



MIKE GARCELON, AACI, P.App., MRICS, Q.ARB VICE PRESIDENT, PROFESSIONAL SERVICES

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PROFESSIONAL PROFILE

Mike Garcelon joined Suncorp Valuations in 2016 and was appointed Vice President Professional Services in 2018.

In this role Mike is responsible for ensuring that the development and delivery of all professional services is completed in a manner that is consistent with Suncorp's brand promise of on-time, credible and professionally presented reports by supervising and providing professional support to Suncorp's team of Managing Directors and external contractors.

Over the last 35 years Mike has held a number of management positions and has developed real property appraisal reports, technical reviews, reserve planning, and consulting assignments for a wide variety of property types (including commercial, multi-family, industrial, residential, agricultural, government, and special purpose properties) throughout Alberta, British Columbia, Saskatchewan, the Northwest Territories, and Nunavut.

Mike has considerable experience with the valuation of real estate assets located not only in urban environments, but also those in rural, remote and fly-in locations, and First Nation communities.

Mike has specialized training and experience in technical reviews, as an arbitrator, and in the development of reserve fund plans and depreciation reports.

QUALIFICATIONS AND PROFESSIONAL MEMBERSHIPS

Appraisal Institute of Canada

- Member in good standing since 1991, earning his AACI, P. App. designation in 2001. The AACI, P.App., designation denotes expertise in the valuation of all real estate property types, as well as related consulting services.
- CRA designation earned in 1995. The CRA designation denotes expertise in the valuation of residential real estate.
- Presidential Citation recipient in 2008.
- Added to the Saskatchewan Association Honour Roll in 2007

ADR institute of Canada

- Mike is a member in good standing of the ADR (Alternative Dispute Resolution) Institute of Canada.
- Q.Arb (Qualified Arbitrator) designation earned in 2014, and certificate in arbitration completed in 2013.

Royal Institution of Chartered Surveyors

- Mike is a member in good standing in the valuation faculty of the Royal Institution of Chartered Surveyors.
- In 2007, earned the MRICS professional designation.
- Lead technical author of the Canadian Jurisdictional Application of Valuation Standards Guidance Note published in 2014.
- In 2012, he was part of a panel that examined the differences in valuation standards between Canada, the US, Brazil, and the Caribbean. The panel was one of the presentations at the 2012 RICS Summit of the Americas held in Miami, Florida.

Real Estate Council of Alberta

- Mike has held an active real estate appraiser license with the Real Estate Council of Alberta since 2003.

CONTINUING PROFESSIONAL DEVELOPMENT

Mike is dedicated to ongoing professional development, including:

- Valuation of EcoGifts course presented by Environment Canada & PWGSC
- Phase I Environmental Training course delivered by Associated Environmental Site Assessors of Canada
- UBC Continuing Professional Development courses which are developed and delivered on behalf of the Appraisal Institute of Canada, including: Lease Analysis; Expropriation; Real Estate Consulting; Agricultural Valuation; Business Enterprise Valuation; Review Appraisal; Valuation for Financial Reporting; Machinery & Equipment Valuation; Direct Comparison Approach Adjustment Support; Critical Thinking, Research & Risk Analysis; and Reserve Fund Planning
- Highest and Best Use workshop delivered by the Appraisal Institute of Canada
- International Valuation Standards seminar delivered by the Appraisal Institute

EMPLOYMENT HISTORY**Vice President of Professional Services**

Suncorp Valuations, Saskatoon, Saskatchewan 2016 — present

- Responsible for the management of the firm's real estate appraisal operations throughout Canada and USA. Trains and supervises staff within the real property valuation group.
- Actively involved in the provision of various real estate valuations and consulting services for various property types, including commercial and industrial properties.
- Develops and implements quality control standards for the firm's real property group operations.

Senior Valuation Consultant, Real Property Valuation Group

Suncorp Valuations, Saskatoon, Saskatchewan February 2016 – April 2016

- Completion of all types of valuation and consulting assignments including industrial, commercial, multi-family and resort developments throughout western and northern Canada.

CEO / Senior Appraiser

Soderquist Appraisals, Red Deer, Alberta 2007 — 2016

- As Chief Executive Officer and managing director, responsibilities included management of daily operations including supervision of staff, client management, marketing and promotion, corporate security, and policy development, etc.
- As a senior appraiser, Mike was responsible for the recruitment and training of candidate appraisers, as well as providing professional guidance and quality control for designated appraisers. With an in-depth knowledge of the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP), Mike continually monitored and updated all report templates and appraisal processes to ensure reports were fully CUSPAP compliant and produced in the most cost and time efficient manner.

Owner / Appraiser

North West Properties, Meadow Lake, Saskatchewan 1991 — 2007

- In 1991 Mike established North West Properties, which provided real estate appraisal and consulting services throughout northwest Saskatchewan and northeast Alberta. He provided appraisal services on all property types including residential, commercial and agricultural, including those in urban, rural, and remote fly-in locations and First Nation communities.

Store Manager

Hudson Bay Company (The Bay) 1981 — 1989

- Mike joined the Hudson Bay Company northern stores department (now known as the North West Company) in 1981 as a management trainee and was promoted to store manager in 1983.
- He was posted in various remote northern locations in Ontario, Manitoba, and Saskatchewan. A typical northern store includes grocery and dry good departments, as well as the community post office, bulk fuel services, financial services, and raw fur buying, etc.
- As store manager, Mike was responsible for all store operations and performance, inventory control, building and grounds maintenance and security, training and human resources, community relations, fur buying and shipping, post office operation, and freight logistics (including coordinating with chartered cargo aircraft resources), etc.

UNIQUE PROFESSIONAL ASSIGNMENTS

Mike Garcelon has completed a number of unique appraisal assignments, including:

- An “as-is” market value estimate of a partially complete 54-stall underground parkade located at Sylvan Lake, Alberta.
- A market value estimate of a commercial bed and breakfast facility located at Arctic Bay, Nunavut.
- A market value estimate of a 16 million litre diesel storage facility on 15 acres of land near Yellowknife, Northwest Territories.
- Provided general advisory services and developed numerous land valuations for the City of Red Deer consisting of whole and partial takings for the north Red Deer bridge and Highway 11 realignment project, and the Gaetz Avenue/32nd Street realignment project.
- Under contract with the Red Deer regional airport, developed market rent estimates to assist with land-lease renewals of over 40 air side and ground side land parcels.

- Market value estimate of a 2.44 acre submerged water lot with a 12 ft. x 600 ft. wharf at Lac Ste. Anne, Alberta.
- Market value and forced sale value estimates of numerous partially complete land subdivision projects following the 2008 recession. The appraisals were required for foreclosure and litigation purposes.
- Market value estimate of a fixed-term (65 year) interest in the Olds College student residence complex, consisting of 10 buildings with 496 suites on 7.23 acres of land at Olds, Alberta.
- Under contract with Manitoba Hydro, developed a market value estimate of a 700 person work camp at the Wuskwatim Generation Project in northern Manitoba. The property consisted of 34 buildings including dormitories, a commercial kitchen, dining hall, office, laboratory, water plant, recreation centre, chapel, and fire hall, etc.
- Under contract with Alberta Municipal Affairs, presented case studies at 34 training seminars for Assessment Review Board members throughout Alberta.
- Under contract with PWGSC and National Defence, developed a market value estimate of a deep water wharf and 134 acres of adjacent decommissioned industrial land at Nanisivik, Nunavut.
- Under contract with Des Nedhe Development, provided market value and replacement cost estimates of a former Environment Canada weather station located in remote northern Saskatchewan at Cable Bay on Cree Lake.
- Under contract with the Saskatchewan Ministry of Environment, developed market value estimates of 34 government owned leased campgrounds located throughout Saskatchewan.
- Served as an agent for property owners at numerous property assessment appeal hearings in Saskatchewan.
- Developed a market value estimate of a fishing resort and oil-sands work camp on Christina Lake at Conklin, Alberta.
- Under contract with the Makwa Sahgaiehcan First Nation, developed market rent estimates to support land lease renewals for cottage lots at the Makwa Resort at Loon Lake, Saskatchewan.
- Under contract with Sask Liquor and Gaming, developed a market rent estimate of the SK Liquor retail store and managers quarters at La Loche, Saskatchewan.
- Under contract with Methy Construction & Maintenance, developed a market value estimate of a semi-remote 40 acre leased logging camp located on Highway 956, approximately 50 km west of La Loche, Saskatchewan.

VOLUNTEERISM AND COMMUNITY

- Director, Appraisal Institute of Canada (2006-2007)
- Director, Saskatchewan Association of the Appraisal Institute of Canada (2001-2007)
- Chair, National Peer Review Committee
- Chair, National Professional Practice Review Ad-Hoc Committee
- Chair, National Communications and Marketing Committee
- Member, National Standards Committee
- Member, National Investigating Committee
- Chair, Saskatchewan Admissions Committee
- Chair, Saskatchewan Public Relations Committee