

# **CURRICULUM VITAE OF JESSI ZIMMER, B.Comm., P.App., AACI**

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## **Academic Qualifications and Continuing Professional Development**

- Business Management and Marketing Degree, Concordia University of Edmonton, 2017
- Designated Member of the Appraisal Institute of Canada, P.App., AACI, 2025
- Maintain the Continuing Professional Development (CPD) requirements of AIC

## **Professional Institute and Association Memberships/Licenses**

- Appraisal Institute of Canada (AACI, P.App.)
- Alberta Expropriation Association

## **Career & Practical Experience**

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| Apr 2025 to Present  | Land Consultant / Appraiser, <b>Telford Land &amp; Valuation Inc.</b><br>Involved in all aspects of this multi-disciplined land services company: agricultural/commercial real estate appraisals, real property statistical market studies, loss of use economic studies, surface rights and expropriation valuations and compensation analyses, First Nation claims and litigation support services. |
| Feb 2018 to Mar 2025 | Land Consultant and Candidate AIC Member, <b>Canadian Resource Valuation Group Inc.</b> Conducting and authoring agricultural/commercial real estate appraisals, real property statistical market studies, loss of use economic studies, First Nation Land Claims, surface rights and expropriation valuations and litigation support reports.                                                        |

## **Professional Experience**

### **Appraisal Assignments and Experience**

- Involved in appraisals of various partial interests involving mineral surface leases and pipeline rights of way; estimating market values, loss of use/adverse effect and other damages per the Alberta Surface Rights Act, National Energy Board Act/Canadian Energy Regulator Act, the British Columbia Petroleum and Natural Gas Act and the British Columbia Expropriation Act.
- Completed current and retrospective market value appraisals of agricultural, future urban development, highway commercial/industrial, recreational and country residential properties throughout Alberta, British Columbia and Saskatchewan.
- Completed appraisals involving roadway rights of way for highway realignment & improvements, estimating market value, severance damage, injurious affection and incidental damages per the Alberta Expropriation Act.
- Completed market analyses, current and retrospective market value appraisals along major pipeline and utility right of way routes throughout Alberta, British Columbia and Saskatchewan.

- Completed real estate appraisals of lands within the Edmonton Transportation Utility Corridor (TUC)
- Urban fringe properties with varying timelines to development
- Completed appraisal of +/- 2,000 acres (inclusive of timber value) in the Municipal District of Greenview to assist in sale of Crown lands
- Involved in appraisal of +/- 45,000 acres (inclusive of timber value) of Crown land in southeastern British Columbia to assist in acquisition of right of way
- Completed appraisals of in-situ gravel and sand deposits in Alberta, Saskatchewan, and Manitoba.
- Completed an agricultural license and lease rate study to assist Public Services and Procurement Canada (PSPC) on behalf of Innovation, Science and Economic Development Canada (ISED) in establishing a current market license rate for a 297.5-acre agricultural license in Surrey, British Columbia.

#### **First Nation Land Claim, Treaty Assessments and Land Valuations on Reserves**

- Assisted with an Agricultural Loss of Use Study to estimate total net nominal lost revenue from farming and ranching activities on +/-16,000-acres relative a Treaty 6 First Nation in Alberta from 1903 – modern day.
- Assisted with an Agricultural Loss of Use Study (1884 – modern day) & Current Unimproved Market Value Report relative to a +/-4,000-acre TLE relative to a Treaty 6 First Nation in Alberta.
- Assisted with an Agricultural Loss of Use Study to estimate total net nominal lost revenue from farming and ranching activities on +/-3,000-acres relative to a Treaty Land Entitlement Claim (TLE) relative to a Treaty 8 First Nation in Alberta from 1905 – modern day.
- Completed Economic Benefit studies for various First Nations in Northern Saskatchewan relative to Specific Claims pertaining to agricultural and economic benefits pursuant to Treaty No. 10.
- Completed appraisals for various dispositions on First Nation Reserves throughout