

PLATINUM EQUITIES CLASS ACTION
OPT-OUT FORM

THIS IS NOT A CLAIM FORM. Sign this form if you wish to **EXCLUDE** yourself from the Platinum Equities Class Action litigation and any settlements or judgments related to that litigation. For more information on the Platinum Class Action, please visit:

<http://www.mnllp.ca/current-cases/platinum-equities>

A completed opt-out form must be submitted to Class Counsel, postmarked no later than **September 30th, 2015**, at the following address:

McGuigan Nelson
300, 1550 – 8th Street S.W.
Calgary, Alberta T2R 1K1

E-mail: Kevin@mnllp.ca
Phone: 403.265.7744
Fax: 403.265.7528

Re: Platinum Equities Class Action

Please provide the following personal information. This will allow us to correctly register your decision to opt-out of the Platinum Class Action.

Last Name: _____ Middle Initial _____ First Name _____

Company Name (if investment purchased through a corporation) _____

Telephone Number: (W) _____ (C) _____

E-mail address: _____

Mailing address: Unit _____ Street _____ City _____

Province _____ Postal Code _____

Agreement and Understanding:

I understand that the Platinum Equities Class Action is brought on behalf of all persons who invested in one or more of the following real estate investment schemes, excluding all persons who divested this investment and had their investment funds returned in full (the **'Investors'**):

- | | |
|---|--|
| 1. Qualia 1 – Plaza 14 (811 – 14 th Street NW, Calgary, Alberta) | 11. Fish Creek West (37 th Street and 146 th Avenue SW, Calgary, Alberta) |
| 2. Qualia 2 – First Street Plaza (138 – 4 th Avenue SE, Calgary, Alberta) | 12. Franklin Crossing (1411 33 rd Street NE, Calgary, Alberta) |
| 3. Qualia 3 – Eleven Eleven (1111- 11 th Avenue SW, Calgary, Alberta) | 13. Greenbriar (222 Greenbriar Place NW, Calgary, Alberta.) |
| 4. Qualia 4 – 926/Parallel (926 – 5 th Avenue SW and 1040 – 7 th Avenue SW, Calgary, Alberta.) | 14. Greenwich Park (17 th Avenue & 85 th Street SW, Calgary, Alberta) |
| 5. Qualia 5 – Dominion (906 -12 th Avenue SW, Calgary, Alberta) | 15. Langdon (Condominium Plan 0011878, Units 1, 5, 6, and 7) |
| 6. Qualia 6 – Sunpark/Pemberton (40 Sunpark Plaza Calgary, Alberta and 744 West Hastings Street, Vancouver, British Columbia) | 16. Leben REIT (534 – 17 th Avenue SW, Calgary, Alberta) |
| 7. Qualia 7 – Ithacan (614 – 6 th Avenue SW, Calgary, Alberta) | 17. Lucaya (1161 Sunset Drive, Kelowna, British Columbia) |
| 8. Qualia 8 – Optima (744 – 4 th Avenue SW, Calgary, Alberta) | 18. Platinum Investment Trust |
| 9. Barron Building (610 – 8 th Street SW, Calgary, Alberta) | 19. Platinum Lands (Meridian 4, Range 27, Township 23, Section 8; SW/NE/SE quarters 9, 17, NW/SW quarters) |
| 10. Deerfoot Court (1144 – 29 th Avenue NE, Calgary, Alberta) | 20. PMIC 1 |
| | 21. PMIC 2 |

I understand that, in this class definition, "person" includes any individual partnership, corporation, cooperative, communal organization, trust, band or other association that invested in the above investment projects, but excludes the Defendants, or parties related to the Defendants (including a subsidiary, parent corporation, officer or director of one of the defendant companies, relative of an individual defendant, and so forth).

I certify that I am an Investor. I certify that I currently hold, either personally or through a legal entity that I control (complete as applicable to you):

Qualia 1 – Plaza 14 (811 – 14th Street NW, Calgary, Alberta)

_____ Units of Qualia Real Estate Investment Fund Limited Partnership
_____ Shares of Qualia Real Estate Investment Fund Ltd.

Qualia 2 – First Street Plaza (138 – 4th Avenue SE, Calgary, Alberta)

_____ Units of Qualia Real Estate Investment Fund II Limited Partnership

Qualia 3 – Eleven Eleven (1111- 11th Avenue SW, Calgary, Alberta)

_____ Units of Qualia Real Estate Investment Fund III Limited Partnership
_____ Shares in Trust Haven Inc.

Qualia 4 – 926/Parallel (926 – 5th Avenue SW and 1040 – 7th Avenue SW, Calgary, Alberta)

_____ Units of Qualia Real Estate Investment Fund IV Limited Partnership
_____ Shares in Citi Centre Investments Inc.

Qualia 5 – Dominion (906 -12th Avenue SW, Calgary, Alberta)

_____ Units of Qualia Real Estate Investment Fund V Limited Partnership
_____ Shares in Building 906 Investments Ltd.

Qualia 6 – Sunpark/Pemberton (40 Sunpark Plaza Calgary, Alberta and 744 West Hastings Street, Vancouver, British Columbia)

_____ Units of Qualia Real Estate Investment Fund VI Limited Partnership
_____ Shares in Qualia VI Investments Ltd.

Qualia 7 – Ithacan (614 – 6th Avenue SW, Calgary, Alberta)

_____ Units of Qualia Real Estate Investment Fund VII Limited Partnership

Qualia 8 – Optima (744 – 4th Avenue SW, Calgary, Alberta)

_____ Units of Qualia Real Estate Investment Fund VIII Limited Partnership

Barron Building (610 – 8th Street SW, Calgary, Alberta)

_____ Units of Barron Building Redux Ltd.

Deerfoot Court (1144 – 29th Avenue NE, Calgary, Alberta)

_____ Units of Deerfoot Court Real Estate Income Fund Limited Partnership

_____ Shares of Deerfoot Court Registered Investments Ltd.

Fish Creek West (37th Street and 146th Avenue SW, Calgary, Alberta)

_____ Units of Fish Creek West Investments Limited Partnership

_____ Class “B” Common Shares of Fish Creek West RRSP Investments Ltd.

Franklin Crossing (1411 - 33rd Street NE, Calgary, Alberta)

_____ Units of Franklin Industrial Limited Partnership

Greenbriar (222 Greenbriar Place NW, Calgary, Alberta)

_____ Units of Greenbriar Real Estate Investment Fund Limited Partnership

Greenwich Park (17th Avenue & 85th Street SW, Calgary, Alberta)

_____ Units of Platinum 5 Acres And A Mule Limited Partnership

_____ Class “B” Shares of Greenwich Registered Investments Ltd.

_____ Bonds of Greenwich Registered Capital Ltd.

Langdon (Condominium Plan 0011878, Units 1, 5, 6, and 7)

_____ Units of Langdon Crossing Limited Partnership

Leben REIT (534 – 17th Avenue SW, Calgary, Alberta)

_____ Units of Leben Real Estate Investment Trust

Lucaya (1161 Sunset Drive, Kelowna, British Columbia)

_____ Shares of Lucaya Registered Investments Ltd.

_____ Bonds of Lucaya Registered Capital Ltd.

_____ Units of Lucaya Limited Partnership

Platinum Investment Trust

_____ Units of Platinum Investment Trust

Platinum Lands (Meridian 4, Range 27, Township 23, Section 8; SW/NE/SE quarters 9, 17, NW/SW quarters)

_____ Class "B" shares of Platinum Lands Registered Investment Corporation

_____ Bonds of Platinum Lands Registered Capital Corporation

PMIC 1

_____ Class "C" shares of Platinum Mortgage Investment Corporation Investments Ltd.

PMIC 2

_____ Class "C" shares of Platinum Mortgage Investment Corporation Investments II Ltd.

NOTE: IF YOU BELIEVE YOU HAVE INVESTED IN ANY OF THE ABOVE PROJECTS BUT THE CORPORATION, PARTNERSHIP, OR TRUST FUND YOU INVESTED IN IS NOT LISTED ABOVE, YOU MAY STILL BE A CLASS MEMBER. PROVIDE ALL SUPPORTING DOCUMENTATION DETAILING YOUR INVESTMENT IN THE APPLICABLE PROJECT

I certify that I have enclosed all supporting documentation for my Investment in my possession or control with this opt-out form.

I acknowledge and agree that the Class Counsel may disclose all information relating to this opt- out to the Alberta Court of Queen's Bench and the lawyers for the parties in the Platinum Equities Class Action.

I certify that the information provided and the representations made in this opt-out form are true and correct to the best of my knowledge, information and belief;

I understand that by signing this form I am opting-out of the Platinum Equities Class Action. This means that:

- A. I do not want to be a part of the Platinum Equities Class Action;
- B. I will not be bound by any outcomes of the Platinum Equities Class Action; and
- C. I will be excluded from any settlements that may arise as a result of the Platinum Equities Class Action.

I understand that by signing this form I take full responsibility for obtaining my own legal advice with respect to any claim I may have against the Defendants.

I choose to OPT-OUT of the Platinum Equities Class Action:

Signature of the person completing this opt-out form

Date Signed: _____