

COST ESTIMATE UPDATE REPORT

This Cost Estimate Update Report is an extension of the following Original Report:

SUNCORP FILE NUMBER: 71248
SUBJECT PROPERTY: Strata Corporation NW 2050 - Cypress Point
 7511, 7531 and 7651 Minoru Boulevard, Richmond, British Columbia
 V6Y 1Z3
CLIENT: Strata Corporation NW 2050
 Self Managed
 338 - 7651 Minoru Boulevard, Richmond, BC V6Y 1Z3
CRN ESTIMATE: \$ 28,827,000 as of May 25, 2020

The Purpose of this Cost Estimate Update is to estimate the CRN of the Subject Property as of **April 30, 2022**. The Scope of Work for this Cost Estimate Update is limited to an application of an inflation factor based on market research and analysis by Suncorp Valuations. The Subject Property was not re-inspected for this Cost Estimate Update and we have not considered or included any changes to the Subject Property since the Original Report.



SUMMARY OF INSURABLE COSTS (CRN)

As at: April 30, 2022

BLDG #	BUILDING NAME	CLS	BUILDING CONSTRUCTION AND SERVICES	YARD IMPROVEMENTS	BUILDING CODES AND BYLAWS	DEMOLITION AND DEBRIS REMOVAL	APPLIANCES	TOTAL
B1	BUILDING A	D	6,472,200	180,100	147,300	138,200	232,700	7,170,500
B2	BUILDING B	D	10,287,100	284,200	249,200	219,800	368,700	11,409,000
B3	BUILDING C	D	7,027,200	192,600	184,600	150,700	248,300	7,803,400
P4	PARKADE A/B	B	2,791,700	N/A	1,157,600	164,300	N/A	4,113,600
P5	PARKADE C	B	1,226,200	N/A	542,900	65,200	N/A	1,834,300
GRAND TOTAL			\$ 27,804,400	\$ 656,900	\$ 2,281,600	\$ 738,200	\$ 849,700	\$ 32,330,800

Previous Year's Total: \$ 29,548,900

The Cost Estimate Update Report is subject to the same Terms of Reference, Assumptions and Limiting Conditions, and Certification in the Original Report. In order to be properly and completely understood, this report and the Original Report must be read, and may only be relied upon, in their entirety.

On behalf of,
 SUNCORP VALUATIONS

Andrea Grant, ASA
 Managing Director, Private Sector Valuation Group

Date of Report: February 1, 2022