Signant Two Share Valuation Regarding Sale of Shares Nov 28, 2023

Step #	Explanation of Process	Calculation
1	Take the most recent assessed value of the Cabin - Source: 2023 BC Property Assessment Notice - indicates an assessed value of $1,270,000.00 (land and buildings) .	$1,270,000.00
2	less notional real estate commissions payable if the cabin were to be sold at that value (calculated at 7% on the first $100,000.00 and 3% on the balance) - 7% of $100,000.00 ………………… $ 7,000.00 - 3% of $1,170,000.00 ……………………… <u>35,100.00</u> Total Notional Real Estate Commissions …….. $42,100.00	$1,270,000.00 <u>- 42,100.00</u> $1,227,900.00
3	less an allowance of $1,000.00 for legal fees and disbursements on the notional sale	$1,227,900.00 <u>- 1,000.00</u> $1,226,900.00
4	less any Transfer Tax payable if the Cabin were to be sold at the assessed value NOT APPLICABLE	NOT APPLICABLE
5	divided by 72, the number of outstanding Common Shares	$1,226,900.00/72 =$17,040.28
6	divided by 2 = <u>Valuation per Share = $8,508.07</u>	$17,040.28/2 = <u>$ 8,520.14</u>
	Valuation for 12 shares - 12 X $8,520.14 = $102,241.68	
	Valuation for 3 shares - 3 X $8,520.14 = $ 25,560.42	