



## **COMMERCIAL APPRAISER'S QUALIFICATIONS**

### **DALE YACHIMEC, AACI, P.App. MBA**

#### **EDUCATION/ACCREDITATIONS**

- University of Alberta, 1985 – Bachelor of Engineering Degree
- University of Alberta, 2003 – Masters of Business Degree
- Appraisal Institute of Canada - Alberta, 2006 – Candidate Appraiser
- University of BC, 2008 – Certificate in Real Property Valuation
- Appraisal Institute of Canada, 2009 – Accredited Appraiser Canadian Institute (AACI)

#### **REAL ESTATE APPRAISAL EXPERIENCE**

- **Candidate Commercial Appraiser, McNally Valuations Inc., 2007 – 2008**

Duties included completing real estate and business valuations under the guidance of certified appraisers and business valuers. Assignments included valuing industrial and office real estate assets associated with business valuations as well as valuing businesses.

- **Commercial Appraiser, Gettel Appraisals, 2008 – 2011**

Independently completed over 200 co-signed commercial appraisal reports involving including urban and rural residential, commercial and industrial development land, motels, churches, office buildings, warehouse buildings, gas stations, farms, hotels, recreational land, restaurants, retail outlets and First Nations owned land within the Slave Lake area. Work experience at Gettel Appraisals also involved approximately 30 expropriation related files to estimate compensation for road widening partial takings of rural agricultural/residential and urban industrial areas and for damages and/or losses associated with disturbance, economic advantage, severance, injurious and incidental damages, when applicable.

- **Independent Commercial Appraiser, 2011 – Present**

Independently signed over 700 reports ranging from \$1 million to \$50 million from industrial properties to large farm operations and urban development land holdings and high rise apartments. Other appraisal assignments involved income producing motels, full service hotels, grocery stores, office buildings, gas stations, car washes and a variety of rural agricultural, rural recreational, rural residential and urban residential and commercial properties and performing retrospective farmland appraisals dating back to 1992 and the appraising of farmland as far south as Cypress County, MD of Acadia and the MD of Pincher Creek.

To assist with completing appraisal assignments, designed and built an innovative province-wide land title transfer database containing all title transfers that occurred throughout Alberta since 2006 (over 2 million title transfers). The database is uniquely geographically searchable to allow me to find location-sensitive comparable sales for appraisal assignments to produce highly relevant and industry-leading comparable sales sheets and location maps via Google Maps.

Key clients include Government of Alberta, Government of Canada, Ducks Unlimited Canada, ATB Financial, TD Commercial and other major banks, Kinder Morgan and various owners of rural and urban residential and commercial land and buildings throughout Alberta including municipalities.

In 2015, rebranded Commercial Appraisal practice to Dale Commercial.



Appraisal Institute of Canada  
Institut canadien des évaluateurs



**RE: CONFIRMATION OF MEMBER IN GOOD STANDING**

As at the issue date above, and as a representative of the association, this is to confirm that the aforementioned is a member in good standing with Appraisal Institute of Canada (AIC) as defined in the Bylaws which state:

A “Member in Good Standing” means a Voting Member or a Non-Voting Member who is not in arrears in respect of any amount owing to AIC and who is not under suspension.

Sincerely,

**Diane Arruda**  
**Senior Manager, Member Services**

T: 613-234-6533, ext 227

F: 613-234-7197

Toll Free: 888-551-5521

diane@aiccanada.ca

**Legend:**

AACI – Accredited Appraiser Canadian Institute

AACIH – AACI, Honorary

ASM – Associate

CAN – Candidate

CRA – Canadian Residential Appraiser

P. App. – Professional Appraiser

STU – Student

**APPRAISAL INSTITUTE OF CANADA  
PROFESSIONAL LIABILITY INSURANCE POLICY  
CERTIFICATE OF INSURANCE**

**Certificate No.:** AIC 09292

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**Item 1. Name and Address of the Sponsoring Entity:**

Appraisal Institute of Canada  
403 – 200 Catherine Street  
Ottawa, ON K2P 2K9

**Item 2. Master Policy Period:** From December 31, 2024 to December 31, 2025  
12:01 a.m. standard time at the address stated in Item 1.

**Item 3. Name and Address of the Insured:**

Dale Yachimec  
Leduc County, AB

**Item 4. Policy Period:** From December 31, 2024 to December 31, 2025  
12:01 a.m. standard time at the address stated in Item 3.

**Item 5. Limit of Liability:**

(A)	\$2,000,000.00	Certificate of Insurance Per <b>Claim</b> Limit of Liability (including <b>Claim Expenses</b> )
(B)	\$2,000,000.00	Certificate of Insurance Aggregate Limit of Liability (including <b>Claim Expenses</b> )

**Item 6. Deductible:** \$7,500.00 Per **Claim**

**Item 7. Discovery Period:**

(A) 7 years for <b>Member:</b>	100% of the Annual Premium
(B) 7 years for <b>Employer:</b>	No Additional Premium

**Item 8. Premium:** \$4,044.00

**Item 9. Endorsements Attached at Issuance:** None

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This Certificate of Insurance is subject to all of the terms, conditions, limitations and exclusions contained in Master Policy No. NPL1004230 issued on behalf of the Members of the Sponsoring Entity.

**In witness whereof**, the **Insurer** has caused this Policy to be signed by its authorized officer.

**TRISURA GUARANTEE INSURANCE COMPANY**



**Chris Sekine  
President & CEO**

*Exclusive program of HUB International Ontario Limited and Trisura Guarantee Insurance Company*

**This policy contains a clause that may limit the amount payable.**