

CURRICULUM VITAE FOR EDWINA NEARHOOD

CAREER EXPERIENCE

- 2010-Present President, **Nearhood Appraisal Services Ltd.** Involved in appraisal and consulting for all types of real property including Residential, Industrial, Commercial and Investment (IC&I). Servicing north eastern British Columbia. Communities of service included Fort St. John, Taylor, Dawson Creek, Tumbler Ridge, Chetwynd, Hudson's Hope, Fort Nelson and surrounding rural areas.
- 2008-2010 Commercial Appraiser, **Chalifour Denis & Associates** Responsible for IC&I appraisal and consulting assignments in the Fort McMurray area.
- 1990-2008 Residential and Commercial Appraiser, **McDonald Appraisals Inc.** Involved in residential and commercial appraisal and consulting assignments servicing the Peace Liard Region of north eastern British Columbia. Communities of service included Fort St. John, Taylor, Dawson Creek, Tumbler Ridge, Chetwynd, Hudson's Hope, Fort Nelson and surrounding rural areas.

ACADEMIC QUALIFICATIONS AND CONTINUING PROFESSIONAL DEVELOPMENT (CPD)

- Privacy and Information Sharing: Awareness Training for Contractors and Service Providers, Ministry of Transportation and Infrastructure, BC 2017
- RI(BC), Real Estate Institute of BC 2015
- Accredited Appraiser Canadian Institute (**AACI**), Appraisal Institute of Canada 2008
- Diploma in Urban Land Economics, University of British Columbia 2008
- Professional Appraiser (P. App), Appraisal Institute of Canada 2008
- Canadian Residential Appraiser, Appraisal Institute of Canada 1999
- 2010, 2012, 2015 AIC Annual Conference (CPD)
- Valuation for Financial Reporting IFRS – CPD 2009
- 2015 AIC Standards Seminar - CPD
- Mortgage Fraud Awareness – RECA 2009
- BUSI 443 Foundation of Real Property Assessment and Mass Appraisal - UBC
- 130 CPD requirements filled for period 2002-2007 (Period requirement is 60)
- Diploma in Office Administration, Northern Lights College 1990

MEMBERSHIPS

- Appraisal Institute of Canada Since 1991
- Real Estate Institute of BC
- Fort St. John and District Chamber of Commerce
- UBC Alumni
- Peace Country Construction Association

APPRAISAL ASSIGNMENTS

- Absorption studies for multi-family development projects and subdivision development
- Appraisal for International Financial Reporting Standards (IFRS)
- Appraisals for amalgamation purposes
- Appraisals for assessment review
- Consulting reports for insurance purposes
- Commercial appraisals for mortgage purposes
- Appraisals of self-storage structures
- Appraisals of improved and vacant parcels of residential, commercial, recreational and industrial use
- Appraisals of proposed large multi-family condominium projects
- Appraisals of market values of agriculture land with and w/o oil lease revenue
- Appraisals of mixed-use commercial and multi-family developments
- Appraisals of multi-family, commercial and industrial properties including retail stores, office buildings, condominium complexes, light and medium industrial properties
- Appraisals of single family dwellings, duplex, fourplex residential properties
- Current market value, replacement cost new and retrospective historical valuation appraisals
- Estate planning
- Expropriation
- Feasibility studies
- Highest and Best Use Studies
- Insurance Consulting
- Litigation (Matrimonial Dispute), Foreclosure
- Market analysis consulting
- Market rent studies
- Real property appraisals for expropriation purposes
- Residential appraisals for mortgage purposes
- Residential appraisals for foreclosure purposes
- Employee relocation appraisals
- Voluntary acquisition
- Valuation of oil lease revenue

CLIENTELE

A partial clientele list includes but not limited to the following:

- Accountants - MNP
- Airport Authority (Fort McMurray)
- Financial Institutions including: RBC, CIBC, Scotiabank, TD Bank, First National, (reports completed for individual clientele that were forwarded to BMO)
- Churches, Fort McMurray Catholic Church, Fort St. John Alliance, Fort St. John United, etc.
- Commercial and Residential Land Developers
- Credit Unions (North Peace Savings and Credit Union, Lakeview Credit Union, Integris, Servus)
- Developers – Peace Holdings, Dave Wolstenholme, Various Fort McMurray Developers,
- Employee Relocation Companies (Brookfield Asset Management)
- First Nations (Blueberry River First Nations, Doig River, Fort McKay First Nations, West Moberly First Nations)
- Lawyers for litigation, mediation, probate, foreclosure
- Local Government (Cities, Villages, Municipalities, Districts)
- Provincial Government including Ministry of Transportation, Ministry of Forests, Lands and Natural Resource Operations
- Private Individuals
- Private Investors
- Regional Municipality of Wood Buffalo
- North Peace Seniors Housing Societies
- South Peace River Social Housing Societies
- BC Hydro for passive acquisition
- Urban Land Systems
- BC Housing