

CURRICULUM VITAE OF

Trevor J. Sheehan, P.Ag., AACI, P.App., RWA

Academic Qualifications and Continuing Professional Development

- B.Sc. in Agriculture with Distinction (Range & Pasture Management Major), University of Alberta, 2009
- Professional Agrologist (P. Ag) Alberta Institute of Agrologists (AIA), 2013 with Dual Membership with the Saskatchewan Institute of Agrologists (SIA), Manitoba Institute of Agrologists (MIA), Ontario Institute of Agrologists (OIA), and British Columbia Institute of Agrologists (BCIA)
- Designated Member of the Appraisal Institute of Canada, AACI, P.App., 2022
- Right of Way Agent (RWA) International Right of Way Association, 2022
- Maintain the Continuing Professional Development (CPD) requirements of the AIA, SIA, BCIA, OIA and AIC

Professional Institute and Association Memberships/Licenses

- Alberta Institute of Agrologists (P. Ag.)
- Saskatchewan Institute of Agrologists (P. Ag.)
- Manitoba Institute of Agrologists (P. Ag.)
- Ontario Institute of Agrologists (P. Ag.)
- British Columbia Institute of Agrologists (P. Ag.)
- Appraisal Institute of Canada (AACI, P.App.)
- International Right of Way Association (RWA)
 - o current Chapter 62 Professional Development Chair
- Alberta Expropriation Association

Career & Practical Experience

Nov 2023 to Present	Agrologist / Appraiser, Telford Land & Valuation Inc. Involved in all aspects of this multi-disciplined land services company with a specialty in agronomic assessments, loss of use economic studies, surface rights and expropriation valuations and compensation analyses, First Nation claims and litigation support services.
Feb 2013 to Oct 2023	Senior Consultant (2013-2014) / Partner (2014-2023), Canadian Resource Valuation Group Inc. Involved in agronomic assessments, real estate studies, market analyses, loss of use economic studies, replacement cost studies, surface rights and expropriation valuations and compensation analyses, First Nation claims and litigation support services.
2009 – 2013	Account Manager / Agronomic Advisor, Sturgeon Valley Fertilizers Ltd. Responsible for evaluating and implementing crop plans with producers, including: crop rotations, herbicide use, variety selections, fertility products and practices, and manure management.
Summer of 2007 2008 and 2009	Ammonia Coordinator, Sturgeon Valley Fertilizers Ltd. Served as the team lead within the ammonia department. Responsible for coordinating deliveries of anhydrous ammonia to and from Sturgeon Valley Fertilizers.

2005 – 2006	Barn Manager, PerroMac Farms Ltd. Managed a 400 sow farrow to finish hog operation.
2003 – 2004	Carpentry Apprentice, Candour Construction Ltd. Assisted with various residential and commercial construction projects in the Greater Edmonton area.
2001 to 2013	Farm/Ranch hand for Windy Hill Cattle Co. Involved with various field cropping and silage/hay operations, calving, pen checking, herd and pasture management and various other operational tasks.
2000 to 2003	Involved with family hog/grain farm, performing the daily operational duties and record keeping.

Professional Experience

Select Appraisal Assignments

- Completed numerous 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, Canada Energy Regulator Act (previously the National Energy Board Act), the British Columbia Petroleum and Natural Gas Act, the British Columbia Expropriation Act, the Saskatchewan Expropriation Procedure Act and the Saskatchewan Surface Rights and Compensation Act.
- 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 and the Saskatchewan Expropriation Procedure Act.
- Completed market analyses, current and retrospective market value appraisals of agricultural, future urban development, highway commercial/industrial, recreational and country residential properties throughout Alberta, British Columbia, Saskatchewan and Manitoba.
- Completed market analyses, current and retrospective market value appraisals along major pipeline right of way routes throughout Alberta, British Columbia, Saskatchewan and Manitoba.
- Completed appraisals of property values and assessed monetary losses experienced by landowners on numerous pipeline and surface lease installations in Alberta, northeastern British Columbia and Saskatchewan.
- Completed appraisal assignments for litigation support, negotiation, mortgage financing, capital gains tax and matrimonial purposes.
- Completed several real estate market analyses on lands within the Edmonton Transportation Utility Corridor (TUC)
- Completed a replacement cost analysis for a large hog operation for the purposes of insurance claim settlement.
- Conducted an extensive study of the impacts of pipeline rights of way on property values in Saskatchewan.

- Completed several appraisals of in-situ gravel and sand deposits in Alberta, British Columbia, Saskatchewan, and Manitoba.
- Completed appraisals of conservation easements in Alberta.

Select First Nation Land Claim and Treaty Assessments

- Currently engaged on numerous First Nation Land Claims to determine agricultural loss of use in Alberta and Ontario involving owner-operator models, leasing/rental models and land value proxy models.
- Completed a study assessing the Modernization of the Agricultural Benefits to determine a per acre estimate of the modern-day equivalent for the agricultural provisions within Treaty No. 6.
- Updated a study assessing the Modernization of the Agricultural Benefits to determine a per capita estimate of the modern-day equivalent for the agricultural provisions within Treaty No. 8.
- 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 an Agricultural Loss of Use Study to estimate total net nominal lost revenue from farming and ranching activities on 40,576 acres relative to a Treaty 6 First Nation in Saskatchewan from 1878 – modern day.
- Estimated Agricultural Loss of Use for a Treaty No. 4 First Nation land surrender claim by deriving adjustments for land productivity, crop mix and rate of agricultural development and applying them to previous Agricultural Loss of Use figures calculated for nearby Treaty No. 4 First Nation land surrender claims.
- Completed an Agricultural Loss of Use Study (1880 – modern day) & Current Unimproved Market Value Report relative to a +/-100,000-acre Treaty Land Entitlement Claim (TLE) relative to a Treaty 6 First Nation in Saskatchewan.
- Completed an Agricultural Loss of Use Study (1903 – modern day) & Current Unimproved Market Value Report relative to a +/- 16,000-acres Alienation Claim relative several Treaty 6 First Nations in Alberta.
- Completed an Agricultural Loss of Use Study (1884 – modern day) & Current Unimproved Market Value Report relative to a +/-4,000-acre Treaty Land Entitlement Claim (TLE) relative to a Treaty 6 First Nation in Alberta.
- Completed appraisals and valuation consulting relative to nine (9) First Nation Reserves in British Columbia along a major pipeline route.
- Completed appraisals for various dispositions on First Nation Reserves throughout Alberta

Select Consulting Assignments

- Completed an assessment of the viability and yield potential of an alfalfa hay stand in the Athabasca area for the purposes of settling a land dispute.
- Completed an assessment of crop losses with respect to seed potato production disturbed by a pipeline right of way in the proximity of the City of Edmonton/Fort Saskatchewan.
- Completed an assessment of agricultural losses and/or damages as a result of the reactivation and expansion of a surface lease in north-eastern British Columbia.
- Completed an assessment of crop damages from of an air seeder malfunction on four separate farms in the Bashaw area for the purposes of an insurance claim settlement.
- Completed an analysis of impacts on field operations and increased travel routing resulting from a highway right of way expropriation which resulted in severance of a field grain cropping farm in north-central Saskatchewan.
- Completed several analyses of crop and land damages due to wildfires in Alberta and British Columbia.
- Completed several assessments of crop and land damages due to flooding of agricultural lands across Western Canada.
- Completed several analyses of impacts on field operations and agricultural damages (loss of use, adverse effect, severance, etc.) from mineral surface leases in Alberta, north-eastern BC, Saskatchewan and Manitoba to review annual rentals (i.e. ongoing nuisance and disturbance to the farming operation) and provide evidence at arbitrations and compensation hearings.
- Completed several analyses of impacts on field operations and agricultural damages (loss of use, adverse effect, severance, etc.) from pipelines and roadway takings in Alberta, north-eastern BC, Saskatchewan and Manitoba for presentation at compensation hearings.
- Completed several analyses of impacts relating to crop insurance claims ranging from herbicide, fertilizer, seeding misapplications, irrigation malfunctions, to wildlife damages across Western Canada.
- Completed several assessments of crop losses resulting from herbicide misapplication/spray drift across Western Canada.
- Completed a study of agricultural rental rates in northern Alberta involving the review of leasing and rental policies in neighbouring jurisdictions and a survey of private lessees/lessors to update Alberta Environment & Parks Farm Development lease rates.
- 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.

- Appeared as an expert witness and been qualified in the areas of agrology, agriculture economics, agricultural practices and assessment of agricultural impacts before the Alberta Surface Rights Board (AB – SRB), the Saskatchewan Surface Rights Board (SK – SRB), the British Columbia Surface Rights Board (BC – SRB), the British Columbia Oil and Gas Appeal Tribunal (OGAT), Specific Claims Tribunal (SCT), Alberta Court of King’s Bench (ABKB) and the Federal Court.
- Appeared as an expert witness and been qualified in rural land appraisal before the Specific Claims Tribunal (SCT), the Alberta Court of King’s Bench (ABKB) and the Federal Court.
- Appeared as an expert witness and been qualified in the assessment of pattern of dealings evidence before the Saskatchewan Surface Rights Board (SK – SRB).