



Suite 225 - 1001 6 Avenue
Canmore, AB T1W 3L8
F 403-678-4890
Canmore 403.678.5823
Calgary 403. 719.3411

September 11, 2017

Our File: 31018

Prestigious Properties Mhp Gp Inc.
#912 743 Railway Avenue
Canmore, AB T1W 1P2

Dear Sirs:

Buyer: 1242107 Alberta Ltd
Property: PLAN 5935HW BLOCK ELEVEN (11) THE NORTH HALF OF LOT (A)
CONTAINING 0.619 HECTARES MORE OR LESS EXCEPTING THEREOUT
ALL MINES AND MINERALS
Civic: 5309-52nd Avenue, Drayton Valley, AB

We are pleased to advise that we have completed the above noted transaction and that funds have been received and disbursed in accordance with the Order and Direction to Pay. We enclose herewith the following for your records:

1. Order and Direction to Pay
2. Statement of Adjustments
3. Copy of Cheque evidencing deposit of the sum of \$161,994.96 to your account to be completed later this week.

We trust all matters have been concluded to your satisfaction. Please feel free to contact the writer's office should you have any questions.

Yours truly,
STEWART LAW GROUP

JK
*Jamie D. Stewart

Para-legal: Jessica Springstead
jessica@canmorelawyer.com
Direct: (403) 678-5823 x.29
\\Js

**JAMIE D. STEWART PROFESSIONAL CORPORATION
AND/OR STEWART LAW GROUP**

052558

DATE : Sep/ 8/2017
CHE # : 52558
AMOUNT : \$161,994.96
ACCOUNT: TRUST - 1
PAID TO: Prestigious Properties MHP GP Inc

net
Net Sale Proceeds

CLIENT: 3283 - Prestigious Properties MHP GP Inc. c/o
MATTER: 31018

**JAMIE D. STEWART PROFESSIONAL CORPORATION
AND/OR STEWART LAW GROUP**
225 - 1001 6TH AVENUE
CANMORE, AB T1W 3L8

BMO BANK OF MONTREAL
701 - 8TH STREET TEL: (403) 609-6051
CANMORE, ALBERTA T1W 2B2

052558

52558



Sep/ 8/2017

\$161,994.96

One Hundred Sixty One Thousand Nine Hundred Ninety Four ***** 96/100

PAY TO THE ORDER OF Prestigious Properties MHP GP Inc

**JAMIE D. STEWART PROFESSIONAL CORPORATION
AND/OR STEWART LAW GROUP
TRUST ACCOUNT**

PER _____

Net Sale Proceeds

⑈052558⑈ ⑆25439⑈00⑆ ⑆1043⑈855⑈

**JAMIE D. STEWART PROFESSIONAL CORPORATION
AND/OR STEWART LAW GROUP**

052558

DATE : Sep/ 8/2017
CHE # : 52558
AMOUNT : \$161,994.96
ACCOUNT: TRUST - 1
PAID TO: Prestigious Properties MHP GP Inc
Net Sale Proceeds
3283 - Prestigious Properties MHP GP Inc. c/o
MATTER :31018
LAWYER :Jamie D Stewart
10805 - 120 Street

** GENERAL BALANCES **
UNBILLED DISBS: 0.00
A/R BALANCE : 0.00

** TRUST BALANCES **
Trust Acct 1: 0.00

Edmonton
Alberta
T5H 3G9

TRUST BALANCE : 0.00

Re : Sale to 1242107 Alberta Ltd.PPTY : 5309-52 Avenue, Drayton Valley, A



Date of Issue: August 24, 2017

To: Stewart Law Group
Jamie D. Stewart
225-1001 6 Avenue
Canmore AB T1W3L8

Statement of Advances for Payout Purposes

Prestigious Properties MHP LP
912 743 Railway Avenue
Canmore AB T1W 1P2

Details of your loans payout as of Payout Date August 24, 2017

Loan #1 : Business Term Loan - 810-313XXXX7900

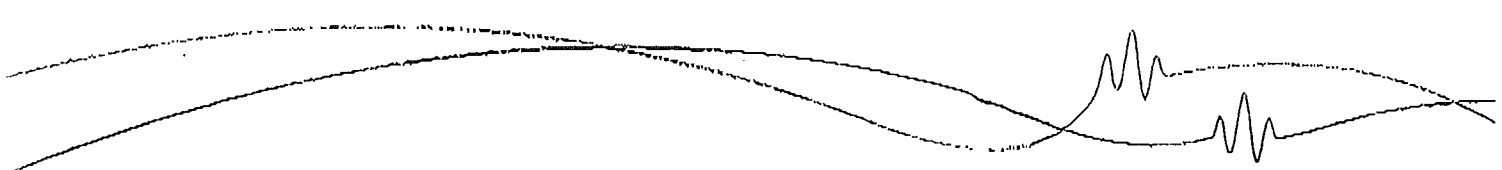
Outstanding Principal Sum (amount still owed from what you originally borrowed)	\$424,726.53
Accrued interest (interest charges that have occurred but not yet been paid)	\$643.49
Total amount owing as at Statement Date	\$425,370.02

Per diem interest rate on your loan: \$45.96

This is calculated and payable when you close your loan. It is the pro-rated amount of interest due for each remaining calendar day in the month.

To make sure we're on the same page, ATB's lawyers would like to remind you that this Statement is subject to the following conditions:

1. This Statement is valid for 30 days from the date of issue noted above.
2. All payments scheduled prior to the Payout Date are paid in full when due and no further charges, adjustments or advances are made to the loan prior to and including the Payout Date.
3. Payment must be received by ATB Financial prior to 2:00 pm on the Payout Date by certified cheque, bank draft or lawyer's trust cheque.
4. This Statement is issued subject to any errors and omissions.
5. The variable rate advances can change with any change to the Prime rate. Contact your ATB expert to verify the balances on the Payout Date.



Statement of Adjustments

SELLER: Prestigious Properties Mhp Gp Inc.
 BUYER: 1242107 Alberta Ltd
 PROPERTY: 5309-52nd Avenue, Drayton Valley, AB
 PLAN 5935HW BLOCK ELEVEN (11) THE NORTH HALF OF LOT (A)
 CONTAINING 0.619 HECTARES MORE OR LESS EXCEPTING THEREOUT
 ALL MINES AND MINERALS
 ADJUSTMENT DATE: August 24, 2017
 FILE NUMBER: 31018

	<u>CREDIT</u> <u>BUYER</u>	<u>CREDIT</u> <u>SELLER</u>
Price		\$624,000.00
Deposit paid to selling realtor	\$10,000.00	
Additional Deposit paid	\$40,000.00	
Buyer's portion of 2017 Town of Drayton Valley taxes paid by Seller \$3,714.74 x 129 / 365 days		\$1,312.88
Buyer's portion of rent paid to Seller August 01, 2017 to August 31, 2017 - \$6,025.00 x 7 / 31 days	\$1,360.48	
<hr/> Sub Totals	<hr/> \$51,360.48	<hr/> \$625,312.88
BALANCE OF FUNDS REQUIRED TO CLOSE	\$573,952.40	
<hr/> Totals	<hr/> \$625,312.88	<hr/> \$625,312.88

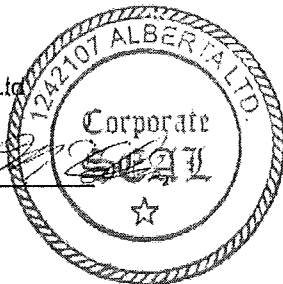
1. This statement is based on information provided to us. The information is believed to be correct, but its accuracy cannot be guaranteed. Errors and/or omissions discovered after closing shall be adjusted directly between the parties.
2. When the Buyer receives a tax credit, the Buyer will then be responsible for payment of the full amount of the taxes for the current year and is advised to check with the municipal taxing authority to ensure that the buyer receives a tax notice or copy.
3. The tax adjustment is based on the 2017 levy of \$3,714.74, and there will be no further adjustments.
4. Unless otherwise expressly provided in writing, the parties to the transaction shall adjust utilities themselves.
5. The Buyer shall arrange for fire insurance prior to closing.

E. & O.E.
 ACKNOWLEDGED BY:

BUYER

1242107 Alberta Ltd

Per: Tom [Signature]



SELLER

Prestigious Properties Mhp Gp Inc.

Per: [Signature]

Stewart Law Group
225, 1001 - 6th Avenue
Canmore, Alberta T1W 3L8

Ph: 403 678 5823 Fax: 403 678 4890

STATEMENT OF ACCOUNT

Prestigious Properties MHP GP Inc. c/o R
10805 - 120 Street
Edmonton, Alberta T5H 3G9 Canada

Sep 07, 2017

File #: 31018

Inv #: 1733

Attention: Sir/Madam

RE: Re : Sale to 1242107 Alberta Ltd.
PPTY : 5309-52 Avenue, Drayton Valley, Alberta

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Aug-02-17	To initial instructions and review of contract and terms; to review of permits and encroachment issues; TC client		680.00	JDS
Aug-07-17	To Tc with solc. and review of contract; To review of Drayton Valley material and to discussion re: holdback for encroachment issues		595.00	JDS
Aug-09-17	To interoffice discussion regarding permits and discussion with solc.		170.00	JDS
Aug-11-17	E-mail fr/to solc.; Review file and check SOA and receipt of realtor funds excess		212.50	JDS
	To e-mail fr solc. and review of transmission letters; Review file and discussion with solc.		255.00	JDS
	Preparation of transfer and related documents; To review of rent roll and title		935.00	JDS
Aug-22-17	Review of closing and discussion regarding holdback; Request copies of leases		595.00	JDS
Aug-23-17	Discussion regarding final docs and closing expected		170.00	JDS
	Review of pull of a specific title/caveat docs and discussion regarding lender insurance with solc.;		170.00	JDS

Aug-24-17	Interoffice discussion regarding closing and determine late interest; Confirm in writng clients position; Review of letter from solc.	255.00	JDS
	To numerous discussions with solc. regarding closing and to tC with client; To adjustment of SOA and calculation of interest; To review and monitor closng and letter to solc. between Agust 25-Sept. 6 (4-5 hours-reduced)	850.00	JDS
	To all other matters herein	0.00	JDS
	Total Fees	<u>\$4,887.50</u>	
	GST	\$244.38	

DISBURSEMENTS

Disbursements

Receipts

Sep-06-17	Agency Expense Land Titles (Reg. Cost)*	2,420.00	
Sep-07-17	Agency Expense -Taxable Dispersements	90.00	
	Agency Expense -Non Taxable Dispersements*	45.00	
	Totals	<u>\$2,555.00</u>	<u>\$0.00</u>
	GST on Disbursements	\$4.50	
	Total Fees, Disbursements & GST		\$0.00
	Previous Balance		\$0.00
	Previous Payments		\$0.00
	Balance Due Now		\$0.00

Total Tax: \$248.88

GST #: 137506556

* tax-exempt

TRUST STATEMENT**Disbursements****Receipts**

Aug-23-17	Received From: REMAX COMMERCIAL CEI cheque -Excess Comissions		30,344.00
Aug-25-17	Received From: CRUICKSHANK & HEMMIN cheque -CASH SHORTFALL		125,752.40
Sep-07-17	Received From: CRUICKSHANK & HEMMIN cheque -CASH TO CLOSE		439,603.40
	Paid To: ATB Financial cheque -Mortgage Payout	426,013.46	
	Paid To: Jamie D Stewart Professional Corpora Payment for invoice: 1733	7,691.38	
		<hr/>	<hr/>
	Total Trust	\$433,704.84	\$595,699.80
	Trust Balance		\$161,994.96