

CANADA  
PROVINCE OF QUEBEC  
DISTRICT OF QUEBEC  
DIVISION: MONTREAL  
COURT No.: 500-11-045750-136  
ESTATE No.: 41-343482

SUPERIOR COURT  
Commercial Division

**IN THE MATTER OF THE  
RECEIVER OF:**

**HOMCO REALTY FUND (98) LIMITED  
PARTNERSHIP**, a limited partnership formed under the  
laws of Nova Scotia, having its head office at 1959 Upper  
Water Street, Suite 900, Halifax, Nova Scotia, B3J 3N2,  
Canada, a chief place of business at Suite 970, 3500  
de Maisonneuve Blvd. West, Montreal, Quebec, H3Z 3C1,  
Canada.

Bankrupt

– and –

**SAMSON BÉLAIR/DELOITTE & TOUCHE INC.**  
(Jean-Christophe Hamel, CPA, CA, CIRP, designated  
administrator) having its head office at 1 Place Ville Marie,  
Suite 3000, Montreal, Quebec, H3B 4T9

Receiver

**NOTICE AND STATEMENT OF THE RECEIVER  
(Subsections 245(1) and 246(1) of the Act)**

The Receiver gives notice and declares that:

1. On January 16, 2014, Samson Bélair/Deloitte & Touche Inc., became the receiver (“Receiver” or “Deloitte”) in respect of the property of Homco Realty Fund (98) Limited Partnership (“Homco 98” or the “Debtor”), a bankrupt entity, that is described below (and referred to as the “Property”):
  - Cash balances (related to certain bank accounts);
  - Accounts receivable related to the real estate property (i.e. excluding the intercompany accounts receivable and the income tax receivable);
  - Investment property (named Carat-Park Wittenberg and located at Teucheler Weg 2, 06886 Lutherstadt Wittenberg, Germany).
2. Deloitte became a receiver by virtue of being appointed by the Superior Court of Quebec, Commercial Division, pursuant to the Receivership Order in respect of Homco Realty Fund (98) Limited Partnership dated January 16, 2014.
3. Deloitte took possession or control of the property described above on January 16, 2014, as Receiver (and on December 18, 2013 as Trustee).

4. The following information relates to the receivership:

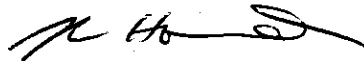
- a) The address (head office) of the Debtor is 1959 Upper Water Street, Suite 900, Halifax, Nova Scotia, B3J 3N2, Canada. The Debtor also has a chief place of business located at Suite 970, 3500 de Maisonneuve Blvd. West, Montreal, Quebec, H3Z 3C1, Canada.
- b) The Debtor was established for the sole purpose of acquiring and operating a real property known as the Carat Park Shopping Center, located in Amendorfer StraBe, Wittenberg, in Germany.
- c) The exact amount owed by the Debtor to the creditor who holds a security on the property described above is to be determined.
- d) The list of the other creditors of the Debtor and the total amount due by the Debtor is presented in appendix.
- e) The intended plan of action of the Receiver during the receivership is as follows:
  - Control the receipts and disbursements of the Debtor and, if deemed appropriate in its discretion, to open bank trust account(s) to receive and disburse funds;
  - Be authorized to deposit any cheques issued to the order of the Debtor;
  - Take all necessary measures for the preservation, control and protection of the Property of the Debtor, including, without limiting the generality of the foregoing, to insure the Debtor's assets;
  - Carry on the Debtor's operations;
  - To further petition the Court for authorization to sell all or any of the part of the Debtor's Property outside the ordinary course of business, upon written instruction from the special servicer Hatfield Philips International Limited and pursuant to conditions the Court deems reasonable in the circumstances;
  - To initiate, prosecute and continue the prosecution of any and all proceedings the Receiver considers appropriate, including for the purpose of Sections 34 and 249 of the *Bankruptcy and Insolvency Act*, within the performance of its duties regarding the Property of the Debtor;
  - To continue the current management agreement with the Asset Manager of the real estate property, subject to any amendments that the Receiver may deem necessary (which amendments must be approved by the parties to the current management agreement or by the Court);
  - Retain whatever services are required, in the opinion of the Receiver acting reasonably, to fulfill its mandate;

f) The contact person for the Receiver is:

Mr. Jean-Christophe Hamel, CPA, CA, CIRP  
Senior Manager  
Phone: 514-393-6592  
Fax: 514-390-4103  
Email: [jehamel@deloitte.ca](mailto:jehamel@deloitte.ca)

DATED AT MONTREAL, this 20<sup>th</sup> day of  
January, 2014.

SAMSON BÉLAIR/DELOITTE & TOUCHE INC.  
In its capacity as Receiver of Homco Realty Fund (98)  
Limited Partnership



Jean-Christophe Hamel, CPA, CA, CIRP

N° 500-11-045750-136

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SUPERIOR COURT  
Commercial Division

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Homco Realty Fund (98) Limited Partnership

Bankrupt

— and —

SAMSON BÉLAIR/DELOITTE & TOUCHE INC.

Receiver

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**NOTICE AND STATEMENT OF THE RECEIVER**  
(Subsections 245(1) and 246(1) of the Act)

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**Deloitte.**

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Samson Bélair/Deloitte & Touche Inc.  
1, Place Ville Marie, Suite 3000  
Montreal QC H3B 4T9  
Phone: 514-393-7115 Fax: 514-390-4103