

## LAKE HOUSE CLASS ACTION

### NOTICE OF SETTLEMENT APPROVAL

PLEASE READ THIS NOTICE CAREFULLY  
AS IT MAY AFFECT YOUR LEGAL RIGHTS

TO CLASS MEMBERS: If you are a Canadian resident, and you purchased or acquired shares or bonds from Lake House Investments Ltd. or Lake House Properties Inc. (sometimes called "Lake House") prior to December 10<sup>th</sup>, 2008, you are a class member.

Please be advised that the Court of Queen's Bench of Alberta has approved the Settlement Agreement in the class action lawsuits commenced in Alberta alleging that the Defendants, Lake House Investments Ltd., Lake House Capital Ltd., Keystone Real Estate Investment Corp., CBI Investments Inc., Ron Cadman, Travis Cadman, 744988 Alberta Ltd. and Cadman Investments Ltd. (the "Lake House Defendants"), engaged in conspiracy, breach of contract, misrepresentation, breach of fiduciary duty, oppression and was unjustly enriched in regard to the sale of shares and bonds in the Lake House Investments.

If you would like a copy of the Settlement Agreement, it is available at [www.mnllp.ca](http://www.mnllp.ca), or a copy can be obtained by contacting the Claims Administrator. The Plaintiffs and Defendants have agreed to settle the lawsuit.

Class Members who wish to file a claim against the settlement fund, and meet the eligibility requirements to do so, must file a claim with the Claims Administrator October 23<sup>rd</sup>, 2015, in the manner described below.

#### 1. SUMMARY OF SETTLEMENT AGREEMENT

The Defendants are transferring the following property to the Class Members who would hold an interest in such property pro rata with each other through the creation of a new corporate entity according to the amount of their investment in Lake House:

Plan 2036HW  
Block 20  
Lot 11  
Sylvan Lake, Alberta

(The "**Lake House Property**")

- a. The Lake House Defendants have also agreed to provide documentation which they had prepared in the context of developing the Lake House Property and which is generally described as:
  1. Construction documents or Architectural plans;
  2. Development Permit Information, including application materials, correspondence and any expired permits issued;

3. Marketing Materials; and,
  4. A Town of Sylvan Lake Planning Document.
- b. At the time that the Defendants transfer the Lake House Property to the Class Members it shall only have the following encumbrances registered against it:
1. Utility Right of Way in favour of Fortis Alberta Inc (Registration #912 054 482);
  2. A Mortgage in favour of Jenkins & Associates Architecture and Town Planning Ltd in the amount of \$80,000 (the “**Jenkins Mortgage**”).
  3. Certificate of Lis Pendens by Ernest Rogalczyk (Registration #132 193 280).
- c. Pursuant to an agreement reached with Jenkins & Associates Architecture and Town Planning Ltd. and Plaintiff Class Counsel, the Jenkins Mortgage shall be discharged at the time the Property is transferred to the Class Members, and shall be replaced with an Encumbrance placed on title in the amount of \$85,000.00. The Encumbrance shall provide that Jenkins & Associates shall have no right to foreclose or otherwise enforce payment of their Encumbrance, but shall have their interest paid out first in the event the Lake House Property is sold or new financing arranged for the development of the Lake House Property.
- d. The Lake House Property will be transferred to a new corporation created by the Plaintiff Class Counsel and Claims Administrator. Class Members who have not opted out will have will have the value of their contribution to Lake House Investment Ltd and Lake House Capital Ltd converted into voting shares of the new corporation on a pro-rata basis. The Lake House Property may be developed, disposed of or dealt with by the Class Members by any means. Funds realized from such development, disposition or dealing with the Lake House Property will be used to pay the Claims Administrator and Class Counsel.
- e. The Jenkins Mortgage, upon transfer of the Lake House Property to Plaintiff Class Counsel

You can also opt-out of the proposed settlement, as described below.

## 2. OPTING OUT

If you do not want to be part of this settlement you may opt out by filling out the attached "opt out" form and mailing e-mailing the same or mailing a letter setting out the same information to the following address:

TO:

McGuigan Nelson  
205, 625 – 11<sup>th</sup> Avenue SW  
Calgary, Alberta T2R 0E1

Attention: Kevin McGuigan  
Re: Lakehouse Class Action Opt Out  
e-mail: Kevin@mnlip.ca

The deadline for opting out is October 23<sup>rd</sup>, 2015. If your written request to opt out is not received by that date you will be bound by the terms of the Settlement Agreement. This means that, unless you opt out, you will not be able to start or continue with any other claim or legal proceeding against the Lake House Defendants in relation to the matters alleged in the class action lawsuit.

### 3. LEGAL FEES

Class Counsel shall be entitled to seek 25% of the net proceeds from the development, disposition or dealing with the Lake House Property, after payment of all approved costs and fees associated with the sale order and development of the Lake House Property. This 25% amount excludes any associated legal fees that are incurred through the subsequent development, disposition, or dealing with the Lake House Property.

### 4. IMPORTANT DEADLINES

October 23<sup>rd</sup>, 2015 - Deadline to Opt Out of the Settlement.

October 23<sup>rd</sup>, 2015 - Deadline to Submit a Claim. Your completed claim form must be e-mailed or postmarked on or before this date.

### 5. CLAIMS PROCESS

Class Members need to advise the Claims Administrator of their claim to a share of this settlement, and provide proof of investment in the Lake House Investment.

### 6. CLAIMS ADMINISTRATOR

The Court has appointed Kevin McGuigan to administer the settlement. Any questions about this notice or requests for information should be addressed to the Claims Administrator:

McGuigan Nelson  
205, 625 – 11<sup>th</sup> Avenue SW  
Calgary, Alberta T2R 0E1  
Attention: Kevin McGuigan

E-mail: Kevin@mnlip.ca  
Phone: 403.265.7744  
Fax: 403.265.7528

### 7. INTREPRETATION

If there is a conflict between the provisions of this Notice and the Settlement Agreement, the terms of the Settlement Agreement will prevail.

PUBLICATION OF THIS NOTICE HAS BEEN AUTHORIZED BY THE COURT OF  
QUEEN'S BENCH OF ALBERTA

**OPT OUT NOTICE**

1. You may opt out of this settlement by submitting this "opt out" form by e-mailing Kevin@mnllp.ca or by mailing a letter setting out the same information to the following address on or before October 23<sup>rd</sup>, 2015:

McGuigan Nelson  
205, 625 – 11<sup>th</sup> Avenue SW  
Calgary, Alberta T2R 0E1  
Attention: Kevin McGuigan  
Re: Lakehouse Class Action Opt Out

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Postal Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

By submitting this "opt out" notice I confirm that I **do not** wish to be a Class Member in the class action lawsuit: **Ernest Rogalczyk v. Lake House Investments Ltd., Lake House Capital Ltd., Keystone Real Estate Investment Corp., CBI Investments Inc. Ltd., Ron Cadman, Travis Cadman, 744988 Alberta Ltd. and Cadman Investments Ltd.** I understand that by opting out I will not be entitled to make any claim against the settlement fund in respect of those cases. I confirm that having chosen to opt-out of this class, I will receive no further communications from class counsel regarding this class action.

## LAKE HOUSE CLASS ACTION

SETTLEMENT WITH LAKE HOUSE INVESTMENTS LTD., LAKE HOUSE CAPITAL LTD., KEYSTONE REAL ESTATE INVESTMENT CORP., CBI INVESTMENTS INC. LTD., RON CADMAN, TRAVIS CADMAN, 744988 ALBERTA LTD. and CADMAN INVESTMENTS LTD.

### CLAIM FORM

#### I. INSTRUCTIONS

1. This claim form should be submitted only by persons or corporations in Canada who purchased or acquired investments within the Lake House investment scheme (the "**Intended Recipients**"), being a real estate development near Sylvan Lake, Alberta, and who meet the other criteria set out below.
2. The deadline to submit this claim form is October 23rd, 2015. Claim forms submitted after that date that were not post-marked within that period will not be accepted. Before you submit the claim form, please make sure that it is complete and accurate.
3. You are only eligible to submit a claim and considered an Intended Recipient if you meet all of the following criteria:
  - a. You, as an individual or a corporation, on or before December 10<sup>th</sup>, 2008, purchased or acquired Class "B" shares in Lake House Investments Ltd or Bonds in Lake House Capital Ltd; and
  - b. You were a shareholder or bondholder of record as of December 10<sup>th</sup>, 2008, and
  - c. You continue to hold Class "B" shares in Lake House Investments Ltd. and / or Bonds in Lake House Capital Ltd., and
  - d. You are not an **Excluded Person**, as defined below.
4. You are considered an **Excluded Person** if you are:
  - a. One of the Defendants of this class action; or
  - b. Any past and present subsidiaries, affiliates, officers, directors, senior employees, partners, legal representatives, heirs, predecessors, successors and assigns of one of the Defendants, or
  - c. Any individual who is member of the immediate family of Ron Cadman or Travis Cadman, including:
    - i. parents, grandparents, or great grandparents;
    - ii. aunts or uncles, whether related by blood, by law, or by marriage;
    - iii. siblings, whether related by blood, by law, or by marriage

- iv. any direct descendants, including children, grandchildren, and so forth
- 5. If you jointly purchased or otherwise acquired Class “B” shares of Lake House Investments Ltd or Bonds in Lake House Capital Ltd, then all joint purchasers or acquirers must sign this claim.
- 6. If you are a legal representative, assign, heir, executor, trustee, administrator, guardian or custodian of the Intended Recipient of this claim form, and the intended recipient meets all of the criteria listed above, you may complete this form on the intended recipient's behalf. If you are submitting this claim form in a representative capacity, please include proof of your authority to act on behalf of and to bind the person(s) or entity on whose behalf you are acting.
- 7. If your claim meets the criteria listed above, upon settlement of this claim, your amount invested and contributed to the Lake House Investment scheme will, through your Bonds held in Lake House Capital Ltd, be transferred and / or converted into shares of a corporate entity on a pro rata basis, which will possess clear and full title to the real properties, and all assets, included in the settlement agreement, of the Lake House Investment scheme.
- 8. Please submit this form via e-mail at [Kevin@mnlip.ca](mailto:Kevin@mnlip.ca) or at the address listed below on or before October 23rd, 2015.
- 9. For further information, please contact the claims administrator, Kevin McGuigan, at the following address:

McGuigan Nelson  
205, 625 – 11th Avenue SW  
Calgary, Alberta T2R 0E1  
E-mail: [Kevin@mnlip.ca](mailto:Kevin@mnlip.ca)  
Phone: 403.265.7744  
Fax: 403.265.7528

## II. CLAIMANT IDENTIFICATION

Last Name: \_\_\_\_\_ MI \_\_\_\_ First Name \_\_\_\_\_

Last Name: \_\_\_\_\_ MI \_\_\_\_ First Name \_\_\_\_\_  
(If Joint)

Company Name  
(if purchased through \_\_\_\_\_  
a corporation)

Filer Name (if different from the owners listed above) \_\_\_\_\_

Capacity of the Filer, if not an owner (i.e. director) \_\_\_\_\_

Telephone Number: (W) \_\_\_\_\_ (C)  
\_\_\_\_\_

E-mail address: \_\_\_\_\_

Mailing address: Unit \_\_\_\_\_ Street \_\_\_\_\_ City \_\_\_\_\_

Province \_\_\_\_\_ Postal Code \_\_\_\_\_

## III. SCHEDULE OF TRANSACTIONS WITH DEFENDANT CORPORATIONS

### A. Class "B" Shares in \$CAD purchased with in Lake House Investments Ltd:

	Date of Purchase MM / DD / YYYY	Number of Shares Purchased:	Total Purchase Price:	Proof of Purchase Enclosed?
1.				Y / N
2.				Y / N
3.				Y / N
4.				Y / N

**B. Number of Shares currently held:** \_\_\_\_\_

### C. Bonds in \$CAD purchased with Lake House Capital Ltd:

	Date of Purchase MM / DD / YYYY	Number of Bonds Purchased:	Total Purchase Price:	Proof of Purchase Enclosed?
1.				Y / N
2.				Y / N
3.				Y / N
4.				Y / N

**D. Number of Bonds currently held:** \_\_\_\_\_



#### IV. DECLARATION

I (we) have received notice of the class action settlement in this case. I (we) understand that by submitting this claim form I (we) will be bound by the terms of the settlement agreement and all related releases contained in the settlement agreement. I (we) understand and acknowledge that the full and precise terms of the proposed settlement are set forth in the settlement agreement and that I (we) have had the opportunity to read the settlement agreement in its entirety. I (we) further acknowledge that I (we) am (are) bound by the terms of any court judgment that may be entered in this action and may not bring any separate litigation against any Defendant to this action, including LAKE HOUSE INVESTMENTS LTD., LAKE HOUSE CAPITAL LTD., KEYSTONE REAL ESTATE INVESTMENT CORP., CBI INVESTMENTS INC. LTD., RON CADMAN, TRAVIS CADMAN, 744988 ALBERTA LTD. and CADMAN INVESTMENTS LTD (the "Lake House Defendants"), or against any entity or person released in the settlement agreement for claims related to this action, or that could have been asserted in this action, as specified in the settlement agreement. I (we) acknowledge that no additional amounts may be claimed by me from the Lake House Defendants in respect of the matters covered by the settlement agreement. I (we) hereby irrevocably attorn and submit to the jurisdiction of the Alberta Court of Queen's Bench with regard to my (our) claim as a class member and for purposes of enforcing the release of claims set forth in the settlement agreement. I (we) further agree to furnish additional information to support this claim if requested to do so.

**I (we) declare under penalty of perjury that the information on this Claim Form is true, correct and complete to the best of my knowledge, information and belief.**

I (we) declare that I (we) have disclosed all of my (our) holdings and transactions in Securities for the time periods identified in this Claim Form.

I (we) also declare that I (we) am (are) not an Excluded Person or Excluded Persons as defined above.

I (we) acknowledge and agree that the Claims Administrator may disclose all information relating to my (our) claim to the Court and counsel to the parties in the Actions.

Executed this \_\_\_\_\_ day of \_\_\_\_\_ in \_\_\_\_\_  
(Month/Year) (City/Province/Country)

\_\_\_\_\_  
(Sign your name here)

\_\_\_\_\_  
(Sign your name here)

\_\_\_\_\_  
(Type or print your name here)

\_\_\_\_\_  
(Type or print your name here)

\_\_\_\_\_  
(Capacity of person(s) signing, e.g.,  
Beneficial Purchaser, Executor or Administrator)

\_\_\_\_\_  
(Capacity of person(s) signing, e.g.,  
Beneficial Purchaser, Executor or Administrator)

Proof of Authority to File Enclosed? Y / N

Proof of Authority to File Enclosed? Y / N