

RECEIVERSHIP SALE

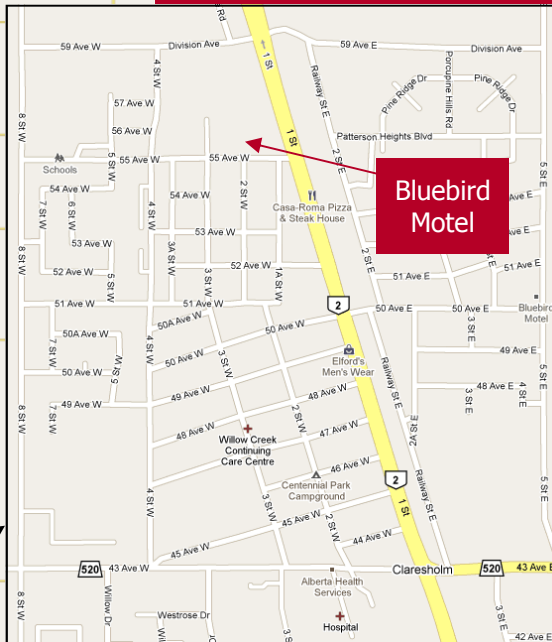
Bluebird Motel, Claresholm, Alberta, BC



All offers to purchase are subject to approval of the Court of Queens Bench of Alberta. Accordingly, all offers must be made for the property "as is where is" and cannot include any representations or warranties by the seller. The buyer must rely solely on its own investigations with respect to all aspects of the transaction.



The Bluebird Motel is located in the north west part of Claresholm, Alberta, approximately 135 km south of Calgary and 92 km north west of Lethbridge. The motel is located at the corner of 55th Ave. W. and 1st St, a major thoroughfare through Claresholm.



Motel Information:

Number of Rooms	23
Number of Storeys:	One
Age of Building:	Built 1974
Gross Building Area (Sq.Ft.):	Main Building 5,004 Office & Residence 1,706 Each Bungalow 770



Parties interested in acquiring the Bluebird Motel should contact G. Powroznik Group Inc., to obtain, sign and return a confidentiality agreement and receive access to further confidential information and arrange for inspection of the motel. Deadline for receiving offers is Friday May 7, 2010.

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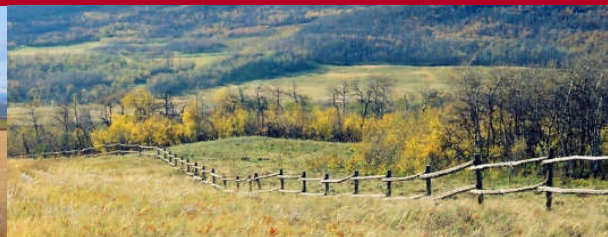
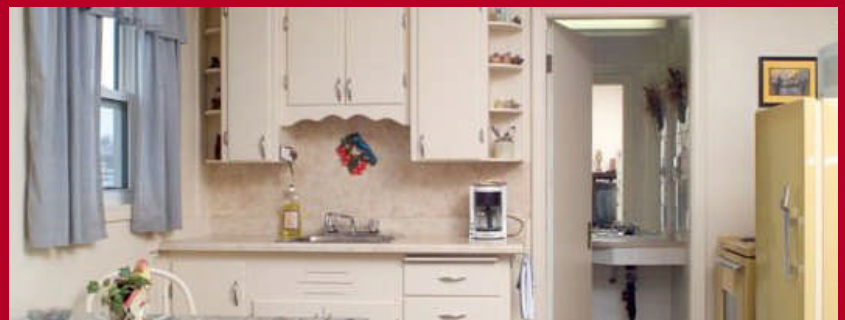
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Property Civic Address:	5505 1st Street West Claresholm, AB
Legal Description:	Plan 7810399, Block B, Lot 5 Claresholm, Alberta
Area of land:	1.99 acres
Land use classification:	C2 - Highway Commercial Land Use District
2009 Assessed Value:	\$628,825
2009 Property Taxes:	\$8,825
Current Owner:	F.A. Miller Investments Ltd. (in Receivership)

Built in 1947 the updated 23 room Bluebird Motel comprises a 13 room building, five two-unit detached bungalows, an office and a 3 bedroom manager's residence. Of the 23 units, eleven are 1-bedroom units, three are 2-bedroom units, four are 2-bedroom units with kitchenettes, and five are 2-bedroom units with kitchenettes and a pull-out couch. Many of the units contain eclectic theme décor and antique furniture. The attached manager's residence contains a living room, kitchen, bedrooms, attached utility area and garage. All buildings have full electrical servicing and heating is provided by forced air furnaces and built-in wall units. Air conditioning is available in all units.



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