

Qualifications of James W. Racine

PROFESSIONAL DESIGNATIONS

- ▲ É.A. - Real estate appraiser and member of the "Ordre des évaluateurs agréés du Québec".
- ▲ AACI - Accredited member of the Appraisal Institute of Canada.

WORK EXPERIENCE

- ▲ From 1973 : Senior associate with Les Services immobiliers Racine, Larochelle & Associés.
- ▲ 1959-1973 : Employee of Renaud Realities Corporation; Vice-President and associate from 1968 to 1973.

OTHER QUALIFICATIONS AND MAJOR ASSIGNMENTS

Acted as consultant for the following companies and financial institutions:

- ▲ Abitibi Consolidated inc.
- ▲ Alcoa
- ▲ Assurance-vie Desjardins
- ▲ Caisse de dépôt et placement du Québec
- ▲ Canada Post
- ▲ City of Quebec
- ▲ Corporation immobilière Magil Laurentienne
- ▲ Hydro-Québec
- ▲ Jardins Mérici inc.
- ▲ KFC Restaurants
- ▲ Laval University
- ▲ McDonald's Restaurants
- ▲ Mutuelle des Fonctionnaires du Québec
- ▲ National bank of Canada
- ▲ Public Works and Government Services Canada
- ▲ Quebec Cartier Mining Company
- ▲ Séminaire de Québec
- ▲ Shell Canada
- ▲ Smurfit-Stone Canada inc.
- ▲ Société d'Habitation du Québec
- ▲ Société immobilière du Canada
- ▲ Société immobilière du Québec
- ▲ Société immobilière Trans-Québec inc.
- ▲ Société municipale d'habitation et de développement Champlain (SOMHADEC)
- ▲ Standard Life
- ▲ Trizec Hahn
- ▲ Uniboard Canada inc.

Qui sommes-nous ?
Racine, Larochelle et Associés

OTHER QUALIFICATIONS AND MAJOR ASSIGNMENTS

(SUITE)

More than 35 years appraising all types of real estate:

SHOPPING CENTERS

- ▲ Carrefour Les Saules, Quebec
- ▲ Centre commercial de Thetford Mines, Thetford Mines
- ▲ Centre commercial Laflèche, Baie-Comeau
- ▲ Centre commercial Rivière-du-Loup, Rivière-du-Loup
- ▲ La Grande Place Rimouski, Rimouski
- ▲ Les Galeries Sainte-Anne, Beauport
- ▲ Les Halles du Petit Cartier, Quebec
- ▲ Les Promenades du Sud, St-Romuald
- ▲ Place de la Cité, Ste-Foy
- ▲ Place Fleur de Lys, Quebec
- ▲ Place Laurier, Ste-Foy

OFFICE BUILDINGS

- ▲ Centre Champlain, Quebec
- ▲ Complexe de la Capitale, Quebec
- ▲ Complexe Desjardins, Montreal
- ▲ Complexe G, Quebec
- ▲ Complexe La Laurentienne, Quebec
- ▲ Delta Sud, Ste-Foy
- ▲ Place Belle-Cour, Ste-Foy
- ▲ Place Mérici, Quebec
- ▲ Place Ville-Marie, Montreal
- ▲ Standard Life Building, Sillery

INDUSTRIAL COMPLEXES

- ▲ Abitibi Consolidated inc., Baie-Comeau, Clermont, Matane, Pointe-aux-Outardes and St-Félicien
- ▲ Alcoa, Baie-Comeau
- ▲ Baronet inc., Ste-Marie, Beauce
- ▲ BICC Cables, La Malbaie
- ▲ Domtar (various cities in the province)
- ▲ Les Boiseries Plessis Itée, Plessisville
- ▲ Quebec Cartier Mining Company, Port-Cartier and Fermont
- ▲ Smurfit-Stone Canada inc., New Richmond and Portage-du-Fort
- ▲ Uniboard Canada inc., Sayabec
- ▲ Wabush Mines, Sept-Iles

RESIDENTIAL COMPLEXES

- ▲ Jardins des Compagnons, Ste-Foy
- ▲ Jardins Mérici, Quebec
- ▲ Le Saint-Amable, Quebec
- ▲ Les Jardins de Coulonge, Sillery
- ▲ Pavillon Montcalm, Ste-Foy

Qui sommes-nous ?
RACINE, LAROCHELLE ET ASSOCIÉS

OTHER QUALIFICATIONS AND MAJOR ASSIGNMENTS

(SUITE)

HOTELS

- ▲ Auberge Le Petit Berger, La Malbaie
- ▲ Château Cartier Resort (Sheraton), Aylmer
- ▲ Gouverneur Hotels (various cities in the province)
- ▲ Hôtel Classique, Quebec
- ▲ Hôtel Dominion 1912, Quebec
- ▲ Hôtel Germain des Prés, Ste-Foy
- ▲ Hôtel Le Germain inc., Montreal
- ▲ Mont Ste-Anne Resort, Beaupré
- ▲ Quebec Hilton, Quebec

EMPHYTEUTIC LEASES

Acted as consulted for commercial complexes:

- ▲ 2020 Université Building, Montreal
- ▲ Centre commercial Promenade de la 80e, Charlesbourg
- ▲ Centre Innovation, Ste-Foy
- ▲ Château St-Louis, Quebec
- ▲ Complexe Desjardins, Montreal
- ▲ Hector-Fabre and Marie-Fitzback Buildings, Quebec
- ▲ Îlot Saint-Patrick, Quebec
- ▲ Loews Le Concorde Hotel, Quebec
- ▲ Lomer-Gouin Building, Quebec
- ▲ Place de Ville, Ste-Foy
- ▲ Place Ville-Marie, Montreal

OTHER PROPERTIES

- ▲ Club de Golf Royal Québec, Boischatel
- ▲ Gare intermodale de Québec, Quebec
- ▲ Laval University, Ste-Foy
- ▲ Parc de l'Artillerie, Quebec
- ▲ Parc du Mont Sainte-Anne, Beaupré
- ▲ Parc Forillon (expropriation), Gaspésie
- ▲ Place Royale, Quebec

Acted as consultant and real estate analyst for investors, developers and lenders for commercial and office building projects.

Acted as a professional witness in more than 100 cases over the last 35 years before the Expropriation Tribunal, the Board of Revision, the Administrative Tribunal, the Superior Court of Quebec and the Federal Court of Canada.

Acted as assessor (consultant) for the Court of Quebec.

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RACINE, LAROCHELLE & ASSOCIÉS