



This is the 1st affidavit
of C. Denton in this case
and was made on 24/NOV/2025

NO. S E 2 5 8 8 4 5
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*,
R.S.C. 1985, c. C-36, AS AMENDED

AND

IN THE MATTER OF THE *BUSINESS CORPORATIONS ACT*, S.B.C. 2002 C. 57

AND

IN THE MATTER OF A PLAN OF COMPROMISE AND ARRANGEMENT OF 1061511
B.C. LTD., JAMESON BROADWAY & BIRCH GENERAL PARTNER LTD., AND
JAMESON BROADWAY & BIRCH LIMITED PARTNERSHIP

PETITIONERS

AFFIDAVIT

I, **CHELSEA DENTON**, of 20th Floor, 250 Howe Street, Vancouver, British Columbia,
Legal Assistant, MAKE OATH AND SAY AS FOLLOWS:

1. I am employed by Dentons Canada LLP ("**Dentons**"), the solicitors for 1061511 B.C. Ltd. ("**106**"), Jameson Broadway & Birch General Partnership Ltd. (the "**GP**"), and Jameson Broadway & Birch Limited Partnership (the "**LP**") and collectively with Jameson GP and 106, the "**Petitioners**"), and as such have personal knowledge of the facts and matters hereinafter deposed to, save and except where the same are stated to be made upon information and belief, and, as to such facts, I verily believe the same to be true.
2. Now shown to me and attached hereto as **Exhibit "A"** is a copy of a title print search from the BC Land Title Office, New Westminster, dated as November 21, 2025 for the real property legally described as: PID: 030-417-261, Lot 1 Block 353 District Lot 526 Group 1 New Westminster District Plan EPP81033
3. Now shown to me and attached hereto as **Exhibit "B"** is a copy of a BC Personal Property Registry ("**PPR**") search for 106 dated as of November 21, 2025.

4. Now shown to me and attached hereto as **Exhibit "C"** is a copy of a BC PPR search for the GP dated as November 21, 2025.

5. Now shown to me and attached hereto as **Exhibit "D"** is a copy of a BC PPR search for the LP dated as November 21, 2025.

6. Now shown to me and attached hereto as **Exhibit "E"** is a copy of the Claim of Builders Lien ("**Lien**") registered in the BC Land Title Office, New Westminster, in favour of Ozz Electric BC Inc., under Charge No. CB2435658.

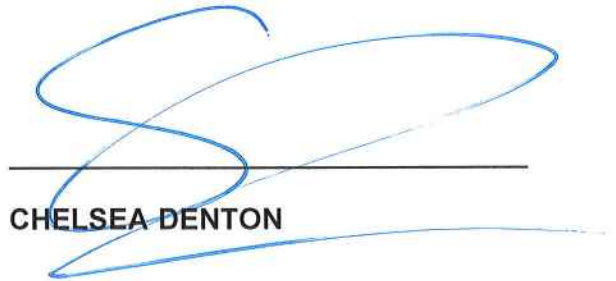
7. Now shown to me and attached hereto as **Exhibit "F"** is a copy of the Lien registered in the BC Land Title Office, New Westminster, in favour of Metro-Can Construction (BB) Ltd., under Charge No. CB2436677.

SWORN BEFORE ME at Vancouver, BC,
on 24/NOV/2025.



A Commissioner for taking Affidavits within
British Columbia

EAMONN WATSON
Barrister & Solicitor
DENTONS CANADA LLP
20th Floor, 250 Howe Street
Vancouver, B.C. V6C 3R8
Telephone (604) 687-4460



CHELSEA DENTON

This is **Exhibit "A"** referred to in the affidavit of Chelsea Denton sworn before me at Vancouver, BC this 24th day of November 2025.



A Commissioner for taking Affidavits
For British Columbia

TITLE SEARCH PRINT

File Reference: 565483-11

2
2025-11-21, 10:19:30
Requestor: Chelsea Denton

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CB348756
From Title Number	CA6898655
Application Received	2022-11-22
Application Entered	2022-11-24
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1061511 B.C. LTD., INC.NO. 1061511 104-1525 WEST 8TH AVENUE VANCOUVER, BC V6J 1T5
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	030-417-261
Legal Description:	LOT 1 BLOCK 353 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP81033
Legal Notations	
	HERETO IS ANNEXED EASEMENT BE53177 OVER LOT C, PLAN 22980 PART FORMERLY LOT 3 BLK 353 PLAN 590
	HOUSING AGREEMENT, VANCOUVER CHARTER, S. 565.2, SEE CA8600162 MODIFIED BY CB382783 MODIFIED BY CB975792
	NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CB698119 FILED 2023-06-19
	HERETO IS ANNEXED EASEMENT CB854695 OVER THE COMMON PROPERTY OF STRATA PLAN LMS474

TITLE SEARCH PRINT

File Reference: 565483-11

3
2025-11-21, 10:19:30
Requestor: Chelsea Denton

Charges, Liens and Interests

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

EASEMENT AND INDEMNITY AGREEMENT

499005M

1969-11-03 15:21

CITY OF VANCOUVER

Nature:

Registration Number:

Registration Date and Time:

Remarks:

EASEMENT

BE53176

1991-05-13 14:59

INTER ALIA

APPURTENANT TO LOT C, PLAN 22980

PART FORMERLY LOT 3 BLK 353 PLAN 590

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7161138

2018-10-31 09:19

BRITISH COLUMBIA HOUSING MANAGEMENT COMMISSION

MODIFIED BY CB78990

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

STATUTORY RIGHT OF WAY

CA8600154

2020-11-26 15:58

CITY OF VANCOUVER

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

COVENANT

CA8600156

2020-11-26 15:58

CITY OF VANCOUVER

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

COVENANT

CA8600158

2020-11-26 15:58

CITY OF VANCOUVER

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA8600160

2020-11-26 15:58

CITY OF VANCOUVER

MODIFIED BY CB382781

MODIFIED BY CB975790

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

COVENANT

CA8600163

2020-11-26 15:58

CITY OF VANCOUVER

TITLE SEARCH PRINT

File Reference: 565483-11

Nature: COVENANT
Registration Number: CA8600165
Registration Date and Time: 2020-11-26 15:58
Registered Owner: CITY OF VANCOUVER

Nature: COVENANT
Registration Number: CA8600167
Registration Date and Time: 2020-11-26 15:58
Registered Owner: CITY OF VANCOUVER

Nature: COVENANT
Registration Number: CA8600169
Registration Date and Time: 2020-11-26 15:58
Registered Owner: CITY OF VANCOUVER

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA8600171
Registration Date and Time: 2020-11-26 15:58
Registered Owner: CITY OF VANCOUVER

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA8600173
Registration Date and Time: 2020-11-26 15:58
Registered Owner: CITY OF VANCOUVER

Nature: COVENANT
Registration Number: CA8600175
Registration Date and Time: 2020-11-26 15:58
Registered Owner: CITY OF VANCOUVER

Nature: COVENANT
Registration Number: CA8600177
Registration Date and Time: 2020-11-26 15:58
Registered Owner: CITY OF VANCOUVER

Nature: EQUITABLE CHARGE
Registration Number: CA8600179
Registration Date and Time: 2020-11-26 15:58
Registered Owner: CITY OF VANCOUVER

Nature: MODIFICATION
Registration Number: CB78990
Registration Date and Time: 2022-07-13 11:55
Remarks: MODIFICATION OF CA7161138

TITLE SEARCH PRINT

File Reference: 565483-11

5
2025-11-21, 10:19:30
Requestor: Chelsea Denton

Nature: COVENANT
Registration Number: CB368525
Registration Date and Time: 2022-12-01 17:13
Registered Owner: CITY OF VANCOUVER

Nature: COVENANT
Registration Number: CB368526
Registration Date and Time: 2022-12-01 17:13
Registered Owner: CITY OF VANCOUVER

Nature: COVENANT
Registration Number: CB368527
Registration Date and Time: 2022-12-01 17:13
Registered Owner: CITY OF VANCOUVER

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB368528
Registration Date and Time: 2022-12-01 17:13
Registered Owner: CITY OF VANCOUVER

Nature: EQUITABLE CHARGE
Registration Number: CB368529
Registration Date and Time: 2022-12-01 17:13
Registered Owner: CITY OF VANCOUVER

Nature: MODIFICATION
Registration Number: CB382781
Registration Date and Time: 2022-12-12 11:53
Remarks: MODIFICATION OF CA8600160

Nature: COVENANT
Registration Number: CB382782
Registration Date and Time: 2022-12-12 11:53
Registered Owner: CITY OF VANCOUVER

Nature: COVENANT
Registration Number: CB400523
Registration Date and Time: 2022-12-21 09:17
Registered Owner: BRITISH COLUMBIA HOUSING MANAGEMENT COMMISSION

Nature: MORTGAGE
Registration Number: CB400524
Registration Date and Time: 2022-12-21 09:17
Registered Owner: BRITISH COLUMBIA HOUSING MANAGEMENT COMMISSION

TITLE SEARCH PRINT

File Reference: 565483-11

Nature: ASSIGNMENT OF RENTS
Registration Number: CB400525
Registration Date and Time: 2022-12-21 09:17
Registered Owner: BRITISH COLUMBIA HOUSING MANAGEMENT COMMISSION

Nature: MODIFICATION
Registration Number: CB975790
Registration Date and Time: 2023-10-19 16:50
Remarks: MODIFICATION OF CA8600160

Nature: PRIORITY AGREEMENT
Registration Number: CB975791
Registration Date and Time: 2023-10-19 16:50
Remarks: GRANTING CB975790 PRIORITY OVER CB400524 AND CB400525

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB1699871
Registration Date and Time: 2024-11-07 11:24
Registered Owner: FORTISBC ENERGY INC.
INCORPORATION NO. BC1023718

Nature: CLAIM OF BUILDERS LIEN
Registration Number: CB2435658
Registration Date and Time: 2025-11-04 14:33
Registered Owner: OZZ ELECTRIC BC INC.
INCORPORATION NO. BC1191875

Nature: CLAIM OF BUILDERS LIEN
Registration Number: CB2436677
Registration Date and Time: 2025-11-05 09:23
Registered Owner: METRO-CAN CONSTRUCTION (BB) LTD.
INCORPORATION NO. BC1163061

Duplicate Infeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

This is **Exhibit "B"** referred to in the affidavit of Chelsea Denton sworn before me at Vancouver, BC this 24th day of November 2025.

A handwritten signature in blue ink, consisting of a large, stylized 'Z' followed by a horizontal line and a small flourish.

A Commissioner for taking Affidavits
For British Columbia

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Business Debtor - "1061511 BC Ltd"

Search Date and Time: November 21, 2025 at 10:17:13 am Pacific time
Account Name: DENTONS CANADA LLP
Folio Number: 565483-11

TABLE OF CONTENTS

2 Matches in 2 Registrations in Report

Exact Matches: 2 (*)

Total Search Report Pages: 7

	Base Registration	Base Registration Date	Debtor Name	Page
1	203405P	November 16, 2022	* 1061511 B.C. LTD.	2
2	203419P	November 16, 2022	* 1061511 B.C. LTD.	5

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 203405P

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	November 16, 2022 at 2:56:10 pm Pacific time
Current Expiry Date and Time:	November 16, 2029 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of November 21, 2025 at 10:17:13 am Pacific time)

Secured Party Information

**BRITISH COLUMBIA HOUSING
MANAGEMENT COMMISSION**

Address

4555 KINGSWAY, STE 1701
BURNABY BC
V5H 4V8 Canada

Debtor Information

1061511 B.C. LTD.

Address

#104-1525 WEST 8TH AVENUE
VANCOUVER BC
V6J 1T5 Canada

**JAMESON BROADWAY & BIRCH
LIMITED PARTNERSHIP**

Address

#104-1525 WEST 8TH AVENUE
VANCOUVER BC
V6J 1T5 Canada

**JAMESON BROADWAY & BIRCH
GENERAL PARTNER LTD.**

Address

#104-1525 WEST 8TH AVENUE
VANCOUVER BC
V6J 1T5 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL OF THE DEBTOR'S PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY NOW OR HEREAFTER LOCATED AT, USED OR ACQUIRED FOR USE IN CONNECTION WITH OR ARISING OUT OF THE OPERATION OF THOSE CERTAIN LANDS AND PREMISES DESCRIBED AS:

PID 030-417-261 LOT 1 BLOCK 353 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP81033

ALL FIXTURES THEREON AND ALL PROCEEDS THEREOF (THE TERMS USED HEREIN THAT ARE DEFINED IN THE PERSONAL PROPERTY SECURITY ACT OF BRITISH COLUMBIA OR THE REGULATIONS THEREUNDER HAVE THOSE DEFINED MEANINGS).

Original Registering Party

RICHARDS BUELL SUTTON LLP

Address

700 401 WEST GEORGIA STREET
VANCOUVER BC
V6B 5A1 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

AMENDMENT

Registration Date and Time: November 24, 2022 at 9:37:42 am Pacific time
Registration Number: 217477P
Description:

Debtor Information

1061511 B.C. LTD.

ADDRESS CHANGED

Address

#104-1525 WEST 8TH AVENUE
VANCOUVER BC
V6J 1T5 Canada

**JAMESON BROADWAY & BIRCH
LIMITED PARTNERSHIP**

ADDRESS CHANGED

Address

#104-1525 WEST 8TH AVENUE
VANCOUVER BC
V6J 1T5 Canada

**JAMESON BROADWAY & BIRCH
GENERAL PARTNER LTD.**

ADDRESS CHANGED

Address

#104-1525 WEST 8TH AVENUE
VANCOUVER BC
V6J 1T5 Canada

Registering Party Information

RICHARDS BUELL SUTTON LLP

Address

700 401 WEST GEORGIA STREET
VANCOUVER BC
V6B 5A1 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 203419P

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	November 16, 2022 at 3:02:43 pm Pacific time
Current Expiry Date and Time:	November 16, 2029 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of November 21, 2025 at 10:17:13 am Pacific time)

Secured Party Information

**BRITISH COLUMBIA HOUSING
MANAGEMENT COMMISSION**

Address

4555 KINGSWAY, STE 1701
BURNABY BC
V5H 4V8 Canada

Debtor Information

1061511 B.C. LTD.

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VANCOUVER BC
V6J 1T5 Canada

**JAMESON BROADWAY & BIRCH
LIMITED PARTNERSHIP**

Address

#104-1525 WEST 8TH AVENUE
VANCOUVER BC
V6J 1T5 Canada

**JAMESON BROADWAY & BIRCH
GENERAL PARTNER LTD.**

Address

#104-1525 WEST 8TH AVENUE
VANCOUVER BC
V6J 1T5 Canada

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL OF THE DEBTORS' PRESENT AND FUTURE RIGHT, TITLE AND INTEREST IN AND PROCEEDS FROM ALL CONSTRUCTION CONTRACTS INCLUDING PROJECT MANAGEMENT CONTRACTS AND RELATED PERMITS INCLUDING ALL APPROVALS, LICENSES, BUILDING PERMITS, DEVELOPMENT PERMITS, DEMOLITION PERMITS, EXCAVATION PERMITS AND CONSTRUCTION PERMITS, ALL PLANS, SPECIFICATIONS AND ARCHITECTURAL DRAWINGS, AND SPECIFICATIONS, ENGINEERING PLANS AND SPECIFICATIONS, PLUMBING PLANS, LANDSCAPING PLANS AND INTERIOR DESIGN PLANS, ALL POLICIES OF INSURANCE INCLUDING THOSE RELATING TO BUILDER'S RISK, COURSE OF CONSTRUCTION, HAZARD, DAMAGE, RENTAL, INCOME-LOSS, PUBLIC LIABILITY, ALL BONDS, INCLUDING PERFORMANCE, LABOUR AND MATERIAL PAYMENT BONDS AND ALL EQUIPMENT LEASES AND CONTRACTS, ALL OF WHICH NOW AND IN THE FUTURE RELATE TO THE CONSTRUCTION OF A 258 RESIDENTIAL UNIT PROJECT ON LAND LEGALLY DESCRIBED AS:

CITY OF VANCOUVER

PARCEL IDENTIFIER: 030-417-261

LOT 1 BLOCK 353 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP81033

AND ALL PROCEEDS THEREFROM, INCLUDING BUT NOT LIMITED TO MONEY, CASH, CONTRACTUAL RIGHTS, INTANGIBLES, CHATTEL PAPER, ACCOUNTS RECEIVABLE, CHEQUES, NOTES, DRAFTS, INVESTMENT PROPERTY, INSTRUMENTS, INSURANCE PROCEEDS, LICENSES, DOCUMENTS OF TITLE, GOODS, ACCEPTANCES AND TRADE-INS, AND ALL PROCEEDS OF SUCH PROCEEDS.

Original Registering Party

RICHARDS BUELL SUTTON LLP

Address

700 401 WEST GEORGIA STREET
VANCOUVER BC
V6B 5A1 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

AMENDMENT

Registration Date and Time: November 24, 2022 at 9:40:24 am Pacific time
Registration Number: 217479P
Description:

Debtor Information

1061511 B.C. LTD.

ADDRESS CHANGED

Address

#104-1525 WEST 8TH AVENUE
VANCOUVER BC
V6J 1T5 Canada

**JAMESON BROADWAY & BIRCH
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ADDRESS CHANGED

Address

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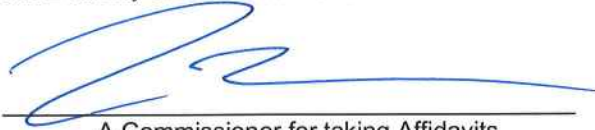
Registering Party Information

RICHARDS BUELL SUTTON LLP

Address

700 401 WEST GEORGIA STREET
VANCOUVER BC
V6B 5A1 Canada

This is **Exhibit "C"** referred to in the affidavit of Chelsea Denton sworn before me at Vancouver, BC this 24th day of November 2025.



A Commissioner for taking Affidavits
For British Columbia

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Business Debtor - "Jameson Broadway & Birch General Partnership Ltd"

Search Date and Time: November 21, 2025 at 10:18:14 am Pacific time
Account Name: DENTONS CANADA LLP
Folio Number: 565483-11

TABLE OF CONTENTS

4 Matches in 2 Registrations in Report

Exact Matches: 0 (*)

Total Search Report Pages: 7

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PERSONAL PROPERTY REGISTRY SEARCH RESULT

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Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

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Secured Party Information

**BRITISH COLUMBIA HOUSING
MANAGEMENT COMMISSION**

Address

4555 KINGSWAY, STE 1701
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Debtor Information

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Address

#104-1525 WEST 8TH AVENUE
VANCOUVER BC
V6J 1T5 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL OF THE DEBTOR'S PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY NOW OR HEREAFTER LOCATED AT, USED OR ACQUIRED FOR USE IN CONNECTION WITH OR ARISING OUT OF THE OPERATION OF THOSE CERTAIN LANDS AND PREMISES DESCRIBED AS:

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Original Registering Party

RICHARDS BUELL SUTTON LLP

Address

700 401 WEST GEORGIA STREET
VANCOUVER BC
V6B 5A1 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

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PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Vehicle Collateral

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Original Registering Party

RICHARDS BUELL SUTTON LLP

Address

700 401 WEST GEORGIA STREET
VANCOUVER BC
V6B 5A1 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

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V6J 1T5 Canada

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V6J 1T5 Canada

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V6J 1T5 Canada

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700 401 WEST GEORGIA STREET
VANCOUVER BC
V6B 5A1 Canada

This is **Exhibit "D"** referred to in the affidavit of Chelsea Denton sworn before me at Vancouver, BC this 24th day of November 2025.

A handwritten signature in blue ink, consisting of a large, stylized 'C' followed by a horizontal line extending to the right.

A Commissioner for taking Affidavits
For British Columbia

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Business Debtor - "Jameson Broadway & Birch Limited Partnership"

Search Date and Time: November 21, 2025 at 10:17:46 am Pacific time
Account Name: DENTONS CANADA LLP
Folio Number: 565483-11

TABLE OF CONTENTS

2 Matches in 2 Registrations in Report

Exact Matches: 2 (*)

Total Search Report Pages: 7

	Base Registration	Base Registration Date	Debtor Name	Page
1	203405P	November 16, 2022	* JAMESON BROADWAY & BIRCH LIMITED PARTNERSHIP	2
2	203419P	November 16, 2022	* JAMESON BROADWAY & BIRCH LIMITED PARTNERSHIP	5

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 203405P

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	November 16, 2022 at 2:56:10 pm Pacific time
Current Expiry Date and Time:	November 16, 2029 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of November 21, 2025 at 10:17:46 am Pacific time)

Secured Party Information

**BRITISH COLUMBIA HOUSING
MANAGEMENT COMMISSION**

Address

4555 KINGSWAY, STE 1701
BURNABY BC
V5H 4V8 Canada

Debtor Information

1061511 B.C. LTD.

Address

#104-1525 WEST 8TH AVENUE
VANCOUVER BC
V6J 1T5 Canada

**JAMESON BROADWAY & BIRCH
LIMITED PARTNERSHIP**

Address

#104-1525 WEST 8TH AVENUE
VANCOUVER BC
V6J 1T5 Canada

**JAMESON BROADWAY & BIRCH
GENERAL PARTNER LTD.**

Address

#104-1525 WEST 8TH AVENUE
VANCOUVER BC
V6J 1T5 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL OF THE DEBTOR'S PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY NOW OR HEREAFTER LOCATED AT, USED OR ACQUIRED FOR USE IN CONNECTION WITH OR ARISING OUT OF THE OPERATION OF THOSE CERTAIN LANDS AND PREMISES DESCRIBED AS:

PID 030-417-261 LOT 1 BLOCK 353 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP81033

ALL FIXTURES THEREON AND ALL PROCEEDS THEREOF (THE TERMS USED HEREIN THAT ARE DEFINED IN THE PERSONAL PROPERTY SECURITY ACT OF BRITISH COLUMBIA OR THE REGULATIONS THEREUNDER HAVE THOSE DEFINED MEANINGS).

Original Registering Party

RICHARDS BUELL SUTTON LLP

Address

700 401 WEST GEORGIA STREET
VANCOUVER BC
V6B 5A1 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

AMENDMENT

Registration Date and Time: November 24, 2022 at 9:37:42 am Pacific time
Registration Number: 217477P
Description:

Debtor Information

1061511 B.C. LTD.

ADDRESS CHANGED

Address

#104-1525 WEST 8TH AVENUE
VANCOUVER BC
V6J 1T5 Canada

**JAMESON BROADWAY & BIRCH
LIMITED PARTNERSHIP**

ADDRESS CHANGED

Address

#104-1525 WEST 8TH AVENUE
VANCOUVER BC
V6J 1T5 Canada

**JAMESON BROADWAY & BIRCH
GENERAL PARTNER LTD.**

ADDRESS CHANGED

Address

#104-1525 WEST 8TH AVENUE
VANCOUVER BC
V6J 1T5 Canada

Registering Party Information

RICHARDS BUELL SUTTON LLP

Address

700 401 WEST GEORGIA STREET
VANCOUVER BC
V6B 5A1 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 203419P

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	November 16, 2022 at 3:02:43 pm Pacific time
Current Expiry Date and Time:	November 16, 2029 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of November 21, 2025 at 10:17:46 am Pacific time)

Secured Party Information

**BRITISH COLUMBIA HOUSING
MANAGEMENT COMMISSION**

Address

4555 KINGSWAY, STE 1701
BURNABY BC
V5H 4V8 Canada

Debtor Information

1061511 B.C. LTD.

Address

#104-1525 WEST 8TH AVENUE
VANCOUVER BC
V6J 1T5 Canada

**JAMESON BROADWAY & BIRCH
LIMITED PARTNERSHIP**

Address

#104-1525 WEST 8TH AVENUE
VANCOUVER BC
V6J 1T5 Canada

**JAMESON BROADWAY & BIRCH
GENERAL PARTNER LTD.**

Address

#104-1525 WEST 8TH AVENUE
VANCOUVER BC
V6J 1T5 Canada

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL OF THE DEBTORS' PRESENT AND FUTURE RIGHT, TITLE AND INTEREST IN AND PROCEEDS FROM ALL CONSTRUCTION CONTRACTS INCLUDING PROJECT MANAGEMENT CONTRACTS AND RELATED PERMITS INCLUDING ALL APPROVALS, LICENSES, BUILDING PERMITS, DEVELOPMENT PERMITS, DEMOLITION PERMITS, EXCAVATION PERMITS AND CONSTRUCTION PERMITS, ALL PLANS, SPECIFICATIONS AND ARCHITECTURAL DRAWINGS, AND SPECIFICATIONS, ENGINEERING PLANS AND SPECIFICATIONS, PLUMBING PLANS, LANDSCAPING PLANS AND INTERIOR DESIGN PLANS, ALL POLICIES OF INSURANCE INCLUDING THOSE RELATING TO BUILDER'S RISK, COURSE OF CONSTRUCTION, HAZARD, DAMAGE, RENTAL, INCOME-LOSS, PUBLIC LIABILITY, ALL BONDS, INCLUDING PERFORMANCE, LABOUR AND MATERIAL PAYMENT BONDS AND ALL EQUIPMENT LEASES AND CONTRACTS, ALL OF WHICH NOW AND IN THE FUTURE RELATE TO THE CONSTRUCTION OF A 258 RESIDENTIAL UNIT PROJECT ON LAND LEGALLY DESCRIBED AS:

CITY OF VANCOUVER

PARCEL IDENTIFIER: 030-417-261

LOT 1 BLOCK 353 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP81033

AND ALL PROCEEDS THEREFROM, INCLUDING BUT NOT LIMITED TO MONEY, CASH, CONTRACTUAL RIGHTS, INTANGIBLES, CHATTEL PAPER, ACCOUNTS RECEIVABLE, CHEQUES, NOTES, DRAFTS, INVESTMENT PROPERTY, INSTRUMENTS, INSURANCE PROCEEDS, LICENSES, DOCUMENTS OF TITLE, GOODS, ACCEPTANCES AND TRADE-INS, AND ALL PROCEEDS OF SUCH PROCEEDS.

Original Registering Party

RICHARDS BUELL SUTTON LLP

Address

700 401 WEST GEORGIA STREET
VANCOUVER BC
V6B 5A1 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

AMENDMENT

Registration Date and Time: November 24, 2022 at 9:40:24 am Pacific time
Registration Number: 217479P
Description:

Debtor Information

1061511 B.C. LTD.

ADDRESS CHANGED

Address

#104-1525 WEST 8TH AVENUE
VANCOUVER BC
V6J 1T5 Canada

**JAMESON BROADWAY & BIRCH
LIMITED PARTNERSHIP**

ADDRESS CHANGED

Address

#104-1525 WEST 8TH AVENUE
VANCOUVER BC
V6J 1T5 Canada

**JAMESON BROADWAY & BIRCH
GENERAL PARTNER LTD.**

ADDRESS CHANGED

Address

#104-1525 WEST 8TH AVENUE
VANCOUVER BC
V6J 1T5 Canada

Registering Party Information

RICHARDS BUELL SUTTON LLP

Address

700 401 WEST GEORGIA STREET
VANCOUVER BC
V6B 5A1 Canada

This is **Exhibit "E"** referred to in the affidavit of Chelsea Denton sworn before me at Vancouver, BC this 24th day of November 2025.

A handwritten signature in blue ink, consisting of a large, stylized 'C' followed by a horizontal line that extends to the right.

A Commissioner for taking Affidavits
For British Columbia



Builders Lien Act
Claim of Lien
Province of British Columbia

NEW WESTMINSTER LAND TITLE OFFICE
NOV 04 2025 14:33:03.001
CB2435658

Application

Document Fees: \$0.00

Rocky Kim
1021 West Hastings Street
9th Floor
Vancouver BC V6E 0C3
7789977710

I, **David Recchia** of **c/o Rocky Kim Law Corporation 1021 West Hastings Street, 9th Floor, Vancouver BC V6E 0C3**, state that:

1. **Ozz Electric BC Inc. , Inc No BC1191875**

of **c/o Rocky Kim Law Corporation 1021 West Hastings Street, 9th Floor, Vancouver BC V6E 0C3** claims a lien against the following land:

PID/Plan Number	Legal Description
-----------------	-------------------

030-417-261	LOT 1 BLOCK 353 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP81033
--------------------	--

2. A general description of the work done or material supplied, or to be done or supplied, or both, is as follows:

Supply of labour, equipment, tools and consumables with respect to electrical system scopes of work forming part of an improvement being constructed on the lands.

3. The person who engaged the lien claimant, or to whom the lien claimant supplied material, and who is or will become indebted to the lien claimant is:

Metro Can Construction (BB) Ltd.

4. The sum of **\$1,512,227.63** is or will become due and owing to **Ozz Electric BC Inc.** on **2025-10-23**

5. The lien claimant's address for service is:

c/o Rocky Kim Law Corporation 1021 West Hastings Street, 9th Floor, Vancouver BC V6E 0C3

Signature

X

Date (YYYY-MM-DD)

2025-11-04

Note: Section 45 of the *Builders Lien Act* provides as follows:

45 (1) A person who knowingly files or causes an agent to file claim of lien containing a false statement commits an offence.

(2) A person who commits an offence under subsection (1) is liable to a fine not exceeding the greater of \$2,000 and the amount by which the stated claim exceeds the actual claim.

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

Rocky Kim
5NN239

Digitally signed by
Rocky Kim 5NN239
Date: 2025-11-04
14:32:55 -08:00

This is **Exhibit "F"** referred to in the affidavit of Chelsea Denton sworn before me at Vancouver, BC this 24th day of November 2025.

A handwritten signature in blue ink, consisting of a large, stylized 'D' followed by a horizontal line and a small flourish.

A Commissioner for taking Affidavits
For British Columbia



Builders Lien Act
Claim of Lien
Province of British Columbia

NEW WESTMINSTER LAND TITLE OFFICE
NOV 05 2025 09:23:17.001
CB2436677

Application

Document Fees: \$0.00

Harper Grey LLP Barristers and Solicitors
3200 - 650 West Georgia Street
Vancouver BC V6B 4P7
6046870411

164899

I, **Robert Horvath** of **520 - 10470 - 152nd Street, Surrey BC V3R 0Y3**, state that:

1. **Metro-Can Construction (BB) Ltd., Inc No BC1163061**

of **520 - 10470 - 152nd Street, Surrey BC V3R 0Y3** claims a lien against the following land:

PID/Plan Number	Legal Description
-----------------	-------------------

030-417-261	LOT 1 BLOCK 353 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP81033
-------------	---

2. A general description of the work done or material supplied, or to be done or supplied, or both, is as follows:

General Contracting Services

3. The person who engaged the lien claimant, or to whom the lien claimant supplied material, and who is or will become indebted to the lien claimant is:

Jameson Broadway & Birch LP

4. The sum of **\$15,877,120.00** is or will become due and owing to **Metro-Can Construction (BB) Ltd.** on **2025-11-04**

5. The lien claimant's address for service is:

520 - 10470 - 152nd Street, Surrey BC V3R 0Y3

Signature

X

Date (YYYY-MM-DD)

2025-11-04

Note: Section 45 of the *Builders Lien Act* provides as follows:

45 (1) A person who knowingly files or causes an agent to file claim of lien containing a false statement commits an offence.

(2) A person who commits an offence under subsection (1) is liable to a fine not exceeding the greater of \$2,000 and the amount by which the stated claim exceeds the actual claim.

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

**Angelina
Korotchenko
ZMY796**

**Digitally signed by
Angelina Korotchenko
ZMY796
Date: 2025-11-05
09:21:02 -08:00**