

COMMERCIAL APPRAISER'S QUALIFICATIONS
DALE YACHIMEC, AACI, P.App. MBA



EDUCATION/ACCREDITATIONS

- University of Alberta, 1985 – Bachelor of Engineering Degree
- University of Alberta, 2003 – Masters of Business Degree
- Appraisal Institute of Canada - Alberta, 2006 – Candidate Appraiser
- University of BC, 2008 – Certificate in Real Property Valuation
- Appraisal Institute of Canada, 2009 – Accredited Appraiser Canadian Institute (AACI)

REAL ESTATE APPRAISAL EXPERIENCE

- **Candidate Commercial Appraiser, McNally Valuations Inc., 2007 – 2008**
Duties included completing real estate and business valuations under the guidance of certified appraisers and business valuers. Assignments included valuing industrial and office real estate assets associated with business valuations as well as valuing businesses.
- **Commercial Appraiser, Gettel Appraisals, 2008 – 2011**
Independently completed over 200 co-signed commercial appraisal reports involving including urban and rural residential, commercial and industrial development land, motels, churches, office buildings, warehouse buildings, gas stations, farms, hotels, recreational land, restaurants, retail outlets and First Nations owned land within the Slave Lake area. Work experience at Gettel Appraisals also involved approximately 30 expropriation related files to estimate compensation for road widening partial takings of rural agricultural/residential and urban industrial areas and for damages and/or losses associated with disturbance, economic advantage, severance, injurious and incidental damages, when applicable.
- **Independent Commercial Appraiser, 2011 – Present**
Independently signed over 350 reports totaling over \$200 million in combined real estate values ranging from \$1 million to \$50 million from industrial properties to large farm operations and urban development land holdings and high rise apartments. Other appraisal assignments involved income producing motels, full service hotels, grocery stores, office buildings, gas stations, car washes and a variety of rural agricultural, rural recreational, rural residential and urban residential and commercial properties and performing retrospective farmland appraisals dating back to 1992 and the appraising of farmland as far south as Cypress County, MD of Acadia and the MD of Pincher Creek.

To assist with completing appraisal assignments, designed and built an innovative province-wide land title transfer database containing all title transfers that occurred throughout Alberta since 2006 (over 2 million title transfers). The database is uniquely geographically searchable to allow me to find location-sensitive comparable sales for appraisal assignments to produce highly relevant and industry-leading comparable sales sheets and location maps via Google Maps.

Past clients include Ducks Unlimited Canada, ATB Financial, TD Commercial, Alberta Government, Kinder Morgan, Yorkfield Financial Corporation and various owners of rural and urban residential and commercial land and buildings within multiple municipalities throughout Alberta.

In 2015, rebranded Commercial Appraisal practice to Dale Commercial.

Real
Estate
Council
Alberta

reca.ca

Named Insured/Assure nomme:	MEMBERS OF THE APPRAISAL INSTITUTE OF CANADA
Insured/Assure:	Dale Yachimec
Address of Insured/	11164 - 36A Avenue
Adresse de l'assure:	Edmonton, AB T6J 0E7
Certificate Number/Certificat No.:	AIC 09292
Policy Period For Insured/Periode d'assurance pour l'assure:	December 31, 2020 To December 31, 2021
AIC Membership	AACI - Accredited Appraiser Canadian Institute

This is to confirm for the indicated type of practice that the following insurance is in effect/

La present certificat confirme que l'assurance suivante est en vigueur pour la categorie de pratique indique:

Master Policy/contrat-cadre

Insurer	Policy No.	Policy Period	Coverage
Trisura Guarantee Insurance Company	NPL1001901	December 31, 2020 to December 31, 2021	Appraisers Professional Liability Insurance/ Assurance de Responsabilite Professionnelle des Evaluateurs

<p>Sum Insured/Montant assure:</p> <p>\$2,000,000 each occurrence and \$2,000,000 in the aggregate annually./</p> <p>\$2,000,000 par sinistre et \$2,000,000 montant de la garantie par armee d'assurance.</p>

Date: January 27, 2021



Authorized Representative