StorageVault Canada Inc.
Financial Statements

For the Years ended December 31, 2009 and 2008

To the Shareholders of StorageVault Canada Inc.:

Management is responsible for the preparation and presentation of the accompanying financial statements, including responsibility for significant accounting judgments and estimates in accordance with Canadian generally accepted accounting principles. This responsibility includes selecting appropriate accounting principles and methods, and making decisions affecting the measurement of transactions in which objective judgment is required.

In discharging its responsibilities for the integrity and fairness of the financial statements, management designs and maintains the necessary accounting systems and related internal controls to provide reasonable assurance that transactions are authorized, assets are safeguarded and financial records are properly maintained to provide reliable information for the preparation of financial statements.

The Board of Directors, acting through an Audit Committee composed primarily of directors who are neither management nor employees of the Corporation, is responsible for overseeing management in the performance of its financial reporting responsibilities, and for approving the financial information included in the annual report. The Board fulfils these responsibilities by reviewing the financial information prepared by management and discussing relevant matters with management and external auditors. The Board is also responsible for recommending the appointment of the Corporation's external auditors.

Meyers Norris Penny LLP, an independent firm of Chartered Accountants, is appointed by the shareholders to audit the financial statements and report directly to them. Their report follows. The external auditors have full and free access to, and meet periodically and separately with, both the Board and management to discuss their audit findings.

February 5, 2010
Except as to Note 16, which is as of March 8, 2010

"signed" Al Simpson
Chief Executive Officer

"signed" Glenn Fradette
Chief Financial Officer

MEYERS NORRIS PENNY LLP

Auditors' Report

To the Shareholders of StorageVault Canada Inc.:

We have audited the balance sheets of StorageVault Canada Inc. as at December 31, 2009 and 2008 and the statements of operations and comprehensive loss and deficit and cash flows for the years then ended. These financial statements are the responsibility of the Corporation's management. Our responsibility is to express an opinion on these 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 financial statements present fairly, in all material respects, the financial position of the Corporation as at December 31, 2009 and 2008 and the results of its operations and its cash flows for the years then ended in accordance with Canadian generally accepted accounting principles.

Meyers Norris Penny LLP

Chartered Accountant

Regina, Saskatchewan
February 5, 2010
Except as to Note 16, which is as of March 8, 2010

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StorageVault Canada Inc.
Balance Sheets
As at December 31

		2009		2008
Assets				
Current				
Cash	$	**311,885**	$	152,024
Short term investments (Note 4)		**-**		3,311,760
Accounts receivable		**155,582**		43,127
Inventory		**3,986**		-
Deposits		**109,468**		218,016
Other current assets		**64,934**		25,871
	$	**645,855**	$	3,750,798
Income producing properties (Note 5)		**9,846,270**		3,105,114
Intangible assets (Note 6)		**122,667**		184,400
Goodwill (note 7)		**1,448,607**		746,891
	$	**12,063,399**	$	7,787,203
Liabilities and Shareholders' Equity				
Current				
Accounts payable and accrued liabilities	$	**332,698**	$	92,571
Unearned revenue		**29,067**		40,617
Current portion of capital lease obligations (Note 8)		**40,164**		37,781
Current portion of long term debt (Note 9)		**292,932**		61,314
		694,861		232,283
Capital lease obligations (Note 8)		**27,139**		67,317
Long term debt (Note 9)		**5,487,775**		1,705,057
		6,209,775		2,004,657
Shareholders' Equity				
Share capital (Note 10)		**6,513,186**		6,019,523
Contributed surplus (Note 10)		**470,208**		126,250
Deficit		**(1,129,770)**		(363,227)
		5,853,624		5,782,546
	$	**12,063,399**	$	7,787,203

Approved on behalf of the Board:

"signed" Alan Simpson
Director

"signed" Glenn Fradette
Director

The accompanying notes are an integral part of these financial statements

StorageVault Canada Inc.
Statement of Operations and Comprehensive Loss and Deficit
For the Years ended December 31

	2009	2008
Revenue		
Storage and related services	**$ 1,737,967**	$ 304,197
Interest and other	**17,744**	28,509
	1,755,711	332,706
Expenses		
Property operating costs	**680,300**	67,643
Selling, general and administrative	**331,346**	356,097
Stock based compensation	**343,958**	-
Amortization	**841,918**	122,352
Interest	**324,732**	65,003
	2,522,254	611,095
Loss before income taxes	**(766,543)**	(278,389)
Future income tax recovery (Note 11)	**-**	(26,191)
Net Loss and Comprehensive Loss	**$ (766,543)**	$ (252,198)
Deficit, beginning of period	**(363,227)**	(111,029)
Deficit, end of period	**$ (1,129,770)**	$ (363,227)
Basic and diluted net loss per common share	**$ (0.023)**	$ (0.019)
Weighted average number of common shares outstanding	**33,353,355**	13,237,177

The accompanying notes are an integral part of these financial statements

StorageVault Canada Inc.
Statement of Cash Flows
For the Years ended December 31

	2009	2008
Cash provided by (used for) the following activities:		
Operating activities		
Net Loss	**$ (766,543)**	$ (252,198)
Adjustment for non-cash items:		
Amortization	**841,918**	122,352
Future income taxes	**-**	(26,191)
Stock based compensation	**343,958**	-
	419,333	(156,037)
Net change in non-cash working capital balances		
Accounts receivable	**(112,455)**	(29,812)
Inventory	**(3,986)**	-
Deposits	**108,548**	(193,016)
Other current assets	**(39,063)**	(23,371)
Accounts payable and accrued liabilities	**240,127**	71,950
Unearned revenue	**(11,550)**	40,617
	600,954	(289,669)
Financing activities		
Issuance of common shares, net of costs	**-**	4,145,023
Advances from long term debt	**523,817**	-
Repayment of long term debt	**(214,684)**	(37,446)
Repayment of capital leases	**(37,795)**	-
Deferred financing costs	**(55,123)**	(13,982)
	216,215	4,093,595
Investing activities		
Acquisition of net assets of T.C. Mini Storage Ltd.	-	(909,369)
Acquisition of net assets of Canadian PUPS Storage Inc.	-	(600,000)
Acquisition of Canadian PUPS Franchises Inc. master franchise rights	-	(20,000)
Acquisition of net assets of Kenaston Self Storage Ltd.	**(2,912,000)**	-
Additions to income producing properties	**(1,050,727)**	(121,436)
Purchase of investments	**-**	(4,000,000)
Redemption of investments	**3,305,419**	1,694,267
	(657,308)	(3,956,538)
Increase (decrease) in cash	**159,861**	(152,612)
Cash balance, beginning of period	**152,024**	304,636
Cash balance, end of period	**311,885**	152,024
Supplementary cash flow information		
Cash paid during the period for:		
Interest	**305,240**	56,908
Income taxes	**-**	-

The accompanying notes are an integral part of these financial statements

1. Incorporation, nature and continuance of operations

StorageVault Canada Inc. (the "Corporation") was incorporated under the Business Corporations Act of Alberta on May 31, 2007. The Corporation's primary business is renting both fixed and portable self storage units to residential and commercial customers in Saskatchewan and Manitoba. The Corporation also actively seeks financially accretive properties in other Canadian locations in order to expand its network of portable storage units.

2. Accounting policies

The financial statements have been prepared by management in accordance with Canadian generally accepted accounting principles ("GAAP") and are stated in Canadian dollars. The financial statements have, in management's opinion, been properly prepared within reasonable limits of materiality and within the framework of significant accounting policies summarized below.

Certain comparative figures have been reclassified to conform to the current period's financial statement presentation.

Measurement Uncertainty
The preparation of financial statements in conformity with Canadian GAAP requires management to make estimates and assumptions that affect the amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Accounts receivable are stated after evaluation as to their collectability and an appropriate allowance for doubtful accounts is provided where considered necessary. Amortization is based on the estimated useful lives of tangible assets. Provision for income taxes is based on the estimated tax rates applicable to the Corporation. These estimates and assumptions are reviewed periodically and, as adjustments become necessary they are reported in earnings in the period in which they become known. Actual results could differ from those estimates and the differences could be material to these financial statements.

Short Term Investments
Short term investments consist of highly liquid financial instruments that are redeemable in less than 90 days. Fixed income securities with original maturities of one year or less are carried at cost plus accrued interest, as they are held to maturity. Changes in fair market value are recorded in operations.

Income Producing Properties

Income producing properties and intangible assets (other than goodwill) are carried at cost less accumulated amortization, and less impairment, if any. Cost includes initial acquisition costs, improvements and other direct costs. The costs of income producing properties acquired in a business combination are allocated to tangible and intangible assets acquired based on their respective fair market values.

The Corporation records amortization of income producing properties over their estimated useful lives as follows:

Buildings	4% declining balance
Leasehold improvements	20% declining balance
Vehicles	30% to 45% declining balance
Storage containers	30% declining balance
Fences and parking lots	8% declining balance
Furniture and equipment	20% declining balance
Computer equipment	45% declining balance
Franchises agreement	10 year straight-line
Intangible – customer relationships	15 months straight-line

Goodwill

Goodwill represents the excess of the purchase price of business acquisitions over the fair values of identifiable net assets acquired in such acquisitions, and is allocated as at the date of the business combination. Goodwill and intangible assets with indefinite useful lives are not subject to amortization but are assessed for impairment on at least an annual basis, and more frequently whenever events and changes in circumstances suggest that the carrying amount may not be recoverable. Impairment of goodwill is tested at the reporting unit level by comparing the reporting unit's carrying amount, including goodwill, to the fair value of the reporting unit. The fair values of the reporting units are estimated using a combination of the income or discounted cash flow approach and the market approach, which utilizes comparable companies' data. If the carrying amount of the reporting unit exceeds its fair value, then a second step is performed to quantify the amount of the impairment, if any. Any impairment in the carrying value of goodwill is recognized in operating income.

Leases

A lease that transfers substantially all of the benefits and risks of ownership is classified as a capital lease. At the inception of a capital lease, an asset and a payment obligation is recorded at an amount equal to the lesser of the present value of the minimum lease payments and the property's fair market value. Assets under capital leases are amortized on the declining balance basis, over their estimated useful lives.

Long-lived Assets
Long-lived assets consist of tangible assets included in income producing properties and intangible assets with finite useful lives. Long-lived assets held for use are measured and amortized as described in the applicable accounting policy.

The Corporation performs impairment testing on long-lived assets held for use whenever events or changes in circumstances indicate that the carrying value of an asset, or group of assets, may not be recoverable. Impairment losses are recognized when undiscounted future cash flows from its use and disposal are less than the asset's carrying amount. Impairment is measured as the amount by which the asset's carrying value exceeds its fair value. Any impairment is included in earnings for the periods then ended. Prices for similar items are used to measure fair value of long-lived assets.

Long–lived assets classified as held for sale are initially measured at the lower of the carrying amount and fair value less costs to sell, and are not amortized. Subsequent increases in fair value not in excess of the cumulative loss previously recorded are recognized as gains.

Future Income Taxes
The Corporation follows the asset and liability method of accounting for future income taxes. Under this method, future income tax assets and liabilities are recorded based on temporary differences between the carrying amount of balance sheet items and their corresponding tax bases. In addition, the future benefits of income tax assets, including unused tax losses, are recognized, subject to a valuation allowance, to the extent that it is more likely than not that such future benefits will ultimately be realized. Future income tax assets and liabilities are measured using enacted tax rates and laws expected to apply when the tax liabilities or assets are to be either settled or realized.

Share Issuance Costs
Costs incurred in connection with the issuance of capital stock are netted against the proceeds received.

Loss Per Share
The computation of basic loss per share uses the weighted average number of common shares outstanding during the period. Diluted loss per share reflects the potential dilution that would occur if stock options were exercised. The Corporation uses the treasury stock method for outstanding options which assumes that all outstanding stock options with an exercise price below the average market prices are exercised and assumed proceeds are used to purchase the Corporation's common shares at the average market price during the period.

Revenue Recognition

Units are rented to customers pursuant to rental agreements, which provide for monthly rental terms with non-refundable rental payments. The rental agreements may be terminated by the customer without further obligation or cost upon vacating the unit. Revenue from rental agreements is recognized over the rental term. Non-refundable customer deposits, which are received to hold a unit for rent, are deferred and recognized as revenue upon commencement of the rental agreement.

Revenue from investments is recognized when earned.

Stock Based Compensation

The fair value of stock options issued to directors and consultants under the Corporation's stock option plan is estimated at the date of issue using the Black-Scholes option pricing model, and charged to operations and contributed surplus over the vesting period. On the exercise of options, the cash consideration received and the fair value of the option previously credited to contributed surplus are credited to share capital.

The fair value of agent options issued to advisors in conjunction with financing transactions is estimated at the date of issue using the Black-Scholes option pricing model, and charged to share capital and contributed surplus over the vesting period. On the exercise of agent options, the cash consideration received and the fair value of the option previously credited to contributed surplus are credited to share capital.

In the event that vested options expire, previously recognized compensation expense associated with such stock options is not reversed. In the event that unvested options are cancelled, previously recognized compensation expense associated with such stock options is reversed.

Option pricing models require that input of highly subjective assumptions, including the expected price volatility. Changes in these assumptions can materially affect the fair value estimate and, therefore, the existing models do not necessarily provide a reliable single measure of the fair value of the Corporation's share purchase options.

Comprehensive Income (Loss)

Comprehensive income is defined as the change in equity from transactions and other events and circumstances from non-owner sources. "Other comprehensive income" refers to items recognized in comprehensive income but that are excluded from net income calculated in accordance with Canadian generally accepted accounting principles. For the year ended December 31, 2009 there were no other comprehensive income items, nor is there any accumulated balance of other comprehensive income.

Financial Instruments
All financial instruments are classified into one of the following five categories: held for trading, held-to-maturity investments, loans and receivables, available for sale assets, or other financial liabilities. All financial instruments, including derivatives, are included on the balance sheet and are measured at fair market value upon inception with the exception of certain related party transactions. Subsequent measurement and recognition of change in the fair value of financial instruments depends on their initial classification. Held-for-trading investments are measured at fair value and all gains and losses are included in operations in the period in which they arise. Transactions to purchase or sell held for trading financial instruments are recorded on the settlement date, and transaction costs are immediately recognized in income. Available for sale financial instruments are measured at fair value with revaluation gains and losses included in other comprehensive income until the asset is removed from the balance sheet. Loans and receivables, investments held to maturity, and other financial liabilities are measured at amortized cost using the effective interest method. Gains and losses upon inception, derecognition, and impairment write downs are recognized immediately in net earnings from operations.

The Corporation's held for trading financial instruments consist of cash, short term investments, accounts receivable, and accounts payable and accrued liabilities. Long-term debt is classified as other financial liabilities and is measured at amortized cost, using the effective interest rate method. Transaction costs relating to other financial liabilities are applied against the carrying value of the related financial liabilities, and amortized into income using the effective interest rate method. Unless otherwise noted, it is management's opinion that the Corporation is not exposed to significant interest, currency or credit risks arising from these financial instruments. The fair value of these financial instruments approximates their carrying values, unless otherwise noted. The Corporation has determined that it does not have derivatives or embedded derivatives.

Change in Accounting Policies
Recent accounting pronouncements not yet applied:

In 2006, the Canadian Accounting Standards Board ("AcSB") published a new strategic plan that will significantly affect financial reporting requirements for Canadian public companies. The AcSB strategic plan outlines the convergence of Canadian GAAP and International Financial Reporting Standards ("IFRS") over an expected five year transitional period. In February, 2008, the AcSB announced that January 1, 2011 is the changeover date for publicly-listed companies to use IFRS, replacing Canadian GAAP, affecting interim and annual financial statements relating to fiscal years after this date.

These new standards will be applicable as of January 1, 2011. Accordingly, the Corporation's first financial statements prepared under IFRS will be presented for its first quarter ended March 31, 2011. However, this will also necessitate the restatement of comparative figures for the 2010 comparative period. As such, the Corporation's effective date of transition will be January 1, 2010.

The Corporation continues to assess the impact of the convergence of Canadian GAAP with IFRS on the results of its operations, financial position and disclosures. The Corporation's management will continue to monitor the transitional developments and provide disclosures of the key elements of our plan, including accounting policies, financial reporting, information technology, and progress as information becomes available during the transition period. To transition to IFRS, the Corporation must apply "IFRS 1 – First Time Adoption of IFRS" which sets out the rules for first time adoption. In general, IFRS 1 requires an entity to comply with each IFRS effective at the transition date for the entity's first IFRS financial statements. IFRS 1 contains certain mandatory and optional exemptions that the Corporation is currently assessing.

3. Acquisitions

On March 2, 2009, the Corporation acquired 100% of the assets and business operations of Kenaston Self Storage Inc. (Kenaston) of Winnipeg, Manitoba for a purchase price of $7,162,000 including closing costs. The acquisition included 4 storage buildings comprised of 536 storage units, approximately two acres of undeveloped land, as well as other equipment necessary in the operation of a storage business. Also acquired were all of Kenaston's customer lists, business documentation, and in-place contracts as of March 2, 2009. This acquisition provided the Corporation with entry into the Manitoba market as well as a location in which to expand the PUPS portable storage franchise. The purchase price was paid by $3,750,000 of bank mortgage financing, the issuance of 2,173,913 of the Corporation's common shares to the vendor at a price of $0.23 per share, and the remainder in cash.

A summary of the assets acquired and liabilities assumed, using the purchase method of accounting, resulting from acquisitions in the current fiscal year is as follows:

Income Producing Properties	
Land	700,000
Buildings	5,437,284
Vehicles	15,000
Furniture and equipment	50,000
Computer equipment	10,000
Intangible Assets	
Tenant relationships	248,000
Goodwill	701,716
Net Assets Acquired	7,162,000

Consideration paid for the net assets acquired was obtained from the following:

Cash	2,912,000
2,173,913 Common shares at $0.23 each	500,000
Proceeds from first mortgage on the property	3,750,000
	7,162,000

Selected information for the acquistion, since its acquisition date:

Revenue	738,129
Net income / (loss)	(3,499)

4. Short Term Investments

Short term investments consist of Guaranteed Investment Certificates issued by the Canadian Western Bank. The certificates have maturities of 30 days or less. The carrying value of all certificates equals the market value.

5. Income Producing Properties

	December 31, 2009			December 31, 2008		
	Cost	Accum. Amort.	**Net**	Cost	Accum. Amort.	Net
Land	1,080,000	-	**1,080,000**	380,000	-	380,000
Leasehold improvements	5,442	794	**4,648**	2,500	-	2,500
Buildings	7,737,298	240,467	**7,496,831**	2,186,770	43,735	2,143,035
Storage containers	822,294	163,453	**658,841**	267,389	-	267,389
Vehicles	391,739	77,942	**313,797**	56,000	-	56,000
Fences and parking lots	109,389	9,534	**99,855**	67,166	2,687	64,479
Furniture and equipment	69,809	8,891	**60,918**	13,100	750	12,350
Computer equipment	23,607	7,573	**16,034**	3,900	450	3,450
	10,239,578	508,654	**9,730,924**	2,976,825	47,622	2,929,203
Storage containers under capital lease	95,911	28,774	**67,137**	95,911	-	95,911
Vehicles under capital lease	80,261	32,052	**48,209**	80,000	-	80,000
	176,172	60,826	**115,346**	175,911	-	175,911
	10,415,750	569,480	**9,846,270**	3,152,736	47,622	3,105,114

6. Intangible Assets

	December 31, 2009			December 31, 2008		
	Cost	Accum. Amort.	**Net**	Cost	Accum. Amort.	Net
Franchise agreements	20,000	-	**20,000**	20,000	-	20,000
Tenant relationships	486,000	383,333	**102,667**	238,000	73,600	164,400
	506,000	383,333	**122,667**	258,000	73,600	184,400

7. Goodwill

The continuity of goodwill is as follows

	December 31, 2009	December 31, 2008
Opening balance	**746,891**	-
Additions, net	**701,716**	746,891
Goodwill impairment	**-**	-
Ending balance	**1,448,607**	746,891

8. Capital Lease Obligations

	December 31, 2009	December 31, 2008
Capital lease obligation bearing interest at 7.65%, repayable in monthly blended installments of $478 plus taxes, due December 2011.	**10,493**	15,223
Capital lease obligation bearing interest at 7.85%, repayable in monthly blended installments of $434 plus taxes, due April, 2012.	**11,067**	15,223
Capital lease obligation bearing interest at 8.50%, repayable in monthly blended installments of $447 plus taxes, due June 2012.	**12,037**	16,179
Capital lease obligation bearing interest at 8.65%, repayable in monthly blended installments of $417 plus taxes, due August 2012.	**11,802**	15,604
The capital lease obligations noted above are secured by storage containers with a net book value of $67,138 (December 31, 2008 - $95,911)		
Capital lease obligation bearing interest at 8.50%, repayable in monthly blended installments of $1,984 plus taxes, due November 2010. Secured by vehicles with a net book value of $48,209 (December 31, 2008 - $80,000)	**21,904**	42,869
	67,303	105,098
Less current portion	**40,164**	37,781
	27,139	67,317

Minimum lease payments related to the obligations under capital leases are as follows:

2010	44,116
2011	21,296
2012	7,748
2013	-
2014	-
	73,160
Less imputed interest	(5,857)
	67,303
Less current portion	(40,164)
	27,139

9. Long Term Debt

	December 31, 2009	December 31, 2008
Commercial loan bearing interest at 7.85%, repayable in monthly blended installments of $1,212, due November 2011	**25,631**	37,650
Commercial loan bearing interest at 7.95%, repayable in monthly blended installments of $1,024, due January 2011	**12,529**	23,352
Commercial loan bearing interest at 7.10%, repayable in monthly blended installments of $4,020, due May 2012	**106,838**	-
Commercial loan bearing interest at 6.15%, repayable in monthly blended installments of $2,251, due November 2012	**71,889**	-
Convertible debenture, bearing interest at 9.5%, due May, 2014. Interest only payments are due quarterly. Debenture holders have the right to convert at any time into Common Shares of the Corporation at the conversion price of $0.32 per common share.	**320,000**	-
Mortgage repayable in monthly blended installments of $11,219, bearing interest at 5.72%, due August 2016. Secured by a first charge on the related land and property with a net book value of $2,463,947 (December 31, 2008 - $2,587,514) and a general assignment of rental revenue	**1,679,757**	1,718,221
Mortgage repayable in monthly blended installments of $32,600, bearing interest at 6.45%, due March, 2014. Secured by a first charge on the related land and property with a net book value of $5,355,725 and a general assignment of rental revenue	**3,621,712**	-
Deferred financing costs net of amortization of $11,460 (December 31, 2008 - $1,130)	**(57,649)**	(12,852)
	5,780,707	1,766,371
Less current portion	**292,932**	61,314
	5,487,775	1,705,057

Principal repayments on long-term debt in each of the next five years are estimated as follows:

2010	292,932
2011	299,333
2012	273,726
2013	244,981
2014	260,851

In addition to the first charge on related land and property under mortgages noted above, long term debt and capital lease obligations are secured by a general security agreement covering all assets of the Corporation, a general assignment of rents and leases and an assignment of insurance coverage over all assets of the Corporation. The Corporation is subject to the following bank covenants:

- Annual cash flow coverage ratio of 1.3 or greater relating to Kenaston property
- Annual cash flow coverage ratio of 1.4 or greater for the entire Corporation
- Minimum tangible net worth at year end to be $4,000,000
- Total debt to tangible net worth ratio at year end to be 2 to 1 or less

The Corporation is in compliance with debt covenants as of December 31, 2009.

10. Share Capital

Authorized:
Unlimited number of common shares
Unlimited number of preferred shares issuable in series

Common shares issued:

	Number of Shares	Amount
Balance, May 31, 2007 (inception)	-	-
Seed capital shares	5,000,000	500,000
Issued for cash pursuant to initial public offering	5,000,000	1,000,000
Share issuance costs	-	(167,034)
Balance, December 31, 2007	10,000,000	1,332,966
Private placement	18,391,304	4,230,000
Broker compensation - private placement	678,696	156,100
Shares issued for property acquired	2,466,798	567,364
Share issuance costs	-	(266,907)
Balance, December 31, 2008	31,536,798	6,019,523
Shares issued for property acquired (Note 3)	2,173,913	500,000
Share issuance costs	-	(6,337)
Balance, December 31, 2009	33,710,711	6,513,186

On March 2, 2009, pursuant to the acquisition of the assets and operations of Kenaston Self Storage Inc. (see Note 3), the Corporation issued 2,173,913 common shares at $0.23 each.

The seed capital shares were issued for cash and are subject to a CPC Escrow agreement. Under the agreement, 10% of the escrowed shares were released from escrow on the completion of the Qualifying Transaction and an additional 15% will be released in increments of 15% every six months thereafter. As at December 31, 2009, 2,750,000 (December 31, 2008 – 1,250,000) seed capital shares were released from escrow, and 2,250,000 (December 31, 2008 – 3,750,000) remain subject to the Escrow agreement.

Contributed surplus:

	December 31, 2009	December 31, 2008
Opening balance	**126,250**	100,420
Stock based compensation	**343,958**	25,830
Exercise of retained options	**-**	-
Ending balance	**470,208**	126,250

Stock Options and Warrants
The Board of Directors of the Corporation may from time to time, in its discretion, and in accordance with the Exchange requirements, grant to directors, officers and technical consultants of the Corporation, non-transferable options to purchase common shares, provided that the number of common shares reserved for issuance will not exceed 10% of the issued and outstanding common shares, exercisable for a period of up to 5 years from the date of grant, the number of common shares reserved for issuance to any individual director or officer will not exceed 5% of the issued and outstanding common shares and the number of common shares reserved for issuance to all technical consultants, if any, will not exceed 2% of the issued and outstanding shares. The exercise price for purchasing these shares cannot be less than the minimum exercise price as provided by stock exchange rules.

The fair value of stock options is estimated at the date of the grant using the Black-Scholes Option Pricing Model. The Corporation used the following significant assumptions:

	2009	2008
Weighted average fair value per option	**$0.156**	$0.038
Risk-free interest rate	**1.63%**	2.16%
Expected volatility	**208%**	109%
Expected life (years)	**5**	2
Dividend yeild	**0.00%**	0.00%

During the year ended December 31, 2009, the Corporation granted 2,200,000 stock options to directors and officers, which vested immediately and have an exercise price of $0.23 per share and will expire on May 6, 2014. The estimated fair value of the options issued to the directors and officers was $0.156344 per option.

During the year ended December 31, 2009, 400,000 Agent's options expired unexercised.

Included in the statement of operations for the year ended December 31, 2009 was stock-based compensation expense of $343,958 (December 31, 2008 - $nil) relating to the fair value of stock options granted to directors and officers.

The following table summarizes information about stock options outstanding as at:

	December 31, 2009		December 31, 2008	
	Options	Weighted Average Exercise Price	Options	Weighted Average Exercise Price
Opening	2,078,696	$0.21	1,400,000	$0.20
Granted	2,200,000	$0.23	678,696	$0.23
Exercised	-	-	-	-
Expired	(400,000)	$0.20	-	-
Forfeited	-	-	-	-
Closing and Exercisable	3,878,696	$0.22	2,078,696	$0.21

Stock options and warrants outstanding are as follows:

Exercise Price	Expiry Date	Outstanding December 31, 2009	Outstanding December 31, 2008
$0.20	Nov 5, 2012	1,000,000	1,000,000
$0.23	Oct 31, 2010	678,696	678,696
$0.23	May 6, 2014	2,200,000	-

11. Income Taxes

The nature and tax effect of items giving rise to the Corporation's future income tax assets and liabilities are as follows:

	2009	2008
Future income tax assets (liabilities):		
Property and equipment	**14,410**	12,858
Capital lease obligations	**(12,972)**	(19,120)
Goodwill	**(36,735)**	(17,288)
Intangible assets	**92,927**	16,215
Share issuance costs	**62,648**	84,712
Deferred finance charge	**(1,393)**	(450)
Non-capital loss carry forwards	**170,685**	97,232
Total future income tax assets	**289,570**	174,159
Less: valuation allowance	**(289,570)**	(174,159)
Future income tax liability, net of valuation allowance	**$ -**	$ -

The Corporation has non-capital losses at December 31, 2009 of $632,167 (December 31, 2008 - $360,118), which expire as follows:

		2009	2008
Non-capital loss carry forwards available until:	2027	**63,854**	63,854
	2028	**296,264**	296,264
	2029	**272,049**	-
		$ 632,167	$ 360,118

The reconciliation of the Company's effective tax expense is as follows:

	2009	2008
Loss before taxes	**(766,543)**	(278,389)
Combined federal and provincial statutory income tax rate	**31.00%**	32.00%
Income tax recovery calculated at statutory rate	**(237,628)**	(89,084)
Non-deductible items	**107,084**	235
Impact of changes in tax rates	**16,844**	21,841
Share issuance cost	**(1,711)**	(72,064)
Change in valuation allowance	**115,411**	112,881
Income tax recovery	**$ -**	$ (26,191)

12. Financial Risk Management and Fair Value

In accordance with CICA Handbook disclosure requirements, the Corporation is required to disclose certain information concerning its financial instruments, which are defined as contractual rights to receive or deliver cash or other financial assets.

The Corporation's cash, accounts receivable, short term investments, and accounts payable and accrued liabilities are carried at cost, which approximates fair market value because of short period to scheduled receipt or payment of cash.

The fair value of the Corporation's debt obligations is estimated based on discounted future cash flows using discount rates that reflect current market conditions for instruments with similar terms and risks. Such fair value estimates are not necessarily indicative of the amounts the Corporation might pay or receive in actual market transactions. As at December 31, 2009 the fair value of long term debt is $6,222,500 (December 31, 2008 – $1,950,000).

Financial instruments may expose the Corporation to a number of financial risks including interest rate risk, credit risk and environmental risk.

a) Interest rate risk – Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in the interest rates. Changes in market interest rates may have an effect on the cash flows associated with some financial assets and liabilities, known as cash flow risk, and on their fair value of other financial assets or liabilities, known as price risk. The Corporation is exposed to interest rate risk primarily relating to its long-term debt. The Corporation will manage interest rate risk by utilizing fixed interest rates on a majority of its mortgages, staggering maturities over a number of years to mitigate exposure to any single year, and by attempting to ensure access to diverse sources of funding.

b) Credit risk - Credit risk arises from the possibility that tenants may experience financial difficulty and be unable to fulfill their financial commitments to the Corporation. Credit risk in storage facilities is mitigated by restricting access by, and ultimately, seizing the property of tenants who are delinquent in payment. Risk is also mitigated as no individual tenant accounts for greater than 5% of the Corporation's overall property income.

c) Liquidity risk – Liquidity risk is the risk that the Corporation will be unable to meet its financial obligations as they fall due. The Corporation manages liquidity risk through cash flow forecasting and regular monitoring of cash requirements including anticipated investing and financing activities.

d) Environmental risk – Environmental risk is inherent in the ownership of property. Various municipal, provincial and federal regulations can result in penalties or potential liability for remediation should hazardous materials enter the environment. The presence of hazardous substances could also impair the Corporation's ability to sell the property, or it might expose the Corporation to civil law suits. To mitigate such risk, the Corporation will obtain a recent Phase I environmental report for all material acquisitions. It also prohibits the storage of hazardous substances as a condition of the rental contract signed by tenants.

Unless otherwise noted, it is management's opinion that the Corporation is not exposed to significant currency risk.

13. Related Party Transactions

Transactions with related parties have been recorded at the exchange amount, unless noted otherwise.

During the year ended December 31, 2009, the Corporation paid management fees of $101,083 (December 31, 2008 - $45,250) to Detteson Management Inc. ("Detteson"), a corporation controlled by Alan A. Simpson and Glenn E. Fradette, who are directors and officers of the Corporation. Pursuant to a management agreement, Detteson is entitled to an annual advisory fee of 0.225% per annum, paid monthly, of the gross book value of the assets of the Corporation, subject to a monthly minimum of $8,333. Detteson is also entitled to receive 0.5% of the cost of any property acquired or sold by the Corporation on the closing date of the purchase or sale.

During the year ended December 31, 2009, the Corporation reimbursed travel and related expenses of $135,978 (December 31, 2008 - $30,527) to Detteson. These expenses, which were reimbursed at cost, were undertaken exclusively for the benefit of the Corporation.

During the year ended December 31, 2009, the Corporation paid loan guarantee fees of $8,592 (December 31, 2008 - $5,808) to Alan A. Simpson and loan guarantee fees of $8,592 (December 31, 2008 - $5,808) to Glenn E. Fradette, both of whom are directors and officers of the Corporation. As a condition of the assumption of the mortgage on T. C. Mini Storage Ltd., both Alan A. Simpson and Glenn E. Fradette were required to provide personal guarantees for the entire outstanding principal balance of the mortgage. The loan guarantee fees are compensation for the provision of these guarantees, and are paid on a monthly basis at the rate of 0.5% of the outstanding mortgage principal, per person.

The Corporation holds a Master Franchise from Canadian PUPS Franchises Inc. (CPFI) which provides the Corporation with the exclusive Canadian franchise rights for the development and operation of PUPS portable storage franchises throughout Canada. CPFI is a corporation controlled by Alan A. Simpson and Glenn E. Fradette, who are directors and officers of the Corporation. Pursuant to the Master Franchise Agreement, the Corporation is obligated to develop 20 franchises by December 1, 2012 or pay a one time non-development fee of $15,000 for each undeveloped franchise. The Corporation also pays a continuing monthly royalty of 3.5% of the gross sales in relation to the Franchise Rights and PUPS and purchases storage containers and certain PUPS related equipment form CPFI. During the year ended December 31, 2009, the Corporation paid $26,525 (December 31, 2008 - $nil) for royalties and $358,630 (December 31, 2008 - $nil) for storage containers and other equipment under the Master Franchise Agreement.

During the year ended December 31, 2009, the Corporation paid fees for maintenance of shareholder records of $9,708 (December 31, 2008 - $7,677) to a Transfer and Trust company of which one director and executive officer is also a director of the Corporation.

During the year ended December 31, 2009, the Corporation issued convertible, unsecured debentures in the amount of $210,000 (December 31, 2008 - $nil) to officers, directors and spouses of directors of the Corporation. During the same period, interest paid on the debentures to officers, directors and spouses of directors of the Corporation was $9,975 (December 31, 2008 - $nil). See note 9 – Long Term Debt regarding the total debentures issued.

Included in accounts payable, relating to the previously noted transactions, at December 31, 2009 was $66,156 (December 31, 2008 - $nil) payable to CPFI.

14. Capital Risk Management

The Corporation's objectives when managing capital are to safeguard the Corporation's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders. The Corporation defines capital as shareholders' equity excluding contributed surplus, and long term debt, if any. The Corporation manages the capital structure and makes adjustments to it in light of changes in economic conditions and the risk characteristics of the underlying assets. To maintain or adjust the capital structure, the Corporation may attempt to issue new shares, issue new debt, acquire or dispose of assets, and adjust the amount of cash and short term investments. The Board of Directors does not establish a quantitative return on capital criteria, but rather promotes year over year sustainable growth.

On an ongoing basis, the Corporation reviews and assesses its capital structure. The Corporation determines the appropriate mortgage debt to be placed on properties at the time a particular property is acquired or when an existing mortgage financing matures. Consideration is given to various factors including, but not limited to, interest rates, financing costs, the term of the mortgage and the strength of cash flow arising from the underlying asset. Mortgage debt is usually only secured by the underlying asset. The Corporation monitors its capital using a debt to gross book value ratio. Debt includes mortgages, term debt and subordinated debt. Gross book value of assets is total assets plus accumulated amortization of income properties. The Corporation's debt to gross book value ratio at December 31, 2009 is 46.2% (December, 2008 – 26.9%).

Except for the debt covenants described in Note 9, the Corporation is not subject to any externally imposed capital requirements.

15. Segmented Information

The Corporation's owns income producing properties in Canada. The Corporation does not distinguish or group its operations on a geographic basis, and accordingly, has a single reportable segment for disclosure purposes. None of the Corporation's tenants individually account for revenues in excess of 10% of the Corporation's total revenues for the year ended December 31, 2009.

16. Subsequent Events

On March 4, 2010 the Corporation announced that it had entered into an Acquisition Agreement of Purchase and Sale to acquire from an arm's length vendor a self storage facility located in Cambridge, ON. The aggregate purchase price is $2,367,500 subject to customary adjustments. The Acquisition Agreement of Purchase and Sale is subject to a number of conditions including, but not limited to the completion of due diligence and environmental investigations that must be satisfactory to the Corporation in its sole discretion; financing; approval by the Board of Directors of the Corporation; and if applicable, the approval of the TSXV and the shareholders of the Corporation.

Subsequent to fiscal year end, on March 8, 2010 the Corporation announced that two investment funds managed by PFM Capital Inc. of Regina, SK have committed to make a $4,000,000 preferred share investment in the Corporation. The preferred share financing shall be drawn down by Corporation in two tranches of $2-million each with the first tranche being drawn down on the closing date of March 17, 2010 and the Corporation committing to draw down the second tranche within one year of the closing date.

The preferred shares will pay a fixed-rate cumulative dividend of 5% per year payable as follows: i) 2.5% in cash payable quarterly, in arrears, from each respective drawdown date, calculated for the immediately preceding period, and; ii) 2.5% in preferred shares, credited quarterly, in arrears from each respective drawdown date, calculated for the immediately preceding period.

The preferred shares will be convertible at the holder's option into common shares of Corporation for a period of three years from each respective drawdown date at a conversion price of $0.30. After the closing date, in the event that the Corporation completes a financing of equity securities at a price lower than $0.30 (a "Down Round Financing"), the original conversion price will be reduced to such lower price of the equity securities issued on the Down Round Financing, provided that the total dollar amount of preferred shares that can be converted at the reduced conversion price cannot exceed the total dollar amount of the Down Round Financing, and further provided that the lower limit of the reduced conversion price is $0.19.

The preferred shares shall be retractable after the third anniversary of each respective drawdown date (each, a "Put Date"). After a Put Date, holders of preferred shares shall have the right, upon 150 days prior written notice to the Corporation, to have the Corporation retract the preferred shares for an amount, payable in cash, equal to the issuance price of the preferred shares and all accrued and unpaid dividends.

The preferred shares shall be redeemable any time after the fourth anniversary of each respective drawdown date (each, a "Call Date"). After a Call Date, the Corporation shall have the right, upon 60 days prior written notice to the holder, to redeem all, or a portion of, the preferred shares for an amount, payable in cash, equal to the issuance price of the preferred shares and all accrued and unpaid dividends. Upon the election by the Corporation to redeem preferred shares, the holders shall have a 30-day first right of refusal to convert the preferred shares at the conversion price.

Completion of the preferred share financing is subject to approval of the TSX Venture Exchange.

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TSX VENTURE EXCHANGE LISTING

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