

PARTIAL LIST OF OUR GROUP'S PAPERS

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Stephen Waqué

1. Article published in the October 1981 issue of the **Canadian Underwriter Magazine** - "**The Agent on Trial**"
2. Paper delivered to the Seminar on Errors & Omissions Insurance given to the Toronto Chapter of the Appraisal Institute of Canada on November 10, 1982 - "**Hurdles at the Courtroom Door**"
3. Conference material prepared for a Seminar of the Appraisal Institute of Canada held at the Skyline Hotel on March 18 and 19, 1983 - "**Problems and Solutions**"
4. Paper delivered at a Conference on "**Developments in Expropriation Law**" presented by Richard DeBoo Publishers on May 9, 1984
5. Paper delivered to the Annual Conference of the Appraisal Institute of Canada on September 29, 1984 with updated Summary of Cases
6. Seminar materials for use at Seminar on "**Appraisal Liability**" presented by the Ontario Association of the Appraisal Institute of Canada on May 9, 1986
7. An Index to Seminar materials on "**Professional Conduct**" delivered to the Ontario Expropriation Association at its Annual Seminar on October 18, 1986
8. Paper on "**Conflict of Interest**" presented to Seminar of Appraisal Institute of Canada on Friday, March 6, 1987
9. Paper given to the Ontario Land Economists on March 26, 1987 on "**Managing the Risks of Legal Liability**"
10. Paper on "**Claims for Compensation arising out of Landfill Sites**" delivered to the Ontario Expropriation Association Annual Seminar on October 16, 1987
11. Paper delivered to the Canadian Bar Association, 1988 Institute on Continuing Legal Education, "**Current Issues of Interest to Municipal Lawyers**", on February 5, 1988
12. Paper delivered at Insight Seminar, The Ontario Municipal Board, on "**New Rules in the Expropriation Practice**", on February 25, 1988
13. Paper on "**Compensation Where No Land is Taken**", delivered on September 23, 1988 at the Richard DeBoo Seminar in Vancouver, B.C.
14. Paper on "**Preventative Practice**", delivered on September 30, 1988 to the Appraisal Institute of Canada in Sault Ste. Marie, Ontario

15. Paper on "**Expropriation - A Glimpse Into The `Looking Glass`**", delivered on October 7, 1988 at the Ninth Biennial Business Valuation Conference in Toronto
16. Paper on the "**Role of the Lawyer in the Preparation of Expert Evidence**", delivered on June 13, 1989 at the Canadian Institute of Chartered Accountants Conference in Hamilton
17. Paper on "**Compensation Where No Land is Taken**", delivered on September 30, 1989 at the Second Annual Conference of the Alberta Expropriation Association in Edmonton, Alberta
18. Paper on "**Preventative Practice - An Update**", delivered on December 1, 1989 at a Seminar held at the Toronto Airport Hilton International by The Appraisal Institute of Canada
19. Paper on "**Preventative Practice - An Update**", delivered on February 2, 1990 at a Seminar held in Ottawa by The Appraisal Institute of Canada
20. Paper on "**Preventative Practice - An Update**", delivered on January 26, 1991 at a Seminar held in London, Ontario by The Appraisal Institute of Canada
21. Paper on "**The Form Appraisal: The Appraiser's Appraisal or The Poor Man's Report**", delivered on February 15, 1991 at the Fee Appraisers Symposium held at the Howard Johnson Hotel, Rexdale, Ontario by The Appraisal Institute of Canada
22. Paper on "**Preventative Practice - An Update**", delivered on March 1, 1991 at a Seminar held in Sudbury, Ontario by The Appraisal Institute of Canada
23. Paper on "**New Class Proceedings Legislation Settlement and Judgment**", delivered on April 11, 1991 at an Insight Seminar held by Insight Educational Services
24. Paper on "**Environmental Issues That Arise On The Acquisition Or Disposition Of Real Estate**", delivered on Friday, May 10, 1991 at the International Right of Way Association Annual Education Seminar on Environmental Issues, held on May 10 and 11, 1991 at Stage West Hotel, Mississauga, Ontario
25. Paper on "**Preventative Practice - An Update**", delivered on September 20, 1991 at a Seminar held in Toronto, Ontario by The Appraisal Institute of Canada
26. Paper on "**Preventative Practice - An Update**", delivered on January 10, 1992 at a Seminar held in Windsor, Ontario by The Appraisal Institute of Canada (See Tab 25)
27. Paper on "**Preventative Practice - An Update**", delivered on March 27, 1992 at a Seminar held in Ottawa, Ontario by The Appraisal Institute of Canada (See Tab 25)
28. Paper on "**Compensation Issues - The Valuation of Contaminated Properties**", delivered on May 7, 1992 at a Seminar held at Toronto, Ontario by the Canadian Bar Association – Ontario
29. Paper on "**Preventative Practice - An Update**", delivered on June 12, 1992 at a Seminar held in Thunder Bay, Ontario by The Appraisal Institute of Canada (See Tab 25)

30. Paper on "**Preventative Practice - An Update**", delivered on September 25, 1992 at a Seminar held in Kingston, Ontario by The Appraisal Institute of Canada (Paper actually del'd for SFW by Bill Middleton) (See Tab 25)
31. Paper on "**Doing Your Homework Before Expropriation and Environmental Litigation**", delivered on October 22, 1992 to the Ontario Association of Municipal Real Estate Administrators at a Seminar held in Mississauga, Ontario
32. Paper on "**Preventative Practice - An Update**", delivered on November 6, 1992 at a Seminar held in Barrie, Ontario by The Appraisal Institute of Canada (See Tab 25)
33. Paper on "**Environmental Issues That Arise On The Acquisition or Disposition of Real Estate**", delivered on November 18, 1992 at Scotia Plaza for Suncor Inc.
34. Paper on "**Civil Liability - The Common Law Base Line for Environmental Law**", delivered on February 9, 1993 at a Borden & Elliot Client Seminar on Environmental Law held at the C.B.A. Conference Centre in Toronto, Ontario
35. Paper on "**Preventative Practice - An Update**", delivered on March 19, 1993 at a Seminar held in St. Catherine's, Ontario by The Appraisal Institute of Canada (See Tab 25)
36. Paper on "**Preventative Practice - An Update**", delivered on April 30, 1993 at a Seminar held at the Airport Branch of the Board of Trade in Mississauga by The Appraisal Institute of Canada (See Tab 25)
37. Standard "**Preventative Practice**" Paper with USPAP, delivered on October 22, 1993 at a Seminar held in Burlington, Ontario to the Appraisal Institute of Canada
38. Paper on "**Civil Liability - The Common Law Base Line for Environmental Law**", delivered on April 22, 1994 at a Seminar held by The Law Society of Upper Canada at Osgoode Hall, Toronto
39. Paper on "**Environmental Fear in the Courts**", delivered at Borden & Elliot's premises on April 28, 1994 at an In-House Environmental Law Seminar for the Insurance Industry
40. AMENDED Paper on "**Environmental Fear in the Courts**", submitted to the Canadian Insurance Law Review on August 4, 1994 at the request of Mr. Roger Harris, the Editor-in-Chief.
41. Paper on "**Civil Liability - The Common Law Base Line for Environmental Law**", delivered at Borden & Elliot's Construction/Surety Law & Environmental Law Seminar for Surety Clients, held on November 29, 1994
42. Paper on "**Triggers of Coverage in Environmental Insurance Cases**", given at a Seminar by Borden & Elliot to the Insurance Institute of Ontario on September 19, 1995

43. Paper on "**Preventative Practice**", delivered on March 9, 1996 to the Alberta Chapter of the Appraisal Institute of Canada at an Education Seminar held in Edmonton, Alberta
44. Article written for the Spring 1996 edition of "**The Canadian Appraiser**" on "Defending Against Negligence"
45. Paper on "**Why Do School Boards Pay Too Much For School Sites**", delivered at a Seminar given by Borden & Elliot to School Boards re: Emerging Issues in Education: Seminar on Legal Issues in a Changing School Setting on April 2 and 3, 1996
46. **Exxon Environmental - San Francisco Presentation** - July 9, 1996 (cover and index pages only)
47. Article written for the Summer 1996 edition of "**The Canadian Appraiser**" on "Limiting Conditions"
48. Paper on "**Conducting a Successful Expropriation Case before the Ontario Municipal Board**", delivered at an Insight Seminar on Strategies for Success at the Ontario Municipal Board, on September 16, 1996
49. Article written for the Fall 1996 edition of "**The Canadian Appraiser**" entitled "Going The Appraiser's Way"
50. Paper on "**What's New in Expropriation**", delivered at a Seminar given by The International Right-of-Way Association, Chapter 29, at its Fall Real Estate Seminar and Exhibition in October, 1996
51. Article written for the Winter 1996 edition of "**The Canadian Appraiser**" entitled "**Choosing your Confessor Wisely**"
52. Paper on "**The Resurgence of Civil Remedies in the Practice of Environmental Law**" prepared by Stephen Waqué, Gabrielle Kramer and Pitman Patterson, and delivered by Gabrielle Kramer at a Seminar held at Osgoode Hall, Toronto, on December 11, 1996
53. **McColl-Frontenac Environmental - Los Angeles Presentation** - January 7, 1997 (see also Tab 69)
54. Article written for the Spring 1997 edition of "**The Canadian Appraiser**" entitled "**Avoiding Denials of Insurance Coverage**"
55. Article written for the Summer 1997 edition of "**The Canadian Appraiser**" entitled "**Preventative Practice**"
56. Amended Paper on "**The Resurgence of Civil Remedies in the Practice of Environmental Law**" prepared by Stephen Waqué, Gabrielle Kramer and Pitman Patterson, and delivered by Stephen Waqué at a Seminar for the Society of Public Insurance Administrators of Ontario at the Lion's Head, on September 12, 1997

57. Article written for the Fall 1997 edition of **“The Canadian Appraiser”** entitled **“Giving Expert Evidence”**
58. Article written for the Winter 1997 edition of **“The Canadian Appraiser”** entitled **“Ontario Joins the Real World”**
59. The New Realty Tax Regime - July 1997
60. The New Realty Tax Regime - Update No. 1 - January 1998
61. Article written for the Spring 1998 edition of **“The Canadian Appraiser”** entitled **“The Option of Being Judgment Proof”**
62. Article written for the Summer 1998 edition of **“The Canadian Appraiser”** entitled **“Working with Municipal Planners”**
63. Article written for the Fall 1998 edition of **“The Canadian Appraiser”** entitled **“Bricks Without Straw”**
64. **“Highlights of Handling Environmental Losses”** given to Staff of Frank Cowan Company Limited on October 20, 1998
65. Paper on **“A Preventative Practice in an Expropriation Context”**, delivered at a Seminar on Professional Liability Issues Arising out of Government Acquisitions to the British Columbia Expropriation Association in Vancouver, B.C. on October 31, 1998
66. Panel Discussion on **“Issues Arising out of the Yonge/Dundas Project”**, held at the Ontario Expropriation Association Fall Seminar on October 23, 1998
67. Article written for the Winter 1998 edition of The Canadian Appraiser entitled **“A Monetary Limits on Liability”**
68. Article written for the Spring 1999 edition of **“The Canadian Appraiser”** entitled **“Are Appraisal Techniques Outdated?”**
69. Paper on **Valuation of Commercial Real Estate in a Litigation Context**, delivered at the Federated Press Conference on **Commercial and Industrial Real Estate Valuation** held in Toronto on February 25 and 26, 1999
70. Paper on **Deemed Condemnation in Canada**, delivered at the International Right-of-Way Association Seminar held in Ottawa on May 7, 1999
71. Presentation made to the American Bar Association Presidential Showcase Program at the Toronto Convention Centre on August 1, 1998 **The Problems Associated with Becoming a Megacity**

72. Article Written for the Fall 1999 edition of **The Canadian Appraiser** entitled **Don't be Taken Out by an Expropriation Claim**
73. **Expropriation of Leasehold Interests: A Primer** - Canadian Bar Association Civil Litigation Section session on Commercial Lease Litigation, Tuesday, October 12, 1999
74. Presentation made to the Conference of Canadian Council for the Public-Private Partnerships on November 23, 1999 **Public-Private Partnerships in City Centre Revitalization**
75. Presentation made to the Federated Press Conference on Structuring Commercial Real Estate Transactions of Contaminated Sites on February 8, 9 and 10, 2000: **The Dynamics of Legal Analysis in the Context of Contaminated Sites Valuation**
76. **McColl-Frontenac Environmental - Los Angeles Presentation** - January 7, 1997 (up-dated March 6, 2000)
77. Presentation made to the Spring Meeting of the Ontario Expropriation Association on June 1, 2000: **The Role of Expropriation in City Centre Revitalization**
78. Paper Delivered to the Fall Seminar of the Credit Valley Chapter of The Appraisal Institute of Canada on October 11, 2001: **Developments in Expropriation Law: Highlights for Appraisers**
79. Paper Delivered to the Summer Seminar of the Ontario Association Of the Appraisal Institute of Canada on June 12 and 22, 2002: **The Structure of a Cross-Examination of an Appraisal Witness: How To Do It If Examining and What to Expect if Being Examined**
80. Paper presented to the Seminar of the Ontario Association of the Appraisal Institute of Canada on February 28 - March 1, 2003 in Ottawa **The Structure of a Cross-Examination of an Appraisal Witness: How To Do It If Examining and What to Expect if Being Examined**
81. Paper presented to the Seminar of the B.C. Expropriation Association October 24-26, 2003 in Vancouver: **Finding Salvation after Salvation Army: Coping with not Being Able to Ignore the Scheme**
82. Version of above-noted paper (Tab 74) edited to be published in www.expropriation.com by Mr. Melville: now entitled **New Principles / New Language: Coping with not Being Able to Ignore the Scheme**
83. Address by Stephen Waqué to the **Municipal Law Section of the Ontario Bar Association on Bills 26 and 27 – March 31, 2004**
84. Address by Stephen Waqué to the **Alberta Expropriation Association Annual Conference – September 30th to October 2nd, 2004**

85. Paper presented to the **Ontario Expropriation Conference** in Toronto on October 22nd, 2004 entitled **“Ignoring the Scheme or Reforming the Planning Purpose/Expropriation Paradigm”**
86. Paper written for the Guest Column of the **Canadian Appraiser Magazine**, (Volume 49, Book 2) 2005 entitled **“Negligence and Professional Standards”**.
87. Paper presented to the International Right of Way Association, Chapter 29 & the Ontario Association of Municipal Real Estate Administrators on Friday, October 14th, 2005 entitled **“Urban Renewal Land Assembly – Where Do We “Grow” From Here?”** written by Stephen Waqué and Salim Hirji.
88. Paper written for the Guest Column of the **Canadian Appraiser Magazine**, (Volume 49, Book 4) 2005 entitled **“Preventative Practice”**.
89. Paper presented to the **Federated Press** on June 18th, 2007 Conference for the 2nd Advanced Negotiating for Real Estate Transactions entitled **“Achieving a Win-Win or Mutual Value-Added Transaction”**.
90. Presentation made to the Construction Law Group on November 27, 2007: **Role of a Community Improvement Plan in Supporting Infrastructure Development**
91. Presentation made at Borden Ladner Gervais LLP on March 26, 2008: **Welcome to our Breakfast Information Session on the City of Toronto Lobbyist Registry.**
92. Notes presented for panel discussion on **“The Fairness Equation”** at **OEA Spring Event** on Thursday, May 8, 2008.
93. Presentation made at Borden Ladner Gervais LLP on June 6, 2008: **Market Valuation: The Relationship Between Climate Change and Real Estate Valuation.**
94. Presentation made at the Ontario Expropriation Association Training Session October 6 and 7, 2008: **Procedures Prior to Hearing**
95. Presentation made at OEA Annual Fall Conference on October 24, 2008: **Market Valuation: The Relationship Between Climate Change and Real Estate Valuation (updated version).**
96. Presentation made at the 2009 Real Estate & Property Tax Forum on February 3, 2009: **Impacts of Distorted Values for Tax Assessment.**
97. Newsletter on **“Bill 150: Green Energy and Green Economy Act, 2009”**, delivered February 24, 2009.
98. Presentation made at the OAMREA Spring Conference on May 22, 2009: **Expropriation in a Time of Infrastructure Spending.**

99. Presentation made at the IRWA Fall Education Seminar on October 2, 2009. **Expropriation in a Time of Massive Infrastructure Spending.**

Frank Spurduti

100. "Green Belts and Ring Roads: Land Use Planning or Down-Zoning for Infrastructure Development", Alberta Expropriation Association (October 3, 2009)
101. "Piercing the Corporate Veil: Avoiding Personal Liabilities for Appraisers", Appraisal Institute of Canada (June 12, 2009)
102. "Update on the Law for Real Estate Appraisers", (June 12, 2009)
103. "Regulatory Changes Mean Work for Appraisers", Appraisal Institute of Canada (April 25, 2009)
104. "Legal Implications of Grow Ops in Ontario", Appraisal Institute of Canada (April 3, 2009)
105. "Legal Issues to Consider in the Appraisal of Real Estate", Appraisal Institute of Canada (April 3, 2009)
106. "Partial Takings: An Overview of the Law of Injurious Affection", presented to the members of Ontario Municipal Board, October 5, 2008.
107. "Public Sector Accountability", (2007)
108. "Recent Developments In Land Compensation: A Case Law Update – 2006", presented to the International Right of Way Association in Kingston, Ontario, on April 7, 2006.
109. "An Overview of the Expropriation Process in New Brunswick" presented at the annual conference of the New Brunswick Association of Real Estate Appraisers on April 26, 2006.
110. "The Law of Appraiser's Liability", presented at the annual conference of the New Brunswick Appraisal Association of Real Estate Appraisers on April 26, 2006.
111. "Legal Non-Conforming or Just Legal: Giving Up The Farm", (2005) 2 Digest of Municipal and Planning Law. (2d), August, 2005, Issue 8.
112. "Balancing Rights and Interests: A Comparative Discussion of the Expropriation Acts in Ontario and Alberta", Presented at the Annual Fall Conference and the Alberta Expropriation Association, Canmore, Alberta, October 2004.

113. "Case Law Update: Injurious Affection to Lands Trapped in the Parkway Belt West Plan", Ontario Expropriation Association Newsletter, Spring 2004.
114. "Proving Market Value: Legal Issues for Appraisers", Appraisal Institute of Canada, Niagara Falls, April 2004.
115. "Avoiding Personal Liability for Real Estate Appraisers, Appraisal Institute of Canada, Ottawa, January 2003.
116. "The Lawyer-Appraiser Relationship", Appraisal Institute of Canada, Niagara Falls, November 2002.
117. "Preparing the Expert Witness for Trial", Appraisal Institute of Canada, Toronto, June 2002 Conference.
118. "Advanced Concepts in Expropriation Law – Claiming Damages for Injurious Affection".