



This is the 1st Affidavit of Linda Alexander in this case and was made on February 24, 2026

No. H251466
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

DOMAIN MORTGAGE CORP. as mortgage administrator and bare trustee
for Capstone Mortgage Pool and
Capstone Mortgage Opportunities Fund LP

PETITIONER

AND:

1119356 B.C. LTD., CENTRA LIMITED PARTNERSHIP, 1138624 B.C. LTD.
1877725 ALBERTA LTD., ZAFIR RASHID, HARPREET (HARIS) THIARA
SATPREET THIARA, FRANCISCO IGNACIO, TRISURA GUARANTEE
INSURANCE COMPANY, JB SOLUTIONS ULC, 1299881 BC LTD.,
TANDEM MECHANICAL SYSTEMS LTD., METRO-CAN CONSTRUCTION
(OT) LTD., B&B EXCAVATION AND SHORING LTD., RPMC
INVESTMENT INC., 541823 B.C. LTD., ALL TENANTS AND/OR
OCCUPIERS OF THE SUBJECT LANDS AND PREMISES

RESPONDENTS

AFFIDAVIT

I, Linda Alexander, Paralegal, of 1600-925 West Georgia Street, in the City of Vancouver, in the Province of British Columbia, MAKE OATH AND SAY AS FOLLOWS:

1. I am a paralegal employed by the law firm of Lawson Lundell LLP, solicitors for the Petitioner and as such have personal knowledge of the matters herein deposed to, except where stated to be based on information and belief, in which case I verily believe them to be true.
2. I am authorized to make this Affidavit on behalf of the Petitioner.
3. The subject of this proceeding is the foreclosure of a mortgage and related security with respect to real property located at 13862 101 Avenue, Surrey, BC (the **Lands**), owned by the Respondent 1119356 B.C. Ltd., as registered owner, and Centra Limited Partnership, as beneficial owner (collectively the **Borrower**). The Petitioner has a second-ranking mortgage against the Lands, securing debts owing by the Borrower to the Petitioner. The

Respondents Zafir Rashid (**Zafir**), Francisco Ignacio (**Frank**), Harpreet (Haris) Thiara (**Haris**) and Satpreet Thiara (**Satpreet**, and collectively with Zafir, Frank, and Haris, the **Personal Guarantors**) guaranteed the indebtedness of the Borrower to the Petitioner.

4. On December 12, 2025, Lawson Lundell LLP issued a demand letter (the **Demand Letter**) on behalf of the Petitioner to, among others, the Personal Guarantors, including Zafir and Frank, in respect of their indebtedness to the Petitioner. The Demand Letter was delivered to:
 - (a) Zafir, by courier to his residential address provided to our office by the Petitioner, being 4622 Hewicks Lane, Mississauga, ON, L5M 3L8 (the **Zafir Residence**), and by email to his email address provided to our office by the Petitioner, being Zaf@everestgroup.ca; and
 - (b) Frank, by courier to his residential address provided to our office by the Petitioner, being #1 – 3010 22 Avenue NW, Edmonton, AB, V6T 0C3 (the **Frank Residence**), and by email to his email address provided to our office by the Petitioner, being frank@everestgroup.ca.
5. A copy of the Demand Letter is attached hereto as **Exhibit "A"**, together with my email to each of the Personal Guarantors, including Zafir and Frank, dated December 12, 2025.
6. On December 19, 2025, the Petition to the Court and Affidavit #1 of Lisa Ward (collectively, the **Documents**), were filed in this proceeding.
7. I understand that the Petitioner has a long-term lending relationship with the Personal Guarantors. Lawson Lundell LLP has assisted the Petitioner in connection with a number of legal actions commenced against the Personal Guarantors and related companies in connection with other loans advanced by the Petitioner to those persons, in both British Columbia and Alberta. In connection with those earlier proceedings, Lawson Lundell LLP and the Petitioner have communicated with the Personal Guarantors by email.
8. On December 22, 2025, Haris confirmed to the Petitioner that he would accept service of the Documents by way of email (both on his own behalf and on behalf of the Borrower), and I completed service of the Documents on Haris by way of email on that date. A copy of my December 22, 2025 email to Haris is attached hereto as **Exhibit "B"**.
9. On December 24, 2025, I delivered an email to each of Frank, Zafir and Satpreet, attaching copies of the Documents and asking if they would be agreeable to accepting service of the Documents by way of email, in order to avoid the need to meet with our process in person and the legal costs involved in effecting service of the Documents. A copy of my December 24, 2025 email is attached hereto as **Exhibit "C"**.

10. On January 5, 2026, Satpreet confirmed to the Petitioner that he would accept service of the Documents by way of email, and I completed service of the Documents on Satpreet, by way of email, on January 6, 2026. A copy of my email exchange with Satpreet is attached hereto as **Exhibit "D"**.
11. I have not received any response from Zafir or Frank to my December 24, 2025 email. All of the remaining Respondents in the proceeding have been served with the Documents, including 1119356 B.C. Ltd., 1877725 Alberta Ltd., and 1138624 B.C. Ltd., which is the General Partner for Centra Limited Partnership. Zafir is a director of each of these companies. Company searches for each of those companies are collectively attached hereto as **Exhibit "E"**.
12. On or around January 7, 2026, I retained Lormit Personal Services (Edmonton) (the **Edmonton Process Server**), to personally serve Frank with the Documents. I provided the Edmonton Process Server with the address of the Frank Residence, together with some possible business addresses for him in the Edmonton area. Despite making numerous attempts to serve Frank, the Edmonton Process Server was unable to effect personal service of the Documents on Frank.
13. I have read the Affidavit of Attempted Service sworn by Pavlo Demianov on February 4, 2026 (the **Edmonton Affidavit**), regarding his service attempts on Frank. In this affidavit the Edmonton Process Server mentions, among other things, that:
 - (a) They observed a package at the door of the Frank Residence addressed to Frank;
 - (b) On two separate occasions, the Edmonton Process Server met two individuals at the Frank Residence who both indicated Frank lived there but was not home at that time; and
 - (c) The Process Server attempted to reach Frank via text message, however Frank stopped responding when he learned it was regarding service of legal documents.
14. Based on my review of the Edmonton Affidavit, and my previous communications with Frank described herein, I verily believe:
 - (a) Frank resides at the Frank Residence;
 - (b) Frank is aware of the foreclosure proceeding and that the Process Server is attempting to meet with him;
 - (c) Frank is intentionally evading service of the Documents; and

- (d) It is not practical to continue trying to serve Frank as he appears to be evading service.
15. It is my belief that if the Documents are served on Frank using the alternative methods of service, as follows:
- (a) By posting copies of the Documents in an envelope marked "PERSONAL AND CONFIDENTIAL", addressed to Francisco Ignacio to the entrance door of the Frank Residence, as follows:
- Francisco Ignacio
#1 – 3010 22 Avenue NW
Edmonton, AB, T6T 0C3
- (b) By emailing copies of the documents to Frank at the following email address:
frank@everestgroup.ca,
- they will come to Frank's attention in a timely way.
16. On or around January 7, 2026, I retained Lormit Personal Services (Toronto) (the **Toronto Process Server**), to personally serve Zafir with the Documents. I provided the Toronto Process Server with the address of the Zafir Residence, together with a possible business address for him in the Mississauga area. Attached hereto collectively as **Exhibit "F"** is a Title Search dated January 12, 2026, and Ontario Land address search for the Zafir Residence, which confirms that Zafir is the registered owner of the Zafir Residence. A copy of the title search was provided to the Toronto Process Server, together with a photo of Zafir that I obtained online.
17. Despite making numerous attempts to serve Zafir, the Toronto Process Server was unable to effect personal service of the Documents on Zafir.
18. I have read the Affidavit of Attempted Service sworn by Oguzhan Tokacogullari on February 2, 2026, regarding their service attempts on Zafir. Based on my review of this affidavit and the title information for the Zafir Residence, and my previous communications with Zafir and described herein, I verily believe:
- (a) Zafir is the registered owner of the Zafir Residence;
- (b) Given the Zafir Residence is owned by Zafir, the individual the Toronto Process Server met at the Zafir Residence was not being truthful when they said they did not know of Zafir;

- (c) The email address of info@teramirgroup.com located by the Toronto Process Server and referenced in their affidavit, appears to be a valid email address for Zafir, in addition to the email address provided to our office by the Petitioner;
- (d) Zafir is intentionally evading service of the Documents; and
- (e) It is not practical to continue trying to serve Zafir as he appears to be evading service.

19. It is my belief that if the Documents are served on Zafir using the alternative methods of service, as follows:

- (a) By posting copies of the Documents in an envelope marked "PERSONAL AND CONFIDENTIAL", addressed to Zafir Rashid, to the entrance door of the Zafir Residence, as follows:

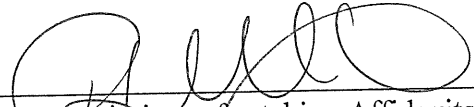
Zafir Rashid
4622 Hewicks Lane
Mississauga, ON, L5M 3L8

- (b) by emailing copies of the documents to Zafir at the following email addresses: is email address of: info@teramirgroup.com and Zaf@everestgroup.ca,

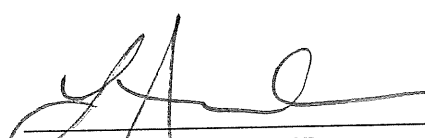
they will come to Zafir's attention in a timely way.

20. I make this Affidavit in support of an Order that the Petitioner be at liberty to serve Frank and Zafir with the Documents using the alternative methods set out above.

SWORN BEFORE ME at the City of Vancouver, in the Province of British Columbia, this 24th day of February, 2026.



A Commissioner for taking Affidavits within British Columbia.



LINDA ALEXANDER

BAYLEE HUNT
Barrister & Solicitor
1600 – 925 West Georgia Street
Vancouver, BC V6C 3L2
(604) 685-3456



Suite 1600 Cathedral Place
925 West Georgia Street
Vancouver, British Columbia
V6C 3L2
T: 604.685.3456

This is Exhibit ".....A....." referred to in the
affidavit ofLINDA ALEXANDER.....
made before me onFeb 24, 2026.....

A Commissioner for Taking Affidavits
for British Columbia

William L. Roberts
D: 604.631.9163
F: 604.641.4401
wroberts@lawsonlundell.com

December 10, 2025

DELIVERED BY COURIER

STRICTLY CONFIDENTIAL

BY EMAIL: zaf@everestgroup.ca
1877725 Alberta Ltd.
c/o Registered Office
9837 266 Street
Acheson, AB T7X 6H6

BY EMAIL: haris.thiara@gmail.com
Harpreet (Haris) Thiara
c/o Suite 720, 900 West Hastings Street
Vancouver BC V6C 1E5

BY EMAIL: zaf@everestgroup.ca
Zafir Rashid
4622 Hewicks Lane
Mississauga, Ontario L5M 3L8

BY EMAIL: haris.thiara@gmail.com
Harpreet (Haris) Thiara
40 Edgevalley Place NW
Calgary, AB, T3A 4Z1

BY EMAIL: satsingh88@gmail.com
Satpreet Thiara
13024 157 Ave NW
Edmonton, AB, T6V 1C3

BY EMAIL: satsingh88@gmail.com
Satpreet Thiara
847 McCallum Road
Abbotsford, BC, V2S 8A4

BY EMAIL: satsingh88@gmail.com
Satpreet Thiara
10 Evansborough View NW
Calgary, AB, T3P 0R2

BY EMAIL: frank@everestgroup.ca
Francisco Ignacio
1-3010 22 Ave NW
Edmonton, AB T6T 0C3

**Re: Your Joint and Several Guarantee of the indebtedness of 1119356 B.C. Ltd. and
Centra Limited Partnership (collectively, the Borrower) and your Guarantee re:
Project Completion and Cost Overrun (collectively the Guarantees), both dated
March 23, 2022, and granted to Domain Mortgage Corp. (the Lender) as bare
trustee on behalf of Capstone Mortgage Pool and Capstone Mortgage
Opportunities Fund LP**

We are the solicitors for the Lender with respect to the above-captioned matter. Demand for
payment has now been made upon the Borrower and a copy of our demand letter is enclosed for
your reference.

Pursuant to the terms of the Guarantees, you have jointly and severally guaranteed the
indebtedness of the Borrower to the Lender, plus interest and costs as set out therein. As at
December 10, 2025, the Borrower was indebted to the Lender for the sum of \$44,033,584.51,
plus interest thereafter (the "Indebtedness").

On behalf of our client, we hereby make formal demand upon you, pursuant to the Guarantee, for payment of the Indebtedness, plus interest and costs from and after December 10, 2025, to the date of payment, as set out above.

This letter is to advise you that unless payment of the Indebtedness plus interest to the date of payment as set out above, plus legal costs, is made into this office by certified cheque or bank draft payable to Lawson Lundell LLP, in trust, on or before noon on December 22, 2025, legal proceedings may be commenced against you without further notice.

All inquiries and payments should be directed to the attention of the writer to ensure that due credit is given immediately to your account.

Yours very truly,

LAWSON LUNDELL LLP

A handwritten signature in black ink, appearing to read 'W. Roberts', written in a cursive style.

William L. Roberts
LEA/Enc.

cc: Domain Mortgage Corp.



Suite 1600 Cathedral Place
925 West Georgia Street
Vancouver, British Columbia
V6C 3L2
T: 604.685.3456

December 12, 2025

William L. Roberts
D: 604.631.9163
F: 604.641.4401
wroberts@lawsonlundell.com

STRICTLY CONFIDENTIAL

DELIVERED BY COURIER
and BY EMAIL: zaf@everestgroup.ca;
haris.thiara@gmail.com

1119356 B.C. Ltd.
c/o Registered Office
Suite 2300, 550 Burrard Street
Vancouver, BC V6C 2B5

Centra Limited Partnership
c/o Registered Office
Suite 720, 900 West Hastings Street
Vancouver, BC V6C 1E5

Re: **Loan No. 2022-003 (\$23,550,000 Centra Mortgage)**

Your outstanding indebtedness to Domain Mortgage Corp. (the Lender) as bare trustee on behalf of Capstone Mortgage Pool and Capstone Mortgage Opportunities Fund LP, pursuant to a Commitment Letter dated March 22, 2022, as amended on July 12, 2022, September 14, 2022, January 6, 2023 and March 1, 2023 (collectively, the Commitment Letter), secured by, among other things, a General Security Agreement (the GSA) dated for reference March 23, 2022, a Beneficial Owner Agreement (the BOA) dated March 23, 2022, a second-ranking mortgage and assignment of rents (collectively the Mortgage, and together with the GSA and the BOA, the Security) dated March 16, 2022, granted by you to the Lender, secured by the property located at 13862 and 13868 101 Avenue, Surrey, B.C., having PID No. 026-731-134 (the Lands), and such other security enumerated in the Commitment Letter

We are solicitors for the Lender in relation to the above-captioned matter.

We are instructed that you are in default of the terms of the Commitment Letter and the Security, including because of the following:

1. Failure to make interest payments as and when required pursuant to the Commitment Letter and the Security;
2. Failure to provide certain reporting to the Lender as and when required pursuant to the Commitment Letter and the Security;

Page 2

3. Failure to pay 2024 and 2025 property taxes for the Lands;
4. Builders' Liens totalling approximately \$15,223,000 have been registered against title to the Lands; and
5. Construction on the Lands has ceased since approximately September 2024.

We are further instructed that effective December 10, 2025, you are indebted to the Lender, as follows:

Description	Balance
Principal balance as at November 30, 2025 Annual interest rate: currently 14% per annum: 12% accrued and compounded annually and 2% paid and compounded monthly Per diem interest and administration fee (valid December 11 to 31, 2025): \$15,995.61 (\$15,768.10 interest + \$227.52 administration fee)	\$43,685,172.46
Interest for December 1 - 10, 2025	\$157,680.97
Administration Fees	
• Administration Fee balance as of November 30, 2025	\$183,456.00
• Administration Fee + interest December 1-10, 2025	\$2,275.08
Legal fees for issuing this demand	\$5,000.00
Balance owing effective December 10, 2025	\$44,033,584.51

(the Indebtedness).

On behalf of our client, we hereby make formal demand upon you for payment of the Indebtedness, pursuant to the Commitment Letter and the Security. We also make demand upon you pursuant to the Security.

This letter is to advise you that unless payment of the Indebtedness, including interest to the date of payment as set out above, plus any further protective disbursements and legal costs incurred by the Lender from and after December 10, 2025, is made into this office by certified cheque or bank draft payable to Lawson Lundell LLP, in trust, on or before December 22, 2025, legal proceedings, which may include enforcement of the Security, the appointment of a Receiver or a Receiver Manager and/or the appointment of an agent, as well as foreclosure proceedings with respect to the Mortgage, may be commenced against you without further notice.

Pursuant to the provisions of the *Bankruptcy and Insolvency Act*, we are enclosing a Notice of Intention to Enforce Security in the prescribed form. In the event you consent to the immediate enforcement of the Lender's security, we are also enclosing a form of Waiver and Consent to be executed by you and returned to the attention of the writer by email.

Page 3

All inquiries and payments should be directed to the attention of the writer to ensure that due credit is given immediately to your account.

Yours very truly,

LAWSON LUNDELL LLP



William L. Roberts*

WLR/lea

cc: Domain Mortgage Corp.

*Law Corporation

BANKRUPTCY AND INSOLVENCY ACT
FORM 86
 NOTICE OF INTENTION TO ENFORCE SECURITY
 [Subsection 244(1)]

TO: 1119356 B.C. LTD. AND CENTRA LIMITED PARTNERSHIP (collectively the Debtors)

Take notice that:

1. **DOMAIN MORTGAGE CORP. (the Lender)** as bare trustee on behalf of Capstone Mortgage Pool and Capstone Mortgage Opportunities Fund LP, a secured creditor, intends to enforce its security on the property of the Debtor described below:

General Security Agreement:

All presently owned or held or after acquired or held personal property relating to or used in connection with the real property located at 13862 and 13868 101 Avenue, Surrey, BC (the Lands), legally described as:

PARCEL IDENTIFER: 026-731-134
 PARCEL A SECTION 26 BLOCK 5 NORTH RANGE 2
 WEST NEW WESTMINSTER DISTRICT PLAN BCP24667

Mortgage and Beneficial Owner Agreement

All of the right, title and interest of the Debtors, as the registered and/or beneficial owners, in and to the Lands

2. The security that is to be enforced is in the form of a General Security Agreement, a Beneficial Owner Agreement, and a Mortgage and Assignment of Rents and such other security enumerated in the Commitment Letter dated March 22, 2022, as amended.
3. The total amount of indebtedness secured by the security is \$44,033,584.51 as at December 10, 2025.
4. The Lender will not have the right to enforce the security until after the expiry of the 10-day period following the sending of this notice, unless the Debtor consents to an earlier enforcement.

Dated at Vancouver, British Columbia, this 12th day of December, 2025.

**DOMAIN MORTGAGE CORP. as bare trustee
 on behalf of Capstone Mortgage Pool and
 Capstone Mortgage Opportunities Fund LP**



 LAWSON LUNDELL LLP,
 solicitors for the Lender

1119356 B.C. LTD. AND CENTRA LIMITED PARTNERSHIP

December 12, 2025

BY EMAIL: wroberts@lawsonlundell.com

DOMAIN MORTGAGE CORP., as bare trustee
on behalf of Capstone Mortgage Pool and
Capstone Mortgage Opportunities Fund LP,
c/o Lawson Lundell LLP
Barristers and Solicitors
1600 – 925 West Georgia Street
Vancouver, B.C. V6C 3L2

Attention: William L. Roberts

Re: Our outstanding indebtedness to Domain Mortgage Corp. (the Lender) as bare trustee on behalf of Capstone Mortgage Pool and/or Capstone Mortgage Opportunities Fund LP, secured by, among other things, a General Security Agreement (the GSA) a Beneficial Owner Agreement (the BOA), a second-ranking mortgage and assignment of rents (collectively the Mortgage)

We, 1119356 B.C. Ltd. and Centra Limited Partnership, having been served by the Lender on December 12, 2025, with Notices under Section 244(1) of the *Bankruptcy and Insolvency Act* (Canada) of the intention of the Lender to enforce security, do hereby waive our right to a ten-day notice period specified under that section, and hereby consent to the immediate enforcement of the Lender's security.

We, 1119356 B.C. Ltd. and Centra Limited Partnership, hereby expressly consent to the disposition of the Lender's security by the Lender and/or its agent without compliance with the notice requirements provided under Section 59 the *Personal Property Security Act*, as amended.

1119356 B.C. LTD.

Per:

Authorized Signatory

CENTRA LIMITED PARTNERSHIP

Per:

Authorized Signatory

Linda Alexander (3330) - 14Flr

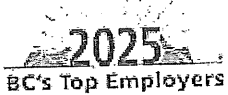
From: Linda Alexander (3330) - 14Flr
Sent: Friday, December 12, 2025 3:06 PM
To: zaf@everestgroup.ca; haris.thiara@gmail.com; satsingh88@gmail.com;
frank@everestgroup.ca
Subject: Indebtedness of 1119356 B.C. Ltd. and Centra Limited Partnership to Domain Mortgage Corp. as bare trustee on behalf of Capstone Mortgage Pool and Capstone Mortgage Opportunities Fund
Attachments: 2025-12-12 Demand Letter - Borrower - Domain-Centra (2).PDF; 2025-12-12 Demand Letter - Guarantor (113) - Domain-Centra (2).PDF; 2025-12-12 Demand Letter - Guarantors (Unsecured) - Domain-Centra (2).PDF

Good afternoon,

We are legal counsel for Domain Mortgage Corp. in the above-noted matter. Please see our attached correspondence of today's date in this regard.



LINDA ALEXANDER | Paralegal
D 604.408.5330 | E lalexander@lawsonlundell.com
LAWSON LUNDELL LLP 1600 - 925 West Georgia Street, Vancouver, BC V6C 3L2
Vancouver | Calgary | Yellowknife | Kelowna



Linda Alexander (3330) - 14Flr

From: Linda Alexander (3330) - 14Flr
Sent: Monday, December 22, 2025 11:08 AM
To: haris.thiara@gmail.com
Cc: William Roberts (3163) - 14Flr; Baylee Hunt (3632) - 14Flr; Lisa Ward
Subject: Domain Mortgage Corp. v. 1119356 B.C. Ltd., and others; SCBC Action No. H251466

Good morning, Haris.

As you are aware, we are legal counsel for Domain Mortgage Corp. in the above-noted foreclosure proceeding. Further to your recent email correspondence with Lisa Ward, we confirm you have agreed to accept service of the documents filed in the proceeding on behalf of the Borrowers and the Corporate Guarantors. In order to avoid the cost and expense of personal service, Ms. Ward has suggested you accept service by way of email. Accordingly, enclosed in the secure link below are copies of the following documents, both filed in B.C. Supreme Court on December 19, 2025, for service upon you by way of email:

1. Petition to the Court
2. Affidavit # 1 of Lisa Ward

We ask that you please reply to this email, to confirm in writing that you have received the documents and that you will accept service of these documents, by way of email, on your own behalf and on behalf of the following corporate entities:

1. 1119356 B.C. Ltd.
2. Centra Limited Partnership
3. 1138624 BC Ltd., in its capacity as Guarantor and the General Partner for Centra Limited Partnership
4. 1877725 Alberta Ltd.

If you have problems accessing the link, please advise our office as soon as possible. Please note, it may take up to 30 seconds to open.

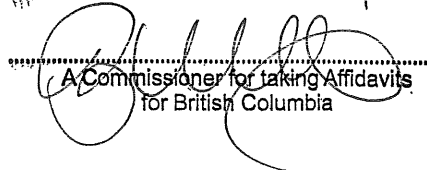
Thank you


<https://filesend.lawsonlundell.com/?u=ZpnF&p=eRr9>

If the link prompts for credentials, please use the information below:

Username: ZpnF
Password: eRr9

This is Exhibit "^B....." referred to in the affidavit ofLINDA ALEXANDER.....
 made before me on ...Feb 24..... 20...26


 A Commissioner for taking Affidavits
 for British Columbia

 LINDA ALEXANDER | Paralegal
 D 604.408.5330 | E lalexander@lawsonlundell.com
 LAWSON LUNDELL LLP 1600 - 925 West Georgia Street, Vancouver, BC V6C 3L2
 Vancouver | Calgary | Yellowknife | Kelowna

Linda Alexander (3330) - 14Flr

From: Linda Alexander (3330) - 14Flr
Sent: Wednesday, December 24, 2025 10:26 AM
To: zaf@everestgroup.ca; satsingh88@gmail.com; frank@everestgroup.ca
Cc: William Roberts (3163) - 14Flr; Baylee Hunt (3632) - 14Flr; Lisa Ward
Subject: Domain Mortgage Corp. v. 1119356 B.C. Ltd., and others; SCBC Action No. H251466

Tracking:	Recipient	Delivery	Read
	zaf@everestgroup.ca		
	satsingh88@gmail.com		
	frank@everestgroup.ca		
	William Roberts (3163) - 14Flr	Delivered: 12/24/2025 10:26 AM	Read: 12/24/2025 10:29 AM
	Baylee Hunt (3632) - 14Flr	Delivered: 12/24/2025 10:26 AM	
	Lisa Ward		
	Centra Limited Partnership _33824_190481_Email		

This is Exhibit "C" referred to in the affidavit of LINDA ALEXANDER made before me on Feb 24 2026

[Signature]
 A Commissioner for Taking Affidavits for British Columbia

Good morning Zafir, Satpreet and Frank,

As you are aware, we are legal counsel for Domain Mortgage Corp. in the above-noted foreclosure proceeding. Pursuant to the B.C. Supreme Court Civil Rules, we are required to personally serve each of you with the foreclosure documents. However, if you are agreeable to waiving the requirement for personal service, we can serve the documents on you by way of email. This would eliminate both the cost and the inconvenience of serving you personally. We confirm that Haris has agreed to accept service of the documents on his own behalf and on behalf of the corporate entities.

Enclosed in the secure link at the bottom of this email are copies of the following documents filed in B.C. Supreme Court on December 19, 2025, for service upon you by way of email:

1. Petition to the Court
2. Affidavit # 1 of Lisa Ward

We ask that you please reply to this email as soon as possible, to confirm in writing that:

1. you have received the documents; and
2. you agree to accept service of these documents by way of email.

If we have not received a response from you by December 31, 2025, we will assume you would prefer to be personally served and will proceed with hiring local process servers to meet with you in person.

If you have problems accessing the link, please advise our office as soon as possible. Please note, it may take up to 30 seconds to open.

Thank you

<https://filesend.lawsonlundell.com/?u=ZpnF&p=eRr9>

If the link prompts for credentials, please use the information below:

Username: ZpnF
Password: eRr9



LINDA ALEXANDER | Paralegal
D 604.408.5330 | E lalexander@lawsonlundell.com
LAWSON LUNDELL LLP 1600 - 925 West Georgia Street, Vancouver, BC V6C 3L2
Vancouver | Calgary | Yellowknife | Kelowna



Linda Alexander (3330) - 14Flr

From: Linda Alexander (3330) - 14Flr
Sent: Tuesday, January 6, 2026 3:45 PM
To: Lisa Ward; satpreet88@gmail.com
Cc: Haris Thiara (haris.thiara@gmail.com); Alexander Hayne
Subject: RE: Domain Mortgage Corp. v. 1119356 B.C. Ltd., and others; SCBC Action No. H251466

Good afternoon, Satpreet

I am resending this email, previously sent to sat@chinkigroup.com, to your Gmail account.

Thank you for agreeing to accept service of the Court documents by way of email, which are included in the secure link below. For completeness, please reply to both me and Lisa, **to confirm you have received the documents** contained in the link, consisting of the following documents filed in the BC Supreme Court on December 19, 2025, and that you agree to accept service by way of email:

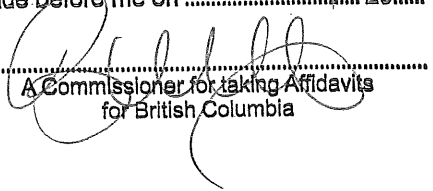
1. Petition to the Court
2. Affidavit # 1 of Lisa Ward

<https://filesend.lawsonlundell.com/?u=ZpnF&p=eRr9>

If the link prompts for credentials, please use the information below:

Username: ZpnF
 Password: eRr9

This is Exhibit ".....D....." referred to in the affidavit ofLINDA ALEXANDER..... made before me on Feb 24, 2026



.....
 A Commissioner for taking Affidavits for British Columbia

Please advise if you have any problems opening the link – it can take up to 30 seconds to open.

Thanks again.

Linda Alexander | Paralegal
 Lawson Lundell LLP
 D 604.408.5330 | F 604.669.1620

From: Lisa Ward <lward@domainfunding.ca>
Sent: Tuesday, January 6, 2026 9:12 AM
To: Sat Thiara <sat@chinkigroup.com>
Cc: Linda Alexander (3330) - 14Flr <lalexander@lawsonlundell.com>; Haris Thiara (haris.thiara@gmail.com) <haris.thiara@gmail.com>; Alexander Hayne <ahayne@domainsecurities.ca>
Subject: FW: Domain Mortgage Corp. v. 1119356 B.C. Ltd., and others; SCBC Action No. H251466

This message originated from outside our firm.

Linda Alexander (3330) - 14Flr

From: Linda Alexander (3330) - 14Flr
Sent: Tuesday, January 6, 2026 1:35 PM
To: Lisa Ward; Sat Thiara
Cc: Haris Thiara (haris.thiara@gmail.com); Alexander Hayne
Subject: RE: Domain Mortgage Corp. v. 1119356 B.C. Ltd., and others; SCBC Action No. H251466

Thank you, Lisa.

Sat, thank you for agreeing to accept service of the Court documents by way of email. My apologies for using the wrong email address to send the documents to you. I have attached them in the following secure link for your ease of reference.

For completeness, please reply to both me and Lisa, to confirm you have received the documents contained in the link, consisting of the following documents filed in the BC Supreme Court on December 19, 2025, and that you agree to accept service by way of email:

1. Petition to the Court
2. Affidavit # 1 of Lisa Ward

<https://filesend.lawsonlundell.com/?u=ZpnF&p=eRr9>

If the link prompts for credentials, please use the information below:

Username: ZpnF
 Password: eRr9

Please advise if you have any problems opening the link – it can take up to 30 seconds to open.

Thanks again.

Linda Alexander | Paralegal
 Lawson Lundell LLP
 D 604.408.5330 | F 604.669.1620

From: Lisa Ward <lward@domainfunding.ca>
Sent: Tuesday, January 6, 2026 9:12 AM
To: Sat Thiara <sat@chinikigroup.com>
Cc: Linda Alexander (3330) - 14Flr <lalexander@lawsonlundell.com>; Haris Thiara (haris.thiara@gmail.com) <haris.thiara@gmail.com>; Alexander Hayne <ahayne@domainsecurities.ca>
Subject: FW: Domain Mortgage Corp. v. 1119356 B.C. Ltd., and others; SCBC Action No. H251466



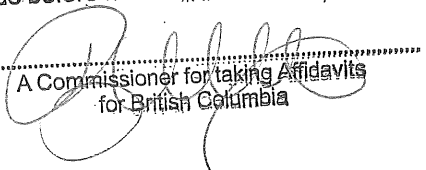
**BC Registry
Services**

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard Street
Victoria BC
1 877 526-1526

BC Company Summary

For
1119356 B.C. LTD.

Date and Time of Search:	December 09, 2025 12:55 PM Pacific Time	
Currency Date:	September 03, 2025	This is Exhibit " <u>E</u> " referred to in the affidavit of <u>LINDA ALEXANDER</u> made before me on <u>Feb 24 2026</u>
	ACTIVE	 A Commissioner for taking Affidavits for British Columbia
Incorporation Number:	BC1119356	
Name of Company:	1119356 B.C. LTD.	
Business Number:	714172293 BC0001	
Recognition Date and Time:	Incorporated on May 17, 2017 02:33 PM Pacific Time	In Liquidation: No
Last Annual Report Filed:	May 17, 2023	Receiver: No

REGISTERED OFFICE INFORMATION

Mailing Address: SUITE 2300, BENTALL 5 550 BURRARD STREET VANCOUVER BC V6C 2B5 CANADA	Delivery Address: SUITE 2300, BENTALL 5 550 BURRARD STREET VANCOUVER BC V6C 2B5 CANADA
--	---

RECORDS OFFICE INFORMATION

Mailing Address: SUITE 2300, BENTALL 5 550 BURRARD STREET VANCOUVER BC V6C 2B5 CANADA	Delivery Address: SUITE 2300, BENTALL 5 550 BURRARD STREET VANCOUVER BC V6C 2B5 CANADA
--	---

DIRECTOR INFORMATION

Last Name, First Name, Middle Name: Rashid, Zafir	
Mailing Address: 103, 15225 - 104 AVENUE SURREY BC V3R 6Y8 CANADA	Delivery Address: 103, 15225 - 104 AVENUE SURREY BC V3R 6Y8 CANADA

Last Name, First Name, Middle Name:

Thiara, Harpreet

Mailing Address:

900 WEST HASTINGS STREET, SUITE 720
VANCOUVER BC V6C 1E5
CANADA

Delivery Address:

900 WEST HASTINGS STREET, SUITE 720
VANCOUVER BC V6C 1E5
CANADA

NO OFFICER INFORMATION FILED AS AT May 17, 2023.

Government Corporation/Non-Profit Search of Alberta ■ Corporate Registration System

Date of Search: 2025/12/09
Time of Search: 02:25 PM
Search provided by: LAWSON LUNDELL LLP
Service Request Number: 46044126
Customer Reference Number: Domain-Centra

Corporate Access Number: 2018777256
Business Number: 796838696
Legal Entity Name: 1877725 ALBERTA LTD.

Legal Entity Status: Struck
Struck Off Date: 2025/08/02
Alberta Corporation Type: Numbered Alberta Corporation
Registration Date: 2015/02/12 YYYY/MM/DD

Registered Office:

Street: 9837 266 ST
City: ACHESON
Province: ALBERTA
Postal Code: T7X6H6

Records Address:

Street: 9837 266 ST
City: ACHESON
Province: ALBERTA
Postal Code: T7X6H6

Email Address: ZAF@EVERESTGROUP.CA

Directors:

Last Name: RASHID
First Name: ZAFIR
Street/Box Number: 503-10 KINGSBRIDGE GARDEN CIRCLE
City: MISSISSAUGA
Province: ONTARIO
Postal Code: L5R3M6

Last Name: THIARA
First Name: HARPREET

Street/Box Number: 9837 266 ST NW
 City: EDMONTON
 Province: ALBERTA
 Postal Code: T7X6H6

Last Name: THIARA
 First Name: SATPREET
 Street/Box Number: 13024 157 AVE NW
 City: EDMONTON
 Province: ALBERTA
 Postal Code: T6V1C3

Voting Shareholders:

Last Name: RASHID
 First Name: ZAFIR
 Street: 503-10 KINGSBRIDGE GARDEN CIRCLE
 City: MISSISSAUGA
 Province: ONTARIO
 Postal Code: L5R3M6
 Percent Of Voting Shares: 50

Last Name: THIARA
 First Name: SATPREET
 Street: 13024 157 AVE NW
 City: EDMONTON
 Province: ALBERTA
 Postal Code: T6V1C3
 Percent Of Voting Shares: 50

Details From Current Articles:

The information in this legal entity table supersedes equivalent electronic attachments

Share Structure: AS PER SCHEDULE "A" ATTACHED.
 Share Transfers Restrictions: NO SHARES OF THE CORPORATION MAY BE TRANSFERRED WITHOUT THE APPROVAL OF A MAJORITY OF DIRECTORS, UNLESS OTHERWISE PROVIDED IN A UNANIMOUS SHAREHOLDER AGREEMENT.
 Min Number Of Directors: 1
 Max Number Of Directors: 7
 Business Restricted To: NONE.

Business Restricted From: NONE.
Other Provisions: AS PER SCHEDULE "B" ATTACHED.

Holding Shares In:

Legal Entity Name
GRAND MEDINA RESORTS MARKETING INC.

Other Information:

Last Annual Return Filed:

File Year	Date Filed (YYYY/MM/DD)
2023	2023/07/19

Outstanding Returns:

Annual returns are outstanding for the 2025, 2024 file year(s).

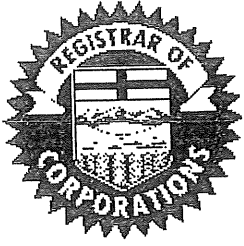
Filing History:

List Date (YYYY/MM/DD)	Type of Filing
2015/02/12	Incorporate Alberta Corporation
2017/07/11	Change Address
2020/02/22	Update BN
2020/11/26	Change Director / Shareholder
2023/07/19	Enter Annual Returns for Alberta and Extra-Provincial Corp.
2023/09/15	Change Agent for Service
2025/04/02	Status Changed to Start for Failure to File Annual Returns
2025/08/02	Status Changed to Struck for Failure to File Annual Returns

Attachments:

Attachment Type	Microfilm Bar Code	Date Recorded (YYYY/MM/DD)
Share Structure	ELECTRONIC	2015/02/12
Other Rules or Provisions	ELECTRONIC	2015/02/12

The Registrar of Corporations certifies that, as of the date of this search, the above information is an accurate reproduction of data contained in the official public records of Corporate Registry.





**BC Registry
Services**

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard Street
Victoria BC
1 877 526-1526

BC Company Summary

For
1138624 B.C. LTD.

Date and Time of Search: December 09, 2025 12:57 PM Pacific Time
Currency Date: September 03, 2025

ACTIVE

Incorporation Number: BC1138624
Name of Company: 1138624 B.C. LTD.
Business Number: 787955913 BC0001
Recognition Date and Time: Incorporated on October 24, 2017 10:22 AM Pacific Time In Liquidation: No
Last Annual Report Filed: October 24, 2023 Receiver: No

REGISTERED OFFICE INFORMATION

Mailing Address:
901, 1199 WEST HASTINGS
VANCOUVER BC V6E 3T5
CANADA

Delivery Address:
901, 1199 WEST HASTINGS
VANCOUVER BC V6E 3T5
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
901, 1199 WEST HASTINGS
VANCOUVER BC V6E 3T5
CANADA

Delivery Address:
901, 1199 WEST HASTINGS
VANCOUVER BC V6E 3T5
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
Cheng, Hiu Ching (Gigi)

Mailing Address:
3503-2008 ROSSER AVENUE
BURNABY BC V5C 0H8
CANADA

Delivery Address:
3503-2008 ROSSER AVENUE
BURNABY BC V5C 0H8
CANADA

Last Name, First Name, Middle Name:

Rashid, Zafir

Mailing Address:9837 - 266 STREET
ACHESON AB T7X 6H6
CANADA**Delivery Address:**9837 - 266 STREET
ACHESON AB T7X 6H6
CANADA**Last Name, First Name, Middle Name:**

Thiara, Harpreet

Mailing Address:40 EDGEVALLEY PLACE NW
CALGARY AB T3A 4Z1
CANADA**Delivery Address:**9837 266 STREET NW
ACHESON AB T7X 6H6
CANADA

NO OFFICER INFORMATION FILED AS AT October 24, 2023.

Limited Partnership Summary

For

CENTRA LIMITED PARTNERSHIP

Date and Time of Search:

December 09, 2025 12:56 PM Pacific Standard Time

Currency Date:

September 22, 2025

ACTIVE

Registration Number:

LP0732082

Name of Limited Partnership:

CENTRA LIMITED PARTNERSHIP

Registration Date:

November 01, 2017

Termination Date:

NAME INFORMATION

Previous Name

Date of Name

BRIGHTON II LIMITED PARTNERSHIP

May 10, 2018

REGISTERED OFFICE INFORMATION

Registered Office Address:

720 - 900 HASTINGS ST W
VANCOUVER BC V6C 1E5

GENERAL PARTNER INFORMATION

Individual or Company Name:

1138624 B.C. LTD.

Incorporation or Registration

1138624

Residential or Registered Address:

720 - 900 W. Hastings Street
Vancouver BC
CANADA V6C 1E5

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

13383-0028 (LT)

LAND
 REGISTRY
 OFFICE #43



* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 4, RANGE 5 NORTH OF DUNDAS ST TORONTO TWP, PART 2, 43R16694;; CITY OF MISSISSAUGA

PIN CREATION DATE:
 1996/06/12

RECENTLY:
 FIRST CONVERSION FROM BOOK
 CAPACITY SHARE
 ROWN

PROPERTY REMARKS:
 ESTATE/OUBLIERS:
 FEE SIMPLE
 LT CONVERSION QUALIFIED
 OWNERS' NAMES
 RASHID, ZAIR

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1996/06/12 ON THIS PIN			
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/06/12						
** PRINTOUT		INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **				
**SUBJECT,		ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:				
**		SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *				
**		AND ESCHEATS OR FOREFEITURE TO THE CROWN.				
**		THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF				
**		IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY				
**		CONVENTION.				
**		ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.				
**DATE OF CONVERSION TO LAND TITLES: 1996/06/12 **						
TT167246	1964/05/15	LEASE				C
43R6155	1978/08/04	PLAN REFERENCE				C
RO488254	1978/09/01	AGREEMENT				C
RO488256	1978/09/01	AGREEMENT				C
RO733615	1985/11/12	AGREEMENT				C
43R16694	1989/03/29	PLAN REFERENCE				C
RO903837	1989/07/27	AGREEMENT				C
REMARKS: AMENDED UNDER SEC.22 DECLARATION RO906381						
RO994370	1992/01/10	AGREEMENT				C

This is Exhibit " F " referred to in the affidavit of LINDA ALEXANDER made before me on Feb 24, 2026

[Signature]
 A Commissioner for taking Affidavits for British Columbia

THE CITY OF MISSISSAUGA

MISSISSAUGA HYDRO-ELECTRIC COMMISSION

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



Ontario

ServiceOntario

LAND
REGISTRY
OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

13383-0028 (LIT)

ONLAND

PAGE 2 OF 2
PREPARED FOR Lisa Ward
ON 2026/01/12 AT 12:30:39

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR3749740	2020/12/11	TRANSFER	\$2,225,000	KHANAT, MOHAMED QURRAIN-KHANAT, REEM	RASHID, ZAFIR	C
PR3749741	2020/12/11	CHARGE	\$1,500,000	RASHID, ZAFIR	THE TORONTO-DOMINION BANK	C
PR4310768	2024/03/11	NO SEC INTEREST	\$1	SIMPLY SMART FINANCIAL INC.		C
PR4461268	2025/05/13	CHARGE	\$2,818,000	RASHID, ZAFIR	EQ 1031 LIC	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Property Documents Historical Books LRO Services

Search the Province of Ontario's land registration system, containing official records of land and property in Ontario. Obtain title records and copies of registered documents and plans, such as transfers and mortgages.

Note: If you need assistance with interpreting records or legal advice, please contact a legal professional. Ontario Land Registration staff and Teranet staff cannot interpret records or conduct a search on your behalf.

* Indicates Required Field

PIN Address Instrument Map

Street # * Suffix

4622

Street Name * ⓘ

hewicks lane

Unit # Unit Type

None



Requested by: *

Linda Alexand

[View a sample Parcel Register](#)

Showing 1 to 1 of 1 search results for Address "4622 HEWICKS LANE".

Pricing Information ⓘ

PIN Details ↑↓	Address ↑↓	Property Details ↑↓	Pricing Information ⓘ
13383-0028 Active Land Titles	4622 HEWICKS LANE MISSISSAUGA	PT LT 4, RANGE 5 NORTH OF DUNDAS ST TORONTO TWP , PART 2 , 43R16694;	Pay to View Map

PIN Details

13383-0028
Active | Land Titles

Address

4622 HEWICKS LANE MISSISSAUGA

Property Details

PT LT 4, RANGE 5 NORTH OF DUNDAS ST TORONTO TWP , PART 2 , 43R16694;

[Pay to View Map](#)

News

January 20, 2026
Bulletin No. 2026-02 & #8211; OnLand Plan Pre-Approval and Standardized Condominium Prefix

[All News and Announcements >](#)

Search Hours (EST)

Monday through Thursday - 4 a.m. to 12 a.m.

Friday - 4 a.m. to 9 p.m.

Saturday - 9 a.m. to 6 p.m.

Sunday - 9 a.m. to 9 p.m.



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Property & Registration Services.



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Property & Registration Services.

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[Accessibility Policy](#)

No. H251466
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

DOMAIN MORTGAGE CORP. as mortgage administrator
and bare trustee for Capstone Mortgage Pool and
Capstone Mortgage Opportunities Fund LP

PETITIONER

AND:

1119356 B.C. LTD., CENTRA LIMITED
PARTNERSHIP, and others

AFFIDAVIT



Barristers and Solicitors
1600 Cathedral Place
925 West Georgia Street
Vancouver, BC, V6C 3L2
Phone: (604) 685-3456

Attention: William L. Roberts/Baylee Hunt