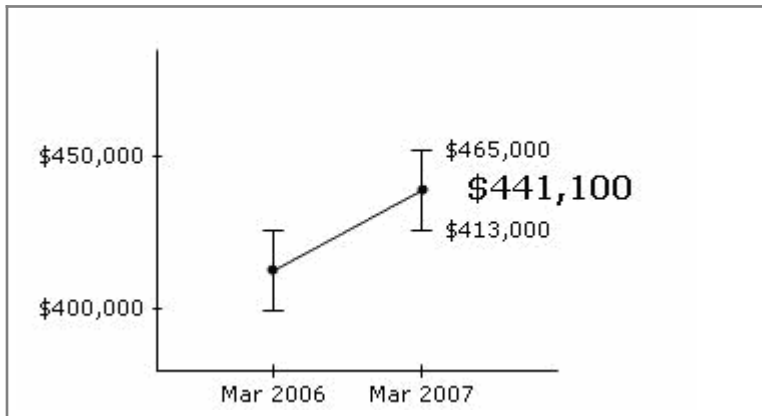


Homeowner Report

This report provides a current valuation and describes local market trends for 126 ATKINSON LANE. These are based on a mathematical analysis of all historical sales which have occurred in a cluster of similar nearby properties.

(For more on how this information is put together, please see www.homevaluationscanada.com)


Property Valuation

The current valuation for this property is \$441,100.

It is unlikely to be worth more than \$465,000 and less than \$413,000.

Confidence An indication of the expected accuracy of the valuation.

Best

The last sale on record for this cluster of properties took place January 26, 2007. The most recent 5 sales occurred in a span of 35 days. On average, the difference between HVC valuation and those actual values has been 5.9%.

Market Trends Taken from recent sales history in the cluster of properties.

Property values have risen by 3% over the last 12 months. The market has been quite active, but has been slowing recently.

Comparative Sales These are considered the best comparatives at this time, and have been used in this valuation.

Address	Sale Date	Sale Price
1. 191 ATKINSON LANE	Jan 9, 2007	\$468,000
2. 104 ATHABASCA CRES	Jan 26, 2007	\$425,000
3. 121 GARSON PL	Nov 17, 2006	\$405,000

Sales History These are the previous sales on record for 126 ATKINSON LANE.

Sale Date	Sale Price
Aug 21, 2006	TRANSFER OF LAND \$430000
Jan 27, 2003	TRANSFER OF LAND \$199081
Jan 23, 2002	TRANSFER OF LAND \$47500
Apr 20, 2001	SUBDIVISION PLAN

Cluster Details The cluster is a group of similar nearby properties, on which the historical sales data is based.

This cluster is made up of 707 individual properties, with 1,075 sales on record, and 66 sales occurring in the last 6 months. Historically, sales have ranged from \$20,000 to \$760,000.

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