DPVC INC.

CONSOLIDATED FINANCIAL STATEMENTS

APRIL 30, 2010 and DECEMBER 31, 2009

Scarrow & Donald LLP

SCARROW & DONALD LLP
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June 17, 2010

AUDITORS' REPORT

To the Shareholders of
DPVC Inc.:

We have audited the consolidated balance sheets of DPVC Inc. as at April 30, 2010 and December 31, 2009 and the consolidated statements of operations and deficit and cash flow for the four months ended April 30, 2010 and the year ended December 31, 2009. These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on the financial statements based on our audits.

We conducted our audits in accordance with Canadian generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In our opinion, these consolidated financial statements present fairly, in all material respects, the financial position of the Company as at April 30, 2010 and December 31, 2009 and the results of its operations and its cash flows for the four months ended April 30, 2010 and the year ended December 31, 2009 in accordance with Canadian generally accepted accounting principles.

Scarrow & Donald LLP

Chartered Accountants
Winnipeg, Canada

DPVC INC.
CONSOLIDATED BALANCE SHEETS
(expressed in Canadian Dollars)

	April 30, 2010	December 31, 2009
ASSETS		
Current		
Cash	$ 620,759	$ 301,007
Prepaid expenses	23,890	-
Accounts receivable	9,550	803
	654,199	301,810
Real estate held for development (note 13)	5,909,089	-
Deferred charges	-	72,608
	$ 6,563,288	$ 374,418
LIABILITIES AND SHAREHOLDERS' EQUITY		
Current		
Accounts payable and accrued liabilities	$ 120,794	$ 78,113
Lease deposits	9,463	-
	130,257	78,113
Shareholders' Equity		
Share capital (note 6)	$ 6,527,144	$ 318,297
Contributed surplus (note 7)	20,251	8,169
Deficit	(114,364)	(30,161)
	$ 6,433,031	$ 296,305
	$ 6,563,288	$ 374,418

Subsequent event (note 15)

Approved by the Board:

"Rick Turner"
Board Chair

"Neil McDonnell"
Chair, Audit Committee

The accompanying notes are an integral part of these financial statements.

DPVC INC.
CONSOLIDATED STATEMENTS OF OPERATIONS AND DEFICIT
(expressed in Canadian Dollars)

	For the four months ended April 30, 2010	For the year ended December 31, 2009
EXPENSES		
General and administrative	72,006	22,377
Stock based compensation (note 9)	12,082	-
Write down of acquisition costs	-	1,318
	84,088	23,695
OTHER ITEMS		
Interest income	-	20
Foreign exchange loss	(115)	-
	(115)	20
Net Loss and Comprehensive Loss	**(84,203)**	**(23,675)**
Deficit, Beginning of Period	**(30,161)**	**(6,486)**
Deficit, End of Period	**(114,364)**	**($ 30,161)**
Basic and Diluted Loss Per Common Share (note 5)	**($ 0.02)**	**($ 0.01)**
Weighted Average Number of Common Shares Outstanding	**5,327,848**	**3,000,000**

The accompanying notes are an integral part of these financial statements.

DPVC INC.
CONSOLIDATED STATEMENTS OF CASH FLOW
(expressed in Canadian Dollars)

	For the four months ended April 30, 2010	For the year ended December 31, 2009
CASH FLOWS FROM OPERATING ACTIVITIES		
Loss for the period	($ 84,203)	($ 23,675)
Items not involving cash		
Stock based compensation	12,082	-
Foreign exchange loss	115	-
Changes in non-cash working capital items		
Change in accounts receivable	(8,748)	3,025
Change in accrued interest	-	109
Change in prepaid expenses	(2,775)	-
Change in accounts payable and accrued liabilities	31,524	(2,246)
Cash flow from operating activities	**(52,005)**	**(22,787)**
CASH FLOW FROM INVESTING ACTIVITIES		
Acquisition of interest in joint ventures (Note 4)	(3,150,623)	-
Cash flow from investing activities	**(3,150,623)**	**-**
CASH FLOW FROM FINANCING ACTIVITIES		
Issuance of common shares	6,983,544	-
Share issuance costs	(702,089)	-
Repayment of short-term loan	(2,759,075)	-
Cash flow from financing activities	**3,522,380**	**-**
Change in cash for the Period	**319,752**	**(22,787)**
Cash, Beginning of Period	**301,007**	**323,794**
Cash, End of Period	**$ 620,759**	**$ 301,007**

The accompanying notes are an integral part of these financial statements.

1. Incorporation

DPVC Inc. (the “Company”) was incorporated under the *Canada Business Corporations Act* on June 3, 2008 and is a real estate holding company trading on the TSX Venture Exchange. The Company issued share capital and commenced operations on June 30, 2008.

2. Summary of Significant Accounting Policies

Basis of presentation

The consolidated financial statements have been prepared by management in accordance with Canadian generally accepted accounting principles. The consolidated financial statements of the Company include the accounts of the Company's wholly-owned subsidiary TitanStar DSC Holdings Inc. and the Company’s 50% proportionate share of the assets, liabilities, revenues and expenses of its joint venture interests in LV Loan Holdings, GP, LV Loan Holdings, LP (“LVLH LP”) and Deer Springs Crossing, LP (“DSC LP”). All significant intercompany balances and transactions have been eliminated upon consolidation.

An assumption underlying the preparation of financial statements in accordance with Canadian generally accepted accounting principles is that the entity will continue for the foreseeable future and will be able to realize its assets and discharge liabilities in the normal course of operations. These financial statements are prepared in accordance with Canadian generally accepted accounting principles, are expressed in Canadian dollars and include the following significant accounting policies.

2. Summary of Significant Accounting Policies (continued)

a) Accounting Estimates

The preparation of financial statements in accordance with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenses during the reporting period. These estimates are reviewed periodically, and, as adjustments become necessary, they are reported in earnings in the period in which they become known.

b) Deferred charges

Deferred charges represent the costs related to the issuance of new common shares. These costs are not amortized and are allocated to share capital at the time of successful conclusion of the public offering.

c) Financial Instruments-

All financial instruments are required to be measured at fair value on initial recognition, except for certain related party transactions. Measurement in subsequent periods depends on whether the financial instrument has been classified as held-for-trading, available-for-sale, held-to-maturity, loans and receivables, or other liabilities. Transactions to purchase or sell financial assets are recorded on the settlement date.

Financial assets and financial liabilities classified as held-for-trading are subsequently measured at fair value with gains and losses recognized in net earnings. Financial assets classified as held-to-maturity, loans and receivables, and other liabilities are subsequently measured at their amortized cost, using the effective interest method. Available-for-sale financial assets are subsequently measured at fair value with unrealized gains and losses recognized in other comprehensive income until the financial asset is derecognized. Investments in equity instruments are classified as available-for-sale if they do not have a quoted market price in an active market and are measured at cost.

Net gains and losses arising from changes in fair value of loans and receivables, held-to-maturity investments, and other liabilities are recognized in net income upon derecognition or impairment. The Company does not reclassify a financial instrument into or out of the held-for-trading category while it is held or issued, except in rare circumstances.

2. Summary of Significant Accounting Policies (continued)

Derivative instruments are recorded at fair value including those derivatives that are embedded in a financial instrument or other contract but are not closely related to the host financial instrument or contract, respectively. Changes in the fair values of derivative instruments are recognized in net earnings, except for derivatives that are designated as cash flow hedges, in which case the fair value change for the effective portion of such hedging relationships are recognized in other comprehensive income. The Company presently does not have any derivative financial instruments.

The Company has designated its financial instruments as follows:

Financial Statement Item	**Classification**	**Measurement**
Cash	Held-for-trading	Fair Value
Accounts receivable	Loans and receivables	Amortized cost
Accounts payable	Other liabilities	Amortized cost
Lease deposits	Other liabilities	Amortized cost

Transaction costs are expensed as incurred for financial instruments designated as held-for-trading. For other financial instruments, transaction costs are added to the related financial asset or liability on initial recognition and are measured at amortized cost using the effective interest method.

The Company assesses impairment of all its financial assets, except those classified as held-for-trading. Management considers whether there has been a breach in contract, such as a default or delinquency in interest or principal payments in determining whether objective evidence of impairment exists. Impairment is measured as the difference between the asset's carrying value and its fair value. Impairment is included in current earnings.

2. Summary of Significant Accounting Policies (continued)

Comprehensive income includes net income and other comprehensive income. Other comprehensive income generally includes unrealized gains and losses on financial assets classified as available-for-sale, unrealized foreign currency translation adjustments net of hedging arising from self-sustaining foreign operations, and changes in the fair value of the effective portion of cash flow hedging instruments. The Company's financial statements will include a statement of other comprehensive income for any items included in other comprehensive income while the cumulative amount and accumulated other comprehensive income, will be presented as a category of shareholders' equity.

d) Fair values-

The fair value of a financial instrument is the amount of consideration that could be agreed upon in an arm's length transaction between knowledgeable, willing parties who are under no obligation to act. In certain circumstances, however, the initial fair value may be based on other observable current market transactions in the same instrument, without modification or on a valuation technique using market based inputs.

Fair value measurements recognized in the balance sheet are categorized using a fair value hierarchy that reflects the significance of inputs used in determining the fair values:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1)
- Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices) (Level 2); and
- Inputs for the asset or liability that are not based on observable market date (unobserved inputs) (Level 3).

Each type of fair value is categorized based on the lowest level input that is significant to the fair value measurement in its entirety.

2. Summary of Significant Accounting Policies (continued)

e) Stock Options

The Company has a stock option plan available for officers, employees and directors. The fair value based method of accounting is applied to all stock-based compensation. Compensation expense for option based compensation awards is recognized when stock options are granted over the vesting periods. The fair value of stock options and warrants granted are estimated on the date of grant using the Black-Scholes option-pricing model. On the exercise of stock options, consideration received and the accumulated stock options amount relating thereto is credited to share capital. Awards of options and warrants related to private placements or public offerings of common shares are treated as share issue costs.

f) Cash

Cash consists of cash on deposit and highly liquid short-term interest bearing securities with maturities at the date of purchase of three months or less.

g) Loss Per Share

The Company uses the treasury stock method to compute the dilutive effect of options, warrants and similar instruments. Under this method the dilutive effect on earnings per share is recognized on the use of the proceeds that could be obtained upon exercise of options, warrants and similar instruments. It assumes that the proceeds would be used to purchase common shares at the average market price during the period.

Common shares held in escrow that are only released upon contingent events are not included in the calculation of the weighted average number of common shares.

Basic loss per share is calculated by dividing the loss by the weighted average number of common shares outstanding during the year. The weighted average number of common shares outstanding during the year is net of contingently returnable common shares.

h) Revenue Recognition Accounting Policy

Interest revenue is recognized when reasonable assurance exists regarding measurement and collectability on a time proportion basis.

2. Summary of Significant Accounting Policies (continued)

i) Foreign currency translation

Monetary assets and liabilities of the Canadian and foreign operations denominated in currencies other than Canadian dollars are translated at the rates of exchange at the balance sheet date. Other balance sheet items, denominated in currencies other than Canadian dollars, are translated at the rates prevailing at the respective transaction dates. Income and expenses, denominated in currencies other than Canadian dollars, are translated at average rates prevailing during the year. Gains or losses on foreign exchange are recorded in the consolidated statements of operations.

The U.S. joint ventures are considered to be integrated foreign operations, and their accounts have been translated using the temporal method with translation gains and losses included in the consolidated statements of operations.

j) Real estate held for development

Real estate held for development is recorded at cost. Real estate held for development is tested for recoverability if events or changes in circumstances indicate that the carrying amount may not be recoverable. The carrying amount of property is not recoverable if the carrying amount exceeds the sum of the undiscounted cash flows expected to result from its use and eventual disposition. Impairment losses are measured as the amount by which the carrying amount of a fixed asset exceeds its fair value. As is true for all accounting estimates, it is possible that changes in future conditions could require changes in the recognized amounts for accounting estimates. Should an adjustment become necessary, it would be reported in earnings in the period in which it became known. Real estate held for development will be depreciated over its estimated useful life when the asset is developed.

3. Future Changes to Significant Accounting Policies

CICA Handbook Section 1582 – Business Combinations will apply prospectively to business combinations for which the acquisition date is on or after the beginning of the first annual reporting period beginning on or after January 1st, 2011. CICA Handbook Sections 1601 – Consolidations and 1602 – Non-controlling interests will be effective for interim and annual financial statements relating to fiscal years beginning on or after January 1st, 2011. Earlier adoption of these sections is permitted as of the beginning of a fiscal year. All three sections must be adopted concurrently. These sections replace the former CICA Handbook Sections 1581 – Business Combinations and 1600 – Consolidated Financial Statements. CICA Handbook Section 1582 establishes standards for the accounting for a business combination. CICA Handbook Section 1601 establishes standards for the preparation of consolidated financial statements. CICA Handbook Section 1602 establishes standards for accounting for a non-controlling interest in a subsidiary in consolidated financial statements subsequent to a business combination. The Company is currently considering the effect on the financial statements of the new standards.

The CICA Accounting Standards Board has adopted a strategic plan for the direction of accounting standards in Canada. As part of that plan, accounting standards for public companies will be required to converge with International Financial Reporting Standards for fiscal years beginning on or after January 1, 2011 with comparative figures presented on the same basis.

The Company is currently in the process of evaluating the potential impact of IFRS to its consolidated financial statements. This will be an ongoing process as the International Accounting Standards Board and the AcSB issue new standards and recommendations. The Company's consolidated financial performance and financial position as disclosed in Company's current GAAP financial statements may be significantly different when presented in accordance with IFRS.

(expressed in Canadian dollars)

4. Acquisition of interest in joint ventures

On April 16, 2010, the Company completed its Qualifying Transaction and acquired a 50% interest in DSC LP through a 100% wholly owned subsidiary Titanstar DSC Holdings Inc. and a 50% interest in LVLH LP (49.5% limited partnership interest in LVLH LP and 0.5% interest in LVLH LP through a 50% interest in the general partner of LVLH LP, LV Loan Holding GP) for consideration including associated costs of $5,910,841.

The following table summarizes the estimated fair value of the assets acquired and liabilities assumed at the date of acquisition

	As at April 16, 2010	
Cash	$	2,760,218
Prepaid expenses		21,113
Real estate held for development		5,909,089
Other receivable		958
Total assets acquired	$	8,691,378
Accounts payable	$	11,332
Lease deposits		9,463
Other liabilities		667
Short-term loan		2,759,075
Total liabilities assumed	$	2,780,537
Net assets acquired	$	5,910,841

5. Loss per Share

The weighted average basic and diluted common shares outstanding for the four months ended April 30, 2010 is 5,327,848 (Year ended December 31, 2009: 3,000,000). As the company is in a loss position, stock options outstanding are anti-dilutive.

(expressed in Canadian dollars)

6. Share Capital

	Number of Common Shares	Amount
Authorized:		
Unlimited number of common shares		
Issued and outstanding:		
Balance as at December 31, 2009	3,000,000	$ 318,297
Common shares issued pursuant to public offering at $0.35 per share (a)	19,952,983	$ 6,983,544
Share issuance costs (a)		$ (774,697)
Balance as at April 30, 2010	22,952,983	$ 6,527,144

(a) On April 16, 2010, the Company completed a public offering by the issuance of 19,952,983 common shares at a price of $0.35 per common share for gross proceeds of $6,983,544. Issue costs of $774,697 were incurred in connection with the offering.

7. Contributed Surplus

Balance as at December 31, 2009	$ 8,169
Stock based compensation	12,082
Balance as at April 30, 2010	$ 20,251

(expressed in Canadian dollars)

8. Stock Options

Stock option transactions and the number of stock options outstanding are summarized as follows:

	Number of Options	Weighted Average Exercise Price
Balance outstanding and vested, December 31, 2009	100,000	$0.20
Stock options granted – April 16, 2010	100,000	$0.35
Balance outstanding and vested, April 30, 2010	200,000	$0.28

The following table summarizes information about stock options outstanding at April 30, 2010:

Exercise Price	Options Outstanding and Exercisable	Expiry Date
$0.20	100,000	October 16, 2010
$0.35	100,000	April 16, 2015

For the four months ended April 30, 2010, the Company recognized $12,082 in stock-based compensation for stock options granted. The fair value of each stock option grant is estimated on the date of the grant using the Black-Scholes option pricing model with the following assumptions:

Dividend yield	0%
Risk-free interest rate	3.09%
Expected average option term	5 years
Volatility	47%

(expressed in Canadian dollars)

9. Income Taxes

The Company has approximately $120,400 of unused tax losses that will expire in 2030, $37,100 of unused tax losses that will expire in 2028, $15,000 of unused tax losses that will expire in 2027, and $769,200 of unused income tax deductions for which no future income tax asset has been recognized. The Company would be subject to a statutory tax rate of 28.5% (2009 - 30.00%).

A reconciliation between the statutory Canadian income tax rate and the actual effective rate is as follows:

	2010	2009
Basic statutory tax rate	28.5%	30.00%
Loss before taxes	($ 84,203)	($ 23,675)
Expected tax recovery on net loss, before income tax	$ 24,000	7,103
Differences due to recognition of items for tax purposes		
Permanent differences	-	(99)
Change in income tax rate	(5,200)	(506)
Future income tax on acquisition of joint venture interest	1,065,500	-
Future income tax on share issuance costs	193,700	
Other	(8,010)	-
Increase in valuation allowance	(1,269,990)	(6,498)
Provision for income taxes	$ -	$ -

The significant components of the Company's future income tax assets is as follows:

	2010	2009
Future income tax asset		
Non-capital loss carry forward	$ 43,100	$ 15,636
Share issuance costs	192,300	15,098
Cumulative eligible capital	200	276
Real estate held for development	1,065,500	-
	1,301,100	31,110
Valuation allowance	(1,301,100)	(31,110)
Future income tax asset	$ -	$ -

(expressed in Canadian dollars)

10. Investment in joint ventures

Summarized financial information of the Company's interest in a jointly controlled entity, which has been proportionately consolidated, is as follows:

		Four months ended April 30, 2010
Proportionate Statement of Joint Venture Earnings		
Revenue	$	-
Operating expenses		7,431
Net loss	**$**	**(7,431)**

		Four months ended April 30, 2010
Proportionate Statement of Joint Venture Cash Flows		
Operating activities	$	30,862
Financing activities		(2,759,075)
Decrease in cash and cash equivalents	$	(2,728,213)

		As at April 30, 2010
Proportionate Balance Sheet		
Cash	$	32,005
Prepaid expenses		20,557
Real estate held for development		5,909,089
	$	5,961,651
Current liabilities	$	58,358
Equity		5,905,809
	$	5,903,293

11. Capital Management

The Company's objectives when managing capital, which is share capital and deficit, are to safeguard its ability to continue as a going concern, so that it can continue to provide returns for shareholders and benefits for other stakeholders, and to provide an adequate return to shareholders by pricing products and services commensurately with the level of risk.

The Company sets the amount of capital in proportion to risk. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new common shares, or sell assets to reduce debt.

The Company monitors capital from time-to-time using a variety of measures. Monitoring procedures are typically performed as a part of the overall management of the Company's operations. The Company's strategy during the period, which was unchanged from the prior period, was to maintain its ability to secure access to financing at a reasonable cost. The requirements and terms of sources of capital cannot be predicted and change in ways the Company cannot predict.

12. Risk Management and Fair Values

Management's risk management policies are typically performed as a part of the overall management of the Company's operations. Management is aware of risks related to these objectives through direct personal involvement with employees and outside parties. In the normal course of its business, the Company is exposed to a number of risks that can affect its operating performance. Management's close involvement in operations helps identify risks and variations from expectations. The Company has not designated transactions as hedging transactions to manage risk. As a part of the overall operation of the Company, management considers the avoidance of undue concentrations of risk. These risks and the actions taken to manage them include the following:

Liquidity Risk:

Liquidity risk is the risk that the Company cannot meet its financial obligations associated with financial liabilities in full. The Company's source of liquidity is its equity. The risk with issuing new capital is that the capital markets may not be receptive to an equity issue with financial terms favourable to the Company. The funds are primarily used to finance working capital and are adequate to meet the Company's financial obligations associated with financial liabilities.

12. Risk Management and Fair Values (continued)

The Company's financial liabilities consist of amounts due within one year.

Interest Rate Risk:

Interest rate risk is the risk that changes in market interest rates may have an effect on the cash flows associated with some financial instruments, known as interest rate cash flow risk, or on the fair value of other financial instruments, known as interest rate price risk. The Company invests in short-term investments that may be cashed prior to maturity.

Credit Risk:

Credit risk arises from the possibility that debtors may be unable to fulfill their commitments. For a financial asset, this is typically the gross carrying amount, net of any amounts offset and any impairment losses. The Company has credit policies to address credit risk on accounts receivable, which may include the analysis of the financial position of the debtor and review of credit limits. The Company also may review credit history before establishing credit and review credit performance. An allowance for doubtful accounts or other impairment provisions are established based upon factors surrounding credit risk, historical trends and other information.

A financial asset is past due when a debtor has failed to make a payment when contractually due. The Company has no financial assets that are past due and does not have an allowance for doubtful accounts receivable.

Foreign exchange risk:

Currency risk is the risk that changes in foreign exchange rates may have an effect on future cash flows associated with financial instruments. The Company is exposed to currency risk as its joint ventures investments undertake their economic activities in U.S. currency. Changes in the applicable exchange rate may result in a decrease or increase in foreign exchange income or expense. The Company may enter into forward exchange contracts to manage part of the foreign exchange risk exposures denominated in U.S. currency, but has no forward contracts as at April 30, 2010. The Canadian dollar equivalent of monetary assets and liabilities that are denominated in U.S. dollars are as follows:

Cash	$ 32,005
Accounts payable	48,895
Lease deposits	9,463

12. Risk Management and Fair Values (continued)

Sensitivity Analysis:

The sensitivity analyses below show the impact on net loss and comprehensive loss if interest rates on short-term investments had been higher or lower:

Interest rate	-0.50%	-0.25%	+0.25%	+0.50%
Four months ended April 30, 2010	$ -	$ -	$ -	$ -
Year ended December 31, 2009	$ -	$ -	$ 777	$ 1,555

For the current period, if the Canadian dollar had weakened 5 percent against the U.S. dollar with all other variables held constant, after-tax net income for the four months ended April 30, 2010 would have been approximately $1,000 lower (2009 - $nil). Conversely, if the Canadian dollar had strengthened 5 percent against the U.S. dollar with all other variables held constant, after-tax net income for the four months ended April 30, 2010 would have been approximately $1,000 higher (2009 - $nil). The foreign currency exchange rate sensitivity in net income in 2010 is attributable to a change in the translation of monetary assets and liabilities denominated in U.S. dollars.

The sensitivity analyses do not take into consideration that the Company's assets and liabilities are actively managed. Additionally, the financial position of the Company may vary at the time that any actual market movement occurs or be mitigated by management actions to reduce exposure to risks.

Other limitations in the above sensitivity analyses include the use of hypothetical market movements to demonstrate potential risk that only represent the Company's view of possible near-term market changes that cannot be predicted with any certainty; and the assumption that all interest rates move in an identical fashion.

(expressed in Canadian dollars)

12. Risk Management and Fair Values (continued)

Fair Values:

The fair value of cash, accounts receivable, accounts payable and customer deposits approximates its recorded value. Fair value is an estimate of the amount at which items might be exchanged in an arm's length transaction between knowledgeable willing parties who are under no compulsion to act. Fair value should not be interpreted as an amount that could be realized in immediate settlement of the instruments. The estimate of fair value at year-end may not represent fair values at any other date. The determination of fair value is also affected by the use of judgment and by uncertainty.

The fair value hierarchy of financial instruments measured at fair value on the balance sheet as at April 30, 2010 is level 1 for cash (Year ended December 31, 2009 – level 1).

13. Real estate held for development

Real estate held for development can be summarized as follows:

Land	$	2,218,139
Land improvements		3,690,950
	$	5,909,089

14. Related party transactions

On April 16, 2010, the Company also entered into an asset management agreement with TitanStar Capital Corporation (the "Asset Manager"), pursuant to which the Asset Manager will provide asset management, administrative and other services to the Company. On April 16, 2010, the Company granted to the Asset Manager options to purchase 100,000 common shares (note 8). Each option will allow the Asset Manager to purchase one common share at a price of $0.35 per Share from the date of issuance until the fifth anniversary of the issuance of such options.

For the four months ended April 30, 2010, the Company accrued $29,320 to TitanStar Capital Corporation for management fees and rent recovery, which was included in accounts payable (December 31, 2009 - $nil).

These transactions are in the normal course of operations and are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

15. Subsequent event

Subsequent to April 30, 2010, the Company issued stock options to management and the Board, pursuant to the Company's stock option plan. Total options issued totaled 800,000 with an exercise price of $0.35 to purchase common shares, effective June 1, 2010, with a five-year term. Of the 800,000 stock options, 675,000 options vest immediately, 41,666 options vest on May 31, 2011, 41,666 options vest on May 31, 2013 and 41,668 options vest on May 31, 2015.