

IN THE MATTER OF
THE SECURITIES ACT, 1988, S.S. 1988, c. S-42.2

AND

IN THE MATTER OF

Headway Property Investment 78-II

CEASE TRADE ORDER
(Subsection 134.1 (1))

WHEREAS Headway Property Investment 78-II, (the "Issuer") being a reporting issuer other than a mutual fund, within the meaning of *The Securities Act, 1988, S.S. 1988, c. S-42.2* (the "Act"), has failed to file:

1. comparative annual audited financial statements and related filing fees for the fiscal periods ending December 31, 1999 and December 31, 2000 as required by Section 87 of the Act, and Sections 125 and 126 of the Regulations.
2. comparative interim financial statements for the three, six and nine month quarters from March 31 1999 to September 31, 2001 inclusive, as required by Section 86 of the Act, and Sections 122 and 123 of the Regulations.
3. confirmations of delivery of the above financial statements as required by Section 88 of the Act, and Section 138.1 of the Regulations.

(The "Required Records");

NOW THEREFORE it is ordered under Subsection 134.1(2) of the Act, that all trading in the securities of the Issuer cease until the Issuer files the Required Records.

DATED at the City of Regina, in the Province of Saskatchewan, this 22nd day of February, 2002.

“Ian McIntosh”

Ian McIntosh C.A.

Deputy Director - Corporate Finance

SASKATCHEWAN SECURITIES COMMISSION