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SITE ECONOMICS LTD.

Real Estate Development Strategies, Financial & Market Analysis

COMPANY OVERVIEW

SITE ECONOMICS LTD. provides real estate development consulting services to developers, land owners, investors and the public sector. Richard Wozny, the principal, has completed over 1,000 major projects which have a total value of well over \$100 Billion. This includes over: 500 shopping centres and commercial districts; 4,000 acres of new industrial buildings; 10,000 acres of residential sub divisions; 200 high density urban residential and office towers and 400 store bank branch location and feasibility studies.

REAL ESTATE SERVICES

- Highest and Best Use
- Market / Feasibility Analysis
- Impact Analysis
- Financial Analysis / Site Valuation
- Acquisition / Disposition
- Redevelopment Options
- Absorption / Demand
- Development / Optimization
- Input for Land Use Planning
- Transit Oriented Development

CLIENT GROUPS

- All Levels of Government
- Developers
- City Planning
- Land Owners
- Pension Funds / REITs
- Crown Corporation / Utilities
- Retailers
- Ports / Railways / Hospitals
- Universities / Districts
- Transportation Authorities
- Consultants / Accountants / Lawyers
- Architects / Engineers / Planners

Over 1,000 Past Projects Listed Below

SHOPPING CENTRE AND ANCHOR TENANT STUDIES

SHOPPING CENTRE/LOCATION	CLIENT	SHOPPING CENTRE/LOCATION	CLIENT
<ul style="list-style-type: none"> Colwood Centre Highway Commercial, Lillooet Airdrie Big Box Commercial Centre Surrey Retail to Residential Rezoning Regina East Retail Dev. Study Retail to Residential Rezoning Study, Langley Highway Interchange Valuation Village Shopping Centre Mission Shopping Centre Sunshine Coast Walmart Surrey City Centre Grade Level Retail Oakridge Centre Expansion Impact Study Willowbrook Regional Centre Expansion Anchor Tenant Leasing, Sechelt Power Centre Commercial Development Hwy 1 and Hwy 9 Hwy 99 and 17 Destination Mall Study High Rise Convenience Retail Surrey Centre Convenience Retail Study in High Rise District 88th Avenue Convenience Centre, Surrey Sardis Park Anchor Tenant Study, Chilliwack West Calgary Regional Mall on Highway 1 Factory Outlet Mall Site Selection, Vancouver High Value Retail Downtown Study Georgia St. Strip Mall Study for Interchange, Chilliwack Power Centre Site Leasing, Mission Power Centre Market Study & Anchor Leasing Arbutus Village Retail Rent Study 175 Acre Shopping Centre Land Lease Olympic Village Retail Strategy, Vancouver Park Place Expansion, Gibsons Retail Capacity Study and Planning, Sechelt Canada Place Anchor Tenants, Vancouver Power Centre Study, Chilliwack Demographic and Market Studies Across BC Olympic Village Retail, Vancouver Shopping Centre, Rural Alberta Outlet Mall Study for Major Canadian Cities River Rock Casino Retail Planning / Valuation Pier and Convention Centre Tenant Strategy South East Vancouver Shopping Centre Starbucks Feasibility Study, Coquitlam Delsom Estates Shopping Centre, Delta The Bay Downtown Redevelopment, Vancouver Regional Centre Redevelopment, Landsdowne Sapperton Retail Study, New Westminster 	<ul style="list-style-type: none"> Cushman and Wakefield T'it'q'et Vesta Properties Mosaic Properties Dream Properties Vesta Properties Ministry of Transportation BPP Shields Harney Ian Porter Urban Village Partnership Ivanhoe Cambridge Bentall Kennedy Local Landlord Pacific Land Group Shato Holdings Urban Village Ltd. City of New Westminster Pacific Land Group SSC Ventures Ltd. Shape Properties Riocan - Tanger City of Vancouver Local Owners Carhoun Brothers Kwantlen First Nations City of Vancouver and Landlord Tsawwassen First Nations Ernst and Young Wesbild District of Sechelt Canada Place Corp. University of the Fraser Valley Shape Properties Salt Company Heritage Land Management Major US Retail Developer Great Canadian Gaming Canada Place Wesgroup Pacific Land Group Pacific Land Group Various Lenders Nelson Leong Wesgroup 	<ul style="list-style-type: none"> 200th Street Shopping Centre Strategy Street Retail & Mixed Use, White Rock Transit Retail at Stations, Vancouver 108 Avenue Commercial Strip Public Market Redevelopment, New Westminster Highway 10 and 188 Street Strip Mall Feasibility Highway 1 at Seymour Parkway Regional Centre Maplewood Neighbourhood Centre Feasibility Pioneer Plaza Strip Mall Revitalization, Surrey Shopping Centre Revitalization, Nelson City Centre Major Mixed Use, Surrey Dollarton Hwy Shopping Centre, North Vancouver Kingsway and Willingdon Street Retail, Burnaby Country Retail Centre Development, Cumberland View Royal Lifestyle Centre, Victoria Retail Centres, South Surrey Hwy 1 & 200th Street Retail Study, Langley Home Depot Land Sale, Vernon Superstore Land Sale, Vernon 84th Avenue Neighbourhood Mall, Delta East Fraser Lands Retail Development Study Mall Development Site Sale, Campbell River Regional Malls Across Canada Market Analysis Super-Regional Centre, Hwy. 99, South Surrey Shopping Centre Market Study, Hwy. 1, Surrey Super-Regional Centre, New Westminster Super-Regional Centre, Island Hwy., Courtenay Super-Regional Centre, Hwy. 1, Calgary West Factory Outlet Mall Sites, Western Canada University of British Columbia Commercial Strategy Salt Building, Olympic Village Retail, Vancouver Cloverdale Shopping Centre, Fraser Hwy., Surrey Comox Neighbourhood Shopping Centre Shuswap Neighbourhood Centre, Salmon Arm Market Demand Analysis for Richmond Centre, Orchard Park Market Study, Kelowna Market Demand Analysis - Four Regional Centres Dalhousie Station Shopping Centre, Calgary Oakridge Regional Centre Impact Vancouver Supermarket Impact Study, Richmond Market Demand Analysis for the Cariboo Power Centre Big Box Market Study, Surrey Willowbrook Regional Centre Demand, Langley Power Centre Market Study, Red Deer Queensborough Market and Zoning Study, 	<ul style="list-style-type: none"> Wesgroup Co-Operators Translink Pacific Land Group Rize Alliance Properties Ltd. Johal Squamish First Nations GWL Avisina Properties Wesbild Korean Group Great West Life Sunrise Development Trilogy Wessex Platinum Group Shafran Investments Millbrook Vandevco Delsom Estates City of Vancouver and Wesgroup Campbell River School Board Capital & Counties Oak Parks Homes Pima Construction Corp. Townline Mike Hamilton Logging Bert Strandberg Sam Brown and Associates UBC Real Estate Corp Vancouver Salt Company Trademark Ventures Island Truss Shuswap Lake Estates Markborough Properties Marathon Realty Marathon Realty Canada Safeway Ivanhoe Cambridge Canada Safeway Bentall Properties Bentall Properties Bentall Properties Southam Bahan Realty City of New Westminster

- Neighbourhood Shopping Centre, Pemberton
- Eaton Centre Metrotown Market Study, Burnaby
- Shopping Centre Redevelopment, Nelson
- Multiple Mall & Tenant Market Studies
- Mixed Use Market Analysis, Calgary
- Fleetwood Shopping Centre Market Study, Surrey
- Commercial Centre Market Study, Red Deer
- Cottonwood Regional Mall, Chilliwack
- Langley Crossing Redevelopment, Langley
- Wal-Mart Store Opportunity Analysis, Surrey
- Dominion Bridge Site Impact Study, Burnaby
- Downtown Retail Centre, Goldcoast, Australia
- Waterfront Public Market, Brisbane, Australia
- Waterfront Shopping Centre, Cairns, Australia
- Supermarket Opportunity, Leduc

- Norton Capital
- Cambridge
- Wesbild
- Shape Properties
- Qualico
- United Management
- N.A. Properties
- Morguard Investments
- Morguard Investments
- Wal-Mart Canada
- BCDC
- McMaster Group
- Seymour Developments
- Lewis Developments
- Westfair Foods

- Terra Losa Shopping Centre, Edmonton
- Public Market Development, Oakville, Ontario
- Major Downtown Retail, Vancouver
- Exchange Hwy 1 & 200 St Retail, Langley
- Big Box Land Valuation
- 108th Avenue Convenience Centre
- Shopping Centre & Mixed Use, Central Surrey
- 200th and 84th , 80 Acre Development, Langley
- Retail Analysis, Fort Langley
- Retail Impact Study, Horseshoe Bay
- Lougheed Highway Expropriation, Maple Ridge
- Community Shopping Centre, Mission
- Pioneer Plaza Mall Optimization, Surrey
- Stz'uminus First Nations Hwy Commercial Lands
- Masterplan for Winnipeg Airport Lands

- N.A. Properties
- Cancor Developments
- MacDonald Development Corp.
- Devonshire Properties Inc.
- CP Rail
- Pacific Land Group
- Korean Investment Group
- Vesta Properties
- Pacific Land Group
- Lawson Lundell LLP
- Cox, Taylor Solicitors
- Living Balance
- AviSina Properties
- Urban Systems
- InterVISTAS

MIXED USE PROJECTS, MARKET ANALYSIS

TYPE OF STUDY /LOCATION

CLIENT

- Surplus Land Study,
- Island Timberlands Land Portfolio Valuation
- Peachland Highway Bypass Impact Study
- Transit Station Retail Kiosk Valuation
- Chilliwack Downtown Retail Residential Study
- Cumberland Master Plan Development Area
- Climate Change Flood Study
- 2014 HBU Land Portfolio Valuation
- Impact of Rapid Transit, Surrey and Vancouver
- TOD Land Use & Station Studies, Saskatoon
- Highest and Best Use Study, Multiple Sites
- Edmonton Transit Oriented Development,
- South Campus Land Use Plan
- Kal Tire HQ Surplus Lands Study Vernon
- Highway Commercial Convenience Centre
- Oakridge Centre Community Amenity Charge
- Thompson River University Surplus Lands
- 13 Ac High Rise Retail and Office
- University of Vancouver Island Surplus Land
- School District Surplus Site Disposition
- Scott Road Station Transit Town Centre
- Robson High Value Retail and Mixed Use
- Ongoing Valuations and Land Studies
- Ongoing Valuations and Studies
- South Hill 20 Acre Mixed Use Transit Site
- Kingsway High Rise & Retail, Vancouver

- Malahat First Nation
- Brookfield
- MOTI
- City of Vancouver
- City of Chilliwack
- Trilogy
- City of Vancouver
- Island Timberlands
- City of Surrey
- Urban Systems
- CP Rail
- City of Edmonton
- University of Alberta
- Kal Tire
- Pacific Land Group
- Vancouver, Ivanhoe Cambridge
- Stantec
- Eminatata
- Trillium Infrastructure Solutions
- Large SD
- Translink
- Deecorp
- Translink
- Ministry of Highways
- City of Calgary
- Cushman and Wakefield

TYPE OF STUDY /LOCATION

CLIENT

- Abbotsford Highway Retail and Industrial
- Large Scale Portfolio Valuation and Disposition
- Downtown Waterfront 9 Acre High Rise Dev.
- Waterfront Study, West Kelowna
- Mixed Use Tower Parking, Vancouver
- TransLink Portfolio Valuation and Dev.
- Sandstone 300 Acre Development Impact
- Inner Urban High Density Development
- Malaspina College Lands
- Bamberton 300 Acre Dev., Vancouver Island
- School Site Acquisition and Transaction
- Employment Lands Zoning
- Small Lot Flex Space, Langley
- High Density Transit Oriented Retail New West
- Large Scale High Density Res., Maple Ridge
- Transit Oriented Development Strategy
- City Centre Development Strategy, Surrey
- Central City Mixed Use Sales, Surrey
- Mixed Use-Retail Tower, Vancouver
- Hwy Interchange Land Valuations
- Great Canadian Casino Economic Impact
- St Mary Hospital Valuation, New Westminster
- Hospital Lands, Surrey
- Former Hospital Site Disposition, Abbotsford
- Condo Highrise Site Valuation, Coquitlam
- Waterfront Condo and Retail Study and Valuation

- Matsqui First Nation
- SD 43
- Port Metro Vancouver
- Stantec
- PCI
- TransLink
- Northwest Properties
- Fir Street Properties
- Trillium
- Cowichan Regional District
- New Westminster School District
- District of North Vancouver
- Sanderson Planning Ltd.
- Degelder Construction
- Min of Transportation
- Translink
- City of Surrey
- Cushman & Wakefield
- Cushman & Wakefield
- Ministry of Transportation
- GC Casinos
- BCBC
- Fraser Health Authority
- Fraser Health Authority
- Morguard
- City of Richmond

- Downtown Commercial Site, Campbell River
- Victoria Roundhouse Development Strategy
- Nita Lake Commercial Centre, Whistler
- Downtown High Rise and Retail Site, Vancouver
- Burke Mountain 300+ Acre Financial Analysis
- Safeway Land Lease, North Van
- Super Regional 60 Acre Site, Langley
- Zellers Land Lease Redevelopment
- University Village Development Strategy, UBC
- Four Block Street Front Dev. New Westminster
- Big Box Centre Strategy, Langley
- Mixed Use Market Analysis, North Calgary
- Mt. Pleasant Mixed Use Project, Vancouver
- Marpole Mixed Use Site, Vancouver
- Regional Centre Market Study, Edmonton
- Model and Normal School Site Market Study
- Henry Hudson School Mixed Use, Vancouver
- Downtown Rapid Transit Site, New Westminster
- Commercial Waterfront, Corpus Christi, Texas
- Industrial to Big Box Commercial
- Palliser Square Retail Mall, Calgary

- City of Campbell River
- CP Rail
- Nita Lake Developments
- Telus
- Delta Lands
- Manulife
- Grosvenor International
- Manulife
- Min. of Crown Lands
- Northmark Projects
- Barbieri Developments
- Qualico
- Kingswood Capital
- Dominion Construction
- Baramy Investments
- Vancouver School Board
- Vancouver School Board
- Great West Life
- S. Dee and Associates
- Delesalle Holdings Ltd.
- Bentall Development

- Street front mixed use, Delta
- Transit Station & Casino Land Use Study
- Retail Opportunity Study, Chilliwack
- South Surrey and Maple Ridge Strip Malls
- Southeast Transit Line TOD Feasibility, Edmonton
- Blantchford Market Analysis for 100+ Acres
- Brentwood 6 Acre High-rise Site, Burnaby
- Official Community Plan Land Use Analysis, Kent
- Neighbourhood Retail and Feasibility, Langley
- Forty acre development land use study, Maple Ridge
- Yukon St. heritage study
- 14th Avenue heritage study
- Wales st. heritage study
- Comox St. heritage study
- Clearbrook Road Industrial Commercial land use study
- Prince Edward St heritage study
- North bluff condominium CAC study, White Rock
- Kingsway rezoning CAC Calculation
- SF Residential to multifamily rezoning and CAC study
- Convenience store study

- Arlington Group
- Ravco Transit
- Stolo Nation
- Sandhurst Holdings
- City of Edmonton
- Stantec
- Robco Investments
- District of Kent
- Vesta Properties
- Pacific Land Group
- Four Corners
- Wolf Pacific
- Four Corners
- Vandwell Living
- Pacific Land Group
- Numbered Company
- Texor Homes Inc.
- Western Hemlock Dev
- Wescorp Development
- City of West Vancouver

FINANCIAL INSTITUTION BRANCH LOCATION STUDIES

TYPE OF STUDY /LOCATION

CLIENT

- VanCity Savings Credit Union
- Coast Capital Savings
- Westminster Savings
- Evergreen Savings
- Vernon and District Credit Union
- North Shore Credit Union
- Gulf and Fraser Credit Union

- Investors Group
- Interior Savings
- Comox Valley Credit Union
- Salmon Arm Savings
- Conexus Credit Union
- C.I.B.C.
- Creston Credit Union

TYPE OF STUDY /LOCATION

CLIENT

- Alberta Treasury Branches
- Southland Credit Union
- Parkland Savings
- Aldergrove Credit Union
- Prospera Credit Union
- Desjardins Credit Union

- East Kootenay Credit Union
- Saskatoon Credit Union
- Castlegar Credit Union
- Envision Credit Union
- Meridian Credit Union

OFFICE AND INDUSTRIAL MARKET ANALYSIS

TYPE OF STUDY /LOCATION

CLIENT

- 150 acre Industrial Zoning ALR Exclusion
- Short Sea Shipping Study
- Inland Terminal Study
- Prior and Gore 2 Acre High Density Rezoning
- Industrial Sub-Division Strategy Teslin, Yukon
- Board Presentation
- Acquisition Strategies and Valuation
- Central Heat Downtown Development Sites
- Victoria Office Building Highway 1

- MK Delta Lands Group
- Metro Vancouver
- Metro Vancouver
- Living Balance
- Urban Systems
- Port Metro Vancouver
- Port Metro Vancouver
- West Bank
- Urban Systems

TYPE OF STUDY /LOCATION

CLIENT

- Industrial Land Strategies and Valuations
- Cambie Area Office Business Park
- Office Building Acquisition Study
- South Fraser Highway Industrial Expropriation
- Calgary Airport High Density Industrial
- Langley Fraser Health Office Lease Analysis
- 600 Acres+ Industrial Logistics Park, Delta
- Dominion Triangle Industrial to Retail Rezoning
- Multi-level Industrial Theoretical Feasibility

- Port Metro Vancouver
- City of Richmond
- Public Works Canada
- Utzig Holdings Ltd.
- Intervistas
- Arlington Group
- CN, CP, Coast Terminals, Emerson
- Harmony Ventures
- Metro Vancouver

- Hwy. Expropriation & Large scale on Industrial
- NE Corner Highway 1 and 200th Street Rezoning
- West Abbotsford Industrial – ALR Exclusion
- Logistics Park Market and Financial Analysis
- Bowen Road Rezoning, Nanaimo
- Delta Airport Industrial 1 Million Sq Ft Project
- Trucking Facility Location Assistance, Langley
- City of Langley Civic Facility
- Large Scale Industrial Land Valuation, Surrey
- Large Scale Waterfront Logistics Park, TFN
- Waterfront Industrial, Vancouver Island
- High Value Industrial Site Acquisition, Vancouver
- Industrial Land Demand Studies, Richmond
- Central Downtown Waterfront Lands, Vancouver
- Impact of Rapid Transit on Real Estate,
- Downtown Grade Level Retail Study, Vancouver
- Waterfront Industrial Lands, Nanaimo
- Downtown Office Building, New Westminster
- Inner Harbor Port Land Use Study, Victoria
- Industrial Land Study, Langley
- ALR 200 Acre Industrial Analysis, Maple Ridge
- 350 Acre Development, Delta
- Employment Lands Study, Richmond
- Highway 10 ALR Industrial Strategy, Surrey
- Employment Lands Study, Langley
- Port Lands Valuation Large Scale Sites
- 150 Acre Industrial Strategy, Calgary
- Employment Land Zoning Strategy, Surrey
- Employment Land Zoning Strategy, North Van
- Employment Land Zoning Strategy, Langley
- 350 Acre Industrial Development Strategy, Delta
- 204 Acre Industrial Strategy, Maple Ridge
- 15 Acre Dominion St Industrial, Port Coquitlam
- 900 Acre Shepard Industrial Park, Calgary
- Suburban Office Study, Calgary
- Office Space Premise and Location Study
- 1st Ave and Boundary Rd Development Study
- Area Master Plan, 300 Acres, Delta
- Highway 91 and 64th Ave Industrial Study, Delta
- Office Relocation Study, Richmond
- Truck Service and Plant Sites, Prairies
- Suburban Office Development Demand Analysis
- Employment Lands Strategy, Surrey
- Industrial Study, Newton-Surrey
- High Value Flex Space Study, North Vancouver
- Hastings Industrial Area Revitalization, Vancouver
- Office Occupancy Strategy, Metro Vancouver
- Kingsway Grade Level Retail and Office, Burnaby
- Gateway – Port Industrial Study, Metro Vancouver
- Transit Development Study, Calgary
- BLT Law
- Foundation Group of Companies
- Emerson Real Estate Corp.
- Port Metro Vancouver
- Edgar Development
- Dayhu
- Bison Transport
- Arlington Group
- Ministry of Transportation
- Port Metro Vancouver
- Island Tug
- Translink
- Ecowaste Industries
- Port Metro Vancouver
- Ministry of Transportation
- City of Vancouver
- Island Tug
- Uptown Property Group
- CH2M HILL
- Intervistas
- Pacific Land Group Ltd.
- Tsawwassen First Nations
- City of Richmond
- Fred Scales
- ownship of Langley
- Port Metro Vancouver
- Wesgroup
- City of Surrey
- District of North Vancouver
- District of Langley
- Tsawwassen First Nations
- Local Land Owner
- Waterstone Properties
- City of Calgary
- Bri-Mor Developments
- Training Authority of BC
- Aplin and Martin
- MK Delta Land Group
- Pawar Consulting
- Health Sciences BC
- Telus
- Simon Fraser University
- City of Surrey
- Misc Land Owners
- GWL
- City of Vancouver
- BC Hydro
- Sunrise Retirement
- Ministry of Transportation
- City of Calgary
- Industrial Land Rezoning Study, Metro Vancouver
- Industrial Demand and Strategy, Hope
- Office Development (24 Acres), South Surrey
- Industrial Park Demand, Fort Saskatchewan
- Employee Office Space Strategy, Metro Vancouver
- GVRD Industrial Land Strategy, Metro Vancouver
- Health and Retail on Transit, New Westminster
- Merchandise Mart Market Study, Metro Vancouver
- Short Sea Shipping Study, Metro Vancouver
- Industrial Park Analysis, Metro Vancouver
- Industrial Land Study, Abbotsford
- Future Development Trends 1991 – 2021,
- Rapid Transit Impact on Office Buildings, Burnaby
- Major Port Distribution Centre, Vancouver
- Large Scale Industrial Disposition Strategy, Surrey
- Truck Border Customs Broker Study, Surrey
- Spatial Distribution of Office Development,
- 600 Acre Business Park, Barnston Island
- 400 Acre Tree Nursery Industrial Land, Surrey
- Large Scale Tech Park Retail, Vancouver
- Industrial Land Market, Hope
- Business Park 22 Acres, South Surrey
- Employment Strategy, Surrey
- Industrial Land Demand Study, Kelowna
- Industrial Land Demand Study, Penticton
- Office Impact Study, Comox Valley
- Light Industrial - Big Box Development, Kamloops
- Employment Lands Strategy, Surrey
- Office Development Opportunity, Richmond
- Industrial Building Portfolio Analysis, Vancouver
- Land Demand Projection for OCP
- Flex-Space Development, Langley
- Industrial and Commercial Land, Edmonton
- Light Industrial and Suburban Office, Calgary
- Fiber Optic Office Location Study, Vancouver
- Commercial Land Use Overview, Port Moody
- Overpass of Railyards, Port Coquitlam
- High Tech Park and Office, Victoria
- Industrial Study, Mission
- Newton Industrial to Residential Rezoning, Surrey
- Waterfront Industrial Site Strategy, North Van
- Port Lands, Kitimat
- Office Analysis Discovery Park Land, Burnaby
- Kal Tire surplus lands Strategy, Vernon
- Highway 1 Office Study, Victoria
- Cambie Employment Area Office
- 2013 Land Strategy, Metro Vancouver
- Industrial Park Analysis, Abbotsford
- Boundary Bay industrial Park Location, Delta
- Catalyst Warehouse Intensification Study, Surrey
- GVRD
- City of Hope
- Northern Equity
- Salt Lick Projects
- B.C. Hydro
- GVRD & Stantec
- Wesgroup
- CIIC Shanghai
- Port Metro Vancouver
- Port Metro Vancouver
- City of Abbotsford
- Metro Vancouver
- Tonko Ltd.
- Port Metro Vancouver
- Land & Water BC Inc.
- Rock Solid Construction
- Metro Vancouver
- Apollo Group Management
- Ministry of Forests
- Schroeder Properties
- City of Hope
- Northern Equity
- City of Surrey
- Marathon Realty
- CP Rail
- City of Comox
- BCBC
- City of Surrey
- Deecorp
- Grove Investments
- City of Abbotsford
- ATF Heating
- City of Edmonton
- Carma
- U.S. High Tech Firms
- City of Port Moody
- City of Port Coquitlam
- University of Victoria
- City of Mission
- Aplin & Martin
- Allied Shipbuilders
- Alcan
- Simon Fraser University
- Pacific Land Group
- Urban Systems
- City of Richmond
- Port of Metro Vancouver
- City of Abbotsford
- Dayhu
- Catalyst Paper

- Industrial Dev. Impact Analysis (ALR Lands), Delta
- Industrial Rezoning, Port Coquitlam
- Highest and Best Use Western Canada Sites
- Industrial Land Redevelopment/Intensification
- Industrial Land Strategy, Yukon
- Broadway transit extension property analysis
- Logistics and Industrial Land Study
- 130 acre logistics oriented industrial, Delta

Emmerson Real Estate
Riverside/Conwest
CP Rail
Metro Vancouver
Urban Systems
Translink
Port Metro Vancouver
MK Delta

- Recommended land uses for 300 acres
- Real estate sales strategy, Surrey
- Retail strip mall study Kamloops
- Land Use Study
- Land Use Study
- Truck Stop Study
- Density bonus and CAC study
- Industrial and residential rezoning study, Surrey

Enoch Cree First Nations
Ministry of Transportation
Mann Development
Skawahlook First Nation
Matsqui First Nation
Ministry of Transportation
Maple Ridge
Pacific Land Group

IMPACT STUDIES

TYPE OF STUDY /LOCATION	CLIENT	TYPE OF STUDY /LOCATION	CLIENT
<ul style="list-style-type: none"> • Highway Expropriation Valuations, Victoria • Broadway Transit Line Real Estate Impact • Industrial Rezoning Heritage Retention for Density • 1454 Oxford St. Residential Rezoning CAC Analysis • White Rock Residential Rezoning CAC Analysis • Retail to Residential Rezoning, Surrey • Public Vs. Private Real Estate Investment Strategies • Highway Expropriation Impact on Large Industrial Site • Downtown Bike Lane Impact Study, Vancouver • Hospice Impact on Residential Real Estate, Vancouver • Retail to Residential rezoning, Pitt Meadows • Industrial to Town House Rezoning, Port Coquitlam • Cambie and Marine High Density Dev, Vancouver • Office Tower vs Residential Tower Impact Study • The Impact of Rapid Transit on Development Patterns • Wal-Mart Impact Letter, Mission • Impact of Bus Zone Change on Downtown Retail • Townhouse Market and Impact Study, Surrey • Hospice Impact on Housing Values, Vancouver • Ministry of Highways Land Transfer to First Nations • Marine Gateway Cambie Station Retail Impact • Waterfront Retail Difficult Leasing and Rezoning • Deep Cove Mixed Use Down Zoning Analysis • Arbutus Village Shopping Centre Expansion • Wal-Mart Power Centre, Salmon Arm • Retail Neighbourhood Study, Calgary • Waterfront Commercial, Squamish • Master Planned Community, South Nanaimo • Large Scale Master Planned Development • Sapperton Shopping Centre Impact, New West • Oakridge Mall Report Review, Vancouver • Oakridge Impact Study Review, Vancouver • Home Depot Canadian Tire Impact, Cranbrook • Wal-Mart Impact Study, Campbell River • Wal-Mart Impact Study, Richmond 	<p>Urban Systems TransLink Pyrrha Elegant Developments Oviedo Developments Ltd. Mosaic Translink Bull Housser Tupper Vancouver Economic Development University of British Columbia Mosaic Conwest and Mosaic PCI UPG Property Group Translink Smart Centres PCI Dawson Sawyer University of BC West Kelowna City of Vancouver PCI Local Land Owners City of Vancouver Smart Centres Royop Pridham Development Inc. North West Properties Northern Equities Wesgroup Ivanhoe Cambridge Ivanhoe Cambridge Catalyst Development First Professional First Professional</p>	<ul style="list-style-type: none"> • Home Depot Impact Study, Vancouver • Wal-Mart Impact Study, Vancouver • Neighbourhood Shopping Centre, Parksville • Wal-Mart Impact Study, New Westminster • Wal-Mart Impact Study, Nordel Way, Surrey • Commercial Opportunity on 1,100 Unit Site • Fernie Supermarket Overview • Wal-Mart Impact Study, Prince George • Wal-Mart Expansion Analysis, Nelson • Wal-Mart Store Impact Analysis, Surrey • Canada Asian Centre Impact & Valuation, Surrey • Super Regional Highway Commercial, Langley • Dominion Bridge Site Impact Study, Burnaby • Eaton Centre Impact Study, Downtown Victoria • Highway Interchange Land Use Study • Impact of New Highway on Real Estate • Power Centre Big Box Market Study, Surrey • Power Centre Market Study, Red Deer • Coronation Mall Highway Impact, Ladysmith • Office Impact Study, Comox • Dalhousie Station Centre Study, Calgary • Supermarket Impact on the Town Centre • Seafair Shopping Centre, Richmond • Aldergrove Supermarket Impact Review • Willowbrook Supermarket Impact Review • Strip Mall Market Study, Cloverdale • Wal-Mart Study, Williams Lake • Strip Mall Market Study, South Surrey • Nordel Way Extension Land Valuation, Surrey • Canadian Tire Impact Study, Canmore • Supermarket Impact Study, Richmond • Highway 2 Relocation Impact, Red Deer, Alberta • Wholesale and Retail Store Zoning Analysis • Southeast False Creek Commercial • Broadway Rapid Transit Stations 	<p>Staburn Group City of Vancouver Bosa Developments Townline First Professional Polygon Elk River Developments The Bay, Schroeder Properties Great West Life Wal-Mart Canada Tahiti Developments Grosvenor International BCDC Cadillac Fairview Corp Ministry of Transportation Gateway Project Bentall Properties Southam Bahan Realty Ministry of Transportation City of Comox Canada Safeway Village of Pemberton Crown Point Investment Township of Langley Township of Langley Local Landowner esbild Local Landowner City of Surrey City of Canmore Canada Safeway Stanley Consulting City of Saanich City of Vancouver Translink, Vancouver</p>

RESIDENTIAL & HOTEL STUDIES

TYPE OF STUDY /LOCATION	CLIENT	TYPE OF STUDY /LOCATION	CLIENT
<ul style="list-style-type: none"> Community Amenity Assessment, White Rock Heritage Retention Amenities, Vancouver Manitoba and 11th Ave CAC Rezoning Analysis Queensborough Industrial to Residential Sale 200th St. at 84 Ave Large Scale Multifamily Langley Northwest Community College Student Housing North Saanich Waterfront Lots Village and Area Multifamily Analysis Seniors Apartment and Condo Valuation High School Site to Townhouse Valuation Heritage Retention Study Blue Mountain Road Multi Family Assessment Avalon Dairy Rezoning Community Amenity Rezoning Community Amenity Charge, North Van Surplus Land Valuation and Strategy Powell River Residential Dev. on Multiple Sites Cottonwood Lands High Density Res, Maple Ridge OCP Revision and Input for Kent BC Large Scale Subdivision at East Abbotsford Hotel Redevelopment into Apartment 4,000 Unit new Commodity Britannia Beach Large Scale Townhouse Dev. Impact, Surrey Commercial to Mixed Use High Density Residential Large Scale Expropriation, West Vancouver Very Large Scale Residential Sub-Division Large Scale Townhouse Rezoning, Langley 2 Acre Townhouse Site Valuation and Extractions, Site Expansion Valuation Major Townhouse Development Study West Vancouver Subdivision Valuation Hancock Forest Lands Valuation, Vancouver Island Bamberton Economic Impact, Vancouver Island North Vancouver Institutional to Residential Dev. Rural Residential on Agricultural Land, Langley Master Planned Waterfront Community, Bamberton Large Scale Suburban Study, Surrey Residential and Resort Study, Quadra Island 	<ul style="list-style-type: none"> Numerous small developers Numerous small developers Sahota and Associates New Westminster SD Vesta Properties Stantec Private Land Owners BPP Delsom Estates City of Richmond Sahota & Associates Sky Blue Enterprises Avalonna Homes Ltd. Guilford Hastings Seachelt School District Sliammon First Nation Ministry of Transportation Urban Systems Wesbild Holdings Plaza 500 Hotel Inc. Taicheng Development Corp. Dawson Sawyer Cushman & Wakefield Pacific Land Group Tsawwassen First Nations District of Langley Richmond Gospel Society Chilliwack School District Mosaic Homes Pacific Land Group Ltd Hancock Timber Resources Group Cowichan Regional District Jorden Cook Planning Sanderson Planning Local Municipality Miscellaneous Land Owners We Wai Kai First Nation 	<ul style="list-style-type: none"> 22 Acre Waterfront High Density Residential Residential Density and Zoning Study Condo Site, Mission Longview Surplus Forest Lands, Oregon Opportunity Analysis, South Surrey Residential Study for Military Bases High Rise Demand Study, Richmond Major Land Portfolio of Over 10,000 acres Major Land Portfolio of Over 20,000 acres Major Subdivision Pricing and Absorption Department of National Defence Residential Arrow Lakes Residential Development, B.C. 200 Acre Burke Mountain Financial / Market 94 Acre Delsom Estates Lands, North Delta 900 Acre Residential Market Analysis, Cranbrook Delta Hotel Retail, Whistler 64 Acre Port Royal Res Market Study, New West U.E.L. Commercial Dev. Strategy, Vancouver Luxury Hotel Location and Feasibility, Vancouver North Delta Townhouse Feasibility Study Subdivision Financial Analysis, Coquitlam 200 Acre Sanctuary Cove Resort, Queensland 600 Acre Res Dev., Castle Rock, Colorado 3,000 Acre Residential Dev., Colorado Springs 200 Acre Residential Dev. Study, Coquitlam Langley Mall Redevelopment and Valuation, Residential Dev. Studies, Dallas/Fort Worth, Texas High Density, Mixed Use Town Centre Zoning Mixed Use High-Rise Site, North Vancouver 30 Acres of Res. I & Commercial, Chilliwack Major Res. Subdivision and Resort, Cranbrook Minoru Park Air Space Parcel Valuation, Richmond Raymur Street Midrise Dev. Vancouver Rapid Transit and Development Analysis, Saskatoon Steveston School Surplus Land Rezoning, Richmond Surplus Site Disposition Strategy, Surplus Land Analysis, B.C. 	<ul style="list-style-type: none"> Former Wood Mill Site District of North Vancouver Pacific Land Group Brookefield Emaar Ministry of Defense Various Land Owners Island Timberlands Forest Company Wesbild Stantec Ministry of Land and Water Delta Lands Pacific Land Group Havaday Western Hospitality MacMillan Bloedel Ministry of Crown Lands K.G. Land, Japan Aplin & Martin Consultants Ltd. City of Coquitlam Discovery Bay Western Skies S. Dee & Associates Aplin & Martin Consultants Ltd. Aetna Life S. Dee and Associates City of Coquitlam Manulife Arlington Group Havaday Developments City of Richmond Robco Investments Urban Systems City of Richmond New Westminster School District University of Vancouver Island

DEVELOPMENT STRATEGIES & FINANCIAL ANALYSIS

TYPE OF STUDY /LOCATION	CLIENT	TYPE OF STUDY /LOCATION	CLIENT
<ul style="list-style-type: none"> Victoria Highway Widening Site Acquisition Valuation Land Use Analysis and Valuation Vancouver Island Land Use Analysis Lillooet B.C Hospital Redevelopment and Surplus Lands, Mission Waterfront Development on Port of Victoria Lands New Store Site Assessment, Vancouver Complex Care and Health Centre Analysis, Mission Highway 1 Site Acquisition Study, Coquitlam West Broadway and New Westminster Dev Sites Granville Street Commercial Sites Royal Museum Victoria Surplus Land and Retail Study Gas Station and Strip Mall Development Strategy Green Timbers Care Facility Commercial Space Surplus Hospital Site Disposition, Abbotsford Homer Street Site Disposition Strategy Dev. Strategy for All Transportation Authority Land Royal Victoria Museum Site Strategy Burnaby Village Commercial Hwy 1 & Mt. Lehman Interchange St. Mary's Hospital Surplus Site Strategy Surrey Memorial Hospital Site Mixed Use Dev. Central City Development Plan, Surrey Offices and Lands Strategy, New Westminster Mt. Lehman Interchange Land Uses Port of Vancouver Industrial Parks Power Centre Site Assembly, South Surrey Portfolio Analysis and Strategy, Vancouver Financing Analysis of Surplus Lands, Alberta High-Rise Roundhouse Land Dev. Strategy, Victoria 	<ul style="list-style-type: none"> Ministry of Transportation Malahat First Nation T'it'q'et First Nation Fraser Health Port Authority Kerrisdale Lumber Fraser Health Transurban W. Ratner W. Ratner Royal Museum Sandhurst Fraser Health Fraser Health B.C. Hydro Translink R.V.M. Commonwealth Heritage Ministry of Transportation Fraser Health Authority Fraser Health Authority City of Surrey New Westminster School District Min. of Transportation Port of Vancouver Trademark Alexis Holdings Telus CP Rail 	<ul style="list-style-type: none"> Digby Island / Tsimshian Bridge Impact Land Development Strategy, 135 Acre Site, Surrey Ladies Wear Tenant Sales Projection Orchard Park Mall, Expansion, Kelowna Village Green Mall, Expansion, Vernon 20 acre Big Box and Industrial Dev., Kamloops U.E.L. Commercial Site Development Strategy Numerous Vacant Land Valuations Port Chev Olds Site, Port Coquitlam Power Shopping Centre Dev. Strategy, Langley Kerrisdale Commercial Building Financial Analysis Scott 72 Centre Market Rental Rate Review, Delta Surrey City Centre Site Market Study, Surrey Highway 1 Site Development Strategy, Calgary Shopping Centre Analysis, Pemberton Orchard Park Market Study, Kelowna Lynn Valley Centre Valuation, North Vancouver Coronation Mall Land Value, Ladysmith Robson Square Renovation Strategy, Vancouver Site Sales Strategy and Valuation, South Surrey Neighbourhood Shopping Centre, Cloverdale Sidewalk Land Lease Valuation, Rent Calculation Downtown Revitalization , White Rock Heritage Building Valuation, Gastown, Vancouver Burquitlam Mall, Rapid Transit Impact, Coquitlam Mt Lehman and Highway 1 Interchange Lands Regional Retail and Mixed Use, North Calgary Portfolio of Real Estate, Nanaimo 	<ul style="list-style-type: none"> B.C. Transportation B.C. Ministry of Forests Pensionfund Realty Oxford Properties Oxford Properties BCBC Min. of Crown Lands The Public Trustee, B.C. Wolfe GM Barbieri Developments 1868 Holdings Penreal Advisors Kingswood Capital Nu West Developments Norton Capital Marathon Realty Ticor Min. of Transportation BCBC Husky Oil Trademark Ventures City of White Rock City of White Rock B.C. Government Morguard Arlington Group Manulife Nanaimo School District

DEVELOPMENT MANAGEMENT / SALE / LEASING

TYPE OF STUDY /LOCATION	CLIENT	TYPE OF STUDY /LOCATION	CLIENT
<ul style="list-style-type: none"> Site Acquisition Strategy Miscellaneous Transit Site Valuations Land Portfolio Analysis and Strategy, Gas Station & Strip Mall Development Strategy Regional Mall Portfolio Sales Analysis Austin Heights Commercial Revitalization, Coquitlam Cambie & 3 Rd. Development and Zoning Analysis Property Profile Cascade Plaza, Banff Austin Station Neighbourhood Centre Leasing California Mall Acquisition, 10-31 Exchange 	<ul style="list-style-type: none"> Kerrisdale Lumber Canada Line New Westminster School District Sandhurst International Firm City of Coquitlam Ronay Services Ltd. Royal LePage Aragon Off Shore Investor 	<ul style="list-style-type: none"> Strip Mall Dev. Planning and Leasing, Vernon Seafair Shopping Centre Expansion, Richmond Orchard Park Regional Mall Expansions, Kelowna Village Green Mall Expansion Planning, Vernon Circle Park Mall Expansion/Acquisition, Saskatoon Centre Village Mall Sale, Lethbridge Shopping Centre Site Assembly, Vernon Numerous Other Mall Developments and Sales Downtown Retail Site Leasing Strategy Big Box Retail Land Parcel Sales, Vernon 	<ul style="list-style-type: none"> Civic Dev. Corp Crown Point Trust Marathon Realty Marathon Realty Marathon Realty Marathon Realty Marathon Realty Marathon Realty Marathon Realty S. Dee & Associates Vandevco

SHOPPING CENTRE / DOWNTOWN REVITALIZATION

TYPE OF STUDY /LOCATION	CLIENT	TYPE OF STUDY /LOCATION	CLIENT
<ul style="list-style-type: none"> Colwood Centre Market Profile West 4th Avenue Revitalization Study, Vancouver Heritage Village Retail, Burnaby Downtown Revitalization, Chilliwack Granville Street Revitalization, Vancouver Town Centre Strategy, Port Moody Gastown Downtown Revitalization, Vancouver Yaletown Downtown Revitalization, Vancouver Waterfront Land Use and Valuation, Steveston Royal City Centre Redevelopment, New Westminster Guildford Mall Market Study Hastings Sunrise Commercial Revitalization Strategy Surrey Regional Mall Revitalization & Rapid Transit Brentwood Mall Redevelopment Strategy, Calgary 	<ul style="list-style-type: none"> Cushman & Wakefield 4th Avenue BIA Commonwealth Heritage Chilliwack Economic Downtown Vancouver BIA City of Port Moody Business Association Business Association City of Richmond LaSalle Investmenta Ivanhoe Cambridge Building Better Com. Markborough Properties Aetna 	<ul style="list-style-type: none"> Langley Mall Redevelopment Strategy, Langley Cloverdale Downtown Improvement Study, Surrey Downtown Revitalization, Port Coquitlam Columbia St. East Revitalization, New Westminster Downtown Public Market, New Westminster Brentwood Regional Mall, Burnaby Lynn Valley Centre Anchor Study, North Vancouver Thornhill Mall Revitalization Strategy, Ontario Shopping Centre Revitalization, Woodstock, Ontario The Pen Regional Centre Revitalization Strategy Hillside Regional Mall Anchor Rent Study, Victoria Downtown Revitalization, White Rock Middlegate Mall Trade Area, Burnaby Downtown Site Sales Strategy, Campbell River 	<ul style="list-style-type: none"> Aetna Cloverdale BIA City of Port Coquitlam Northmark Projects Local Developer Trilea Centres Marathon Realty Edgecombe Properties Lehndorff Properties Trilea Centres Bentall Properties Ltd. City of White Rock Redekop Campbell River School District

FINANCIAL INSTITUTION BRANCH LOCATION STUDIES

<ul style="list-style-type: none"> VanCity Savings Credit Union Coast Capital Savings Westminster Savings Evergreen Savings Vernon and District Credit Union North Shore Credit Union Gulf and Fraser Credit Union 	<ul style="list-style-type: none"> Investors Group Interior Savings Comox Valley Credit Union Salmon Arm Savings Conexus Credit Union C.I.B.C. Creston Credit Union 	<ul style="list-style-type: none"> Alberta Treasury Branches Southland Credit Union Parkland Savings Aldergrove Credit Union Prospera Credit Union Desjardins Credit Union 	<ul style="list-style-type: none"> East Kootenay Credit Union Saskatoon Credit Union Castlegar Credit Union Envision Credit Union Meridian Credit Union
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RETAIL STORE LOCATION STUDIES

RICHARD WOZNY, PRINCIPAL

Past work experience includes: Vice President and Manager of Advisory Services, Cushman & Wakefield Inc.; Manager of Retail Development for Western Canada, Marathon Realty Company Ltd.; and Senior Consultant for Shopping Centre Development, Thomas Consultants Inc. Richard completed a Masters Degree in Regional Science at the University of Pennsylvania, Philadelphia, PA, a Masters Degree in Religion at Temple University, Philadelphia, PA, and a Bachelors Degree in Philosophy at the University of British Columbia, Vancouver, BC.

CLIENTS

- Home Depot
- Wal-Mart Canada Ltd.
- Canada Safeway Inc.
- Lumberland Building Materials
- Video Update
- Calgary Co-op Supermarket

CLIENTS

- Westfair Foods-Supermarkets
- IGA Supermarkets
- Spectra Foods Restaurants
- Downtown Restaurant & Pub
- Thrifty Foods
- Firestone