IN THE MATTERS OF THE INSOLVENCIES OF CONCRETE EQUITIES INC. et. al

MINUTES OF THE SEVENTH MEETING OF THE MANAGEMENT COMMITTEE

via conference call
on Monday, October 5, 2009 at
the hour of 4:30 p.m. in the afternoon

Attendance

Name	Company	Representing
Michelle Grant	Ernst & Young Inc.	Receiver
Sean Collins	McCarthy Tetrault LLP	Counsel to the Receiver
Steven Butt	Avenue Commercial	LP Investors
Dave Bulloch	Strategic Group	Applicants
Brian Newman		LP Investors
Don Rempel	Realty Advisors	Worley Parsons

Call to Order

Ms. Grant called the meeting to order at 4:35 p.m.

A copy of the agenda for the meeting is attached as Appendix "A".

Outstanding Lease Matters

Castleridge - Video Store Offer
Ms. Grant summarized the group's comments sent via e-mail regarding the rates.
Consensus - increase rate by $1.50, allow for one month free gross rent or two months free net rent and proceed with Alistar's suggestion on guarantee.

Castleridge - Pho Lee assignment
Group consensus was that the financial statements for the assignee were poor. It was suggested that a letter of credit be obtained before making a decision on the assignment.

Receiver and Counsel's fees for August

Mr. Butt indicated that $325,000 in Receiver and Receiver Counsel's fees for August appears to be higher than anticipated, likely due to El Golfo. The LP Investors want the Receiver to maintain time details separately for work relating to El Golfo. The LP Investors want these amounts to be factored into the inter-company loans between El Golfo and the projects in Calgary.

Mr. Butt asked Ms. Grant about the Glenmore Airways and Symcor Otis buildings and the status of the investigation on these properties. Ms. Grant indicated that these projects were included in the expanded receivership order. Mr. Butt asked how much money is being spent on them. Ms. Grant indicated that Receiver's mandate requires them to investigate these entities to some extent.

Ms. Grant noted that the Receiver's counsel is reviewing the offering memorandums to determine if there were any security violations that should be brought to the attention of the Alberta Securities Commission.

The Receiver requested that the Management Committee approve the Receiver and its counsel's fees. The Management Committee unanimously approved these fees for August.

<u>Update on the Accounting Investigation</u>

The Receiver wants to schedule a meeting with the Management Committee to review its findings prior to the town hall meeting scheduled for November 10, 2009. Ms. Grant requested that fellow committee members look at their schedules to determine when they were available the week of October 26, 2009.

<u>MEG Place Proposals</u>

Don Rempel, Leasing agent for Worley Parsons joined the meeting.

Worley Parsons has presented the following options to the Receiver:

1) Cash payment to get out of lease now
    a. $2 to $2.3MM dollar range.
2) Subtenant to 2012 only – Worley Parsons can terminate lease in 2012 with penalty.
3) Working with landlord (ie. Receiver) to get a subtenant beyond 2012 with a sublease and a wrap around

Mr. Rempel indicated that there is interest from a national company to lease the second and third floors and that they are interested in the $12 to $13 per square foot range. He noted that $660,000 is sitting in trust to be spent on leasehold improvements by Worley Parsons. These funds are being held in trust by the previous owners' lawyer. Worsley Parsons is prepared to exercise the early termination of $800,000 and has been instructed not to sublease longer than 2012.

Mr. Butt requested that Ms. Grant have the purchase and sale agreement reviewed to assess the terms of the funds held in trust for the leasehold improvement. Mr. Butt indicated that it would be better to agree on a rate that would benefit all parties that way the tenant does not have to renegotiate a rate after two years as it would be unlikely for a national company to sign a two year lease. He suggested that they work together with building representative and discuss among the Management Committee as to what rate would be mutually beneficial for a tenant over a five year term.

The Management Committee agreed to get back to Mr. Rempel with rates and a recommended course of action. Mr. Butt indicated that the Management Committee cannot give a firm figure on a go forward basis, but anticipates that a buyout provision likely will not work. At this point, Mr. Rempel left the meeting.

Mr. Butt indicated that the investors would prefer to keep their investment and that the best approach would be to keep the tenant, have Worsley Parsons sublet the space with a wrap around lease from the landlord to bring the term to five years.

Ms. Grant suggested that Mr. Butt go back to Steering Committee with the cash settlement concept. Ms. Grant indicated that she will review the purchase and sale agreement for the terms on the funds held in trust.

Mrs. Grant asked if there was anything else to be discussed at this meeting. The meeting was adjourned at 5:47 p.m.

Respectfully submitted,

Michelle Grant, Chairperson and Secretary

October 30, 2009

Date

APPENDIX "A"

Concrete Equities et. al Management Committee Seventh Meeting
October 5, 2009 at 4:30 p.m.
Via Conference Call

AGENDA

1. Outstanding Lease Matters

    - Castleridge
        - Video Store Offer
        - Pho Le assignment

2. Receiver and Receiver's counsels fees for August

3. Update on the accounting investigation

    - Town hall confirmed – Nov 10, notice will go out on Wednesday
    - Need to schedule meeting of the Management Committee to discuss findings.

4. MEG Place Proposals

    - Don Rempel – leasing agent for Worley Parsons to join call.

5. Other matters