

CAMP PROPERTY DATA

SUMMARY OF MARKET VALUE OPINION: Doe Lake

Acreage	All parcels total: 641.37
Make up of Property	<p>Parcel 1 — Polly's Roost Island: undeveloped</p> <p>Parcel 2 — Reazin Island: undeveloped</p> <p>Parcel 3 — Heroka: undeveloped wilderness</p> <p>Parcel 4 — Trillium Woods: 2,300' of waterfront and is primarily a woodlot on both sides of Highway 518</p> <p>Parcel 5 — Maintenance/Chalet/Sunset/Main Lodge/Parking/Office/Boathouse/Waterfront Docks/Wilson/Little Eye/Bella Coola: 1,962' waterfront and fully developed</p> <p>Parcel 6 — Canata/Crafts/Birchcliff/Tree House/Green Acres/Many Winds/Climbing Wall & High Ropes/Longhouse/Opechee/Wagona/Olympia/Ashgrove/Good Neighbours: 1,400' of waterfront and encompasses the developed structures</p> <p>Parcel 7 — Heritage House: 330' of waterfront and primarily undeveloped</p> <p>Parcel 8 — Barn: primarily undeveloped</p> <p>Parcel 9 — Undeveloped</p>
Municipality	<p>Parcel 1, 2, 4, 5, 6, 7, 8 — Township of McMurrich/Monteith</p> <p>Parcel 3, 9 — Township of Perry</p>
Municipal Zoning	<p>Parcel 1 Open Space (OS): allows for only one use and that is a recreational facility (docks or boat storage). No residential dwelling</p> <p>Parcel 2 Institutional Zoning (IN): allows for cemetery, community centre, conservation use, institutional camp, nursing home, place of assembly & workshop, school, wayside pit or quarry and office</p> <p>Parcel 3 Limited Service Residential (LSR): dwelling, single detached, home occupation and public utility Rural (RU): accessory dwelling unit, agriculture, B&B, commercial nursery or greenhouse, conservation use, dwelling-single detached, golf course, home industry, home occupation & hunt camp Environmental Protection (EP): no structures but allows agricultural, conservation including forestry, reforestation and other activities connected with the conservation of soil or wildlife, recreational trails and resource management.</p> <p>Parcel 4 Institutional Zoning (IN): allows for cemetery, community centre, conservation use, institutional camp, nursing home, place of assembly & workshop, school, wayside pit or quarry and office</p> <p>Parcel 5 Institutional Zoning (IN): allows for cemetery, community centre, conservation use, institutional camp, nursing home, place of assembly & workshop, school, wayside pit or quarry and office</p>

(*) Based on an Ontario Municipal Board ruling in the early 2000's all seasonal residential youth camps in Ontario are now assessed "Residential" due to their youth educational component even though zoning may vary from Resort Commercial to Open Space/Environmental

<p>Municipal Zoning (cont'd)</p>	<p>Parcel 6 Institutional Zoning (IN): allows for cemetery, community centre, conservation use, institutional camp, nursing home, place of assembly & workshop, school, wayside pit or quarry and office</p> <p>Parcel 7 Institutional Zoning (IN): allows for cemetery, community centre, conservation use, institutional camp, nursing home, place of assembly & workshop, school, wayside pit or quarry and office</p> <p>Parcel 8 Institutional Zoning (IN): allows for cemetery, community centre, conservation use, institutional camp, nursing home, place of assembly & workshop, school, wayside pit or quarry and office</p> <p>Parcel 9 Rural (RU): accessory dwelling unit, agriculture, B&B, commercial nursery or greenhouse, conservation use, dwelling-single detached, golf course, home industry, home occupation & hunt camp</p>
<p>Best Use</p>	<p>Parcel 1 — N/A Parcel 2 — residential cottage Parcel 3 — residential dwelling, hunt camp Parcel 4 — camp or tourism based operation Parcel 5 — camp or tourism based operation Parcel 6 — camp or tourism based operation Parcel 7 — single family residential dwelling Parcel 8 — rural residential Parcel 9 — farm or residential</p>
<p>Issues</p>	<p><i>Negative:</i> Parcel 1 — N/A Parcel 2 — would require zoning change, water access only through Katrine or Peggs Mtn Road Parcel 3 — lack of road access Parcel 4 — Age of structures & systems Parcel 5 — location in relation to Hwy 518 Parcel 6 — IN Zoning, lower industry average of roofed accommodation beds Parcel 7 — would require zoning change. Parcel 8 — would require zoning change Parcel 9 — N/A</p> <p><i>Positive:</i> Parcel 1 — N/A Parcel 2 — would require zoning change, water access only through Katrine or Peggs Mtn Road Parcel 3 — close to Emsdale & Deer Lake Rd Parcel 4 — amount of land and waterfront Parcel 5 — potential for redevelopment if zoning change were to occur Parcel 6 — division of saleable parcels Parcel 7 — road access, water & hydro services Parcel 8 — road access, hydro, drilled well, cleared area and drive access off Hwy 518 Parcel 9 — zoning , year round highway fronting</p>
<p>Market Valuation</p>	<p>All parcels total: \$4,600,000</p>
<p>Land Tax (*) Currently exempt, approx value at residential mill rate</p>	<p>All parcels total: \$56,850</p>