the Brokerages and by the managing broker(s), associate broker(s) and representative(s) of those Brokerages (collectively the "Licensee(s)") described in Section 21, the real estate boards of which those Brokerages and Licensees are members and, if the Property is listed on a Multiple Listing Service®, the real estate board that operates the Multiple Listing Service®, of personal information about the Buyer and the Seller:
- A. for all purposes consistent with the transaction contemplated herein;
  - B. if the Property is listed on a Multiple Listing Service®, for the purpose of the compilation, retention and publication by the real estate board that operates the Multiple Listing Service® and other real estate boards of any statistics including historical Multiple Listing Service® data for use by persons authorized to use the Multiple Listing Service® of that real estate board and other real estate boards;
  - C. for enforcing codes of professional conduct and ethics for members of real estate boards; and
  - D. for the purposes (and to the recipients) described in the brochure published by the British Columbia Real Estate Association entitled *Working With a REALTOR®*.
- The personal information provided by the Buyer and Seller may be stored on databases outside Canada, in which case it would be subject to the laws of the jurisdiction in which it is located.
20. **ASSIGNMENT OF REMUNERATION:** The Buyer and the Seller agree that the Seller's authorization and instruction set out in section 25(c) below is a confirmation of the equitable assignment by the Seller in the Listing Contract and is notice of the equitable assignment to anyone acting on behalf of the Buyer or Seller.
- 20A. **RESTRICTION ON ASSIGNMENT OF CONTRACT:** The Buyer and the Seller agree that this Contract: (a) must not be assigned without the written consent of the Seller; and (b) the Seller is entitled to any profit resulting from an assignment of the Contract by the Buyer or any subsequent assignee.

|  |  |  |    |
|--|--|--|----|
|  |  |  | MS |
|--|--|--|----|

INITIALS

PAGE 5 of 5 PAGES

PROPERTY ADDRESS

**21. AGENCY DISCLOSURE:** The Seller and the Buyer acknowledge having received, read and understood the brochure published by the British Columbia Real Estate Association entitled *Working With a REALTOR®* and acknowledge and confirm as follows:

A. the Seller has an agency relationship with \_\_\_\_\_

DESIGNATED AGENT/LICENSEE \_\_\_\_\_ who is licensed in relation to \_\_\_\_\_ BROKERAGE

B. the Buyer has an agency relationship with \_\_\_\_\_

DESIGNATED AGENT/LICENSEE \_\_\_\_\_ who is licensed in relation to \_\_\_\_\_ BROKERAGE

C. the Buyer and the Seller have consented to a limited dual agency relationship with \_\_\_\_\_

DESIGNATED AGENT/LICENSEE \_\_\_\_\_ who is/are licensed in relation to \_\_\_\_\_ BROKERAGE

having signed a Limited Dual Agency Agreement dated \_\_\_\_\_

If only (A) has been completed, the Buyer is acknowledging no agency relationship. If only (B) has been completed, the Seller is acknowledging no agency relationship.

**22. ACCEPTANCE IRREVOCABLE (Buyer and Seller):** The Seller and the Buyer specifically confirm that this Contract of Purchase and Sale is executed under seal. It is agreed and understood that the Seller's acceptance is irrevocable, including without limitation during the period prior to the date specified for the Buyer to either:

A. fulfill or waive the terms and conditions herein contained, and/or

B. exercise any option(s) herein contained.

**23. THIS IS A LEGAL DOCUMENT. READ THIS ENTIRE DOCUMENT AND INFORMATION PAGE BEFORE YOU SIGN.**

**24. OFFER:** This offer or counter-offer will be open for acceptance until 9:00 o'clock PM on WEDNESDAY APRIL 19 yr. 2017 (unless withdrawn in writing with notification to the other party of such revocation prior to notification of its acceptance), and upon acceptance of the offer or counter-offer, by accepting in writing and notifying the other party of such acceptance, there will be a binding Contract of Purchase and Sale on the terms and conditions set forth.

[Signature]  
WITNESS

[Signature]  
BUYER

REAL SATHUR RANEN LTD  
PRINT NAME

[Signature]  
WITNESS

[Signature]  
BUYER

210 MITCHE STREET  
PRINT NAME

If the Buyer is an individual, the Buyer declares that they are a Canadian citizen or a permanent resident as defined in the Immigration and Refugee Protection Act:

Yes ☐ INITIALS

No ☐ INITIALS

**25. ACCEPTANCE:** The Seller (a) hereby accepts the above offer and agrees to complete the sale upon the terms and conditions set out above, (b) agrees to pay a commission as per the Listing Contract, and (c) authorizes and instructs the Buyer and anyone acting on behalf of the Buyer or Seller to pay the commission out of the proceeds of sale and forward copies of the Seller's Statement of Adjustments to the Cooperating/Listing Brokerage, as requested forthwith after completion.

Seller's acceptance is dated \_\_\_\_\_

The Seller declares their residency

RESIDENT OF CANADA ☐ INITIALS

NON-RESIDENT OF CANADA ☐ INITIALS

as defined under the Income Tax Act.

[Signature]  
WITNESS

SELLER

REAL  
PRINT NAME

[Signature]  
WITNESS

BUYER

REAL  
PRINT NAME

REALTOR® represents the Real Estate Association

Transactions are initiated or controlled by The Canadian Real Estate Association (CREA) and identify and endorse participants who are members of CREA (REALTOR®) under the quality of services they provide (MLS®).

BC2067 REV. 04 MAR 2017

COPYRIGHT - BC REAL ESTATE ASSOCIATION AND CANADIAN BAR ASSOCIATION (BC BRANCH)

**Boundary Machine**


**From:** "Mike" <street42@telus.net>  
**Date:** Friday, March 2, 2018 7:38 AM  
**To:** "Boundary" <boundarymachine@shawbiz.ca>  
**Subject:** Fwd: 160 Acres - Campbell Mountain

Sent from my iPhone

Begin forwarded message:

**From:** Mike <street42@telus.net>  
**Date:** April 21, 2017 at 9:18:20 AM PDT  
**To:** Bruce Stewart <stewart\_summit@shaw.ca>  
**Subject:** Fwd: 160 Acres - Campbell Mountain

This is Exhibit "I" referred to in the  
 Affidavit of Michael Neil Street  
 affirmed before me at  
 Vernon, British Columbia  
 this 4 day of Jan, 2021

  
 A Commissioner in and for the  
 Province of British Columbia

Sent from my iPhone

Begin forwarded message:

**From:** Joe Sather <joesather\_realtor@yahoo.ca>  
**Date:** April 20, 2017 at 11:06:50 AM PDT  
**To:** Mike Street <street42@telus.net>  
**Cc:** Carol Sather <sneepa\_sather@yahoo.ca>, Danny Sather  
 <danny.sather@gmail.com>, Julia Sather <julia.sather@gmail.com>  
**Subject:** 160 Acres - Campbell Mountain  
**Reply-To:** Joe Sather <joesather\_realtor@yahoo.ca>

Hi Mike,

Sorry for taking so long to get back to you about the Offer on the 160 acres. Carol and I talked extensively about the Offer and about my Dad's estate, etc. We are not in a rush to sell the 160 acres. If my Dad passes away and the property is not sold, we are prepared to pay the probate fees on the property if it is still in his name. According to the nurses and Doctor at the Summerland Care Centre, Dad is doing pretty good right now ... he has a good appetite and seems happy even though he suffers from dementia and is unable to converse very well and can't walk. He's a tough nut and could survive for a lot longer or he could just go to sleep and stop breathing ... we just don't know. Regarding the 160 acres, Sather Ranch Ltd. can still graze cattle on the land but we would like SR to pay the property taxes (not sure how much that is but I'm sure it's not much). There is some interest from Danny and Julia to purchase the 160 acres and any of Dad's grandkids would get the first chance to buy the land. If they decide not to purchase the land, then it could be sold to Sather Ranch Ltd. And, even if the kids did buy the land, it can continue to be used by Sather Ranch Ltd. on the same terms (which would be put in writing). I'll let you know of any decision made by the family Mike.

Danny and Julia are going to Penticton today and may want to get through the gate to drive back to look at the land ... please loan them your key ... I don't think I have a key unless its the same lock as down at the pasture. I will be out in early May as soon as my deals here in Calgary are looked after. Sorry I'm missing Branding ... first time I've missed in more than 25 years.

Joe

**Joe Sather**, CPA, CGA  
*Broker/Owner,*  
Sather Real Estate Pro Brokers Ltd.  
#11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7  
Bus. 403-265-8887  
Cell. 403-836-8887  
[joesather\\_realtor@yahoo.ca](mailto:joesather_realtor@yahoo.ca)

**Boundary Machine**

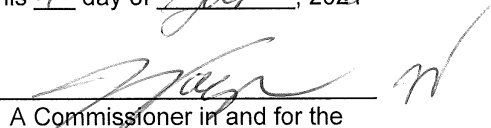
**From:** "Mike" <street42@telus.net>  
**Date:** Friday, February 23, 2018 9:04 AM  
**To:** "Boundary" <boundarymachine@shawbiz.ca>  
**Subject:** Fwd: 160 acres

This is Exhibit "J" referred to in the  
 Affidavit of Michael Neil Street  
 affirmed before me at  
 Vernon, British Columbia  
 this 4 day of Jan, 2021

Sent from my iPhone

Begin forwarded message:

**From:** sneepa\_sather@yahoo.ca  
**Date:** April 20, 2017 at 4:13:18 PM PDT  
**To:** Mike <street42@telus.net>  
**Subject:** Re: 160 acres

  
 A Commissioner in and for the  
 Province of British Columbia

I agree on the use of the land Mike. Derek has probably been in meetings all day. The general consensus of the family, as far as I know, is that Danny would have first dibs & keep it as grazing land? I just want this to be over as I'm sure you do too.  
 We'll keep in touch.  
 Carol

Sent from my iPad

On Apr 20, 2017, at 3:37 PM, Mike <street42@telus.net> wrote:

Hi Carol,

I called Derek and left a message for him to call me, that was right after I talked to you, he has not called back. I just wanted to keep all of the ranch together and running. I have worked hard to try to do that. All the crown land around it going to be turned into an area for biking hiking and horseback riding. It is going to get closed down to any motorized vehicles. First Nations has said there is archaeological sites on Campbell mountain so there will never be any development on it. The best use of the land is what Palmer purchased it for.

Mike

Sent from my iPhone

On Apr 20, 2017, at 2:16 PM, Carol Sather <sneepa\_sather@yahoo.ca> wrote:

Hi Mike: Joe sent me a copy of his email to you. Just heard from Julia and she won't be in until tonight and I don't know when Danny will arrive, probably tomorrow. Anyhow, I talked to Darren & he said that you don't need to call him as he read the appraisal etc. He said, and we all agree that IF Danny wants to buy the land we should agree to that and keep it in the family. He is the only one that can afford it, none of the others can and I can't see how Julia can?? Anyhow, Danny should make a decision one way or the other very soon I'm hoping so this won't linger on.

Did you talk to Derek? I'm sure he'll think the same but he was wondering what Danny intends to do with the land if he does purchase it & I don't think he even knows!!

Carol

•••• TELUS

7:39 PM

54%



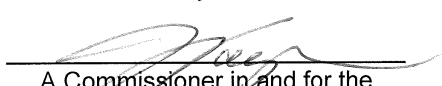
Joe Sather



Apr 23, 2017, 8:03 PM

Funny ... my Dad used to do the same thing, give beef, turkeys, whisky, etc. to people who helped. Must have rubbed off on you ... LOL

This is Exhibit "K" referred to in the Affidavit of Michael Neil Street affirmed before me at Vernon, British Columbia this 4 day of Jan, 2021.

  
A Commissioner in and for the Province of British Columbia

How was your day? Did you get more calves done? All the bulls out now!

???

I talked to Danny ... he won't be buying the 160 acres. Said he had a nice visit with you.

It's a nice gesture to give food to those that help, lost a calf this afternoon and put one down this morning that was born blind. Yes we had a good visit he was impressed with the work done here.

Yes, very impressed.



Text Message



Maybe you can talk to Carol again tonight and if she does not want to do the vendor financing you can send her this contract.

I just feel it would be better to get this out of the way sooner then later.

Thanks  
Mike

Sent from my iPhone

Begin forwarded message:

> From: Mike <street42@telus.net>  
> Date: June 30, 2017 at 4:38:20 PM PDT  
> To: Carol Sather <sneepa\_sather@yahoo.ca>  
> Subject: Fwd: Emailing: Contract of Purchase and Sale District Lot 2514S

>

> Hi Carol,

>

> Here is the offer I sent to Joe in April.

>

> Mike

>

> Sent from my iPhone

>

> Begin forwarded message:

>

>> From: "Boundary Machine" <boundarymachine@shawbiz.ca>

>> Date: April 20, 2017 at 10:40:21 AM PDT

>> To: <street42@telus.net>

>> Subject: Fw: Emailing: Contract of Purchase and Sale District Lot 2514S

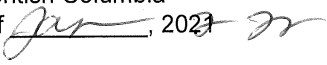
>>


>>

>>

>> From: Boundary Machine

>> Sent: Monday, April 17, 2017 3:08 PM

This is Exhibit "L" referred to in the  
Affidavit of Michael Neil Street  
affirmed before me at  
Vernon, British Columbia  
this 4 day of June, 2021 

  
A Commissioner in and for the  
Province of British Columbia



>> To: Joe Sather  
>> Subject: Emailing: Contract of Purchase and Sale District Lot 2514S  
>>  
>> Hi Joe,  
>>  
>> Here is a clean offer for District Lot 2514S  
>>  
>> Maybe you can talk to Carol again tonight and if she does not want to do the vendor  
financing you can send her this contract.  
>>  
>> I just feel it would be better to get this out of the way sooner then later.  
>>  
>>  
>> Thanks  
>> Mike

**Boundary Machine**

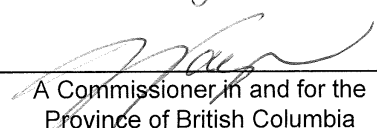
**From:** "Mike" <street42@telus.net>  
**Date:** Friday, March 2, 2018 7:36 AM  
**To:** "Boundary" <boundarymachine@shawbiz.ca>  
**Subject:** Fwd: Sather Ranch Ltd.

Sent from my iPhone

Begin forwarded message:

**From:** Mike <street42@telus.net>  
**Date:** July 2, 2017 at 7:44:16 AM PDT  
**To:** Joe Sather <joesather\_realtor@yahoo.ca>  
**Subject:** Re: Sather Ranch Ltd.

This is Exhibit "M" referred to in the  
 Affidavit of Michael Neil Street  
 affirmed before me at  
 Vernon, British Columbia  
 this 4 day of Jan, 2023. *W*

  
 A Commissioner in and for the  
 Province of British Columbia

Hi Joe,

We can do that, we can work it out this week while we are out there. We are not ready to leave today, I still have stuff to get done and Marielle is at work this morning. We will leave at 6am tomorrow so hopefully get there fairly early, I will let you know where we are at.

Mike

On Jul 1, 2017, at 10:04 AM, Joe Sather <joesather\_realtor@yahoo.ca> wrote:

Hi Mike,

I'm thinking that I may want to divest of my investment in Sather Ranch Ltd. sooner than later. I originally had hoped to continue working with you to build the ranch until 2025 (I'd be 80). However, its doubtful I can contribute much to the ranch anymore ... Marielle would be a great partner for you ... she's learning lots about the ranch, she's smart and can look after the accounting and tax issues, she's great at organizing the "food", she lives on the ranch and she's very beautiful (you lucky dog! LOL). So, maybe you can come up with an amount to buy my share. In the meantime, I'm still having talks with Carol about the 160 acres. I'm sure a decision will be soon. The house is now Conditionally Sold again and Closing Date is August 31st. I'll be out around the 21st or 22nd of August to finish cleaning out the house. Hopefully we'll be able to finalize the 160 acres by then.

See you soon ... try to leave on the 2nd if you can avoid the heavy traffic on the 3rd. Also, you guys are invited to Julia's Birthday BBQ at 6 pm (roughly) on the 3rd. I think Bruce and Hiedi are coming.

Joe

**Joe Sather, CPA, CGA**  
 Broker/Owner,  
 Sather Real Estate Pro Brokers Ltd.  
 #11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7  
 Bus. 403-265-8887  
 Cell. 403-836-8887  
 joesather\_realtor@yahoo.ca

## Boundary Machine

From: <street42@telus.net>  
 Date: Tuesday, August 15, 2017 11:10 AM  
 To: <boundarymachine@shawbiz.ca>  
 Subject: Fwd: 160 Acres

This is Exhibit "N" referred to in the  
 Affidavit of Michael Neil Street  
 affirmed before me at  
 Vernon, British Columbia  
 this 4 day of Jan, 2021. *W*

From: "Joe Sather" <joesather\_realtor@yahoo.ca>  
 To: street42@telus.net  
 Sent: Tuesday, July 11, 2017 1:25:58 AM  
 Subject: Re: 160 Acres

*[Signature]*  
 A Commissioner in and for the Province of  
 British Columbia

Mike,

Thanks for getting back to me about the ranch and 160 acres. See some of my comments below:

Firstly, you have no reason to say to me or feel like I "stabbed you in the back". Where the ranch is concerned, I have been more than fair with you Mike and have worked hard for several years at our common goal for you to take over ownership of the ranch. I convinced my Dad and Rolf to allow you to place your Modular Home on the property. I evicted the two guys my Dad had staying on the property so you would have the property to yourself. I maintained a good relationship with my uncle Oscar so he agreed to transfer the property back to Rolf. I maintained a good relationship with my uncle Rolf and, as a result, he transferred the property back to my Dad. None of this would have happened without my years of working on it. And, by the way, since I was old enough to ride and work (10 years old), I worked on the ranch milking cows, feeding and watering cows, pulling calves, branding, giving shots, castrating, rounding up our cattle in the fall, putting up hay, etc. I was instrumental in building the ranch for my Dad ... he couldn't have done it without my help because he was away most of the time working on the railroad. By the time you were born, I had already worked on the ranch for 11 or 12 years. By the time you approached my Dad wanting to learn the cattle business, I had already worked on the ranch for 35 years. I convinced my Dad to let me add your name to our Range Permit. I invited you to be my Partner in the ranch and help me build it to a 500 head ranch. I gave you a free hand at running the ranch without interfering or looking over your shoulder or making demands of you. Recently, I was thinking of selling you my share without you having to pay anything up front ... you could pay me out over several years. I treated you like you were one of my boys. So, for you to say that I have "stabbed you in the back" is not only a slap in the face to me, it is disrespectful to me and a change in our relationship Mike. It tells me that I mean nothing to you and our relationship means nothing. You could not have hurt me worse Mike!!! Unfortunately, we do not have a Unanimous Shareholder's Agreement (USA) to resolve our issues so our "divorce" (so to speak) is going to be very, very costly unless we can resolve some of these issues. Lawyers will be the only winners.

To answer your question, where do we go from here ... maybe we dissolve the ranch Mike ... we have a herd dispersal sale in the late fall, we sell the equipment, we sell the 80 acres (I think we can get around \$600k for the land ... you will have to remove your modular home unless the Buyer wants to buy it from you). We remove your name from the Range Permit (one of our most valuable assets). We split the proceeds. You go your way, I go mine. Or, you get real with your Offer to buy my share ... it's worth many times the \$100k you suggested. You must take me for an idiot Mike. Do you have a better suggestion?

Mike, I will require access to all of the financial records of Sather Ranch Ltd. (source documents, vouchers, receipts, journals, GL, Bank Statements, Deposit Slips, processed cheques, computer files, etc.). I will also require Livestock Inventory records including sale records from BC Livestock Assn. sales. I presume all of these records are at your shop so I will make arrangements with you to pick them up and will come to Penticton to conduct an audit of these records. In the meantime, please do not process any withdrawals from our bank account without my signature and please terminate any workers, part-time or full time employees, or contract workers, you may have hired to assist you in operating the ranch.

I trust you will no longer feel "stabbed in the back" Mike.

Joe

## Joe Sather, CPA, CGA

Broker/Owner,  
Sather Real Estate Pro Brokers Ltd.  
#11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7  
Bus. 403-265-8887  
Cell. 403-836-8887  
joesather\_realtor@yahoo.ca

---

From: "street42@telus.net" <street42@telus.net>  
To: Joe Sather <joesather\_realtor@yahoo.ca>  
Sent: Monday, July 10, 2017 8:31 PM  
Subject: Re: 160 Acres

Joe,

What I said was "I feel like you have stabbed me in the back".

When I asked you about the 160 you said you may buy it yourself. I said "so you are changing directions from our plan" and you said yes. **No, I did not!** How would you feel if you spent thousands of hours and hundreds of thousands of dollars to keep the ranch going and together as per our plan five years ago when we incorporated? **I did spend hundreds of thousands of dollars building the ranch!**

The plan was to keep the ranch together. Get the 80 acres, build the infrastructure, get an appraisal on the 160 and keep it in the ranch, not split it up. **My buying the 160 acres does not split up the ranch!** Up until April when I ordered the appraisal, to which you agreed, this was the plan. You never indicated that the 2 properties would be split up until you got the appraisal, so I believe I had every right to be pissed off. **No, you have not right to be pissed off! There was never a promise of Sather Ranch Ltd. being able to acquire any of the land ... just a hope that we could buy it. I didn't think of buying the land personally until the end of June when I met with my sister. It's the last of my Dad's legacy .... I have every right to keep it or buy it from him. You obviously don't understand this Mike or what it means to me.**

Where do we go from here? **See above!**

I am getting calls from the hay suppliers for how much hay we need. We need at least \$100k of hay before the calves are sold which there is not in the line of credit. **You said to me that we had the money (in the bank or in our line of credit) to purchase the 160 acres (\$120k)???** This means there has to be more money put into the shareholders loan.

Also the ranch needs to purchase more bred cows this fall to get the numbers up to cover expenses to keep the ranch operating which means about another \$200k at least.

In the last year I have put in about \$150k into the ranch for improvements and payments. I have never asked you to contribute financially as I know you have not been in the position to

do so. *It's not that I didn't have the money to put into the ranch, why would I put more money into the ranch when I was trying to get you to take over the ranch?? I've already put a lot of money and time into the ranch ... if you decided to put time and money into the ranch, that's up to you.* With the hours I work everyday and the money I put in every year to improve the ranch we need to figure out how to proceed for the ranch.

You indicated that you would not have time to deal with ranch business until October but these matters need to be addressed right away. Decisions needs to be made as soon as possible as to where this money is coming from?

Steaks were good, I was to upset to stay. *Obviously ... just made matters worse!*

Mike

---

From: "Joe Sather" <joesather\_realtor@yahoo.ca>  
 To: "Mike Street" <street42@telus.net>  
 Sent: Sunday, July 9, 2017 8:03:51 PM  
 Subject: 160 Acres

Mike,

Last night you said "I had stabbed you in the back" when I told you that I "may" purchase the 160 acres from my Dad. I'd like you to explain to me how I stabbed you in the back. You were obviously very pissed off at me and left before we could discuss the matter further. This is a very serious accusation against me and needs to be clarified and settled as soon as possible before it gets out of hand and becomes a legal issue.

Thanks Mike.

Joe

**Joe Sather**, CPA, CGA  
 Broker/Owner,  
 Sather Real Estate Pro Brokers Ltd.  
 #11 - 4412 Manilla Road S.E., Calgary, AB T2G 4B7  
 Bus. 403-265-8887  
 Cell. 403-836-8887  
 joesather\_realtor@yahoo.ca

Status: Registered

Doc #: CA6429130

RCVD: 2017-11-07 RQST: 2021-06-14 10.56.57

FORM\_A\_V23

## KAMLOOPS LAND TITLE OFFICE

Nov-07-2017 15:18:33.001

CA6429130

PAGE 1 OF 1 PAGES

## LAND TITLE ACT

FORM A (Section 185(1))

FREEHOLD TRANSFER Province of British Columbia

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

William Walter  
Oliver 94BGME

Digitally signed by William Walter Oliver  
94BGME  
DN: c=CA, cn=William Walter Oliver  
94BGME, o=Lawyer, ou=Verify ID at  
www.luricoert.com/LKUP.cfm?  
id=94BGME  
Date: 2017.10.17 15:32:43 -0700

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

KAMPMAN OLIVER KEENE McANDREWS

Barristers &amp; Solicitors

409 Ellis Street

Penticton

BC V2A 4M1

WILLIAM W. OLIVER

Phone No. (250) 493-6786

Client No. 012127 File No. 110323WO

Document Fees: \$71.58

Deduct LTSA Fees? Yes ☒

- 2a. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

002-215-594 DISTRICT LOT 2514S SIMILKAMEEN DIVISION YALE DISTRICT

STC? YES ☐

This is Exhibit "O" referred to in the  
Affidavit of Michael Neil Street  
affirmed before me at  
Vernon, British Columbia

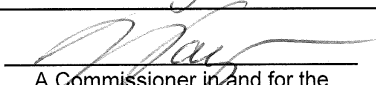
- 2b. MARKET VALUE: \$ 120,000.00

3. CONSIDERATION: \$ 120,000.00

this 4 day of Jan, 2021

4. TRANSFEROR(S):

PALMER ELMER ADOLPH SATHER

  
A Commissioner in and for the  
Province of British Columbia

5. FREEHOLD ESTATE TRANSFERRED: Fee Simple

6. TRANSFEREE(S): (including occupation(s), postal address(es) and postal code(s))

JOSEPH WAYNE PALMER SATHER, REAL ESTATE AGENT

10635 OAKMOOR WAY S.W.

CALGARY

ALBERTA

T2W 2L1

CANADA

7. EXECUTION(S): The transferor(s) accept(s) the above consideration and understand(s) that the instrument operates to transfer the freehold estate in the land described above to the transferee(s)

Officer Signature(s)

WILLIAM W. OLIVER

Barrister &amp; Solicitor

409 Ellis Street

Penticton, B.C.

V2A 4M1

## Execution Date

| Y  | M  | D  |
|----|----|----|
| 17 | 08 | 25 |

Transferor(s) Signature(s)

PALMER ELMER ADOLPH SATHER  
by his attorney  
CAROL ARLEEN SATHER-BYMAN

D.F. CA5761248

## OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**TITLE SEARCH PRINT**

File Reference: 32972  
Declared Value \$120000

2018-08-23, 09:56:17  
Requestor: Stacey Otto

**\*\*CURRENT AND CANCELLED INFORMATION SHOWN\*\***

|                                                                                                                                        |                                                                                                                                                          |                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land Title District</b><br>Land Title Office                                                                                        | KAMLOOPS<br>KAMLOOPS                                                                                                                                     | This is Exhibit "P" referred to in the<br>Affidavit of Michael Neil Street<br>affirmed before me at<br>Vernon, British Columbia<br>this <u>4</u> day of <u>Jan</u> , 2021.  |
| <b>Title Number</b><br>From Title Number                                                                                               | CA6429130<br>CA2156163                                                                                                                                   |                                                                                                                                                                                                                                                                |
| <b>Application Received</b>                                                                                                            | 2017-11-07                                                                                                                                               |                                                                                                                                                                                                                                                                |
| <b>Application Entered</b>                                                                                                             | 2017-11-18                                                                                                                                               | <br>A Commissioner in and for the<br>Province of British Columbia                                                                                                            |
| <b>Registered Owner in Fee Simple</b><br>Registered Owner/Mailing Address:                                                             | JOSEPH WAYNE PALMER SATHER, REAL ESTATE AGENT<br>10635 OAKMOOR WAY S.W.<br>CALGARY, AB<br>T2W 2L1                                                        |                                                                                                                                                                                                                                                                |
| <b>Taxation Authority</b>                                                                                                              | Penticton Assessment Area                                                                                                                                |                                                                                                                                                                                                                                                                |
| <b>Description of Land</b><br>Parcel Identifier:<br>Legal Description:                                                                 | 002-215-594<br>DISTRICT LOT 2514S SIMILKAMEEN DIVISION YALE DISTRICT                                                                                     |                                                                                                                                                                                                                                                                |
| <b>Legal Notations</b>                                                                                                                 | NONE                                                                                                                                                     |                                                                                                                                                                                                                                                                |
| <b>Charges, Liens and Interests</b><br>Nature:<br>Registration Number:<br>Registration Date and Time:<br>Registered Owner:<br>Remarks: | RIGHT OF WAY<br>94051E<br>1962-01-23 10:00<br>WEST KOOTENAY POWER AND LIGHT COMPANY LIMITED<br>PART IN RED ON PLAN A2149                                 |                                                                                                                                                                                                                                                                |
| Nature:<br>Registration Number:<br>Registration Date and Time:<br>Registered Owner:<br>Remarks:                                        | STATUTORY RIGHT OF WAY<br>W60604<br>1984-11-14 08:56<br>WEST KOOTENAY POWER AND LIGHT COMPANY, LIMITED<br>PART ON PLAN 35894 (SEE DF X53865,<br>19/9/85) |                                                                                                                                                                                                                                                                |
| <b>Duplicate Indefeasible Title</b>                                                                                                    | NONE OUTSTANDING                                                                                                                                         |                                                                                                                                                                                                                                                                |

**TITLE SEARCH PRINT**

File Reference: 32972

Declared Value \$120000

2018-08-23, 09:56:17

Requestor: Stacey Otto

**Transfers**

NONE

**Pending Applications**

NONE

**Corrections**

NONE



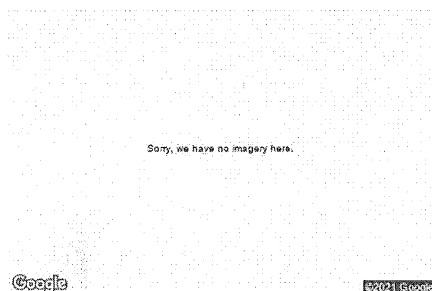
BC ASSESSMENT



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

**PENTICTON**

Area-Jurisdiction-Roll: 17-222-07416.000

**Total value \$1,587,000**

2021 assessment as of July 1, 2020

|                     |             |
|---------------------|-------------|
| Land                | \$1,587,000 |
| Buildings           | \$0         |
| Previous year value | \$1,476,000 |
| Land                | \$1,476,000 |
| Buildings           | \$0         |

**Property information**

Year built

Description

2 Acres Or More (Vacant)

Bedrooms

Baths

Carports

Garages

Land size

160 Acres

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

**Legal description and parcel ID**

District Lot 2514S Land District 54

PID: 002-215-594

**Sales history (last 3 full calendar years)**

No sales history for the last 3 full calendar years

This is Exhibit "Q" referred to in the  
Affidavit of Michael Neil Street  
affirmed before me at  
Vernon, British Columbia  
this 4 day of Jan, 2021

**Manufactured home**

Width

Length

Total area

A Commissioner in and for the  
Province of British Columbia

**Register with BC Assessment**

Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties