

## PROFESSIONAL EXPERIENCE PROFILE

# Sanjit Singh

B.Comm, AACI, P.App, MRICS



Senior Real Estate Appraiser | Expert Witness

**PRESIDENT | OWNER – WERNICK OMURA INC.**

#101-1901 CENTRE STREET NORTHWEST • CALGARY, ALBERTA • T2E-2E7  
PHONE : (403) 999-9508 • FAX: (403)-291-5528 E-MAIL: [SANJITSINGH@SHAW.CA](mailto:SANJITSINGH@SHAW.CA)  
[www.wernickomura.com](http://www.wernickomura.com)

*Appraisal Institute of Canada-Alberta – President of AIC-Alberta 2014-2016*

C: 403.999.9508  
[sanjit@wernickomura.com](mailto:sanjit@wernickomura.com)

**Appraisal Institute of Canada, IN THE MEDIA, SANJIT SINGH**

<http://www.connectedtoeducation.ca/Connectors/Video.aspx?pd=83>

**Property Value Interview - Community of Bearspaw**

<http://www.youtube.com/watch?v=M2e3mvBF7v4>

Backed by a dedicated team, Sanjit provides reliable, timely and insightful valuations across six primary asset classes, land, office, retail, industrial, multi-family properties and equipment.

### 2006-Present Wernick Omura Limited

- ) Appraised an extensive and diverse range of residential and commercial properties, including Retail, Industrial, Office; high rise residential condominiums, apartment buildings, mixed use developments, vacant land, hypothetical valuations and proposed improvements, valuation of real estate corridors, right of ways
- ) Provided consulting services to clients in Highest and Best Use Analysis, taxation services, foreclosures and other legal matters
- ) Expert witness in legal matters, arbitration appraisal experience with court appearances, including lease disputes and foreclosure expertise
- ) Experienced in specialty assignments-expropriation, contaminated sites, subdivision analysis, income producing properties, leased fee, fee simple, leasehold interests valuations, and feasibility studies
- ) Proficient in Discounted Cash Flows (Presents Value Analysis), Stabilized Cash flow Analysis, Direct Comparison Approach, Income Approach, Ground Rent Capitalization, Subdivision Development Analysis
- ) Market Research, Feasibility Studies
- ) Experienced throughout Alberta and British Columbia
- ) Proficient in a variety of databases, including RealNet, MLS, CLS, ICX, Alberta Data Search
- ) Machinery and Equipment Valuation
- ) Building Condition Reports

## EDUCATION

- ) **Dalhousie University**  
*Halifax, Nova Scotia*  
 Bachelor of Commerce Co-op Degree, B.Comm
  
- ) **University of British Columbia (UBC)**  
*Halifax, Nova Scotia*  
 PGCV – Post Graduate Certificate in Property Valuation

## PROFESSIONAL APPRAISAL ORGANIZATIONS

- 2010-Present      **PRESIDENT Appraisal Institute of Canada – Alberta Board of Directors**
- 2014-2016- President of AIC-Alberta*      *Calgary, Alberta*
- ) Oversight of Board of Directors (12)
  - ) Implementation of Strategic Plan
  - ) Lobbied Government bodies to become Stakeholders for Real Estate Related Legislation
  - ) Alberta representative to the National Board of Directors

## NOTABLE APPRAISAL ASSIGNMENTS

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- ) Project:      **Calgary Southwest Ring Road, Calgary, Alberta**  
 Client:      **Tsuu T'ina Indian Nation (also reviewed by Provincial Government)**

Purpose:      To Estimate Market Value for Negotiation and Mortgage Financing Purposes

Consultant from 2006-Present. Most recent appraisal was completed in first quarter 2012. The appraisal was based on a variety of scenarios, including a cash flow analysis and revenue model for leasehold lands. Valuations in excess of 100 million dollars ++

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- ) Project:      **Hidden Valley Golf Resort, Cluny, Alberta**  
 Client:      **Siksika Nation & Hidden Valley Golf Resort Association**

Summary:      **Valuation of Leased Fee Lands, specifically cabin lots, in an established seasonal resort community. The purpose of the assign**

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) Project: **Main Street Equities Portfolio, Calgary, Edmonton, Toronto, Saskatoon**

Client: **Main Street Equities, C/O Bob Dhillon**

Summary: **We were responsible for valuing the majority of the Main Street Equities Canadian apartment Portfolio, including properties in Calgary and Toronto**

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) Project: **Three Sisters Resort Development, Canmore, Alberta**

Client: **PriceWaterHouseCoopers LLP (PWC) & HSBC Bank Canada**

Summary: **Valuation of a 1,400 acre recreational mixed-use development**

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) Project: **Legacy Subdivision, Calgary, Alberta**

Client: **WestCreek Developments Ltd.**

Summary: **Valuation of an approved 1,100 acre, three-stage, multi-phase**

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) Project: **Solara Resort, Canmore, Alberta**

Client: **SR Canmore Resorts LP**

Summary: **Valuation of a three building, 214 unit apartment condominium resort project with 40,000 square feet of proposed commercial amenities space.**

90+ million dollar valuation

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) Project: **Horsehills Energy Park, Edmonton, Alberta**

Client: **Northern Premier Investments**

Summary: **Valuation of a proposed Industrial Park, located in the northeast periphery of the Edmonton City limits. Approved ASP and conceptual scheme in place**

50 to 100 million dollar valuation

Please see [www.wernickomura.com](http://www.wernickomura.com) –for a detailed list of all jobs completed.



## CURRICULUM VITAE

JOSEF G.A. KRÜGER, Q.C.  
T 403-232-9563  
F 403-266-1395

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Centennial Place, East Tower  
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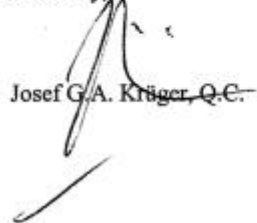
November 1, 2010

Whom It May Concern:

Dear Sir:

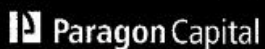
Borden Ladner Gervais LLP ("BLG") is a National Canadian law firm, and I am a partner in the Calgary Office. Lawyers at BLG have over the past ten years or so made regular use of the services of Wernick Omura to assist some of our clients with complex appraisals and to give expert evidence in arbitrations and Court actions. I have worked more particularly with Tony Omura and Sanjit Singh, and at all times was impressed with their professional approach to their work, the depth of their knowledge, and the extensive efforts they make to ensure that they deliver a good work product. I do not hesitate in recommending Wernick Omura as appraisers. They will not disappoint.

Sincerely,



Josef G.A. Krüger, Q.C.

## CURRICULUM VITAE



Paragon Capital Corporation Ltd.  
1200, 1015 4th Street SW  
Calgary, Alberta T2R 1J4  
T 403 263 6446  
F 403 263 6445  
E [paragon@paragoncorp.ca](mailto:paragon@paragoncorp.ca)  
W [www.paragoncorp.ca](http://www.paragoncorp.ca)

June 10, 2013

To Whom It May Concern

**Re: Wernick Omura – Real Estate Advisory  
Mr. Sanjit Singh, AACI, P.App.**

Paragon Capital Corporation Ltd. is an equity Lender in the commercial, industrial, and construction sectors across Canada in the Western United States. Since its inception, the Paragon Group of Companies has loaned more than \$900 Million. My position is that of Mortgage Associate and, since 2010, Chief Compliance Officer for the Exempt Market Dealer and Investment Fund Manager subsidiary of the Paragon Group.

Paragon has referred its clients and contracted directly with Wernick Omura - Real Estate Advisory and worked directly with Mr. Sanjit Singh, AACI, P.App. Mr. Singh and his Associates have provided us with professional and timely service. Their research ensures an appropriate product according to our request and their effort always ensure an appraisal that is on time and on point.

Thank you, Sanjit, and your team for your assistance in the last six years. We have enjoyed working with you and look forward to sharing many files in the future.

Sincerely,  
Paragon Capital Corporation Ltd.



Sandra A. Bautz

## CURRICULUM VITAE



5 March 2013

To Whom It May Concern:

**RE: LETTER OF RECOMMENDATION FOR MR. SANJIT SINGH**

It is with pleasure that I recommend Sanjit Singh as a Real Estate Appraiser.

As a licensed Mortgage Advisor, I have made regular use of Sanjit's services over the past seven years to assist my clients with their appraisal needs.

Sanjit has provided appraisal reports for both residential and commercial transactions; often time's involving complex assignments.

Sanjit has always displayed a high degree of integrity, responsibility, and professionalism. I have always been impressed with Sanjit's detailed approach to his appraisal work, particularly ensuring he delivers an accurate and thorough report, while managing the expectations of me, the client and the mortgage lender.

Appraisals are completed in a timely manner and rush requests are accommodated when necessary.

I do not hesitate in recommending Sanjit Singh as an authorized Real Estate Appraiser for your company.

Please do not hesitate to contact me at 403.949.4129 should you require any further information.

Sincerely,



Candace Perko, Mortgage Advisor  
Countryside Financial Corporation  
Licensed Member of Quantus Mortgage Solutions

## CURRICULUM VITAE



Judy D. Burke\* – Partner  
*\*Denotes Professional Corporation*

Tel: (403) 252-9937  
Judy@dlbhlaw.com

Assistant: Ashley A. France  
Ashley@dlbhlaw.com

August 29, 2017

To Whom it May Concern

Dear Sir/Madam:

**Re: Sanjit Singh**

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Our law firm has retained Sanjit Singh to undertake appraisals for financing, foreclosures or other purposes. We have always been pleased with his services and in particular the timeliness of his service. I would recommend him without hesitation.

Regards,

**DLBH LAW**

JUDY D. BURKE

JDB/aaf



# WERNICKOMURA

REAL ESTATE APPRAISAL SERVICES

101, 1901 CENTRE STREET NORTHEAST  
CALGARY, ALBERTA T2E 2E7

