

**In the Matter of the Receivership of
1143694 Alberta Ltd. (the “Company”)
of the City of Calgary
In the Province of Alberta**

**Notice of Receiver
(Subsections 246(3))**

Take notice that:

1. On the 18th day of August, 2009, PricewaterhouseCoopers Inc. (“PwC”) was appointed Receiver and Manager (“Receiver”) of all the current and future assets, undertakings and properties of every nature and kind whatsoever, and wherever situate, including proceeds thereof of 1143694 Alberta Ltd. with the authority to take possession and control, receive, protect, preserve, manage and dispose of the property or any part thereof, pursuant to a Receivership Order of the Court of Queen’s Bench of Alberta, Judicial District of Calgary. According to the books and records of the Company at August 18, 2009 the assets of the Company were:

<u>Asset</u>	<u>Book Value</u>
Cash	\$ 20,774
Accounts Receivable	23,718
Deposits and Purchase Prepayments	139,084
Deferred Project Costs	23,177,207

2. PwC, in its capacity as Receiver, took possession and control of the property described above on the 18th day of August, 2009.

Secured Creditors

• Citizens Bank of Canada (including interest)	\$ 17,097,091
• Bancorp Financial Services Inc. (including interest)	2,513,368
• Murray Robinson	440,437
• Steven Jaegar and Pieter Vlek and Robin Maggs	400,000
• WJE Consultants Ltd.	450,000

Unsecured Creditors

A list of creditors was obtained from the books and records of the Company, a copy of which was included as Schedule “A” and included with the first Receivers Report dated August 27, 2009.

Statement of Receipts and Disbursements

A copy of the Statement of Receipts and Disbursements for the period August 18, 2009 to September 20, 2011 is attached as Schedule “A” to this report.

Plan of Action

- The lease for the show suite location was terminated by the Receiver on October 31, 2009 when the Receiver vacated the location. Also adjacent to this show suite was a space being utilized by a subtenant. It was determined there were no assets at that location and the subtenant has entered into agreement independently with the landlord after this sub-lease was terminated.
- Canada Revenue Agency performed an audit of the payroll accounts and no amounts are owing.
- All applicable WEPPA payments have now been made to eligible former employees.
- We had engaged a security firm to provide security to the project site during the evening and weekend hours, 7 days a week to ensure the project and its related assets are not compromised. As all units have been sold this security has been terminated.
- We had retained contractors to assist the Receiver with the administration of the receivership directives provided in the Receivership Order. Project now complete.
- We have arranged the maintenance of appropriate insurance.
- Upon our possession the project was approximately 80% complete. As of December 31, 2009 the project was 95% complete from a construction perspective. Construction is now complete. Minor deficiency work has been completed.
- At the time of our appointment, we met with representatives of the City of Calgary and received approval for the continuation of existing development agreements and building permits for the project. The development permit is now signed off.
- We have engaged an external safety consultant to assist the Receiver in implementing and monitoring a safety plan for the project site and to remedy any potential safety deficiencies in the project, which arose on site prior to the receivership. As construction is now complete, the safety consultant is no longer required on the Project.
- An inventory was completed of all furniture, fixtures, equipment, appliances and small wares at the project site and former leased premises to determine ownership and ongoing requirements to complete the project. All excess inventory has been sold.

- All units have now been sold.
- The Company is registered under the National Home Warranty Program. National Home Warranty Program has indicated that full warranty coverage will remain in place in accordance with the Receivership Order.
- The Receiver has engaged independent legal counsel, Mr. Larry Robinson, Davis LLP.
- The Receiver was discharged by an Order of the Court of Queen's Bench of Alberta on July 21, 2011. A copy of this Court Order is enclosed.

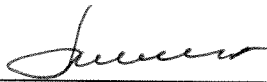
Other Pertinent Matters

Contact persons for Receiver: Susan L. Shabluk
Telephone: 403-509-7316
Facsimile: 403-781-1825

Dated at Calgary, Alberta this 21st day of September, 2011.

PricewaterhouseCoopers Inc.
Receiver and Manager of 1143694 Alberta Ltd.

Per:



Donald J. Roberts
Senior Vice President

Notice to Reader

We have compiled the accompanying Statement of Receipts and Disbursements for the period August 18, 2009 to September 20, 2011 from the receivership records which we have maintained in our capacity as Receiver and Manager of 1143694 Alberta Ltd.

We have not engaged external accountants to audit, review or otherwise attempt to verify the accuracy or completeness of the Statement of Receipts and Disbursements.

Readers are cautioned that this statement may not be appropriate for their purposes.

PricewaterhouseCoopers Inc.

**PricewaterhouseCoopers Inc.
Receiver and Manager of
1143694 Alberta Ltd.**

1143694 Alberta Ltd. - In Receiverships
Final Statement of Receipts and Disbursements
for the period August 18, 2009 to September 20, 2011
(unaudited - See Notice to Reader)

Schedule A

Receipts

Advance from Secured Creditor	\$	-
Rental Revenue	\$	6,524.56
GST Refunds	\$	284,303.61
Interest Income	\$	8,288.21
GST Collected	\$	814,642.52
Insurance Claim Pament	\$	44,242.44
Deposits on Sales	\$	-
Surplus Materials Sale Proceeds	\$	10,683.32
Sales Proceeds on Finalized Sales	\$	16,292,416.86
Cash on Hand	\$	24,316.93
Miscellaneous Refunds	\$	24,369.02
Total Receipts	\$	17,509,787.47

Disbursements

Advertising	\$	153,512.34
Architects	\$	102,325.45
Auction Commission	\$	2,525.00
Auction Expenses	\$	1,827.50
Bank and Service Charges	\$	86.47
Commissions	\$	550,565.44
Condo Management	\$	2,400.00
Condo Fees	\$	65,629.12
Condo Assessment	\$	18,736.00
CondoSource	\$	30,268.43
Construction Costs	\$	4,450,612.68
Construction Manager	\$	279,042.77
Contractors	\$	162,949.31
Distributions to Secured Creditor from Sales Proceeds	\$	8,816,725.75
Distribution to Secured Creditor - FINAL	\$	6,783.72
GST Paid/Remitted	\$	1,079,801.50
Insurance	\$	44,337.00
Home Inspections and Surveys	\$	27,441.53
Janitorial and Cleaning	\$	36,633.26
Legal Fees and Expenses	\$	266,887.77
Licences and Permits	\$	3,642.70
Moving Costs	\$	2,056.25
Office and Miscellaneous Expenses	\$	18,366.30
Offical Receiver Fees	\$	70.00
Promotion Costs	\$	20,000.00
Property Taxes	\$	59,867.99
Receivers Expenses	\$	92,921.27
Receivers Fees	\$	900,103.10
Remittances - Pre Receivership Trust Exam	\$	3,560.40
Rent	\$	22,990.86
Search Fees	\$	43.25
Security and Locksmith	\$	195,396.99
Settlement	\$	10,000.00
Utilities and Telephone	\$	78,994.62
Workers Compensation Board - Pre Actuals	\$	2,682.70

Total Disbursements

\$ 17,509,787.47

Balance of Funds in Bank

\$ -