



Senior Vice President

35+ Years of Industry Experience

Mr. Atlin has prepared appraisals and has consulted on a variety of property types including single-family residential, shopping centres, office buildings, industrial buildings, apartment buildings, hotels, development land and farmland. These appraisals have been prepared for market value, tax filings, purchase and sale purposes, financing (including private and public bond offerings), as well as feasibility studies, ground rent renewals, lease rent renewals, assessment and impact studies; also cash flow projections and discounted cash flows have been prepared for investment analysis, valuation, and comparative purposes.

In addition to appraisal and consultancy assignments, Mr. Atlin has been appointed as an Arbitrator/Mediator and has appeared as an expert witness before Judges and Masters of the Superior Court of Ontario, Ontario Municipal Board, Superior Court of Quebec, Manitoba Municipal Board and various arbitration tribunals.

Mr. Atlin has worked on behalf of developers, financial institutions, public utility companies, lawyers, accountants and private investors. Assignments have been performed in nine Canadian provinces

Professional Qualifications and Memberships

Accredited Member of the Appraisal Institute of Canada (AACI)

Association of Ontario Land Economists
Arbitration & Mediation Institute of Ontario Inc.

Ontario Expropriation Association Lambda
Alpha International

Selected Project Experience

- **Ground Lease Experience:** Mr. Atlin has consulted on various ground lease renewals, including giving expert testimony in many instances. He has also appraised and consulted on properties subject to ground leases and emphyteutic leases.
 - **Expropriation Experience:** Mr. Atlin has acted on behalf of claimants and expropriating authorities. Examples include various Highway No. 407 takings; Yonge-Dundas redevelopment (City of Toronto); Sheppard Subway-Toronto (Claimants); school sites; Toronto Motel Strip; London, Ontario highway interchange; Hamilton, Ontario partial and complete takings.
 - **Property Lease Experience:** Mr. Atlin has acted on behalf of landlords and tenants in various rent disputes. Examples include office, industrial and restaurant rent renewals, and parking rates.
 - **Special Purpose Properties:** Mr. Atlin has experience counselling and/or valuing unique real estate assets, including Union Station (railway station), operating and abandoned rail lines, international airport lands, hotels and marinas. These matters are often litigious.
 - **Contaminated Lands:** Mr. Atlin has prepared many reports regarding contaminated lands, often with a focus on opining if the property is impacted by stigma, and if so, estimating the quantum of the impact. These matters have been litigated and arbitrated.
 - **Professional Liability:** Mr. Atlin is regularly advising on professional liability matters regarding members of the Appraisal Institute of Canada. He has acted on behalf of Insurers and Plaintiffs, and opines on professional standards and damages. Mr. Atlin is also experienced in professional liability matters for the legal and accounting professions, as well as real estate agents, typically focusing on the quantum of damages.
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- Portfolio Valuation/Counselling: Mr. Atlin has extensive experience valuing property portfolios, both on a regional and national basis. These include regional, community and strip shopping centres, office buildings, industrial buildings, hotels, apartment buildings and land. The purposes for these assignments are varied, and include financing, corporate reporting, public reporting, dispute resolution and corporate reorganization.
- Alternate Chair and Ontario Regional Specialist – Appraisal Review Panel – Environment Canada (2000 – 2006): Mr. Atlin was appointed as a member of an Expert Group, advising the Federal Government on the creation of a valuation review panel for lands that have been designated Environmentally Sensitive, and donated to registered charities. An Appraisal Review Panel was established by the federal Minister of the Environment. The panel is responsible to advise the Minister on the value of each donation for tax receipt purposes. Mr. Atlin is Alternate Chair of this national panel.

Publications

- Mr. Atlin authored a chapter “Real Estate Appraisal” in a book titled The Litigator’s Guide to Expert Witnesses, published in 1997 by Canada Law Book Inc.
- He has also co-authored other papers pertaining to real estate valuation topics.

Lecturing/Teaching:

- Government: Mr. Atlin has lectured various government agencies and departments on valuation procedures and appraisal review. These include Province of Ontario – Ministry of Government Services; Province of Ontario – Ministry of Transportation; Federal Government – Environment Canada.
- Financial Institutions: Mr. Atlin has lectured to Bank and Trust Company officers on issues such as current professional standards and appraisal review.
- Law Society of Upper Canada: Mr. Atlin has prepared written materials and participated in mock cross-examinations for continuing education courses offered by the law society’s Family Law Group.

Appraisal Institute of Canada Involvement

- Education: Mr. Atlin has lectured various courses for the Appraisal Institute of Canada, set and graded examinations and reviewed student appeals. He has also been a member of various committees reviewing education standards, candidate admission requirements, accreditation requirement, and has participated in designing specialized courses.
- Professional Practice Committee (Ontario Association): Investigation (1991-1993): Mr. Atlin has acted as an investigator on behalf of the Professional Practice Committee, investigating complaints lodged against members and assisting in determining if the assignment was completed in accordance with the Standards of Professional Practice.
- Adjudicating (1993-1995): Mr. Atlin was Chairman of the Adjudicating Committee. The Committee decides on the validity of charges brought against a member of the Association, and considers recommended discipline, or imposes discipline, if warranted.

Education

Accredited Appraiser Canadian Institute (AACI), Appraisal Institute of Canada

Bachelor of Arts, University of Toronto