

Deloitte.

August 16, 2017

To the Creditors of
Tri State Community Ltd.

Dear Sir/Mesdames:

RE: THE MATTER OF THE PROPOSAL OF TRI STATE COMMUNITY LTD.

Please be advised that on the 16th day of August, 2017, Tri State Community Ltd. (the "Company") filed a Notice of Intention to Make a Proposal (the "NOI") pursuant to Section 50.4 of the *Bankruptcy and Insolvency Act*, and Deloitte Restructuring Inc. has consented to act as Trustee under the Proposal.

We enclose for your records, the following information:

1. Notice of Intention to Make a Proposal;
2. List of known creditors, as per the Company's records;
3. Consent to Act as Trustee.

As provided in Section 69(1) of the Act, no creditor has any remedy against the Company or the Company's property, or shall commence or continue any action, execution or other proceedings, for the recovery of a claim probable in bankruptcy (the "Stay of Proceedings"). During the Stay of Proceedings, the Company is required to complete the following:

1. Within ten days, file a Statement of Projected Cash-Flow with the Trustee;
2. Within thirty days, file a Proposal under Part III, Division I of the *Bankruptcy and Insolvency Act* with the Trustee, unless an extension is granted by the Court.

The Trustee is required to monitor the Company's business and affairs during this period and report any material adverse changes to the Official Receiver's office and/or the Court. Once a Proposal has been filed, the Trustee will provide you with a copy of the Proposal, the Report of the Trustee, a Proof of Claim form, a Voting Letter, a Proxy and a Notice to Creditors of the First Meeting of Creditors.

If you have any questions regarding the above, please contact the undersigned at your convenience.

Yours truly,

Deloitte Restructuring Inc.
In its capacity as Trustee in re:
The Matter of the Proposal of Tri State Community Ltd.
and not in its personal capacity

Per: 

Darren M. Crocker, CPA, CGA, CIRP, Licensed Insolvency Trustee
Senior Vice-President

Enc.

District of: Alberta
Division No. 01 - Edmonton
Court No.
Estate No.

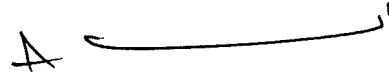
- FORM 33 -
Notice of Intention To Make a Proposal
(Subsection 50.4(1) of the Act)

In the matter of the proposal of
Tri State Community Ltd.
of the City of Edmonton, in the Province of Alberta

Take notice that:

1. Tri State Community Ltd. (the "Company"), an insolvent person, states, pursuant to subsection 50.4(1) of the Act, that it intends to make a proposal to its creditors.
2. Deloitte Restructuring Inc. of 2000 Manulife Place, 10180 - 101 Street, Edmonton, AB, T5J 4E4, a licensed trustee, has consented to act as trustee under the proposal. A copy of the consent is attached.
3. A list of the names of the known creditors with claims of \$250 or more and the amounts of their claims is also attached.
4. Pursuant to section 69 of the Act, all proceedings against the Company are stayed as of the date of filing of this notice with the official receiver in its locality.

Dated at the City of Edmonton in the Province of Alberta, this 16th day of August 2017.



Tri State Community Ltd.
Insolvent Person

To be completed by Official Receiver:

Filing Date

Official Receiver

- Creditor Mailing List -

In the matter of the proposal of
Tri State Community Ltd.
of the City of Edmonton, in the Province of Alberta

Creditor Type	Name	Attention	Address	Claim \$
Director	Arash Vahdaty		204A, 8119-160 Avenue Edmonton AB T5Z 0G3	
Unsecured	1826463 Alberta Ltd.		9424-208 Street Edmonton AB T5T 4C3	105.00
	621494 Alberta Ltd. o/a Zeebee's Siding		11241-224 Street Edmonton AB T5S 0C5 Fax: (780) 487-5204	157.50
	CRA - Canada Revenue Agency - Tax - Prairie		832430334RT0001 c/o Edmonton Tax Services Office Revenue Collections Division Regional Intake Centre for Insolvency 9700 Jasper Avenue Edmonton AB T5J 4C8 Fax: (780) 495-0424	14,551.50
	Direct Energy Regulated Services	Credit & Collections Centre	760502145245 PO Box 1520 639-5 Avenue SW Calgary AB T2P 5R6 Fax: (866) 374-6199 ders_inquiries@directenergy.com	69.71
	Dundas Appraisals Ltd.		153, 17008-90 Avenue Edmonton AB T5T 1L6	7,612.50
	EGM Drywall Systems Inc.		18015-107 Ave Edmonton AB T5S 1K3 Fax: (780) 483-6006	49,653.66
	Igloo Building Supplies Group Ltd.		52525 Range Road 264 Acheson AB T7X 5A6	1.00
	International Globe Painting Ltd.		16206-48 Street Edmonton AB T5Y 3H6 Fax: (780) 756-7483	157.50
	Landrex Hunter Ridge Inc.		220 Summit Plaza, 190 Boudreau Road St. Albert AB T8N 6B9 Fax: (780) 459-1220	84,440.61
	Qualico Land		280, 3203-93 Street NW Edmonton AB T6E 5W8 Fax: (780) 440-1728	75,854.10
	Rona Revy Inc.		3111-76 Ave Edmonton AB T6P 1T4 Fax: (403) 265-5795	100,299.43
	SAS Group of Companies Inc.		301, 1230-91 Street SW Edmonton AB T6X 0P2	1.00
	Star Prebuilt Homes		21421-111 Ave Edmonton AB T5S 1Y1	251,185.00
	Trend Aurora Ltd.		c/o 2800, 10060 Jasper Avenue Edmonton AB T5J 3V9	5,357.65

- Creditor Mailing List -

In the matter of the proposal of
Tri State Community Ltd.
of the City of Edmonton, in the Province of Alberta

Creditor Type	Name	Attention	Address	Claim \$
Unsecured	Tri State Signature Homes Ltd.		c/o 2800, 10060 Jasper Avenue Edmonton AB T5J 3V9	20,272.09
	Wicked Walls		15023-118 Avenue Edmonton AB T5V 1H9	4,398.76

- Proposal Consent -
In the matter of the proposal of
Tri State Community Ltd.
of the City of Edmonton, in the Province of Alberta

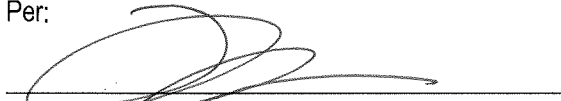
To whom it may concern,

This is to advise that we hereby consent to act as trustee under the Bankruptcy and Insolvency Act for the proposal of Tri State Community Ltd..

Dated at the City of Edmonton in the Province of Alberta, this 16th day of August 2017.

Deloitte Restructuring Inc. - Licensed Insolvency Trustee

Per:



Darren Crocker - Licensed Insolvency Trustee
2000 Manulife Place, 10180 - 101 Street
Edmonton AB T5J 4E4
Phone: (780) 401-3913 Fax: (780) 421-3782