

Curriculum Vitae

Ben Lansink, AACI, P.App, MRICS, Real Estate Appraiser and Consultant

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Summary – 2014: Ben Lansink is an experienced professional real estate appraiser and consultant. He has completed assignments to assist in mortgage financing, power of sale, deemed dispositions, taxation/capital gains issues involving Canada Revenue Agency (CRA), expropriation, insurance matters such as fire destruction, family law, environmental issues, assessment appeals, First Nation issues, and litigation support.

Case Studies pertaining to Price Diminution resulting in Value Diminution, Injurious Affection, have been carried out. These included proximity to Airports, Hydro Corridors, Land Fill Sites, Wind Turbines, Roads and Road Works, as well as contaminated land and buildings including urea formaldehyde foam insulation.

Lansink Appraisals and Consulting is a division of Wellington Realty Group Incorporated, brokerage, Ben Lansink, Broker of Record. Wellington Realty Group Incorporated is not an active brokerage and does not list or sell real estate. It maintains Realtor® board memberships solely to obtain legal access to various real estate board MLS® willing buyer willing seller open market systems.

PROFESSIONAL QUALIFICATIONS

MRICS Member, The Royal Institution of Chartered Surveyors, Member #1293804; awarded use of this professional designation on November 16, 2009.

AACI, P.App Accredited Appraiser Canadian Institute, Certificate #2180. Awarded use of the AACI professional designation on May 18, 1982 by the Appraisal Institute of Canada.

CRA Canadian Residential Appraiser, January 1976; relinquished May 18, 1982.

FRI Fellow, Real Estate Institute of Canada, 1986; relinquished June 1995.

CLP Certified Land Planner, Real Estate Institute of Canada, 1990; relinquished June 1995.

Completed the Ecogift Training Workshop, July 2001, for the valuation of Ecological Gifts as has been established by Environment Canada.

Successfully completed the "Certificate Program" in real estate as presented by The Ontario Real Estate Association.

Licensed under the Ontario Real Estate and Business Brokers Act in 1968 and as a Broker, November 17, 1986, Registration No. 1914433.

EXPERIENCE

- 1974 – Present Fee Appraiser and Consultant
- 1970 - 1974 Mortgage Manager, The Royal Trust Company
- client and real estate mortgage loan approvals

Appraisal assignments have included:

- airports; harbours; cemeteries; funeral homes;
- institutional buildings; hospitals; police stations; schools; and churches;
- office towers; industrial properties;
- apartment buildings; senior care facilities; single family residences;
- retail commercial properties; hotels; motels;
- mobile home/trailer parks; marinas; golf courses;
- farms and farm land; intensive farms (e.g. pork; dairy; chicken; mushroom)
- land;
 - ecologically sensitive; parks and conservation; aggregate resource;
 - commercial/industrial/residential land;
 - building lots - on water and not on water;
 - landfill sites;
 - First Nation reserve lands;
- rights-of-way; easements; market rent studies; rail corridors; pipelines; and
- other property types.

Assignments have been carried out in Ontario, Quebec, Manitoba, Saskatchewan, the Caribbean, the State of Utah, and New Zealand.

MEMBERSHIP IN PROFESSIONAL ASSOCIATIONS

Appraisal Institute of Canada since 1972:

AACI, P.App: Accredited Appraiser Canadian Institute, May 1982

Royal Institution of Chartered Surveyors since November 2009:

MRICS: Member Royal Institution of Chartered Surveyors, November 2009

Member: London and St. Thomas Association of Realtors®;
Ontario Real Estate Association;
Canadian Real Estate Association;
National Commercial Council of the Canadian Real Estate Association;
Ontario Expropriation Association; and
The Toronto Real Estate Board.

PARTICIPATION IN PROFESSIONAL ASSOCIATIONS

London and St. Thomas Association of Realtors®, Member, Education Committee 1987, 1988, and 1989 (Chairperson 1988); Board Director 1989 and 1990; Member, Ethics Committee 1989; Member, Ethics Appeal Committee 1990.

Member of the Investigating Committee (1989 - 1992) and the Adjudicating Committee (1992 - 1995) of the Appraisal Institute of Canada, Ontario Association. These committees addressed public complaints against members of the Appraisal Institute of Canada, Ontario Association.

Local Architectural Conservation Advisory Committee (LACAC) 1990-1992, appointed by London City Council to serve as a member at large.

Assessment Review Board of Ontario, a Land Tribunal: Member May 14, 1992 to May 14, 1998. Appointed by an Order in Council, as recommended by the Attorney General, approved and ordered May 14, 1992 and again on May 14, 1995 by the Lieutenant Governor of Ontario.

PUBLICATIONS AND STUDIES by Ben Lansink

Market Study Pit or Quarry January 2014

Diminution in Price (if any)

Market Study Roadway Analysis November 2013

Diminution in Price (Injurious Affection if Partial Taking)

Market Study Power Corridors April 2013

Diminution in Price (Injurious Affection if Partial Taking)

Wind Turbines Melancthon Clear Creek MPAC November 2012

Diminution in Price / Current Value

Effects of the Visible Transmission Corridor June 2011

Winner, 'Call for Papers', Appraisal Institute of Canada.

Lansink authored and presented a paper to appraiser delegates at the Annual Conference, Appraisal Institute of Canada, Moncton, June 2011.

Market Study Non-Visible Easement May 2010

Diminution in Price

Lazar v. Hydro One – OMB, Injurious Affection June 2005

A case study paper based on a precedent setting case decided by the Ontario Municipal Board in June of 2002. Lansink presented the case study to appraiser delegates at the Appraisal Institute of Canada's June 2005 Conference, Edmonton, Canada.

Adjusting for Conditions of Sale 1998

The Canadian Appraiser, Summer 1998

Highest and Best Use/Land Use Controls 1998

Appraisal Institute of Canada, Ontario Association.

Assessment, Taxation, and the Fee Appraiser 1997

Appraisal Institute of Canada, Ontario Association.

UFFI and Market Value Spring 1985

The Canadian Appraiser, Volume 29, Book 1.

TEACHING

Taught the Assessment Program at Fanshawe College, London, 1980s.

Certified instructor, Courses 1101 and 1102, Appraisal Institute of Canada, 1980s until the end of the 1990s.

Note: Appraisal Institute of Canada and the University of British Columbia's Sauder School of Business are now partners in offering a program designed for people seeking to join the real property valuation profession—and for valuation practitioners already employed in the industry who want to upgrade their education. The University of Guelph, Athabasca University, L'Université du Québec à Montréal; Seneca College and Langara College also offer courses recognized by the Appraisal Institute of Canada.

Certified instructor for the subject "The Principles of Mortgage Financing" for Ontario colleges as administered by The Ontario Real Estate Association, 1975-1985.

Course instructor, Introduction to Appraisals, 1995-1996, Indian and Northern Affairs Canada.

CONTINUING EDUCATION, CONFERENCES

AIC: Since the early 1990s, the Appraisal Institute of Canada (AIC) has had a mandatory Continuing Professional Development (CPD) Program designed to ensure that Designated Members maintain and enhance their knowledge and skills in their area of practice throughout their career.

RECO: Since 2000 the Real Estate Council of Ontario Council of Ontario (RECO) has had a mandatory continuing education program that provides significant benefits to registrants, and the open market real estate buyers and sellers who look to them for guidance.

Ben Lansink has continually exceeded the credits required for both AIC and RECO.

OEA: The Ontario Expropriation Association (the "OEA") is made up of individuals from professions involved in the acquisition of land for public purposes. Expropriation occurs when public bodies such as the federal and provincial governments, municipalities or school boards, acquire land for public purposes under compulsion of law. In the majority of cases, expropriation involves a complicated process that must be carried out in strict accordance with legislation (in Ontario the *Expropriations Act, R.S.O. 1990, CHAPTER E.26*).

Ben Lansink is a member of the OEA and participates in its Seminars / Conferences.

Ben Lansink attends most of the yearly conferences of the Appraisal Institute of Canada and its Annual General Meetings.

EXPERT WITNESS EXPERIENCE

The Superior Court of Justice has jurisdiction over criminal, civil, and family cases, and is the largest superior trial court in Canada. The Divisional Court, Small Claims Court, and Family Court are all branches of the Superior Court of Justice.

Environment and Land Tribunals Ontario brings together five Ontario tribunals and boards which adjudicate matters related to land use planning, environmental and heritage protection, property assessment, land valuation and other matters. The land tribunals are the **Assessment Review Board**, the **Board of Negotiation**, and the **Ontario Municipal Board**.

The **Federal Court** is Canada's national trial court which hears and decides legal disputes arising in the federal domain, including claims against the Government of Canada, civil suits in federally-regulated areas and challenges to the decisions of federal tribunals.

Over the years Mr. Lansink has been accepted as an expert witness to assist the **Superior Court of Justice**, the **Land Tribunals**, and the **Federal Court**.

CLIENTS

- a) Federal Government, Justice Canada;
- b) Provincial Government;
- c) Municipal Governments and Counties;
- d) Banks, Credit Unions, Mortgage Brokers / Lenders / Borrowers;
- e) Insurance Companies;
- f) Lawyers and Law Firms representing:

Corporate, institutional, and individual clients;
The Insurer of Members of the Law Society of Upper Canada;
The Insurer of Realtors®;
The Insurer of Members of the Appraisal Institute of Canada;
The Insurers of Real Property (Damage / Fire Insurance);

- g) First Nations:

Agency 1 First Nation, PWI-DI-GOO-ZING NE-YAA-ZING;
Beausoleil First Nation;
Cape Croker First Nation;
Chippewas of Georgina First Nation;
Chippewas of Rama (Mnjikaning) First Nation;
Chippewas of the Thames Land Claim Trust;
Mohawks of the Bay of Quinte First Nation;
NeyashiiNigmiing First Nation;
Nicickousemenecaning First Nation;
O'BASH'KAAN'DA'GAANG (Indian Reserve 38A);
Saugeen First Nation IR 28 and 29;
Walpole Island First Nation, Wapekeka First Nation, Reserve #1 and #2; and
Sachigo Lake Indian Reserve #1;

Assignments have involved both reserve land and non-reserve land that is under effective ownership of a First Nation; and

- h) Others

Superior Court of Justice, the Honourable Mr. Justice Colin L. Campbell;
Conservation Authorities, Nature Conservancy of Canada;
Private Corporations and Private Individuals (Canadian and International);
Universities; Colleges; School Boards; Hospitals; and others.