ACTION NO.: 0901-11866

IN THE COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE OF CALGARY

IN THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*,
R.S.C. 1985, c. C-36, AS AMENDED, *THE JUDICATURE ACT*, R.S.A. 2000, c. J-2, AS AMENDED AND THE *BUSINESS CORPORATIONS ACT*, R.S.A. 2000, c. B-9,
AS AMENDED

AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF SHIRE INTERNATIONAL REAL ESTATE INVESTMENTS LTD.,
SHIRE CAPITAL LTD., HALAMA GARDENS LLC, SHIRE ASSET MANAGEMENT LTD., WINN RIVER RESORT LTD., FORT MCMONEY PROPERTIES II LTD., HALAMA GARDENS LTD., MAPLES AND WHITE SANDS INVESTMENT LTD.,
FORT MCMONEY PROPERTIES LTD., CHEMAINUS PROPERTIES LTD.,
SKAHA LAKE DEVELOPMENT LTD., TSEHUM HARBOUR LTD.,
BEARSPAW AT 144TH AVENUE LTD., BEARSPAW AT 144TH EQUITIES LTD.,
BEARSPAW AT 144TH BONDS INC., TSEHUM HARBOUR EQUITIES LTD.,
TSEHUM HARBOUR BONDS LTD., ORILLIA INVESTMENTS LTD.,
0726028 B.C. LTD., 0675916 B.C. LTD. and BOSUN'S HOLDINGS LTD.

ACTION NO.: 0803-11873

IN THE COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE OF EDMONTON

BETWEEN:

CHARLES H. GRAVES and MERIDEL J. GRAVES

PLAINTIFFS

- and –

SHIRE INTERNATIONAL REAL ESTATE INVESTMENTS LTD. and
FORT MCMONEY PROPERTIES LTD.

DEFENDANTS

THIRD REPORT OF THE RECEIVER
SEPTEMBER 27, 2010

ERNST & YOUNG

INTRODUCTION

1. On August 10, 2009, Shire International Real Estate Investments Ltd. ("Shire"), Shire Capital Ltd., Halama Gardens LLC, Shire Asset Management Ltd., Winn River Resort Ltd., Fort McMoney Properties II Ltd., Halama Gardens Ltd, Maples and White Sands Investments Ltd., Fort McMoney Properties Ltd., Chemainus Properties Ltd., Skaha Lake Development Ltd., Tsehum Harbour Ltd., Bearspaw at 144th Avenue Ltd., Bearspaw at 144th Equities Ltd., Bearspaw at 144th Bonds Inc., Tsehum Harbour Equities Ltd., Tsehum Harbour Bonds Ltd., and Orillia Investments Ltd. (collectively, "the Applicants" or "Shire Group") sought and obtained protection from their creditors under the Companies' Creditors Arrangement Act, R.S.C. 1985 c. C-36, as amended, (the "CCAA") pursuant to an order of this Honourable Court (the "Preliminary Initial Order").

2. Subsequent to the Preliminary Initial Order, the Alberta Securities Commission ("ASC") sought and obtained certain amendments to the Preliminary Initial Order clarifying terms relating to the actions commenced by the ASC with respect to the interim cease trade order extension dated June 15, 2009. For the purposes of this report, the Preliminary Initial Order, together with the ASC amendments thereon will be referred to as the Initial Order.

3. Pursuant to the Initial Order, Ernst & Young Inc. was appointed monitor of the Applicants during these CCAA proceedings (the "Monitor").

4. On October 8, 2009, the Applicants sought and obtained an Order (the "Receivership Order") appointing Ernst & Young Inc. as Receiver (the "Receiver") of all of the Applicants' current and future assets, undertaking and property of every nature and kind whatsoever, and wherever situate. In addition, on October 8, 2009 this Honourable Court added 0726028 B.C. Ltd., 0675816 B.C. Ltd. ("0675816"), and Bosun's Holdings Ltd. ("Bosun") as parties to these proceedings as a result of an application by the Applicants. Finally, on October 8, 2009, this Honourable Court at the come-back hearing on the Initial Order extended the stay of proceedings to December 4, 2009 and granted an Order approving an increase in the amount of the debtor in possession financing ("DIP Financing") to be obtained by the Applicants up to a maximum amount of $2,500,000 with the stipulation that the Receiver shall only be permitted to draw sufficient funds to repay the

existing DIP Facility and draw up to an additional $1,000,000 until further Order of this Court. The Orders granted on October 8, 2009, comprising the Receivership Order, approval of the additional DIP Financing and the extension to the CCAA Proceedings are collectively referred to as the “October 8th Orders”.

5. On November 4, 2009, Fisgard Capital Corporation (“Fisgard”) applied before the Honourable Mr. Justice Wilkins for an Order vacating the CCAA proceedings in their entirety or, alternatively, for an order removing the property known as Tsehum Harbour over which Fisgard holds mortgage security. Fisgard’s application in this regard was argued and heard as a *de novo* application on the basis that Fisgard had commenced foreclosure proceedings in respect of its security and that counsel to Fisgard in the foreclosure proceedings had not been given notice of the October 8, 2009 application. The Monitor understands that Fisgard’s Alberta counsel was served with the original material at the inception of the CCAA proceedings and for the October 8, 2009 application, while Fisgard’s British Columbia counsel was not served.

6. Justice Wilkins denied the application to vacate the CCAA proceedings in their entirety; however, His Lordship granted the relief sought by Fisgard as it pertained to removing Bosun’s Holdings Ltd. and 0675816 from the scope of the CCAA proceedings, with the effect that the assets of these entities do not stand as security for any principal amounts advanced under the DIP Financing.

7. On November 27, 2009, an application was brought before this Honourable Court for advice and directions with respect to the effect, if any, of the error in the material put before this Honourable Court in the granting of the October 8th Orders approving the DIP Financing, granting the Receivership Order and the extension to these CCAA proceedings. This Honourable Court advised that the matter would be put over until December 4, 2009.

8. On December 4, 2009, a further extension of the stay of proceedings was sought. This Honourable Court denied the application to extend the stay and issued its reasons for judgment dated December 7, 2009.

9. On January 11, 2010, this Honourable Court issued an Order which was ultimately entered on March 2, 2010 (the "March 2, 2010 Order") which ordered and declared the following:

a. Ernst & Young Inc. shall pay the outstanding fees and disbursements up to the date of the entry of the Order relating to fees owing to Ernst & Young Inc., its counsel, counsel for the Applicants from the funds which were held by counsel to the Monitor;

b. That Ernst & Young Inc. be discharged as Receiver and Manager pursuant to the Receivership Order;

c. Ernst & Young Inc. is appointed as receiver, without security, of all the Debtors' current and future interest in the Lands (as defined in the March 2, 2010 Order);

d. The Receiver shall not enter into possession, management or control of the Lands;

e. Romspen Investment Corporation ("Romspen") has the exclusive conduct of the sale of the following lands (the "Specified Lands") until further order of the Court or until the Specified Lands or a sufficient portion thereof are sold as to the retire the DIP financing and the costs of selling the Specified Lands:

   i. Chemainus (as legally defined in the March 2, 2010 Order) – property located at 9933 Esplanade Street located in the town of Chemainus on Vancouver Island, British Columbia (herein referred to as "Chemainus");

   ii. Fort McMoney II (as legally defined in the March 2, 2010 Order) – parcels of property having the civic addresses of 10109, 10111, 10113, 10115, 10117 and 10119 Manning Avenue in Fort McMoney, Alberta (herein referred to as "Fort McMoney II");

   iii. Skaha Lake (as legally defined in the March 2, 2010 Order) – a parcel of land located along the shore of Skaha Lake, in the community of Okanagan Falls, British Columbia (herein referred to as "Skaha Lake"); and

   iv. OK Falls (as legally defined in the March 2, 2010) – a recreational vehicle park located in Okanagan Falls, British Columbia (herein referred to as "OK Falls").

f. The Lands not relating to the Specified Lands (the "Other Lands") were to be sold in accordance with the realization proceedings taken by the respective secured creditors entitled to take realization proceedings against these land. The Other Lands include:

v. The Bearspaw property with the legal description as per Appendix 2 of the Monitor's Third Report of the South East Quarter of Section Three, in Township Twenty-Six, Range Two, West of the Fifth Meridian, Containing 64.7 Hectares (160 Acres) more or less excepting: Road Plan 7911162, Subdivision Plan 9012020 and all mine and minerals) – a parcel of land within the Bearspaw area, recently annexed into the City of Calgary, Alberta ("Bearspaw")

vi. The Orillia property with the legal description as per Appendix 2 of the Monitor's Third Report of PIN's 58684-205, Lt's 62-67 N/S Creighton St, 1-4 S/S Victoria St. PL Orillia, except 51Rd20 and 51R18), which are parcels of land located in Orillia, Ontario ("Orillia");

vii. Maples and White Sands with the legal description as per Appendix 2 of the Monitor's Third Report of PID 008-545-944 and 003-654-770) which parcel of land also contains the operations of the Sorrento Inn, located in Sorrento, British Columbia ("MWS");

viii. The Winn River Resort with the legal description of PIN's 42180-1007, 42180-1008, 42180-1015, 42180-1017, 42180-1066, 42180-1067, 42180-1068, 42180-1084, 42180-1085, 42180-1086, 42180-1087, 42180-1088, 42180-1089, 42180-1090, 42180-1091, 42180-1092, 42180-1093 ("Winn River") and is located in the Lake of the Woods district near Kenora, Ontario; and

ix. Approximately 102 acres located in the east end of Draper Road, in the regional municipality of Wood Buffalo, Alberta, Canada, located south east of the Fort McMurray Urban Services Area (referred to as the "Fort McMoney I Property")

x. Other miscellaneous properties of the Shire Group.

g. The Receiver shall hold and deposit all funds, monies, cheques, instruments and other forms of payment received or collected by the Receiver from the sale, lease or other use of the Lands, until further order of this Court.

10. On June 30, 2010, as a result of certain operational activities with respect to MWS and OK Falls, Romspen sought and obtained an Order from this Honourable Court appointing Ernst & Young Inc. as Receiver and Manager of Shire Capital Ltd. and 0726028 B.C. Ltd.

11. On June 30, 2010, the Receiver sought and obtained an Order from the Court authorizing and directing the Receiver to:

a. Deliver an information request to secured creditors having security registered against title to the Lands (as such term is defined in the Order appointing the Receiver in the within proceeding filed on March 2, 2010), in the form substantially as that attached to the First Report. Subject to this Order, recipients of this information request were to provide such information within 21 days of receipt of the request; and

b. Provide the documents described in the Summons issued by the Alberta Securities Commission attached as Appendix B to the First Report, including the Receiver's Work Product (as such term is defined in the First Report).

12. Capitalized terms not defined in this Third Report are as defined in the Initial Order or the previous reports of the Monitor and/or Receiver. All references to dollars in this Third Report are in Canadian currency unless otherwise noted.

PURPOSE OF THIS REPORT

13. The purpose of this third report of the Receiver (the "Third Report") is to provide this Honourable Court the Receiver's comments and requests with respect to the application of Charles H. Graves and Meridel J. Graves (the "Plaintiffs") to be heard on September 28, 2010 with respect to the Notice of Motion served on September 21, 2010 and the listing of the Fort McMoney I Property.

BACKGROUND WITH RESPECT TO THE MARKTING OF THE FORT MCMONEY I PROPERTY

14. The Fort McMoney I Property comprises approximately 102 acres of undeveloped land located on Draper Road, Fort McMurray, Alberta. In May 2007, Shire International Real Estate Investment Ltd. acquired the property from the Plaintiffs for consideration of $3.5 million with the Plaintiffs providing a vendor take back mortgage in the amount of approximately $1.85 million.

15. As set out in the Receiver's Second Report, on May 24, 2010 the property was listed by the Plaintiffs as a residential judicial sale listing for $2,499,000 (the "Initial Listing Price") with TJ Campbell of Re/Max Fort McMurray. The Receiver understands that the Initial Listing Price was based on an updated appraisal commissioned by the Plaintiffs in December 2009 (the "December 2009 Appraisal") and a comparative market analysis completed by TJ Campbell ("the CMA"). A copy of the CMA received from the Plaintiffs' counsel is attached at Appendix A to this Third Report.

16. The Receiver advises that it has not been involved in the Plaintiffs' marketing process with respect to the Fort McMoney I Property including the process undertaken with respect to the selection of TJ Campbell or the selection of the Initial Listing Price. By way of background, on April 1, 2010, the Receiver's counsel contacted the Plaintiffs' counsel to discuss agreeing on a marketing approach with respect to the Fort McMoney I Property. Then on May 19, 2010, the Plaintiffs' counsel provided the Receiver with the CMA and proposed list price at which time the listing proceeded at $2.499 million with TJ Campbell without regard to any input from the Receiver.

17. As set out in the Second Report, the Plaintiffs' listing agreement with TJ Campbell of Re/Max expired 60 days after execution or on about July 24, 2010. The Receiver understands that the Plaintiffs are now seeking a further Order that the Fort McMoney I Property be listing for sale by way of a further listing agreement.

RECEIVER'S COMMENTS WITH RESPECT TO THE MARKETING OF THE FORT MCMONEY I PROPERTY

18. The Receiver has certain comments with respect to the marketing efforts undertaken by the Plaintiffs with respect to the Fort McMoney I Property.

19. The Receiver understands that the Initial Listing Price was based on the CMA provided by TJ Campbell and the December 2009 Appraisal. The CMA attached at Appendix A indicates a suggested list price of $2.0 to $2.5 million and the December 2009 Appraisal indicated a market value of $2.56 million. As discussed above the Fort McMoney I Property was ultimately listed with TJ Campbell for $2.5 million.

20. The Receiver has reviewed the December 2009 Appraisal and notes that the estimated appraised values were based on an update of an appraisal completed by the same appraiser for the Plaintiffs in December 2007 (the "December 2007 Appraisal"). The December 2007 Appraisal indicated a market value of $3.6 million and the December 2009 Appraisal indicated a market value of $2.56 million. As noted above the property was acquired by Shire in 2007 for $3.5 million.

21. In completing the December 2009 Appraisal, the appraiser noted that "since the original appraisal [the December 2007 Appraisal] there has been very limited land sales evident. Therefore, we have included similar sales from the original report within our analysis." Furthermore, of the 8 comparable properties used in the December 2009 Appraisal, all but one property was sold in 2008 or prior and the last comparable was July 2009. One comparable used was the original purchase of the Fort McMoney I Property by Shire.

22. The Receiver recognizes and appreciates the difficulties in appraising raw land given the lack of recent comparable sales and therefore would suggest that seeking various input from qualified real estate professionals would be required in order to ensure that an appropriate listing agent was selected as well as an appropriate listing price. From the information received from the Plaintiffs pursuant to the Receiver's request for information on the various sale processes as reported in the Second Report, the Receiver understands that only two real estate agents were approached by the Plaintiffs with respect to the Fort McMoney I

Property and that only one proposal was received from a real estate agent consisting of the CMA provided by TJ Campbell. The Plaintiffs counsel has advised the Receiver that TJ Campbell was previously known to their firm.

23. Based on a review of the information contained in the CMA and from a review of TJ Campbell's Re/Max website, it appears to the Receiver that TJ Campbell generally specializes in residential real estate listing, comprising single family residences. Accordingly, based on the information available, the Receiver is uncertain whether TJ Campbell was familiar with selling a property of the nature of the Fort McMoney I Property which comprised over 100 acres of undeveloped land.

24. Lastly, as noted above, the Receiver understands that the original listing agreement with TJ Campbell expired on about July 24, 2010, and the Receiver understands that no further marketing of the property has been completed in the last two months.

25. The Receiver appreciates the Plaintiffs' likely concerns that the property be sold in an efficient and effective manner and at an appropriate price. However the Receiver notes that in excess of $7.7 million of funds were raised by Shire from investors relating to the original acquisition of the Fort McMoney I Property and any recoveries in excess of the Plaintiff's mortgage would accrue to these or other stakeholders. The Receiver also notes that the Plaintiffs' mortgage continues to accrue interest, which assuming valid security, continues to erode any equity that may accrue to other stakeholders.

SUMMARY COMMENTS

26. The Receiver believes it is in the best interest of all stakeholders that the marketing efforts of the Fort McMoney I Property be completed in an efficient and effective manner; however, as noted above, the Receiver has several concerns with respect to the marketing efforts completed to date as summarized below:

    a. The December 2009 Appraisal commission by the Plaintiffs' noted a lack of recent comparable property sales, however the process of selecting a real estate agent and listing price comprised the Plaintiffs approaching only two real estate professionals which ultimately resulted in only one property value analysis being received;

b. The CMA received from TJ Campbell is in the Receiver's view to be deficient in that it lacked any details with respect to proposed marketing plans, planned advertising or how the agent intended to maximize exposure of the subject property and it contained limited information supporting the recommending listing price;

c. The CMA and current property listings of TJ Campbell appear to indicate that TJ Campbell generally specialized in single unit residential real estate listings;

d. The Receiver has not received any information from the Plaintiffs with respect to the marketing efforts that were completed by TJ Campbell during the initial listing period; and

e. The marketing efforts with respect to the Fort McMoney I Project have effectively sat idle since July 2010, resulting in no active marketing of the property for over two months.

RECEIVER'S RECOMMENDATIONS

27. The Receiver understands that no offers on the Fort McMoney I Property were received when listed at $2.5 million with TJ Campbell; however, the Receiver is uncertain with respect to the effectiveness of the marketing efforts completed to date.

28. Given the state of the current marketing process of the Fort McMoney I Property and the Plaintiffs' request for a further listing Order, the Receiver would recommend at this time, having the Plaintiffs' seek, with input from the Receiver, several proposals from qualified real estate proposals. Each prospective real estate agent would be required to include the following information in any proposal:

a. The respective qualifications of the real estate agent including experience in marketing properties similar to the Fort McMoney I Property;

b. A proposed marketing plan including targeted potential purchasers and advertising details; and

c. Recommended listing price based on detailed market assessment.

29. Such proposals and related information could be obtained from prospective real estate agents in a timely manner and would ensure that the interests of all stakeholders were taken into consideration.

All of which is respectfully submitted this 27th day of September, 2010.

ERNST & YOUNG INC.

in its capacity as Receiver
of Shire International Real Estate Investments Ltd. et. al

Deryck Helkaa, CA·CIRP
Senior Vice-President

APPENDIX A

PROPERTY EVALUATION

PREPARED FOR :	**Witten LLP, Barristers & Solicitors**
ADDRESS :	**#2500, 10303 - Jasper Avenue,**
CITY :	**Edmonton, Alberta,**
POSTAL CODE :	**T5J 3N6**

MARKET EVALUATION OF :	**SE-32-88-8-W4 & NE-32-88-8-W4**
EVALUATION DATE :	**May/15/2010**

Compliments Of:

PURPOSE OF EVALUATION:

To Estimate Market Value of the Property

MARKET VALUE

The highest price estimate, in terms of money which a property will bring if exposed for sale in the open market allowing reasonable time to find a buyer who purchases it with knowledge of the uses to which it is adapted and for which it is capable of being used. (As defined by the Courts.)

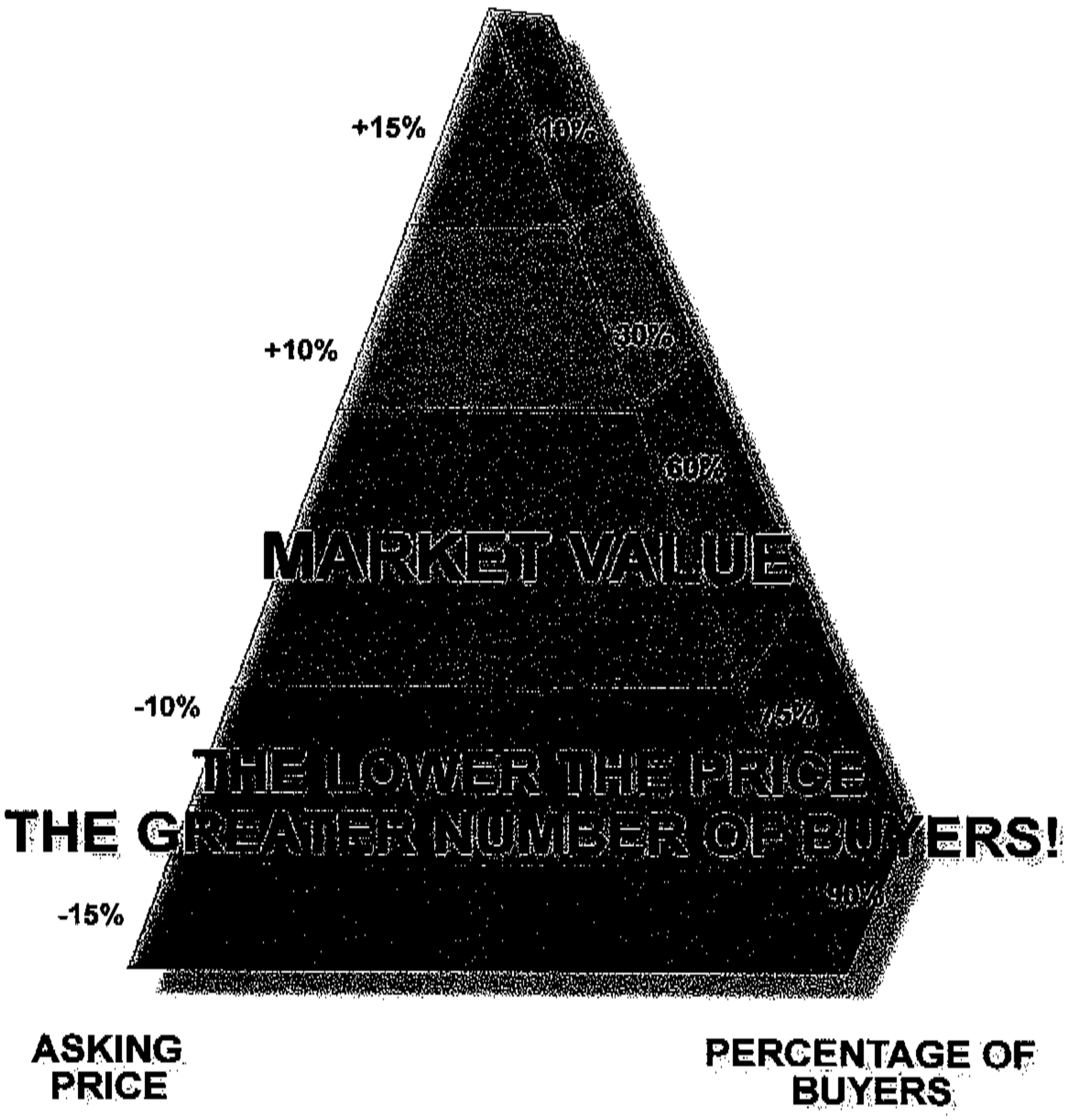
OR

It is referred to as **the price a willing seller would sell and a willing buyer would buy**, neither being under abnormal pressure.

HOW IT IS ACCOMPLISHED

REALTORS® typically price a home based on the basis of three or more **'comparables'** which are **similar** properties that have **recently sold.**
Then they adjust for distinct features of the house and property in question, considering condition, age, size, etc. and the level of competition in terms of other homes for sale nearby. In the end, the REALTOR® recommends a price range for marketing the home.

THE IMPORTANCE OF INTELLIGENT PRICING



ESTIMATE OF VALUE BY MARKET ANALYSIS

Real estate studies have shown in a steady market that 75% of homes for sale at an accurately calculated suggested listing price will sell within 5 weeks or less.

Moreover, 95% of the homes priced at just 2% under the suggested listing price will sell within 3 weeks.

But if a home is over-priced by just 5% chances are only 1 in 20 that it will sell in 12 weeks or less.

Our **suggested listing price** is an experienced evaluation of what a home would sell for, without undue waiting or inconvenience.

The following report represents our considered opinion of what a buyer would likely be willing to pay for a home such as yours, within a reasonable period, in today's real estate market.

Our opinions are based upon a study of selected, recently sold properties which we believe to be the most like yours. Should you wish a more formal and comprehensive report, we will assist you in arranging for a professional appraisal which would be prepared for you on a fee basis.

Comparable homes have been **listed** from **$ 2.00** to **$ 2.00**

During recent months, homes that have **sold** during this same period have ranged from $ to $

Based on the market information supplied, the estimated value of this subject property is:

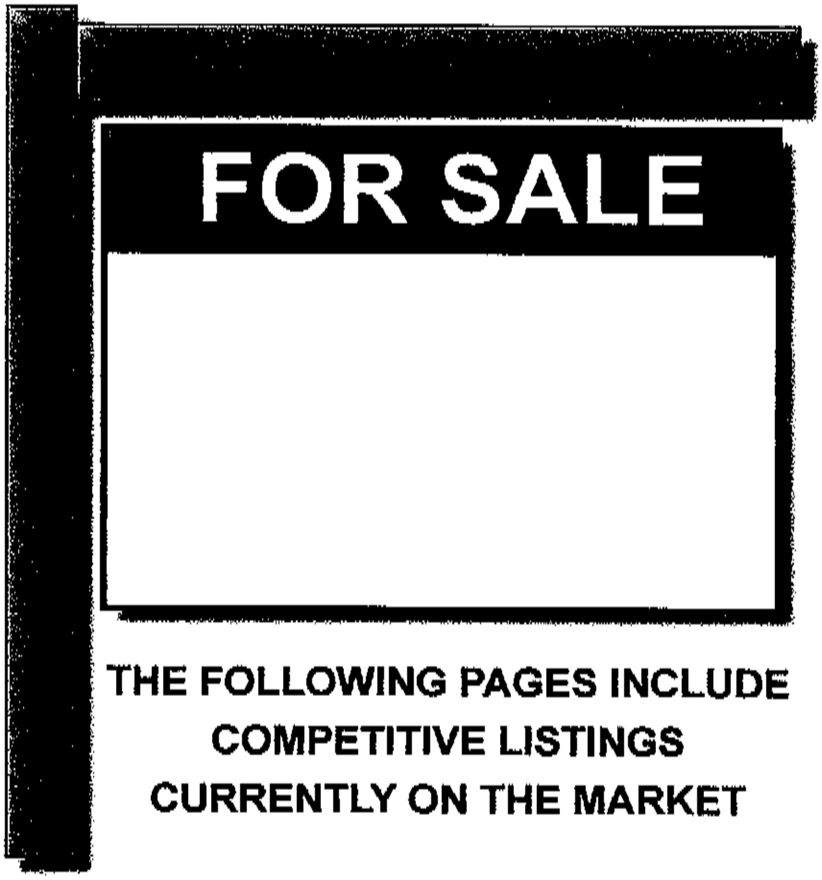
SUGGESTED LIST PRICE:

$ 2,000,000.00 to $ 2,499,000.00

PROBABLE FINAL SALE PRICE:

$ 1,799,000.00 to $ 2,299,000.00

HOMES THAT ARE 'F-O-R S-A-L-E' IN YOUR MARKET AREA



WHILE ALL HOMES VARY FROM ONE ANOTHER BY THE INCLUSION OR EXCLUSION OF CERTAIN FEATURES, OUR MARKET STUDY SHOWS THESE HOMES, CONSIDERING TYPE, LOCATION, COMMUNITY, ETC. TO REPRESENT YOUR BEST COMPETITION IN THE MARKETPLACE TODAY.

5747 DRAPER RD
Active
WW
MLS# 8340869010
SE
$1,200,000
Acreages

Taxes: **5154(2009)**
Roof:
Style: **None**
Bedrooms: **0**
Full/Half Baths: **0 **
Square FT/M: **0**

Flooring: **None**
Heating: **None**
Water: **None**
Sewer: **None**
Garage Type: **None**
Basement: **None**
Exterior: **None**
Possession: **30-45 DAYS**
Age Of Dwelling: **0**

Lot Size: **11.01 HECTARES**

Legal Descr.: **17 1 626005**
Land Features: **Wooded/Treed**
Inclusions: **11.1 Hectares (27.43 Acres) more or less on Draper Road.**

Compliments of: TRENTON CAMPBELL: 780-972-3924 tjcampbell@ymail.com RE/MAX FORT MCMURRAY: 780-743-1369
Listing Office: **RE/MAX FORT MCMURRAY**

11.1 Hectares – approx 27.43 acres; Land only; not serviced; Zoned CR. Ready for sub-division and servicing. Great location overlooking the Historic Clearwater River and adjacent to the upper bank close to the airport. Propose future development in Saline Creek sub-division with housing and golf course development to the south of the property. Ideal for Country Residential Development.

DRAPER RD
Active
WW
MLS# 8340000180
SE
$4,250,000
Vacant Lot(s)

Taxes: **4463(2009)**
Roof:
Style: **None**
Bedrooms: **0**
Full/Half Baths: **0 **
Square FT/M: **0**

Flooring:
Heating:
Water:
Sewer:
Garage Type: **None**
Basement: **None**
Exterior: **None**
Possession: **IMMEDIATE**
Age Of Dwelling: **0**

Lot Size: **137.80 ACRES**

Legal Descr.: **4;8;88;33;SE**
Land Features: **Wooded/Treed**
Inclusions:

Compliments of: TRENTON CAMPBELL: 780-972-3924 tjcampbell@ymail.com RE/MAX FORT MCMURRAY: 780-743-1369
Listing Office: **Royal LePage True North Realty (Downtown)**

An opportunity to invest and be part of the building development in the Alberta oil sands region! 137.80 acres of country residential zoning located approximately 5 MINUTES east of Fort McMurray, approximately 3.2 km west of Vista Ridge ski hill on the south bank of the scenic Clearwater River, Canada's newest Heritage river. Approximately 1500 ft. of river frontage and mixed forest could make this a very unique site for Estate homes and country living within the city.

HOMES THAT HAVE 'S-O-L-D' IN YOUR MARKET AREA IN RECENT MONTHS

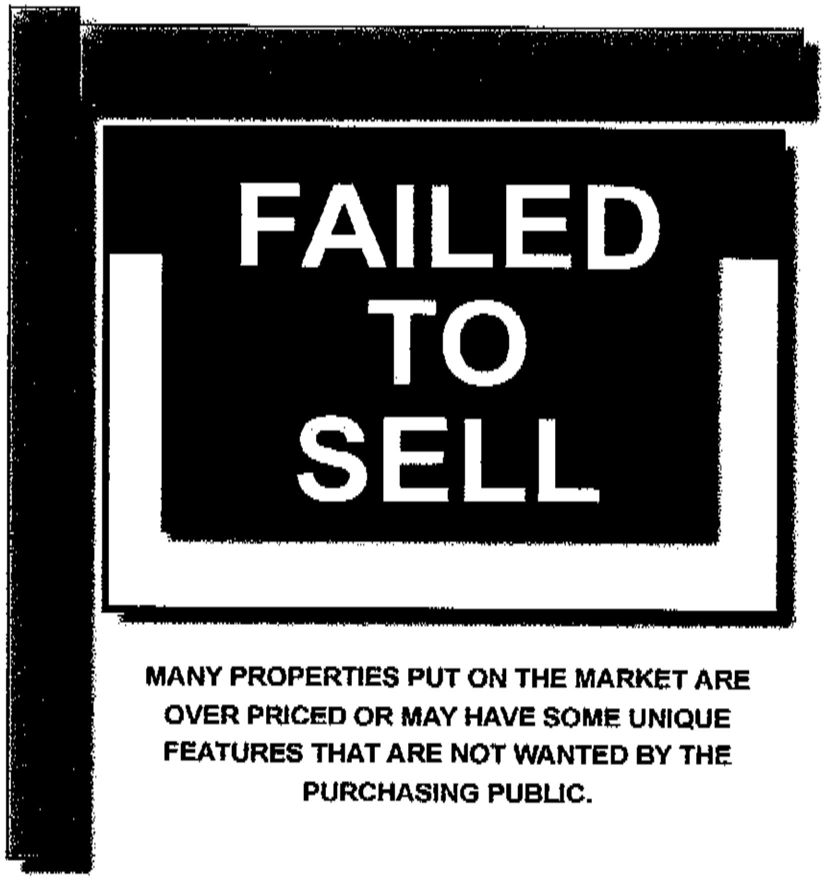
REGARDLESS OF WHAT PEOPLE MAY ASK FOR THEIR HOMES...........

the only VALID TEST of VALUE
IS THE PRICE
for which the houses
were actually SOLD

THE PROPERTIES NOTED IN THIS SECTION WERE RECENTLY SOLD AND ARE PRESENTED HERE TO SHOW WHAT PEOPLE HAVE BEEN WILLING TO PAY IN TODAY'S MARKET FOR HOMES SIMILAR TO THE PROPERTY BEING EVALUATED.

OF COURSE, EVERY HOME IS UNIQUE AND THERE WILL BE DIFFERENCES BETWEEN EACH OF THEM. ALSO, THE RELATIVE DESIRES OF THE SELLERS AND BUYERS MAY HAVE BEEN DIFFERENT AS WELL AS THE CIRCUMSTANCES OF SALE. IF THESE FACTORS WERE SIGNIFICANT, WE MAKE ALLOWANCES, PLUS AND MINUS, TO DEVELOP A MEANINGFUL COMPARISON FOR THIS EVALUATION.

HOMES THAT FAILED TO SELL IN YOUR MARKET AREA



THE FOLLOWING PAGES INCLUDE SOME PROPERTIES THAT DID NOT SELL WHILE EXPOSED TO THE MARKET PLACE FOR A REASONABLE PERIOD OF TIME.

THESE PROPERTIES SHOWN ARE SIMILAR IN SIZE AND STYLE TO YOURS AND USUALLY HAVE NOT SOLD BECAUSE THE SELLER WAS ASKING TOO MUCH MONEY CONSIDERING ALL THE FACTORS OF THE PROPERTY

SUMMARY OF COMPARABLE PROPERTIES

#	Street Address	Beds	Baths	Sold Date	DOM	SqFt	ListPrice	SoldPrice
	Properties Currently for Sale							
1	5747 DRAPER RD	0	0\		228	0	$1,200,000	
2	DRAPER RD	0	0\		58	0	$4,250,000	
				Averages	143		$ 2,725,000	

Expired Properties

Sold Properties

HERE'S WHAT WE DO FOR YOU!

COMMITMENT

1. Get as many **QUALIFIED** buyers as possible into your home until it's **SOLD**!
2. **COMMUNICATE** the results of our activities weekly to you.
3. Assist you in getting the **HIGHEST POSSIBLE DOLLAR VALUE** for your property with the least inconvenience
4. Constantly look for the best possible methods of exposing your property to the potential buyers in the market.
5. Suggest and advise you of any changes you might want to make to your property to make it even more marketable for the buyers.
6. Immediately alert all **Local REALTORS®** of your property.
7. Immediately place our recognized sign on your property.
8. If your home is listed on the **MLS®** system, an open house for all REALTORS® will be held at your convenience.
9. Develop a list of features and benefits of your home, for the co-operating agents to use with their potential buyers.
10. Advertise as necessary, through one of our many marketing sources.
11. Follow-up on all the sales people that have shown your home for their response.
12. Constantly keep you up to date on current market conditions.
13. Represent you upon the presentation of **ALL** offers by the co-operating agents and to help in negotiating the best possible price and terms for you.
14. Handle follow-up and keep you informed, after the contract has been accepted, on all mortgage and other closing procedures.

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THIRD REPORT OF THE RECEIVER

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Barristers & Solicitors
Suite 3300, 421-7th Avenue S.W.
Calgary AB T2P 4K9

Sean F. Collins/Walker W. MacLeod
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