

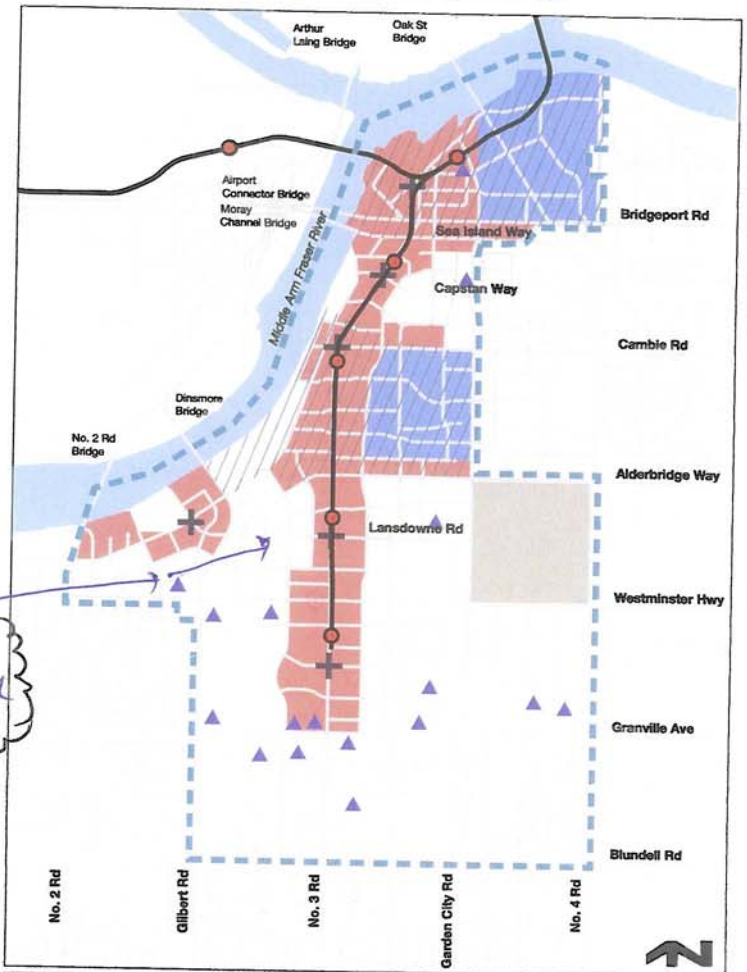
OBJECTIVE:

Provide a framework that enhances the City Centre as the focus of a vibrant **"Aerotropolis Community"** – a business centre with a strong identity, international perspective, and a sustainable, "triple bottom line" approach to economic development that builds on Richmond's existing strengths and natural advantages as a:

- **"Gateway"** - regional, national & international;
- **Business & corporate hub** supporting Richmond's transportation, distribution, agriculture, fishing & tourism industries;
- **Focus for creative industries** – knowledge-based companies, education & research – together with arts and culture;
- **Asian business & cultural centre;**
- **"Complete community"** where people can live, work, play & learn.

NO MORE INDUSTRIAL HERE

Jobs & Business Concept map



	City Centre Boundary		Housing Restricted due to Aircraft Noise, Traffic & Other Impacts
	Canada Line Station		Village Centre
	Garden City Lands (Further Study Required)		

Balancing Employment Land Demand & Supply

Over the long-term (50+ years), the demand for employment land in Richmond is projected to be 1,685 ha (4,164 ac). This is consistent with the amount of employment land designated within the City Centre, plus the current amount of zoned employment land outside the City Centre (exclusive of airport operations).

Area	Land Use
	Industrial Reserve <ul style="list-style-type: none"> • Predominant uses include processing, distribution, and repair (PDR), progressive sectors (e.g., knowledge-based industries), and emerging technologies.
	Public Sector Uses <ul style="list-style-type: none"> • Uses include government, post-secondary education, schools, hospitals, and similar uses.
	Key Mixed-Use Areas & Commercial Reserve <ul style="list-style-type: none"> • Includes both commercial-only areas (where housing is restricted due to aircraft noise, traffic, and other impacts) and mixed-use areas. • Commercial uses outside the "Key Mixed-Use Areas & Commercial Reserve" will typically be more dispersed and make up a relatively small percentage of total floor space.



partnership.
performance.

Analysis of Economic Rent Needed to Support New Industrial Construction

In the face of increasing land values and construction costs in the Metro Vancouver and Fraser Valley areas of BC, Altus Group and Avison Young have undertaken an analysis to explore the economics of new speculative industrial construction. The level of increase in costs has not been matched by a corresponding increase in rental rates, raising the question – ‘What is the relationship between economic rent needed to support the cost of new construction and current market rental rates for existing product?’

For this purpose, we have carried out a series of analyses based on a standard economic rent model relating general benchmark parameters for single tenant industrial uses in select industrial locations: South Burnaby – Big Bend, South Richmond, and Surrey - Campbell Heights. The economic rent model utilized is similar to a typical land residual analysis, however, the calculations are effectively inversed, applying current construction costs, current market land values, typical desired developers’ profit, and market capitalization rates as inputs to solve for the Required (Economic) Rent. The results

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Market Indicators

(Change from six months ago)



Metro Vancouver Industrial Overview

Summer 2008

**AVISON
YOUNG**

Intelligent
Real Estate Solutions

Metro Vancouver Industrial Market Snap Shot

MARKET	INDUSTRIAL INVENTORY (S.F.)	VACANCY
Richmond	31,744,347	1.93%
Burnaby	25,180,034	1.90%
Surrey	25,885,574	2.30%
Vancouver	21,693,391	1.03%
Delta	20,118,724	2.50%
Langley	14,523,350	4.70%
Coquitlam	7,432,394	2.00%
Port Coquitlam	6,030,309	0.70%
Abbotsford	5,132,498	1.90%
North Vancouver	4,902,624	1.00%
New Westminster	3,682,315	0.12%
Chilliwack	2,783,118	3.31%
Maple Ridge / Pitt Meadows	2,182,947	3.67%
Port Moody	900,872	0.00%
TOTALS	172,192,498	1.87%





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presented are based on the construction of a 'benchmark' single tenant, light industrial building of 50,000 sq.ft. (including a small office area) in the selected locations. For the purposes of our analysis, we have assumed a land value based on a fully serviced, preloaded, subdivided parcel of approximately 2.5 acres, with development cost charges pre-paid. It is noted that our analysis does not take into account conditions facing developers with existing land holdings (ie. 'cheap land') who may be able to construct new product more economically. Furthermore, we have not considered any advantages to the occupant associated with new construction, either from potential operating cost reductions (modern energy systems), or operating efficiencies through layout and design.

Commentary

The individual results for the Surrey, Richmond and Burnaby locations (see below) yield a Required Economic Rents per sq.ft. range of approximately \$11.25 to \$15.00, depending on land value and capitalization rate dynamics. The largest discrepancy in Required Rents versus Reported Market Rents occurs for the South Richmond location. At the mid-point of the range in cap rates and land values, the difference between Required Rent and Market Rent peaks at approximately 75% above reported 'Low' market rents.

Importantly, this model is sensitive to variations in the numerous inputs. A 10% increase in the construction cost estimate, from \$90 to \$100 per sq.ft. for hard costs, would result in approximately \$1.00 increase in economic rents. Alternatively, an increase of 150 bps to the overall average construction financing rate assumed would suggest an increase of \$0.25 per sq.ft. in economic rents. Furthermore, it is noted this analysis is only a snapshot of the current dynamics impacting the economics of single tenant industrial development. It is possible that Reported Market Rents will increase over the course of new construction periods, closing the gap somewhat between Required Economic Rents and Current Reported Market Rents.

Overall, as expected, the Required Economic Rent for each of the selected locations appears to be higher than the respective Reported Market Rent estimates, suggesting that increasing construction costs and rising land values continue

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Required Economic Rent Analysis Results *

South Richmond Industrial

"Hypothetical Benchmark
Land Value (Per Ac)"

\$30/FT²

\$1,300,000
\$1,400,000
\$1,500,000

Benchmark Industrial Cap Rates for Single Tenant Asset

6.00% 6.25% 6.50%

Required Rent **

\$13.25	\$13.75	\$14.25
\$13.50	\$14.00	\$14.75
\$13.75	\$14.50	\$15.00

Reported Market Rents per SF - \$8 (Low) to \$11 (High)

Surrey - Campbell Heights Industrial

Benchmark Industrial Cap Rates for Single Tenant Asset

5.75% 6.00% 6.25%

Required Rent **

"Hypothetical Benchmark
Land Value (Per Ac)"

\$900,000
\$950,000
\$1,000,000

\$11.25	\$11.75	\$12.25
\$11.50	\$12.00	\$12.50
\$11.75	\$12.25	\$12.75

Reported Market Rents per SF \$7 (Low) to \$9 (High)

South Burnaby -Big Bend Industrial

Benchmark Industrial Cap Rates for Single Tenant Asset

5.75% 6.00% 6.25%

Required Rent **

"Hypothetical Benchmark
Land Value (Per Ac)"

\$1,100,000
\$1,300,000
\$1,500,000

\$12.00	\$12.50	\$13.00
\$12.75	\$13.25	\$13.75
\$13.25	\$13.75	\$14.50

Reported Market Rents per SF \$9 (Low) to \$11 (High)

* Results are based on typical benchmark industrial sites which are considered suitable for the construction of a single tenant, light industrial warehouse of 50,000 sq.ft. for specific locations within the Vancouver CMA and Fraser Valley. For the purpose of our analysis we have made the following assumptions with respect to 'Benchmark Site' characteristics:

- fully serviced, subdivided parcel with development cost charges paid
- on-site works, preload and fill completed prior to acquisition
- no contamination / environmental issues
- regular lot shape with suitable access and truck turning area

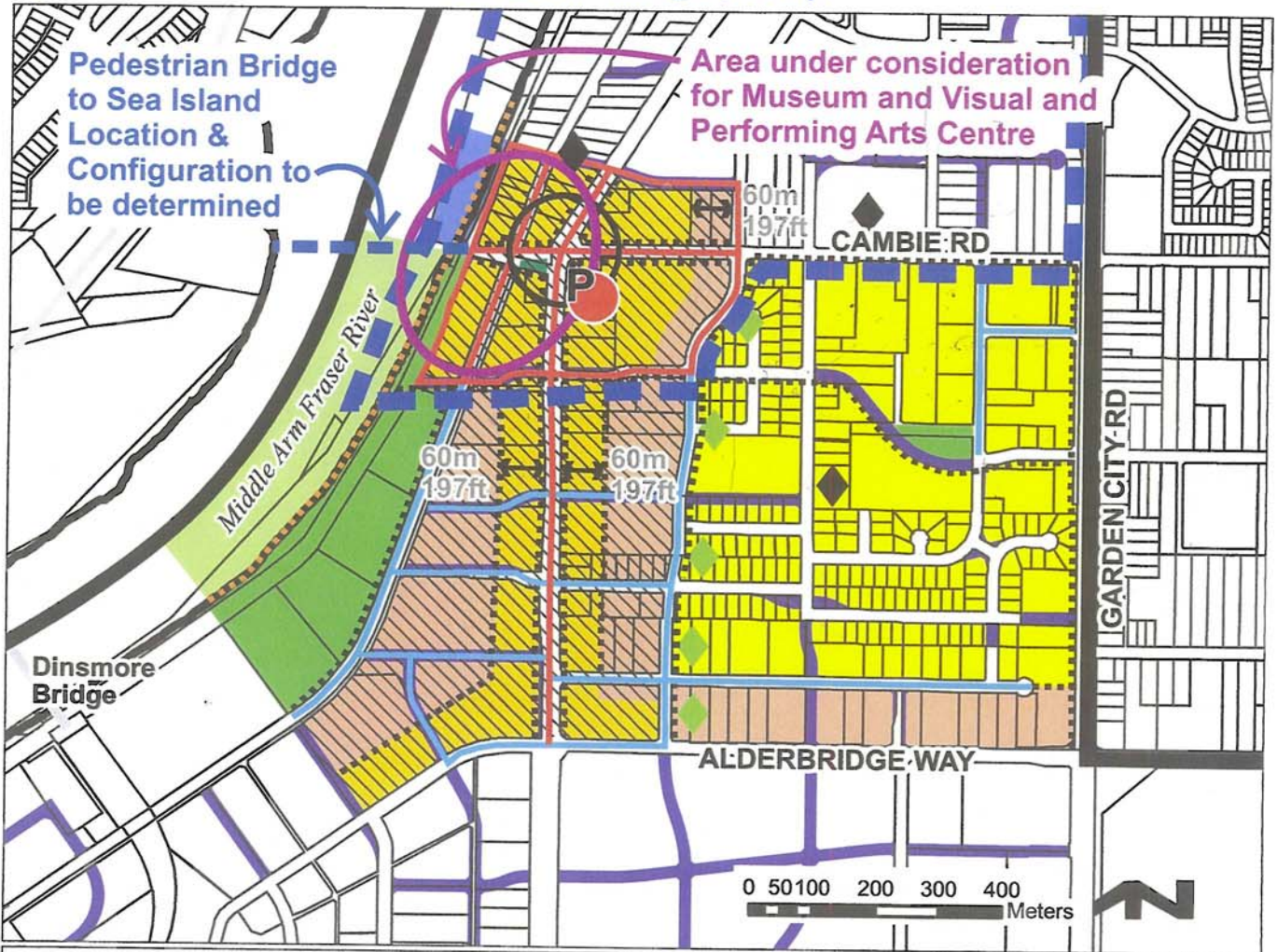
Construction costs estimates are based on standard light manufacturing, single tenant industrial buildings comprising of a typical office build out of 5.00% to 10.00% and ceiling clear heights of approximately 24 feet.

** Our Economic Rent Calculation is based on the following model:

- Land Acquisition Costs (Land Value @ market for ~2.5 acre site + Property Purchase Tax)
- + Hard Construction Costs (~\$90 per sq.ft. +10% contingency)
- + Soft Costs (25% of Hard Costs plus Financing @ 6%)
- + Desired Developer Profit (10-15% of Effective Gross Revenue)
- + Tenant Improvement Costs + Leasing Commissions (@ \$3 per sq.ft. of rentable area)
- + Selling Broker Fees (payable upon completion and at 3% assumed sale price of building)
- = Total Development Costs
- x Market Capitalization Rate (Based on hypothetical benchmark)
- = Required Net Operating Income
- + Total Net Rentable Area (50,000 sq.ft.)
- = Net Required (Economic) Rent Per Sq.Ft.

Where 'Required Economic Rent' is greater than 'Market Rent' new construction is considered to be less viable

Specific Land Use Map: Aberdeen Village (2031)



- | | | | | | |
|--|--|--|---|--|--|
| | General Urban T4 (25m) | | Non-Motorized Boating & Recreation Water Area | | Proposed Streets |
| | Urban Centre T5 (35m) | | Marina (Residential Prohibited) | | Pedestrian-Oriented Retail Precincts-High Street & Linkages |
| | Urban Centre T5 (25m) | | Village Centre Bonus | | Pedestrian-Oriented Retail Precincts-Secondary Retail Streets & Linkages |
| | Park | | Institution | | Richmond Arts District |
| | Park-Configuration & location to be determined | | Pedestrian Linkages | | Canada Line Station |
| | Village Centre: No.3 Road & Cambie Road Intersection | | Waterfront Dyke Trail | | Transit Plaza |

Specific Land Use Map: Aberdeen Village – Detailed Transect Descriptions		
Land Use Map Designation	Permitted Uses	Maximum Average Net Development Site Density
General Urban (T4)		
<ul style="list-style-type: none"> • Residential prohibited • Overlays: <ul style="list-style-type: none"> a) Industrial Reserve – “Limited Commercial”; b) Institution - Location as indicated; c) Pedestrian-Oriented Retail Precincts – “High Streets & Linkages”; d) Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets & Linkages”. <p>Additional Land Use Considerations:</p> <ul style="list-style-type: none"> a) Community Centre (North) – This facility may be situated in Bridgeport, Aberdeen, or Capstan Village area; b) Library Lending Service – This service should be situated within 400 m (1,312 ft.) of Aberdeen Village’s designated Village Centre. 	<ul style="list-style-type: none"> • Light Industry • The following uses, provided that such uses are not situated on the ground floor of the building (excluding building entrance lobbies): <ul style="list-style-type: none"> a) Office; b) Education (excluding schools offering provincially mandated K-12 programs). • The following uses, provided that such uses are not situated more than 50 m (98 ft.) from a property line abutting Hazelbridge Way, Alexandra Road, McKim Way, or Odlin Crescent north of Odlin Road: <ul style="list-style-type: none"> a) Retail Trade and Services; b) Restaurant; c) Neighbourhood Pub; d) Institutional Use; e) Recreation; f) Studio (Studio spaces that provide for a high degree of transparency and public access along fronting streets and open spaces shall be considered to satisfy requirements for retail continuity in Pedestrian-Oriented Retail Precincts.). • Community use (excluding child care) • Accessory uses 	<ul style="list-style-type: none"> • 1.2, provided that: <ul style="list-style-type: none"> a) the total floor area of non-industrial uses may not exceed that of industrial uses (excluding parking); b) non-industrial uses do not share a common building entrance with industrial uses (excluding accessory uses). <p>Additional density, where applicable:</p> <ul style="list-style-type: none"> • Industrial Reserve – “Limited Commercial”: To be determined on a site specific basis via City development application processes • Institution: To be determined on a site specific basis via City development application processes
Urban Centre (T5)		
<ul style="list-style-type: none"> • Residential prohibited • Overlays: <ul style="list-style-type: none"> a) Commercial Reserve; b) Village Centre Bonus; c) Institution; d) Richmond Arts District (RAD); e) Pedestrian-Oriented Retail Precincts – “High Streets & Linkages”; f) Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets & Linkages”. <p>Additional Land Use Considerations:</p> <ul style="list-style-type: none"> a) Museum & Visual and Performing Arts Centre – These facilities are under consideration for location in this area; b) Community Centre (North) – This facility may be situated in Bridgeport, Aberdeen, or Capstan Village area; c) Library Lending Service – This service should be situated within 400 m (1,312 ft.) of Aberdeen Village’s designated Village Centre. 	<ul style="list-style-type: none"> • Office • Hotel • Retail Trade & Services • Restaurant • Entertainment • Education, excluding schools offering provincially-mandated kindergarten to grade 12 programs • Neighbourhood Pub • Institutional Use • Recreation • Studio (Studio spaces that provide for a high degree of transparency and public access along fronting streets and open spaces shall be considered to satisfy requirements for retail continuity in Pedestrian-Oriented Retail Precincts.) • Community Use, excluding child care • Accessory Uses 	<ul style="list-style-type: none"> • 2.0 <p>Additional density, where applicable:</p> <ul style="list-style-type: none"> • Institution: To be determined on a site specific basis via City development application processes • Village Centre Bonus: <ul style="list-style-type: none"> a) North of Browngate Road: 1.0 for the provision of non-residential uses; b) Elsewhere: 1.0 for the provision of office uses only.

Note: Richmond’s Aircraft Noise Sensitive Development (ANSD) Policy applies (OCP Schedule 1) throughout this Village.

PETITION to the City of Richmond

July 21, 2008

We the residents of the area bounded by Hazelbridge Way to the west, Cambie Road to the North, Garden City Road to the East, and Alexander Road to the South have formed a group called the Aberdeen Village Residents Association (AVRA) to draw the attention of the City of Richmond that re-zoning our neighborhood to "Industrial Reserve" will not work for the following reasons:

- 1) Having industry so close to the future Canada Line station will attract vagrants, drug users, and prostitutes to the area like a magnet after business hours
- 2) The land is zoned residential with a land value of \$66/ft² and is not economically viable for any "Industrial Reserve" type business.

Most of the "Industrial Reserve" businesses that must move because of the high rise residential development near the Olympic Oval and No 3 Road will relocate to lower cost industrial land in areas such as Surrey and Delta.

An attachment from consultants "Avison Young" in their "Metro Vancouver Industrial Overview Summer 2008" indicates that Richmond industrial land even at \$30/ft² is higher than in other parts of Greater Vancouver

A quote from a City of Richmond document

http://www.richmond.ca/__shared/assets/summary26471.pdf

Facilities and Locations Desired by Industry

This information helps the City anticipate the types, sizes and amenities of new development which will most benefit desire industry. Most industrial businesses have small staff sizes and facilities, and rent instead of own. Therefore, it will be important to ensure availability of spaces within larger completed buildings with flexible leasing terms. This will be challenging given Richmond's high industrial land costs relative to other parts of the region. As high technology and related light industry are particularly desired sectors, special efforts should be made to understand and meet their unique requirements, some of which include: flexible space; good transportation access; inexpensive land for those operations which include more manufacturing activities; hotel facilities nearby; and the availability of recreational and open space opportunities, along with affordable housing.

- 3) Many offices will prefer the more desirable CLASS A non residential high rises planned for development along the No 3 Road corridor.

THEREFORE the City of Richmond should allow our area to be rezoned commercial to make best use of the land while consulting with the newly formed Aberdeen Village Residents Association with Dan Mah as President, Vladimir VeKic as Secretary, and Kelly Gill as Vice President.

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Consultation with Owners




Prior to considering any rezoning, Council should direct staff to:

.. Meet with property owners/tenants to discuss Council's proposed program including:

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.. Determine the degree of owner/tenant support for rezoning prior to bringing forward any Zoning Amendment Bylaws to zoned sites.

Name	Address	Signature	Phone
KULDIP S. Gill	4100 BROWNLEA Rd		604-710-6123
INDERPREET Gill	4431 SORENSON ^{CR}		778-858-3183 778-858-3183
NARINDER Gill	4200 BROWN Rd	Narinder K Gill	604-323-8932
STEVEN Gill	4080 BROWNLEA Rd	Steven Gill	778-858-3199
DAN MAH	4091 Brown RD		604-248-1844

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Name	Address	Signature	Phone
<u>REKHA BRIDGEWATER</u>	<u>71220 BROWNLEA ROAD</u>	<u>[Signature]</u>	<u>604 304-5304</u>
<u>JENN BRIDGEWATER</u>	<u>71220 BROWNLEA ROAD</u>	<u>[Signature]</u>	<u>604-304 5304</u>
<u>Ying yi CAO</u>	<u>8460 LESLIE ROAD</u>	<u>ye hui xia</u>	<u>604-272-2988</u>
<u>Mrs cha Liu</u>	<u>8446 LESLIE ROAD</u>	<u>[Signature]</u>	<u>274-4791</u>
<u>Xiu zhen Guan</u>	<u>8440 LESLIE ROAD</u>	<u>[Signature]</u>	<u>278-9386</u>
<u>金行素</u>	<u>8451 LESLIE ROAD</u>	<u>金行素</u>	<u>604304-3668</u>
<u>FUM LIM SIM</u>	<u>8500 LESLIE</u>	<u>[Signature]</u>	<u>604 328-8969</u>
<u>John Amezcua</u>	<u>4551 ODLIN PL.</u>	<u>[Signature]</u>	<u>604.244 7920</u>
<u>TARLOK BINDRA</u>	<u>8600 ODLIN Rd.</u>	<u>[Signature]</u>	<u>604-307-9362</u>

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Name	Address	Signature	Phone
<u>SANTOKH BINDRA</u>	<u>4051 Brown Rd</u>	<u>SSBI PDRA</u>	<u>604-272-0664</u>
<u>TJIBAL BINDRA</u>	<u>8440 Brownell Rd</u>	<u>Tjibal Bindra</u>	<u>604-908-4618</u>
<u>Sarwan Dhillon</u>	<u>8440 ODLIN Rd</u>	<u>S Dhillon</u>	<u>604-319-0880</u>
<u>Gary Ghik</u>	<u>4111 Brown Rd</u>	<u>Georgia Ghik</u> <i>(Signature of Georgia Ghik)</i>	<u>604 270-1228</u>
<u>Georgia Ghik</u>	<u>4111 Brown Rd</u>	<u>Gary</u> <i>(Signature of Gary Ghik)</i>	<u>604 270-1226</u>
<u>Megdalena Tengler</u>	<u>8471 Brown Gate Rd</u>	<u>Megdalena Tengler</u>	<u>604 278-5838</u>
_____	_____	_____	_____
_____	_____	_____	_____
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Name	Address	Signature	Phone
<u>VLADIMIR VEKIC</u>	<u>8451 BROWNGATE RD.</u>	<u>[Signature]</u>	<u>604 278-5695</u>
<u>JEAN VEKIC</u>	<u>8451 BROWNGATE RD.</u>	<u>Jean Vekic</u>	<u>604 278-5695</u>
<u>CHARLES DEAN</u>	<u>8411 BROWNGATE RD</u>	<u>Charles Dean</u>	<u>604 278 5204</u>
<u>Marian Dean</u>	<u>8411 Browngate Rd.</u>	<u>Marian Dean</u>	<u>604-278-5204.</u>
<u>Sukhdev Parmar</u>	<u>8580 Leslie Rd.</u>	<u>[Signature]</u>	<u>604-273-8413</u>
<u>Patuck Ho</u> <u>for Jonathan Ho</u>	<u>4540 Northey</u>	<u>[Signature]</u>	<u>604 2300222</u>
<u>for Rachel Wong</u> <u>Koung</u>	<u>4531 Northey Rd</u>	<u>[Signature]</u>	<u>- 11</u>
<u>for Rachel Wong</u>	<u>4371 Sorenson Rd</u>	<u>[Signature]</u>	<u>11-</u>
<u>for Celichia/Philip</u>	<u>8551 Leslie Rd</u>	<u>[Signature]</u>	<u>11</u>
<u>for Elena Ho holding</u>	<u>Sorenson 4420</u>	<u>[Signature]</u>	<u>11</u>
<u>for Anita Ho</u>	<u>Sorenson ? 4380</u>	<u>[Signature]</u>	<u>11-</u>

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Name	Address	Signature	Phone
<u>DOREEN LLOYD</u>	<u>8300 BROWNELL RD</u>	<u>[Signature]</u>	<u>604-273-6583</u>
<u>DON LLOYD</u>	<u>" "</u>	<u>[Signature]</u>	<u>" "</u>
<u>BARB. HIRCH ADOLF</u>	<u>8311 BROWNELL</u>	<u>[Signature]</u>	<u>604-278-8359</u>
<u>ASPELÉTER</u>	<u>8740 LESLIE</u>	<u>[Signature]</u>	<u>604-278-6973</u>
<u>OTILIA HRAD</u>	<u>4520 SORENSON CR.</u>	<u>[Signature]</u>	<u>604-278-0358</u>
<u>BLANCHARD PETE</u>	<u>4520 SORENSON CR.</u>	<u>[Signature]</u>	<u>604-278-0358</u>
<u>SANDIP KANG</u>	<u>4591 SORENSON CR.</u>	<u>[Signature]</u>	<u>(604) 779-7853</u>
<u>HARPREET HAYEN KANG</u>	<u>4591 SORENSON CR.</u>	<u>[Signature]</u>	<u>(604) 771-1265</u>
<u>RAJJIT KANG</u>	<u>4591 SORENSON CR.</u>	<u>[Signature]</u>	<u>(604) 273-5800</u>

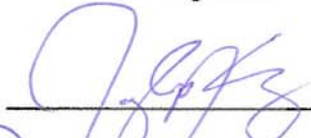

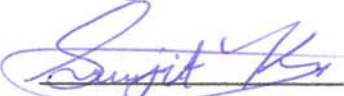
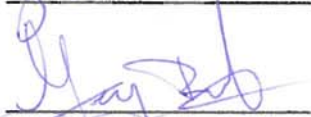


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A quote from City of Richmond document
http://www.richmond.ca/___shared/assets/strategy_report26453.pdf

Consultation with Owners

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Name	Address	Signature	Phone
Jagdeep Kaur	4591 Sorenson Crescent		(604) 787-4919
Ross A. McCutcheon	8380 Leslie		604-270-3844
SUKJIT KADU	4591 Sorenson Cres		(604) 273-5800
Zaynab Mia	8451 Brownwood Rd	Z. Mia	604/273-5071
G. Bardock	7191 AFTON DR		604 787-2639
Baldev + Darshan Chane	8400 and 8420 Leslie Road		604 273 5064
HENRY & CATHIE ACKERMAN	8280 BROWNELL RD	C. Ackerman	604-278-8932
DOROTHY C. YUNGI	8311 Leslie Rd.		604-261-9329

PETITION to the City of Richmond

July 21, 2008

We the residents of the area bounded by Hazelbridge Way to the west, Cambie Road to the North, Garden City Road to the East, and Alexander Road to the South have formed a group called the Aberdeen Village Residents Association (AVRA) to draw the attention of the City of Richmond that re-zoning our neighborhood to "Industrial Reserve" will not work for the following reasons:

1) Having industry so close to the future Canada Line station will attract vagrants, drug users, and prostitutes to the area like a magnet after business hours

2) The land is zoned residential with a land value of \$66/ft² and is not economically viable for any "Industrial Reserve" type business.

Most of the "Industrial Reserve" businesses that must move because of the high rise residential development near the Olympic Oval and No 3 Road will relocate to lower cost industrial land in areas such as Surrey and Delta.

An attachment from consultants "Avison Young" in their "Metro Vancouver Industrial Overview Summer 2008" indicates that Richmond industrial land even at \$30/ft² is higher than in other parts of Greater Vancouver

A quote from a City of Richmond document

http://www.richmond.ca/__shared/assets/summary26471.pdf

Facilities and Locations Desired by Industry

This information helps the City anticipate the types, sizes and amenities of new development which will most benefit desire industry. Most industrial businesses have small staff sizes and facilities, and rent instead of own. Therefore, it will be important to ensure availability of spaces within larger completed buildings with flexible leasing terms. This will be challenging given Richmond's high industrial land costs relative to other parts of the region. As high technology and related light industry are particularly desired sectors, special efforts should be made to understand and meet their unique requirements, some of which include: flexible space; good transportation access; inexpensive land for those operations which include more manufacturing activities; hotel facilities nearby; and the availability of recreational and open space opportunities, along with affordable housing.

3) Many offices will prefer the more desirable CLASS A non residential high rises planned for development along the No 3 Road corridor.

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Name	Address	Signature	Phone
<u>JENNY LEE</u>	<u>8331 Teske Rd.</u>	<u>Jenny Lee</u>	<u>604 275 6818</u>
<u>RUI XIAN HUANG</u>	<u>4520 NORTHEY Rd</u>	<u>Rui Xian Huang</u>	<u>604-231-0089</u>
<u>Misha Vjicich</u>	<u>4551 Northey Rd.</u>	<u>Misha Vjicich</u>	<u>604-244-7020</u>
<u>LIM, REN</u>	<u>8491 Odlin cres</u>	<u>Mr</u>	<u>604-244-0827</u>
<u>JAMES McGILVRAAY</u>	<u>8540 Odling Cres.</u>	<u>James McGilvray</u>	<u>604-241-4150</u>
<u>RESIDOR URAL</u>	<u>"</u>	<u>Residor</u>	<u>604-278-6553</u>
<u>D. French</u>	<u>8531 Odlin Cr.</u>	<u>D. French</u>	<u>604-278-6553</u>
<u>PIETER SVEN</u>	<u>4271 BROWN.</u>	<u>PIETER SVEN</u>	<u>(604) VALID Aug/8 761-HEAL.</u>
<u>Chris Slon</u>	<u>8391 BROWNGATE</u>		<u>604 2761719</u>

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Name	Address	Signature	Phone
<u>NELSON HO</u>	<u>4188 Hazelbridge Way</u>	<u>HO</u>	<u>778 322 3186</u>
<u>Keith Cheung</u>	<u>4260 Brownlea Rd</u>	<u>Keith Cheung</u>	<u>604-273-8922</u>
<u>CECILIA YEE</u>	<u>8480 Browngate Rd</u>	<u>Cecilia Yee</u>	<u>604-278-6368</u>
<u>BERNICE SYLVESTER</u>	<u>4240 Brownlea Rd</u>	<u>B. Sylvester</u>	<u>604-273-5705</u>
<u>Peter Sylvester</u>	<u>4240 Brownlea Rd</u>	<u>P. Sylvester</u>	<u>604 273 5705</u>
<u>Nick Jennings</u>	<u>8000 Lussier Road</u>	<u>Nick Jennings</u>	<u>604-232-9042</u>
<u>April Yee</u>	<u>4260 Brownlea Rd</u>	<u>April Yee</u>	<u>604 273 8922</u>
<u>Heaven Lin</u>	<u>8400 Brownwood Rd</u>	<u>Heaven Lin</u>	<u>604 276 2965</u>
<u>HSIA HSIULAN</u> <u>TSAI</u>	<u>4140 BROWNLEA RD</u>	<u>蔡夏秀蘭</u>	<u>604-2310688</u>

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Name	Address	Signature	Phone
<u>Liza Chan</u>	<u>4071 BROWN RD</u>	<u>[Signature]</u>	<u>604 250-8139</u>
<u>Chi-Yuan Wu</u>	<u>4166 Brown Rd</u>	<u>[Signature]</u>	<u>604-271-0587</u>
<u>Lin Michael</u>	<u>4120 BROWNLEA RD</u>	<u>[Signature]</u>	<u>604 7288266</u>
<u>C. ZIMMERMAN</u>	<u>8451 BROWNWOOD RD</u>	<u>[Signature]</u>	<u>604-273-5071</u>
<u>Chen Ming Feng</u>	<u>8420 BROWNLEA</u>	<u>[Signature]</u>	
<u>Chen Sheng-cheng</u>	<u>8420 Brownlea</u>	<u>[Signature]</u>	
<u>Kin K. YEE</u>	<u>8480 Browngate Rd.</u>	<u>[Signature]</u>	<u>(604) 270-6883</u>
<u>Nikola PRPJE</u>	<u>8420 BROWNLEA RD</u>	<u>[Signature]</u>	<u>604 272-0346</u>

