

Court file No. S1710393
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*,
R.S.C. 1985, c. C-36, AS AMENDED

AND

IN THE MATTER OF THE *BUSINESS CORPORATIONS ACT*, S.B.C. 2002, c. 57

AND

IN THE MATTER OF ALL CANADIAN INVESTMENT CORPORATION

(the "Petitioner")

CORRIGENDUM TO THE

MONITOR'S TENTH REPORT TO COURT

DECEMBER 3, 2018

Boale, Wood & Company Ltd.

Monitor appointed in the
Companies' Creditors Arrangement Act proceedings of
All Canadian Investment Corporation

**Suite 1140 – 800 West Pender Street
Vancouver, B.C. V6C 2V6**

The final sale price agreed to was \$2,100,000 with a sale closing date of December 11, 2018. The accepted offer was subject to new lease being entered into with the tenant, a company related to Peter Censorio at a lease rate of \$18 instead of \$25/sq ft. Based on our comments below, the Monitor believes that \$18 is more reflective of the current market rate. It is likely the lease rate of \$25/sq ft was reflected in the lease was to assist Peter Censorio for financing purposes and probable not actually being paid by the tenant. All subjects were removed on November 27, 2018.

- The combined contracted sale prices are as follows:

Retail Component	\$2,250,000
Office Component	<u>2,100,000</u>
	<u>\$4,350,000</u>

Monitor's comments on the value of the Beta Property

- The Beta Property was appraised by Garnett Wilson Realty Advisors (“**Garnett**”) in March 2018 as follows:

Retail Component	\$2,700,000
Office Component	<u>2,950,000</u>
	<u>\$5,650,000</u>

- The 2018 assessed value of the Beta Property is as follows:

Retail Component	\$2,200,000	\$2,512,000
Office Component	<u>2,512,000</u>	2,200,000
		<u>\$4,712,000</u>