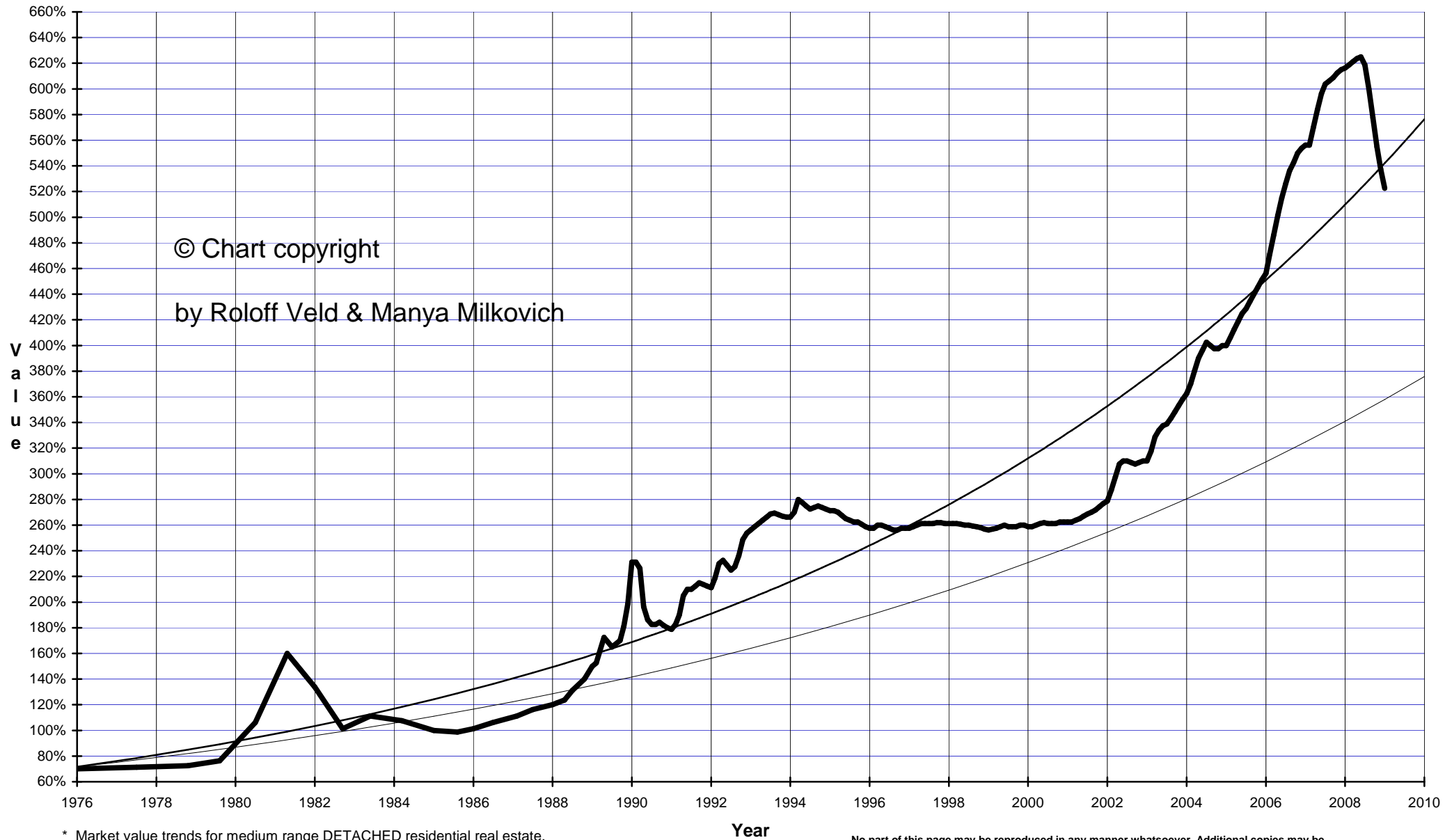


REAL ESTATE VALUES 1976 - 2009, Detached homes

Trend analysis & design by **Roloff Veld**

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— Actual * — Growth — 5% line



* Market value trends for medium range DETACHED residential real estate. Guideline only; primarily based on the North-East sector of the Lower Mainland. Note: May not accurately reflect value trends of specific properties.

** VALUE BASE (100%) @ January 1, 1985.

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