

CURRICULUM VITAE

Richard Dennis Blaquière Talbot, C.D., P.J.M., C.P.M., C.M.R.

Richard D. B. Talbot is the President & Chief Executive Officer of Talbot Consultants International Inc. which is registered in New York, Ontario and British Columbia. He is responsible for all aspects of the firm's operations and acts as the lead consultant or senior advisor on all consulting assignments. Mr. Talbot has had over forty years of consulting experience and has been responsible for a wide range of projects throughout North America and internationally. Although the firm currently concentrates mainly on retailer consulting and retail, mixed-use & entertainment development planning, Mr. Talbot has also had extensive experience in major private sector residential, hotel, destination resort and office developments as well as large public sector projects such as downtown redevelopments, rapid transit stations and cruise ship & air terminals. Mr. Talbot has been responsible for producing retail related litigation documentation for many clients and has provided expert witness testimony before various legislative and judicial bodies including many North American Municipalities, the Ontario Superior Court of Justice, the Ontario Municipal Board, the Quebec Superior Court of Justice, the Court of Queen's Bench of Alberta and United States District Courts. Mr. Talbot conducts seminars world-wide, writes articles on retail matters and is frequently interviewed on radio and TV as well as by newspapers, periodicals and trade magazines.

Retail & Development Experience Summary

Mr. Talbot first became involved with the hospitality & retail industry in England with the Rockham Bay Hotel, the Army & Navy Stores, and Liptons Supermarkets. In 1969, he joined the Bentall Group in Canada. He was appointed Vancouver Island Manager responsible for the management & leasing of a portfolio of retail, office and industrial properties. One of his responsibilities was to manage Phase 1 of Victoria's first enclosed regional shopping centre (Hillside Shopping Centre) and then, as a result of its immediate success, also to assist in the land development, planning and lease-up of Phase 2. In 1971 he formed his own licensed real estate and consulting company. His experience includes:

Retail Industry

- Market Research, Market Analysis, Store Network Strategies, Sales Forecasting Models, Just In Time Delivery Systems, Logistic Strategies, Impact Analyses.
- Department Stores, Power Retailers, Retail Chains, Independent Retailers, Restaurants.

Development Industry

- Market Research, Market Analysis, Feasibility Studies, Acquisitions, Re-Zonings, Development, Financing, Re-Positioning, Re-Merchandising, Leasing, Property Management, Marketing and Sales.
- Shopping Centres, Power Centres, Town Centres, Office & Apartment Buildings, Condominiums, Co-operatives, Hotels, Motels, Resorts, Restaurants, Industrial Properties, Subway & Railway Stations, Airports, Cruise Ship & Ferry Terminals.

Public Sector

- Market Research, Market Analysis, Feasibility Studies, Acquisitions, Development Strategies, Re-Positioning, Re-Merchandising, Leasing, Property Management, Marketing and Sales.
- Downtown Revitalisations, Heritage Properties, New Town Centres, Office Buildings, Subway & Railway Stations, Airports, Cruise Ship & Ferry Terminals.

SUBSIDIARIES:

TRANSATLANTIC REAL ESTATE LTD.
THOMAS CONSULTANTS INTERNATIONAL INC.

www.talbotconsultants.com
. BRITISH COLUMBIA . ONTARIO . NEW YORK .

R. D. B. TALBOT
PROFESSIONAL EDUCATION & QUALIFICATIONS

EDUCATION

The Royal Military Academy Sandhurst.

Academic Qualifications: Graduated 1962.

The University of British Columbia.

Academic Qualifications: Graduated 1976.

- Real Estate Salesman's Course.
- Real Estate Branch Manager's Course.
- Real Estate Agent's Course.
- Mortgage Broker's Course.
- Land Planning and Development Course.
- Real Estate Syndication Course.
- Real Estate Oriented Securities Course.

QUALIFICATIONS

Institute of Real Estate Management.

Academic Qualifications: Graduated 1978.

- Course I: - Los Angeles: Property Management.
- Course II - Vancouver: Shopping Centre Management.
- Course III - Dallas: Shopping Centre Planning.

Alberta Real Estate Association.

Academic Qualifications: Graduated 1984.

- Real Estate Agent's Course.

Ontario Real Estate Association:

Academic Qualifications: Graduated 1990.

- Real Estate Law Course.
- Real Estate Broker's Course.

DESIGNATIONS

- Registered Real Estate Broker in Ontario, Alberta and British Columbia (all currently dormant).
- Certified Property Manager (C.P.M.).
- Certified in the Marketing of Real Estate (C.M.R.).

MEMBERSHIPS

- Canadian Association of Professional Heritage Consultants.
- International Council of Shopping Centres.
- Association of Independent Consultants.
- International Downtown Association.
- Institute of Real Estate Management.
- Real Estate Institute of Canada.
- Retail Council of Canada.
- Canadian Urban Institute.
- Urban Land Institute.
- Heritage Canada.

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PARTIAL ALPHABETICAL LIST:- DEVELOPMENT INDUSTRY STUDIES

<u>DEVELOPMENT</u>	<u>CITY/TOWN</u>	<u>PROVINCE/STATE</u>
Abu Dhabi Mall*	Abu Dhabi	U.A.E.
Agincourt Mall	Scarborough	Ontario
Alghanim Mall	Kuwait	Kuwait
Ataturk International Airport	Istanbul	Turkey
Atrium*	Eugene	Oregon
Bedford Place Mall	Bedford	Nova Scotia
Black Creek Mews	North York	Ontario
Blandford Square	Woodstock	Ontario
Bridge Street Power Centre	Montréal	Québec
Brisbane International Terminal	Brisbane	Australia
Calgary Winter Olympics Alpine Site*	Calgary	Alberta
Cannery Row*	Monterey	California
Carelton Capital Centre	Nepean	Ontario
Carlingwood Mall	Ottawa	Ontario
Carrefour Langelier	Montréal	Québec
Centre Eaton*	Montréal	Québec
Centre Mall	Hamilton	Ontario
Changi International Airport	Changi	Singapore
Chiang Kai Shek International Airport	Taipei	Taiwan
ChinaTown Centre	Toronto	Ontario
Cornell Town Centre*	Markham	Ontario
Cottonwood Mall	Salt Lake City	Utah
CN Tower*	Toronto	Ontario
Crowfoot Town Centre	Calgary	Alberta
Dawson Mall	Dawson Creek	British Columbia
Discovery World*	Taichung	Taiwan
Diyar Al Kuwait	Lusail	Qatar
Doha Convention Centre + Tower	Doha	Qatar
Downsview Mall	Halifax	Nova Scotia
Dubai International Airport	Dubai	U.A.E.
Dubai Marina Mall	Dubai	U.A.E.
Dufferin Mall	Orangeville	Ontario
Eastgate Mall	Edmonton	Alberta
Eastgate Mall	Hamilton	Ontario
Eaton Centre	Edmonton	Alberta
Eaton Centre	Victoria	British Columbia
Electrotehnica Mall	Bucharest	Romania
EnCana Centre*	Calgary	Alberta
French Village	D'Iberville	Mississippi
Garden City Mall	Winnipeg	Manitoba
Greenbelt Metropark*	Washington	D.C.

Hazeldean Mall	Kanata	Ontario
Henri Bourassa Power Centre	Montréal	Québec
Highfield Square	Moncton	New Brunswick
Hillside Shopping Centre	Victoria	British Columbia
Hotel Beausejour	Moncton	New Brunswick
Huaqiang Plaza*	Shenzen	China
Hyatt Plaza*	Doha	Qatar
Ile Perot Power Centre	Ile Perot	Québec
Interchange Entertainment Centre*	Vaughan	Ontario
Kananaskis Resort*	Kananaskis	Alberta
Kalyān Town Centre*	Mumbai	India
Keskus Harbour Mall*	Thunder Bay	Ontario
Kitchener Downtown*	Kitchener	Ontario
Kowloon Hotel	Kowloon	Hong Kong
Kyongbu Yangjae Town Centre*	Seoul	South Korea
Long Beach Downtown*	Long Beach	California
Manning Crossing	Edmonton	Alberta
ManuLife Centre*	Toronto	Ontario
Marina Bay Integrated Resort*	Marina Bay	Singapore
Meadowlark Mall	Edmonton	Alberta
Méga Centre de l'Outaouais	Gatineau	Québec
Mina Zayed Shopping Centre*	Abu Dhabi	UAE
Moncton Downtown*	Moncton	New Brunswick
Moncton Mall	Moncton	New Brunswick
Niagara Falls Downtown*	Niagara Falls	New York
Ninoy Aquino International Airport	Manila	Philippines
North American Centre	Toronto	Ontario
North Bay Airport	North Bay	Ontario
North Hill Shopping Centre	Calgary	Alberta
North Lake Mall	Dallas	Texas
Oakville Place	Oakville	Ontario
Oqyana – The World*	Dubai	UAE
Panorama Resort*	Invermere	British Columbia
Park Lane	Halifax	Nova Scotia
Peak Tower*	Hong Kong	Hong Kong
Pearson International Airport	Toronto	Ontario
Pioneer Centre*	Hyderabad	India
Place D'Orleans	Orleans	Ontario
Place Laurier	Québec City	Québec
Plaza Baie D'Urfé	Montréal	Québec
Prazka Trznice*	Prague	Czech Republic
Promenade Mall*	Toronto	Ontario
Promised Land*	Hualien	Taiwan
Rideau Street*	Ottawa	Ontario
Royal Naval Dockyard*	Somerset	Bermuda
St. Georges Club	St. Georges	Bermuda
St. Laurent Power Centre	Québec City	Québec

Samsung Hospitals	Seoul	Korea
San Pedro Plaza*	Monterrey	Mexico
Sattledt Outlet Centre	Sattledt	Austria
Seven & 400 Power Centre	Vaughan	Ontario
Sheppard Subway*	North York	Ontario
Sheraton Centre*	Toronto	Ontario
Simcoe Centre	Barrie	Ontario
Simcoe Downtown	Simcoe	Ontario
South Centre Mall	Halifax	Nova Scotia
South Common Mall	Mississauga	Ontario
Southview Mall	Medicine Hat	Alberta
Sparks Street*	Ottawa	Ontario
Sunshine Village*	Banff	Alberta
Tai Foong Centre	Scarborough	Ontario
Texas Medical Centre	Houston	Texas
The Bow*	Calgary	Alberta
Tom Bradley International Terminal	Los Angeles	California
Toronto, Terminals 1, 2 & 3	Mississauga	Ontario
Toronto Waterfront Revitalisation*	Toronto	Ontario
Triune Power Centre	London	Ontario
UMEB Mall	Bucharest	Romania
Union Station	Toronto	Ontario
Upper Canada Mall	Newmarket	Ontario
Vancouver International Airport	Vancouver	British Columbia
Vaughan City Centre	Vaughan	Ontario
Waterview Towers	Toronto	Ontario
Welland Power Centre	Welland	Ontario
Westmount Place	Waterloo	Ontario
Zayed Centre*	Lahore	Pakistan
Zha Bei Town Centre*	Shanghai	China

* Denotes an entertainment component.

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PARTIAL LIST:- RETAIL INDUSTRY STUDIES

- Anjou Home Improvement Warehouse: GIS Analysis & Network Planning.
- Barrie Major Supermarket Chain: GIS Analysis & Marketing Strategies.
- Bermuda International Hotel Chain: Restaurant & Retail Planning.
- British Columbia Seafood Restaurant Chain: Network Planning & Site Acquisition.
- Burlington National Furniture Chain: GIS-Modelling & Network Planning.
- Buenos Aires Home Improvement Warehouse: GIS Analysis & Network Planning.
- Calgary Major Entertainment Centre: GIS Analysis and Network Planning.
- Calgary Seafood Restaurant Chain: Network Planning & Site Acquisition.
- Dartmouth Provincial Retail Chain: GIS Analysis & Network Optimisation.
- East York Convenience Store: Impact Analysis & Expert Witness Testimony.
- Edmonton Seafood Restaurant Chain: Network Planning & Site Acquisition.
- Edmonton Canada -Wide Furniture Chain: Store Network Planning.
- Edmonton Canada -Wide Automotive Supply Chain: Store Network Planning.
- Etobicoke Warehouse Membership Club: Retail Impact & Re-Zoning Study.
- Gatineau Home Improvement Warehouse: GIS Analysis & Network Planning.
- Halifax Provincial Retail Chain: GIS Analysis & Network Optimisation.
- Halifax U.S. Department Store Chain: Competitive Analysis.
- Hamilton Major Supermarket Chain: GIS Analysis & Marketing Strategies.
- Hamilton National Fashion Chain: Customer & Market Analysis.
- Hamilton National Furniture Chain: GIS-Modelling & Network Planning.
- Hong Kong International Logistics Provider: Just-In-Time Delivery System.
- Hull Home Improvement Warehouse: GIS Analysis & Network Planning.
- Istanbul Duty-Free Chain: Retail & Duty-Free Planning & Design Input.
- Kitchener Major Supermarket Chain: Impact Analysis & Expert Witness Testimony.
- Kitchener National Bank: Expert Witness Testimony
- Laval Home Improvement Warehouse: GIS Analysis & Network Planning.
- London Major Department Store: Competitive Impact Analysis.
- Markham National Fashion Chain: Customer & Market Analysis.
- Markham Warehouse Membership Club: Retail Impact & Re-Zoning Study.
- Mississauga Major Entertainment Centre: GIS Analysis and Network Planning.
- Mississauga National Furniture Chain: GIS-Modelling & Network Planning.
- Mississauga Warehouse Membership Club: Retail Impact & Re-Zoning Study.
- Moncton National Hotel Chain: Retail and Food & Beverage Planning
- Monterrey Mexican Supermarket Chain Analysis, Network Planning & Design.
- Montréal Cold Storage Corporation: Just-In-Time Delivery Strategy.
- Montréal Home Improvement Warehouse: GIS Analysis & Network Planning.
- Montréal International Logistics Provider: Just-In-Time Delivery System.
- Montréal International Retail Chain: Network Planning.
- Montréal Junior Department Store: Feasibility Study.
- Montréal Supermarket: Feasibility Study.
- Montréal National Retail Chain: Lease Analysis & Expert Witness Testimony.
- Montréal U.S. Department Store Chain: Analysis & Expert Witness Testimony.
- Newmarket Major Supermarket Chain: GIS Analysis & Marketing Strategies.

- Niagara Falls Warehouse Membership Club: Retail Impact & Re-Zoning Study.
- Oakville National Fashion Chain: Customer & Market Analysis.
- Okanagan Garden & Crafts Warehouse: Store Network Planning.
- Okanagan Provincial Hardware Chain: Competitive Impact Analysis.
- Orlando Major Entertainment Centre: GIS Analysis and Network Planning.
- Osaka Automobile Retailer: Retail Showroom Concept.
- Oshawa National Fashion Chain: Customer & Market Analysis.
- Oshawa National Retail Chain: Lease Analysis & Expert Witness Testimony.
- Ottawa International Retail Chain: Surplus Property Disposition.
- Ottawa Warehouse Membership Club: Retail Impact & Re-Zoning Study.
- Québec City Home Improvement Warehouse: GIS Analysis & Network Planning.
- Saskatoon Seafood Restaurant Chain: Network Planning & Site Acquisition.
- Scarborough International Seafood Distributor: Shopping Centre Feasibility Study.
- Scarborough National Furniture Chain: GIS-Modelling & Network Planning.
- St Hubert Home Improvement Warehouse: GIS Analysis & Network Planning.
- Tokyo Automobile Retailer: Retail Showroom Concept.
- Toronto 241 Store National Chain: Duty-Free Contract Strategy.
- Toronto 400 Store Chain: Corporate Re-structuring, Network Planning.
- Toronto 425 Store National Chain: GIS-Modelling & Sales Forecasting.
- Toronto Automobile Retailer: GIS Analysis & Network Planning.
- Toronto Historical Interpretative Centre. Retail and F& B Planning.
- Toronto International Food Manufacturer: Retail Concept Development
- Toronto International Logistics Provider: Just-In-Time Delivery System.
- Toronto International Retail Chain: Network Planning.
- Toronto International Supermarket Chain: Expert Witness Testimony.
- Toronto Major Automotive Outlet: GIS Analysis and Network Planning.
- Toronto Major Department Store: Assessment Appeals Study.
- Toronto National Fashion Chain: Customer & Market Analysis.
- Toronto National Furniture Chain: GIS-Modelling & Network Planning.
- Toronto National Gas Bar Chain: Network Planning & Merchandising.
- Toronto National Performing Arts Retailer: Store Planning & Marketing Strategy.
- Toronto U.S. Department Store Chain: Competitive Analysis.
- Vancouver Garden & Crafts Warehouse: Store Network Planning.
- Vancouver Provincial Hardware Chain: Competitive Impact Analysis.
- Vancouver Seafood Restaurant Chain: Network Planning & Site Acquisition.
- Vaughan Warehouse Membership Club: Retail Impact & Re-Zoning Study.
- Victoria Seafood Restaurant Chain: Network Planning & Site Acquisition.
- Waterloo Major Supermarket Chain: Impact Analysis & Expert Witness Testimony.
- Welland Major Department Stores: Market Feasibility & Impact Analysis.
- Whitby Home Improvement Warehouse: Market & Impact Study.
- Whitby Warehouse Membership Club: Retail Impact & Re-Zoning Study.
- Winnipeg Seafood Restaurant Chain: Network Planning & Site Acquisition.

R. D. B. TALBOT
PARTIAL LIST:- RECENT EXPERT WITNESS CASES

OUR TCII REF#	COURT CASE#	COURT CASE NAME:	YEAR	JURISDICTION	LEGAL FIRM	AFFIDAVIT Yes /No	CROSS EXAMINATION Yes/No	COURT APPEARANCE Yes/No
080701	03-BN-7899	CSFY Inc & Your Dollar Store with More Inc. Vs CREIT Management Limited and Canadian Property Holdings Ontario Inc.	2008	Ontario Superior Court of Justice	Daoust Vukovich Baker-Sigal Banka LLP Barristers & Solicitors Suite 600 - 20 Queen Street West Toronto, Ontario M5H 3R3 CONTACT: Wolfgang Kaufmann TEL: (416) 597-3952	YES	NO	NO
080403	0803 - 03933	The North West Company Inc. and NWC GP INC. Vs. Delcon Property Company Ltd.	2008	The Court of Queen's Bench of Alberta: Judicial District of Edmonton	Witten LLP Barristers & Solicitors #2500, 10303 Jasper Avenue Edmonton, Alberta, T5J 3N6 CONTACT: Michael A. Kirk TEL: (780) 428-0501	YES	YES	NO
070813	500-05-072717-026	Forum Entertainment Center Company Vs. The Pepsi Bottling Group (Canada) Co.,	2007	Quebec Superior Court of Justice	McCarthy Tétrault LLP Suite 2500 1000, Rue de La Gauchetière Street West Montreal, Quebec H3B 0A2 CONTACT: Andre Payeur TEL: (514) 397-4166	YES	YES	YES
050618	329/05	SOS- Save our St. Clair Inc vs. City of Toronto and Toronto Transit Commission	2005	Ontario Superior Court of Justice	Cunningham & Gillespie LLP Barristers & Solicitors Suite 600 - 10 King Street West Toronto, Ontario M5C 1C3 CONTACT: Eric Gillespie TEL: (416) 703-6362	YES	YES	NO
031204	NADAP	Nissan Canada Inc. National Automobile Dealer Arbitration Program (NADAP)	2004	NADAP	McCarthy Tétrault LLP Suite 4700, Toronto Dominion Tower Toronto, Ontario M5K 1E6 CONTACT: Bill Scott TEL: 416-362-1812	YES	NO	NO
020518	02-CV-122145 CM2	First Capital (Wellington) Corporation vs. Kilduff Investments Limited	2002	Ontario Superior Court of Justice	Torys LLP Suite 3000, 79 Wellington St. West Toronto, Ontario M5K 1N2 CONTACT: Peter Balasubramanian TEL: 416-865-8127	YES	NO	NO
020202	01-CV 219404C M2	Mark Mesic and Zeljko Vukovic vs. Country Style Food Services Inc.	2002	Ontario Superior Court of Justice	Daoust Vukovich Baker-Sigal Banka LLP Barristers & Solicitors Suite 600 - 20 Queen Street West Toronto, Ontario M5H 3R3 CONTACT: Wolfgang Kaufmann TEL: (416) 597-3952	YES	YES	YES
011212	01-CV 218583	Zellers Inc. vs. Brad-Jay Investments Ltd.	2002	Ontario Superior Court of Justice	Daoust Vukovich Baker-Sigal Banka LLP Barristers & Solicitors Suite 600 - 20 Queen Street West Toronto, Ontario M5H 3R3 CONTACT: Wolfgang Kaufmann TEL: (416) 597-3952	YES	YES	NO
011208	01-CV 221468	Battery Plus vs. 1271273 Ontario Inc.	2002	Ontario Superior Court of Justice	Solmon Rothbart Goodman LLP Barristers Suite 1600 - 18 King St. East Toronto, Ontario M5C 1 C4 CONTACT: Melvyn L. Solmon TEL: (416) 947-1093	YES	NO	NO

OUR TCII REF#	COURT CASE#	COURT CASE NAME:	YEAR	JURISDICTION	LEGAL FIRM	AFFIDAVIT Yes /No	CROSS EXAMINATION Yes/No	COURT APPEARANCE Yes/No
011124	01-CL 4216	Exchange Tower Limited ats. Richter & Partners Inc. Trustee in Bankruptcy of Dylex Limited vs. Exchange Tower Limited	2001	Ontario Superior Court of Justice	Daoust Vukovich Baker-Sigal Banka LLP Barristers & Solicitors Suite 600 - 20 Queen Street West Toronto, Ontario M5H 3R3 CONTACT: Wolfgang Kaufmann TEL: (416) 597-3952	YES	NO	NO
001102	98-CV 142368SR	Loblaw Properties Ltd. vs. The Business Depot Ltd.	2000	Ontario Superior Court of Justice	Blaney McMurtry Barristers & Solicitors LLP Suite 1400 - 20 Queen St. West Toronto, Ontario M5H 2V3 CONTACT: Eric Golden TEL: (416) 593-3927	YES	NO	NO
000701	JFM-00-CV 518	Development Design Group Inc. vs. Carter & Burgess Inc. at al	2000	United States District Court For the District of Maryland	Anderson, Coe & King LLP Suite 2000 - 201 N. Charles Street Baltimore, Maryland USA 21201-4135 CONTACT: James A. Rothchild TEL: (410) 752-1630	YES	YES	NO
000508	500-05-032708-974	94964 Canada Inc. vs. Reno Depot Inc.	2000	Quebec Superior Court of Justice	McCarthy Tetrault Avocats Barristers & Solicitors 'Le Windsor - 1170 rue Peel Montreal, Quebec H3B 4S8 CONTACT: Gerald R. Tremblay TEL: (514) 397-4157	YES	YES	YES
000409	500-05-057085-001	Les Promenades De Montreal vs. Comark Inc.	2000	Quebec Superior Court	Borden Ladner Gervais LLP 1000 de La Gauchetiere St. W. Suite 900, Montreal, Quebec H3B 5H4 CONTACT: Francois Rioux TEL: (514) 954-3140	YES	NO	NO
991102	99-CV 178196	1263448 Ontario Ltd. and Brookfield Management Services Ltd. vs. Debbie's Boathouse Bar & Grill Inc.	1999	Ontario Superior Court of Justice	Daoust Vukovich Baker-Sigal Banka LLP Barristers & Solicitors Suite 600 - 20 Queen Street West Toronto, Ontario M5H 3R3 CONTACT: Wolfgang Kaufmann TEL: (416) 597-3952	YES	YES	NO
990803	31-OR-364921	In Bankruptcy and Insolvency (Commercial List) In the Matter of the Proposal of The T. Eaton Company Limited Motion Record of the T. Eaton Company Limited	1999	Ontario Superior Court of Justice	McLean & Kerr Barristers & Solicitors Suite 2800 -130 Adelaide St. West Toronto, Ontario M5H 3P3 CONTACT: Robert J. Arcand TEL: (416) 369-6611	YES	NO	NO