

**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.
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- Pacific Calgary Opportunity Trust II;
  - www.pacdev.com
  - 223 – 17 Avenue SE, Calgary, AB T2G 1H3, 403-246-7250, office@pacdev.com

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.
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- N/A

**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.

- The Issuer is not a reporting issuer.

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.

- N/A

**Item 3: Issuer's industry**

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

- |   |  |
|---|--|
| <input type="checkbox"/> Bio-tech                       | <b>Mining</b>                                    |
| <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"/> Forestry                       | <input checked="" type="checkbox"/> Real Estate  |
| <input type="checkbox"/> Hi-tech                        | <input type="checkbox"/> Utilities               |
| <input type="checkbox"/> Industrial                     | <input type="checkbox"/> Other (describe)        |
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**Item 4: Insiders and promoters of non-reporting issuers**

If the issuer is an investment fund managed by an investment fund manager registered in the 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 \$)
Pacific East Balzac GP Ltd. Calgary, AB, Canada	General Partner	N/A	N/A
Dennis J. Doherty Calgary, AB, Canada	Initial Trustee	N/A	N/A

#### 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.

- The distribution date is May 4, 2015.

##### 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 the 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 securities being offered are Class "A" Units in the Trust and Class "B" Units in the Trust.
  - The total number of securities distributed are 560 Class "A" Units and 1,045 Class "B" Units. Neither of these securities are convertible or exchangeable.
  - The exemptions relied upon are Parts 2.3 and 2.9 of National Instrument 45-106.

##### Item 7: Geographical information about purchasers

Complete the following table for each Canadian and foreign jurisdiction where purchasers of the security 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 jurisdiction where purchasers reside	Number of purchasers	Price per security (Canadian \$)	Total dollar value raised from
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			purchasers in the jurisdiction (Canadian \$)
British Columbia	1	\$1,000.00 per Class "A" Unit	\$10,000.00
Alberta	16	\$1,000.00 per Class "A" Unit \$917.43 - \$1,000.00 per Class "B" Unit	\$534,000.00 \$980,000.00
Saskatchewan	2	\$1,000.00 per Class "A" Unit	\$16,000.00
<b>Total Number of Purchasers</b>	19		
<b>Total Dollar Value of Distribution in all Jurisdictions (Canadian \$)</b>			\$1,540,000.00

Note1: If securities are issued at different prices, list the highest and the 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(l)(j) [*TSX Venture Exchange offering*] of National Instrument 45-106 *Prospectus and Registration 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.

Information about non-individual purchasers					
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)	Name and type of securities purchased	Total Purchase Price (Canadian \$)	Exemption relied on	Date of distribution (yyyy-mm-dd)
CH QA Solutions Inc. 161 Evansridge View NW Calgary, AB T3P 0N3 403-607-1792 Attn: Co Lap Hoang, President	N/A	20 Class "A" Units	\$20,000.00	Part 2.9 of NI 45-106	2015-05-04



Leross Investments Ltd. Site 13, Box 36, RR9 Calgary, AB T2J 5G5 403-256-7566 Attn: Sheila K. O'Shea, President	N/A	100 Class "A" Units	\$100,000.00	Part 2.9 of NI 45-106	2015-05-04
Raymond Moffat Farms Ltd, Kenneth Moffat Holdings Ltd. & WGM Farms Ltd., Jointly Box 221 Radway, AB T0A 2V0 780-736-2200	N/A	500 Class "B" Units	\$480,000.00	Part 2.3 of NI 45-106	2015-05-04
Renick Sports Group Ltd. 115 - 21 Avenue NW Calgary, AB T2M 1L1 403-861-1092 Attn: Wayne Renick, President	N/A	272.5 Class "B" Units	\$250,000.00	Part 2.3 of NI 45-106	2015-05-04
Jags Garvin Inc. 7 Chamberlain Close T3R 1B7 Calgary, AB 403-663-0513 Attn: Alf Garvin, President	N/A	272.5 Class "B" Units	\$250,000.00	Part 2.3 of NI 45-106	2015-05-04

## Commissions and finders 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 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		
			Number and Type of Securities Issued	Price per Security	Exemption Relied on and Date of Distribution
Doug Martai Raintree Financial Solutions Westgate Business Park 10243 - 178	N/A	\$17,010.00	N/A	N/A	N/A
					Total Dollar Value of Compensation (Canadian \$)
					\$17,010.00

Street Edmonton, AB T5S 1M3 780-443-0340					
Jeff Toews Raintree Financial Solutions Westgate Business Park 10243 - 178 Street Edmonton, AB T5S 1M3 780-443-0340	N/A	\$900.00	N/A	N/A	\$900.00
Mark Ameeralli Raintree Financial Solutions Westgate Business Park 10243 - 178 Street Edmonton, AB T5S 1M3 780-443-0340	N/A	\$900.00	N/A	N/A	\$900.00
Dan LeBlanc & Ariston Sirota TriView Capital Ltd. The Grain Exchange Building #414, 815 – 1st Street SW Calgary, AB T2P 1N3 403-984-6570	N/A	\$1,170.00	N/A	N/A	\$1,170.00
Dan LeBlanc, Ariston Sirota, & Denis Joyal TriView Capital Ltd. The Grain Exchange Building #414, 815 – 1st Street SW Calgary, AB T2P 1N3 403-984-6570	N/A	\$1,170.00	N/A	N/A	\$1,170.00
Yen Tat TriView Capital Ltd. The Grain Exchange Building #414, 815 – 1st Street SW Calgary, AB T2P 1N3 403-984-6570	N/A	\$26,550.00	N/A	N/A	\$26,550.00
Nadine Wellwood Wealthterra Capital Management	N/A	\$2,700.00	N/A	N/A	\$2,700.00

Inc. Cochrane Professional Building PO Box 9 STN MAIN Suite 104, 105 - 1st Street W Cochrane, AB T4C 1A4 403-981-1156						
Demetri Tzotzos Beringer Capital Suite 201, 1401 1st St. SE Calgary, AB T2G 2J3 403-269-2636	N/A	\$25,000.00	N/A	N/A	N/A	\$25,000.00

### Certificate

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

Date: May 4, 2015

Pacific Calgary Opportunity Trust II  
Name of [issuer/underwriter] (please print)

Dennis Doherty, Trustee, 403-303-2642  
Print name, title and telephone number of person signing

DENNIS DOHERTY  
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 of personal information

The British Columbia Securities Commission collect 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