

**INSURANCE APPRAISAL UPDATE REPORT**

This Cost Estimate Update Report is an extension of the following Original Report:

**SUNCORP FILE NUMBER:** 87717  
**SUBJECT PROPERTY:** Halton Condominium Corporation No. 78 - Reflection Bay  
 2222 - 2288 Marine Drive and 1 - 31 East Street, Oakville, Ontario L6L 1C1  
**CLIENT:** Halton Condominium Corporation No. 78  
 c/o Central Erin Property Management.  
 151 Randall Street, Oakville, ON L6J 1P5  
**CRN ESTIMATE:** \$ 15,208,000 as of February 25, 2022

The Purpose of this Cost Estimate Update is to estimate the CRN of the Subject Property as of **April 30, 2023**. The Scope of Work for this Cost Estimate Update is limited to an application of an inflation factor based on market research and analysis by Suncorp Valuations. The Subject Property was not re-inspected for this Cost Estimate Update and we have not considered or included any changes to the Subject Property since the Original Report.



**SUMMARY OF INSURABLE COSTS (CRN)**

**As at: April 30, 2023**

BLDG #	BUILDING NAME	CLS	BUILDING CONSTRUCTION AND SERVICES	YARD IMPROVEMENTS	BUILDING CODES AND BYLAWS	DEMOLITION AND DEBRIS REMOVAL	APPLIANCES	TOTAL
B1	HCC 78 (2222-2228 MARINE DRIVE)	D	1,593,600	90,800	NIC	37,100	NIC	1,721,500
B2	HCC 78 (2232-2254 MARINE DRIVE)	D	4,975,300	294,200	NIC	133,000	NIC	5,402,500
B3	HCC 78 (2276-2288 MARINE DRIVE)	D	2,719,200	159,900	NIC	64,000	NIC	2,943,100
B4	HCC 78 (2260-2274 MARINE DRIVE)	D	2,879,000	181,600	NIC	67,800	NIC	3,128,400
B5	HCC 78 (1-15 EAST STREET)	D	2,879,000	181,600	NIC	67,800	NIC	3,128,400
B6	HCC 78 (17-31 EAST STREET)	D	2,879,000	180,400	NIC	67,800	NIC	3,127,200
<b>GRAND TOTAL</b>			<b>\$ 17,925,100</b>	<b>\$ 1,088,500</b>	<b>-</b>	<b>\$ 437,500</b>	<b>-</b>	<b>\$ 19,451,100</b>

Previous Year's Total: \$ 15,208,000

The Cost Estimate Update Report is subject to the same Terms of Reference, Assumptions and Limiting Conditions, and Certification in the Original Report. In order to be properly and completely understood, this report and the Original Report must be read, and may only be relied upon, in their entirety.

On behalf of,  
SUNCORP VALUATIONS



Andrea Grant, ASA  
Managing Director, Private Sector Valuation Group

Date of Report: February 1, 2023