

**Form 45-106F6**  
***British Columbia Report of Exempt Distribution***

This is the form required under section 6.1 of National Instrument 45-106 for a report of exempt distribution in British Columbia.

**Issuer/underwriter information**

**Item 1: Issuer/underwriter name and contact information**

A. State the following:

- the full name of the issuer of the security distributed. Include the former name of the issuer if its name has changed since this report was last filed;
- the issuer's website address; and
- the address, telephone number and email address of the issuer's head office.

**GEC Burnaby Heights Limited Partnership**

**777 West Broadway, Suite 1200**

**Vancouver, BC V5Z 4J7**

**Telephone: 604-871-9909**

B. If an underwriter is completing this report, state the following:

- the full name of the underwriter;
- the underwriter's website address; and
- the address, telephone number and email address of the underwriter's head office.

**Item 2: Reporting issuer status**

A. State whether the issuer is or is not a reporting issuer and, if reporting, each of the jurisdictions in which it is reporting.

B. If the issuer is an investment fund managed by an investment fund manager registered in a jurisdiction of Canada, name the investment fund manager and state the jurisdiction(s) where it is registered.

**The Issuer is not a reporting issuer in any jurisdiction.**

### Item 3: Issuer's industry

Indicate the industry of the issuer by checking the appropriate box below.

- |   |  |
|---|--|
| <input type="checkbox"/> Bio-tech                       | Mining   |
| <input type="checkbox"/> Financial Services             | <input type="checkbox"/> exploration/development     |
| <input type="checkbox"/> investment companies and funds | <input type="checkbox"/> production                  |
| <input type="checkbox"/> mortgage investment companies  | <input type="checkbox"/> Oil and gas                 |
| <input type="checkbox"/> securitized products issuers   | <input type="checkbox"/> Real estate                 |
| <input type="checkbox"/> Forestry                       | <input type="checkbox"/> Utilities                   |
| <input type="checkbox"/> Hi-tech                        | <input checked="" type="checkbox"/> Other (describe) |
| <input type="checkbox"/> Industrial                     | Rental accommodations<br>primarily for students      |

### Item 4: Insiders and promoters of non-reporting issuers

If the issuer is an investment fund managed by an investment fund manager registered in a jurisdiction of Canada, do not complete this table.

If the issuer is not a reporting issuer in any jurisdiction of Canada, complete the following table by providing information about each insider and promoter of the issuer. If the insider or promoter is not an individual, complete the table for directors and officers of the insider or promoter.

Information about insiders and promoters			
Full name, municipality and country of principal residence	All positions held (e.g., director, officer, promoter and/or holder of more than 10% of voting securities)	Number and type of securities of the issuer beneficially owned or, directly or indirectly controlled, on the distribution date, including any securities purchased under the distribution	Total price paid for all securities beneficially owned or, directly or indirectly controlled, on the distribution date, including any securities purchased under the distribution (Canadian \$)
Toby Chu Vancouver, B.C., Canada	Director and officer of GEC Burnaby Heights GP Inc., the General Partner of the issuer	Nil	N/A
Tim Leong Vancouver, B.C., Canada	Officer of GEC Burnaby Heights GP Inc., the General Partner of the issuer	Nil	N/A
Dennis Huang Vancouver, B.C., Canada	Officer of GEC Burnaby Heights GP Inc., the General Partner of the issuer	Nil	N/A
CIBT Group Holdings Inc. Vancouver, B.C., Canada	Sole shareholder of GEC Burnaby Heights GP Inc., the General Partner of the issuer	100 common shares GEC Burnaby Heights GP Inc., the General Partner of the issuer	\$10.00

<b>Information about insiders and promoters</b>			
Full name, municipality and country of principal residence	All positions held (e.g., director, officer, promoter and/or holder of more than 10% of voting securities)	Number and type of securities of the issuer beneficially owned or, directly or indirectly controlled, on the distribution date, including any securities purchased under the distribution	Total price paid for all securities beneficially owned or, directly or indirectly controlled, on the distribution date, including any securities purchased under the distribution (Canadian \$)
CIBT Education Group Inc. ("CIBT") Vancouver, B.C., Canada	Promoter	100 common shares GEC Burnaby Heights GP Inc., the General Partner of the issuer <sup>(1)</sup>	\$10.00

<sup>(1)</sup> These shares are owned indirectly through CIBT's indirect ownership of CIBT Group Holdings Inc.

## Details of distribution

### Item 5: Distribution date

State the distribution date. If this report is being filed for securities distributed on more than one distribution date, state all distribution dates.

**March 14, 2016**

### Item 6: Number and type of securities

For each security distributed:

- describe the type of security;
- state the total number of securities distributed. If the security is convertible or exchangeable, describe the type of underlying security, the terms of exercise or conversion and any expiry date; and
- if the issuer is an investment fund managed by an investment fund manager registered in a jurisdiction of Canada, state the exemption(s) relied on. If more than one exemption is relied on, state the amount raised using each exemption.

**The issuer distributed 102 Class A Limited Partnership Units.**

### Item 7: Geographical information about purchasers

Complete the following table for each Canadian and foreign jurisdiction where purchasers of the securities reside. Do not include in this table information about securities issued as payment of commissions or finder's fees disclosed under item 9 of this report. The information provided in this table must reconcile with the information provided in item 8 and Schedules I and II.

Each Canadian and foreign jurisdiction where purchasers reside	Number of purchasers	Price per security (Canadian \$) <sup>1</sup>	Total dollar value raised from purchasers in the jurisdiction (Canadian \$)
British Columbia	13	\$25,000.00	\$1,000,000.00
Alberta	14	\$25,000.00	\$1,300,000.00
Saskatchewan	3	\$25,000.00	\$250,000.00
Total number of Purchasers	30		
Total dollar value of distribution in all jurisdictions (Canadian \$)			\$2,550,000.00

Note 1: If securities are issued at different prices, list the highest and lowest price for which the securities were sold.

## **Item 8: Information about purchasers**

### *Instructions*

A. If the issuer is an investment fund managed by an investment fund manager registered in a jurisdiction of Canada, do not complete this table.

B. Information about the purchasers of securities under the distribution is required to be disclosed in different tables in this report. Complete

- the following table for each purchaser that is not an individual, and
- the tables in Schedules I and II of this report for each purchaser who is an individual.

Do not include in the tables information about securities issued as payment of commissions or finder's fees disclosed under item 9 of this report.

C. An issuer or underwriter completing this table in connection with a distribution using the exemption in subparagraph 6.1(1)(j) [*TSX Venture Exchange offering*] of National Instrument 45-106 *Prospectus Exemptions* may choose to replace the information in the first column with the total number of purchasers, whether individuals or not, by jurisdiction. If the issuer or underwriter chooses to do so, then the issuer or underwriter is not required to complete the second column or the tables in Schedules I and II.

<b>Information about non-individual purchasers</b>					
Full name and address of purchaser and name and telephone number of a contact person	Indicate if the purchaser is an insider (I) of the issuer or a registrant (R)	Number and type of securities purchased	Total purchase price (Canadian \$)	Exemption relied on	Date of distribution (yyyy-mm-dd)
101260547 Saskatchewan Ltd. Box 28 Maidstone, SK S0M 1M0 Contact: Sheldon Rhinehart 780-205-5222		2 Class A Limited Partnership Units	\$50,000.00	Section 2.3 of National Instrument 45-106	2016-03-14
Angus Leigh Holdings Ltd. #25 – 1590, 4 <sup>th</sup> Ave. NW Moose Jaw, SK S6J 0A5 Contact: Brenda Dougherty 306-530-5341		2 Class A Limited Partnership Units	\$50,000.00	Section 2.3 of National Instrument 45-106	2016-03-14
Callin Family Trust 231 Edgebrook Circle NW, Calgary, AB, T3A 5A2 Contact: Helmut Callin 403-239-9359		2 Class A Limited Partnership Units	\$50,000.00	Section 2.3 of National Instrument 45-106	2016-03-14
942602 Alberta Ltd. 34 Cromridge Heights SE, Calgary, AB, T3M 0E7 Contact: Chris Hemstock 403-620-0807		4 Class A Limited Partnership Units	\$100,000.00	Section 2.3 of National Instrument 45-106	2016-03-14
Pacific Bridge Holdings Ltd. 20 Chestnut Way, Port Moody, BC V3H 5G3 Contact: Peter Kinch 778-988-8326		4 Class A Limited Partnership Units	\$100,000.00	Section 2.3 of National Instrument 45-106	2016-03-14
1571678 Alberta Ltd. 241 21 <sup>st</sup> Avenue NW, Calgary, AB T2M 1J4 Contact: Carleen Su 403-264-9398		3 Class A Limited Partnership Units	\$75,000.00	Section 2.3 of National Instrument 45-106	2016-03-14
Carmens Investments Inc. 522 McCallum Road, Abbotsford, BC, V2S 8A2 Contact: Carmen Peters 604-859-9697		2 Class A Limited Partnership Units	\$50,000.00	Section 2.3 of National Instrument 45-106	2016-03-14

<b>Information about non-individual purchasers</b>					
Full name and address of purchaser and name and telephone number of a contact person	Indicate if the purchaser is an insider (I) of the issuer or a registrant (R)	Number and type of securities purchased	Total purchase price (Canadian \$)	Exemption relied on	Date of distribution (yyyy-mm-dd)
Dr. Wilson Heung Inc. 25 – 11900 Haney Place Maple Ridge, BC, V2X 8R9 Contact: Dr. Wilson Heung 604-467-6333		4 Class A Limited Partnership Units	\$100,000.00	Section 2.3 of National Instrument 45-106	2016-03-14
ATH Investments Inc. 28281 Graham Crescent Abbotsford, BC V4X 2B8 Contact: Anthony Hiebert 604-856-7593		4 Class A Limited Partnership Units	\$100,000.00	Section 2.3 of National Instrument 45-106	2016-03-14
0943838 B.C. Ltd. 12425 266 Street Maple Ridge, BC V2W 0E2 Contact: Mo Shariff 604-406-4736		4 Class A Limited Partnership Units	\$100,000.00	Section 2.3 of National Instrument 45-106	2016-03-14
And The Twins Holdings Ltd. Box 10, Site 10, RR1 Okotoks, AB T1S 1A1 Contact: Norm Castiglione 403-923-4101		12 Class A Limited Partnership Units	\$300,000.00	Section 2.10 of National Instrument 45-106	2016-03-14
Dorey Enterprises Inc. 10871 – 286 Street Maple Ridge, BC V2W 1L7 Contact: Duncan Dorey 504-462-0448		2 Class A Limited Partnership Units	\$50,000.00	Section 2.3 of National Instrument 45-106	2016-03-14
1489993 Alberta Ltd. Box 6023 Fort McMurray, AB T9H 4W1 Contact: Laura Miller 780-799-6875		6 Class A Limited Partnership Units	\$ 150,000.00	Section 2.10 of National Instrument 45-106	2016-03-14

## **Commissions and finder's fees**

### **Item 9: Commissions and finder's fees**

#### *Instructions*

A. Complete the following table by providing information for each person who has received or will receive compensation in connection with the distribution(s). Compensation includes commissions, discounts or other fees or payments of a similar nature. Do not include information

about payments for services incidental to the distribution, such as clerical, printing, legal or accounting services.

B. If the securities being issued as compensation are or include convertible securities, such as warrants or options, add a footnote describing the terms of the convertible securities, including the term and exercise price. Do not include the exercise price of any convertible security in the total dollar value of the compensation unless the securities have been converted.

Full name and address of the person being compensated	Indicate if the person being compensated is an insider (I) of the issuer or a registrant (R)	Compensation paid or to be paid (cash and/or securities)				
		Cash (Canadian \$)	Securities			Total dollar value of compensation (Canadian \$)
			Number and type of securities issued	Price per security (Canadian \$)	Exemption relied on and date of distribution (yyyy-mm-dd)	
Tri View Capital Ltd. The Grain Exchange Building, #414, 815 – 1st Street SW, Calgary, Alberta, T2P 1N3	R	\$153,000.00 <sup>(1)</sup>	26 Class C Limited Partnership Units	\$1.00	Exemption: Section 2.3 of National Instrument 45-106  Date of Distribution: 2016-03-14	\$153,026

<sup>(1)</sup> This amount excludes due diligence fees.

## Certificate

On behalf of the issuer, I certify that the statements made in this report are true.

Date: March 23, 2016

GEC Burnaby Heights Limited Partnership

Name of issuer (please print)

Toby Chu, Director of the General Partner, Telephone: 604-871-9909

Print name, title and telephone number of person signing

"Toby Chu"

Signature

*Instruction*

*The person certifying this report must complete the information in the square brackets by deleting the inapplicable word. For electronic filings, substitute a typewritten signature for a manual signature.*

**Item 10: Contact information**

State the name, title and telephone number of the person who may be contacted with respect to any questions regarding the contents of this report, if different than the person signing the certificate.

**IT IS AN OFFENCE TO MAKE A MISREPRESENTATION IN THIS REPORT.**

**Notice - Collection and use of personal information**

The British Columbia Securities Commission collects and uses the personal information required to be included in this report for the administration and enforcement of the *Securities Act*. If you have any questions about the collection and use of this information, contact the British Columbia Securities Commission at the following address:

**British Columbia Securities Commission**

P.O. Box 10142, Pacific Centre  
701 West Georgia Street  
Vancouver, British Columbia V7Y 1L2  
Telephone: (604) 899-6500  
Toll free across Canada: 1-800-373-6393  
Facsimile: (604) 899-6581



## ***Guidance for completing and filing Form 45-106F6***

1. ***Required form in British Columbia*** - In British Columbia, file this report and the applicable fee using BCSC e-services in accordance with British Columbia Instrument 13-502 Electronic filing of reports of exempt distribution. If the distribution occurs in British Columbia and one or more other jurisdictions, the issuer is required to file this report in British Columbia and file Form 45-106F1 in the other applicable jurisdictions.
2. ***What is a distribution?*** - In British Columbia, “distribution” includes distributions made from British Columbia to purchasers resident in other Canadian or foreign jurisdictions if the issuer has a significant connection to British Columbia. If the issuer has a significant connection to British Columbia, complete the tables in item 8 and Schedules I and II for all purchasers.

*In British Columbia, “distribution” also includes distributions made from another Canadian or foreign jurisdiction to purchasers resident in British Columbia. If the issuer is from another Canadian or foreign jurisdiction, complete the tables in item 8 and Schedules I and II only for purchasers resident in British Columbia.*

3. ***What is a purchaser?*** - References to a purchaser in this report are to the beneficial owner of the securities.
4. ***What is an individual?*** - An individual is a natural person. A corporation, partnership, party, trust, fund, association, and any other organized group of persons is not an individual.
5. ***Space in tables*** - If the space provided in any table in this Form is insufficient, please adjust the table to include additional space.
6. ***Multiple distributions*** - One report may be used for multiple distributions occurring within 10 days of each other if the report is filed on or before the 10th day following the first of such distributions.
7. ***Fees*** - In order to determine the applicable fee, consult Fee Checklist British Columbia Form 11-901F (item # 16).