

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.

Eastport Properties Limited Partnership
2612 Koyl Avenue
Saskatoon, SK S7L 5X9
Phone: (306) 955-4174
sales@millennium3.ca
<http://www.millennium3.ca/>

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.

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.

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 | Mining |
| 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 checked="" type="checkbox"/> Real estate |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Utilities |
| <input type="checkbox"/> Hi-tech | <input type="checkbox"/> Other (describe) |
| <input type="checkbox"/> Industrial | |
-

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 \$) |
| Everett J. Kearley Saskatoon, SK | President, director, and controlling shareholder of the general partner of the Issuer, Millennium III Capital Corporation and FLP Investments Limited | 4 Units | \$98,800.00 |

| | | | |
|--|---|---------|--------------|
| John Kearley Saskatoon, SK | Executive Vice President, director and shareholder of the general partner of the Issuer and a director, officer and shareholder of Millennium III Capital Corporation | 6 Units | \$148,200.00 |
| Daniel Bollinger Moose Jaw, SK | Director of the general partner of the Issuer | Nil | Nil |
| Allan Lebiszcak Saskatoon, SK | Secretary-Treasurer of general partner of the Issuer | 1 Unit | \$24,700.00 |
| Kenneth Nicholson Saskatoon, SK | Vice President of general partner of the Issuer | 1 Unit | \$24,700.00 |
| Mike Laliberte Saskatoon, SK | Vice President of general partner of the Issuer | 2 Units | \$49,400.00 |
| Millennium III Capital Corporation Saskatoon, SK | Promoter | Nil | Nil |
| FLP Investments Limited Saskatoon, SK | Founding Limited Partner | 1 Unit | \$5.00 |

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.

December 30, 2015

Item 6: Number and type of securities

For each security distributed:

- describe the type of security;

Limited Partnership Units (“Units”)

- 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

50 Units

- 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.

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 \$) ¹ | Total dollar value raised from purchasers in the jurisdiction (Canadian \$) |
|---|----------------------|---|---|
| British Columbia | 36 | \$24,700.00 | \$1,235,000.00 |
| Total number of Purchasers | 36 | | |
| Total dollar value of distribution in all jurisdictions (Canadian \$) | | | \$1,235,000.00 |

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.

| 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) | Number and type of securities purchased | Total purchase price (Canadian \$) | Exemption relied on | Date of distribution (yyyy-mm-dd) |
| FINE POINT HOLDINGS LTD. 1055 - 8766 McKim Way Richmond BC V6X 4G4 (604) 790-9293 Attention: Phillip Potts | | 1 Unit | \$24,700.00 | Part 2.9, offering memorandum exemption | 2015-12-30 |
| TORTOISE ENTERPRISES INC. 800 - 885 West Georgia Street Vancouver BC V6C 3H1 (604) 891-7756 Attention: Sarah Hill | | 1 Unit | \$24,700.00 | Part 2.9, offering memorandum exemption | 2015-12-30 |

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) | |
| M3 Securities Corporation 2612 Koyl Avenue Saskatoon, SK S7L 5X9 | R | \$46,875.00 | | | | \$46,875.00 |
| Pinnacle Wealth Brokers Inc. 300, 1716 – 16th Avenue NW Calgary, AB T2M 0L7 | R | \$6,250.00 | | | | \$6,250.00 |
| Raintree Financial Solutions Westgate Business Park 10243 178th Street NW Edmonton, AB T5S 1M3 | R | \$65,625.00 | | | | \$65,625.00 |

Certificate

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

Date: December 30, 2015

Eastport Properties Limited Partnership

Name of issuer (please print)

Everett Kearley, President (306) 955-4174

Print name, title and telephone number of person signing

“Everett Kearley”

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