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File No.: A13.304

Milliken Developments
 901 West 3rd Street
 Suite 334
 North Vancouver, BC
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Attention: Ms. Kate Milliken Binns

**Re: Universe of Publicly Funded and Private Pay Assisted Living and/or Memory Care Spaces
 West Vancouver, BC**

Dear Ms. Milliken Binns:

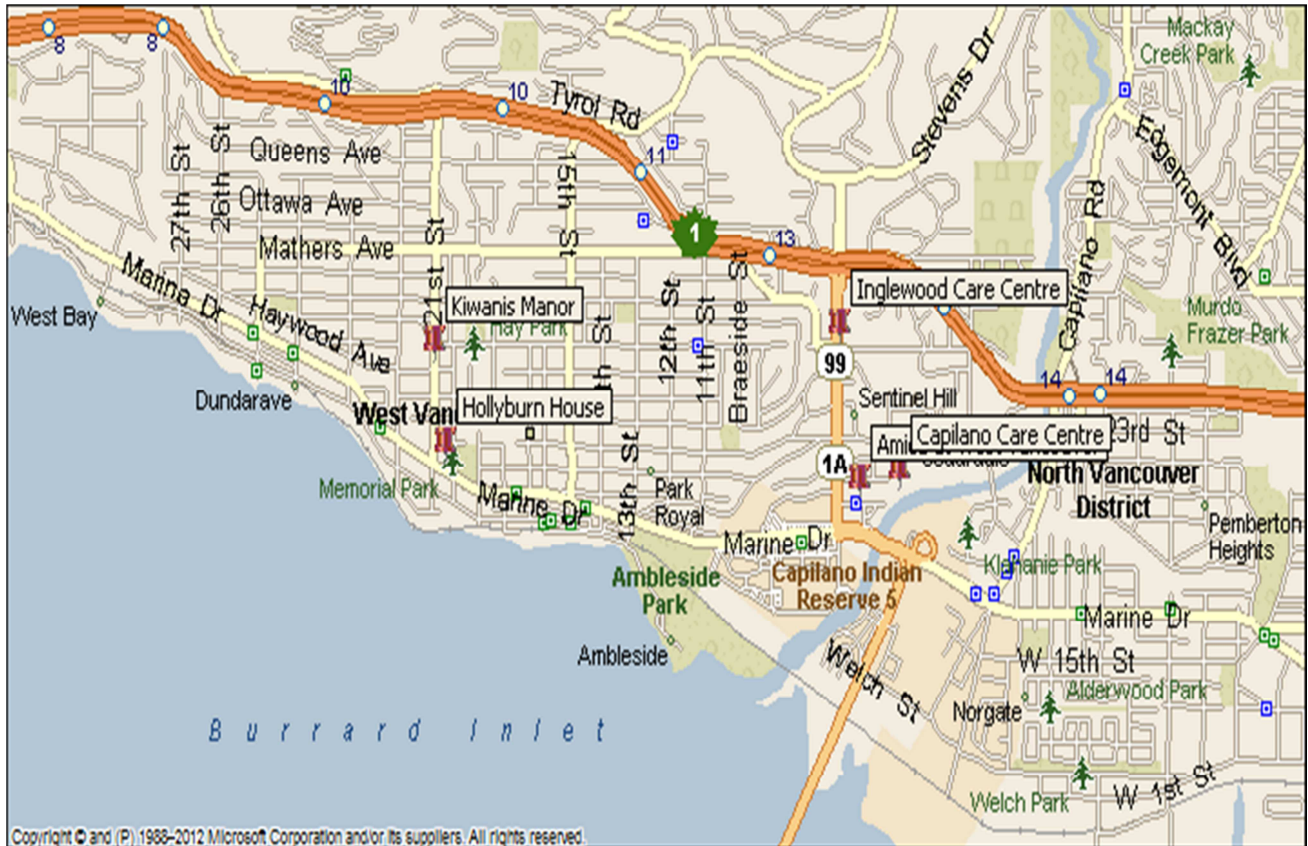
As per your request, we have compiled a complete list of publicly funded and private pay assisted living and/or memory care accommodation for seniors in West Vancouver. In addition to information from our extensive private database at CBRE, we have researched publicly available sources such as Vancouver Coastal Health and Senior Services Society to determine the full extent of the accommodation.

Following is a list of those residences with number of beds/units and levels of care:

Facility	Operator	Long Term Care			Retirement		Total
		SC	EC	IC	AL	MC	
1 Capilano Care Centre 525 Clyde Avenue	Revera	16	57	132	-	-	205
2 Inglewood Care Centre 725 Inglewood Avenue	Unicare	-	43	142	-	-	185
3 Amica at West Vancouver 659 Clyde Avenue	Amica Mature Lifestyles	-	-	-	34	-	34
4 Hollyburn House 2095 Marine Drive	Revera	-	-	36	-	-	36
5 Kiwanis Manor 959 21st Street	InSite Housing / West Van Kiwanis	-	-	-	76	-	76
Totals		16	100	310	110	0	536

SC = Special Care; EC = Extended Care; IC = Intermediate Care; AL = Assisted Living; MC = Memory Care

Map Showing Location in West Vancouver



Indexes 1 and 2 are publicly funded long term care facilities. Both provide AL services in accordance with their license (more than 3 services) and offer memory care accommodation and programming.

Indexes 3, 4 and 5 are private pay retirement residences.

Index 3 has a dedicated AL floor containing 34 suites. It is a secure floor that can accommodate seniors with low MC requirements. Specialized programming is not available.

Index 4 contains a total of 36 licensed intermediate care units that can accommodate both physical and cognitive care. Some programming is provided for MC.

Index 5 is a supportive living building containing both funded AL and subsidized private pay suites. The level of care is very low.

Summary

We conclude based on our research and investigations that only 70 private pay AL spaces currently exist in the West Vancouver market, including the 36 licensed intermediate care beds at Hollyburn House. On the publicly funded long term care side, a total of 390 spaces exist in two buildings with both offering specialized MC accommodation. Finally Kiwanis Manor offers subsidized retirement living with a total of 76 units. In total, the West Vancouver market has 536 units/beds providing some level of care to seniors.

I hope this information is helpful. Please feel free to contact the undersigned with any questions.

Regards,

A handwritten signature in black ink, appearing to read 'Steve Hiscox', with a horizontal line underneath.

Steve Hiscox, AACI, PApp
Director