



This is the 4th Affidavit
of Tian Kusumoto in this case
and was made on October 9, 2025

No. S-243389
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN BANKRUPTCY AND INSOLVENCY

IN THE MATTER OF THE RECEIVERSHIP OF
ECOASIS DEVELOPMENTS LLP AND OTHERS

BETWEEN:

SANOVEST HOLDINGS LTD.

PETITIONER

AND:

ECOASIS DEVELOPMENTS LLP, ECOASIS BEAR
MOUNTAIN DEVELOPMENTS LTD., ECOASIS RESORT
AND GOLF LLP, 0884185 B.C. LTD., 0884188 B.C. LTD.,
0884190 B.C. LTD., 0884194 B.C. LTD., BM 81/82 LANDS
LTD., BM 83 LANDS LTD., BM 84 LANDS LTD., BM
CAPELLA LANDS LTD., BM HIGHLANDS GOLF COURSE
LTD., BM HIGHLANDS LANDS LTD., BM MOUNTAIN
GOLF COURSE LTD. and BEAR MOUNTAIN
ADVENTURES LTD.

RESPONDENTS

AFFIDAVIT

I, Tian Kusumoto, of 228 West 5th Avenue, Vancouver, British Columbia, businessperson,
AFFIRM THAT:

1. I am a director of Sanovest Holdings Ltd. ("Sanovest") and have been since February 2021. Since June 2021, I have also been a director of the Respondent corporations in these proceedings, including Ecoasis Bear Mountain Developments Ltd., the managing partner of Ecoasis Developments LLP (the "Developments Partnership") and Ecoasis Resort and Golf LLP. Accordingly, I have personal knowledge of the facts deposed to in this affidavit except where

stated to be on information and belief, in which case I believe both the statements and information to be true. I am authorized to make this affidavit on behalf of Sanovest.

2. This affidavit is made to supplement my 3rd affidavit made May 29, 2025 (my “**Third Affidavit**”), and as further support for Sanovest’s application for, among other things, a declaration by this Court as to the amount of the secured debt owing to Sanovest by the Respondents pursuant to the Sanovest Loan Agreement, Guarantees, and Security. This supplemental affidavit should be read in conjunction with my Third Affidavit. All capitalized terms used but not otherwise defined herein have the meaning given to them in my Third Affidavit.

3. My Third Affidavit, at Exhibit RR, attached a loan summary for the Sanovest Loan that was current as of May 26, 2025, and at paragraph 32, I detailed how interest is calculated and depicted in the summary and how the fees charged by Sanovest under the Sanovest Loan Agreement are recorded.

4. Attached hereto as **Exhibit “1”** is an updated version of the loan summary as of October 3, 2025, which shows all advances and credits made and the accrual of interest and legal costs for the Sanovest Loan. Since the Third Affidavit, I have made the following updates to the loan summary, which are reflected in Exhibit 1:

- (a) the payments dated January 7, 2017, February 2, 2017, and May 31, 2017, and the credit dated September 15, 2017, have all been removed. These entries related to a development known as Kadenwood and had been included in the previous loan summary in error. The Kadenwood loan is a separate account from the Sanovest Loan;
- (b) the date of the Additional Advance Fee of \$100,000 chargeable by Sanovest on the basis that the amount owing under the Sanovest Loan exceeding the threshold of \$65 million has been adjusted from April 4, 2018, to June 30, 2018;
- (c) the Additional Advance Fee of \$100,000 previously charged on March 30, 2019, in respect of the \$70 million threshold has been removed;

- (d) the Additional Advance Fees of \$100,000 each and dated August 18, 2022, March 31, 2023, December 31, 2023, and December 13, 2024, have all been removed; and
- (e) the legal fees incurred by Sanovest in the course of these Receivership Proceedings have been added to the total amount owing under the Sanovest Loan.

5. Below I provide further details about each of the advances and credits recorded in the Sanovest loan summary with backup documentation for each entry. I note that Daniel Matthews is routinely copied on the various letters and emails showing the advances by and payments to Sanovest. The majority of payments made by the Respondents on account of the Sanovest loan were tied to the sale of lots formerly a part of the Bear Mountain lands owned by certain of the Guarantors and in which the Developments Partnership held a beneficial interest.

6. In respect of the credits against the Sanovest Loan, the summary includes the net amount received by Sanovest after the deduction of bank fees (approximately \$17 to \$18 per transaction). The backup sale accounting documents and wire transfers show the gross payment amounts.

2013 ADVANCES AND CREDITS

Q4 2013

- 7. November 4, 2013: Attached hereto as **Exhibit "2"** is a copy of the accounting documents for the sale of 2055 Hedgestone Lane, Victoria, B.C. confirming payment of the net sale proceeds to Sanovest in the amount of \$253,050.90.
- 8. November 12, 2013: Attached hereto as **Exhibit "3"** is a copy of the accounting documents for the sale of 2051 Hedgestone Lane, Victoria, B.C. confirming payment of the net sale proceeds to Sanovest in the amount of \$248,040.93.
- 9. December 27, 2013: Attached hereto as **Exhibit "4"** is a copy of the December 2013 bank statement for the Developments Partnership's business account ending in 001 with The Hongkong and Shanghai Banking Corporation ("**HSBC**") evidencing an advance from Sanovest in the amount of \$717,492.62.

2014 ADVANCES AND CREDITS

10. Sanovest did not advance any funds, and the Respondents did not make any payments on the Sanovest Loan in Q1 of 2014.

Q2 2014

11. June 18 and 27, 2014: Attached hereto as **Exhibit "5"** is a copy of the June 2014 bank statement for the Developments Partnership's HSBC account evidencing two advances from Sanovest in the amounts of \$1,000,000 and \$850,000.

Q3 2014

12. July 29, 2014: Attached hereto as **Exhibit "6"** is a copy of the July 2014 bank statement for the Developments Partnership's HSBC account evidencing an advance from Sanovest in the amount of \$800,000.

13. August 29, 2014: Attached hereto as **Exhibit "7"** is a copy of the August 2014 bank statement for the Developments Partnership's HSBC evidencing an advance from Sanovest in the amount of \$700,000.

14. September 30, 2014: Attached hereto as **Exhibit "8"** is a copy of the September 2014 bank statement for the Developments Partnership's HSBC account evidencing an advance from Sanovest in the amount of \$1,200,000.

Q4 2014

15. October 15, 2014: Attached hereto as **Exhibit "9"** is a copy of the October 2014 bank statement for the Developments Partnership's HSBC account evidencing an advance from Sanovest in the amount of \$375,000.

16. November 17, 2014: Attached hereto as **Exhibit "10"** is a copy of the November 2014 bank statement for the Developments Partnership's HSBC account evidencing an advance from Sanovest in the amount of \$600,000.

17. November 20, 2014: Attached hereto as **Exhibit "11"** is a copy of the Cost to Company accounting for the portion of the Bear Mountain lands known as the Turnberry development dated

October 31, 2014, noting that the amount of \$4,169,949.86 was paid to Sanovest less any financing fees taken directly by Coast Capital. The Respondents were ultimately credited with having repaid Sanovest \$4,100,000.

18. November 27, 2014: Attached hereto as **Exhibit "12"** is a copy of the November 2014 bank statement for the Developments Partnership's HSBC account evidencing an advance from Sanovest in the amount of \$1,000,000.

2015 ADVANCES AND CREDITS

Q1 2015

19. January 13, 2015: Attached hereto as **Exhibit "13"** is a copy of the January 2015 bank statement for the Developments Partnership's HSBC account evidencing an advance from Sanovest in the amount of \$925,000.

20. March 30, 2015: Attached hereto as **Exhibit "14"** is a copy of the March 2015 bank statement for the Developments Partnership's HSBC account evidencing an advance from Sanovest in the amount of \$615,000.

Q2 2015

21. April 17, 2015: Attached hereto as **Exhibit "15"** is a copy of the April 2015 bank statement for the Developments Partnership's HSBC account evidencing an advance from Sanovest in the amount of \$810,000.

22. May 14, 2015: Attached hereto as **Exhibit "16"** is a copy of the May 2015 bank statement for the Developments Partnership's HSBC account evidencing an advance from Sanovest in the amount of \$840,000.

23. June 30, 2015: Attached hereto as **Exhibit "17"** is a copy of the June 2015 bank statement for the Developments Partnership's HSBC account evidencing an advance from Sanovest in the amount of \$993,379.32.

Q3 2015

24. August 18, 2015: Attached hereto as **Exhibit "18"** is a copy of the accounting documents for the sale of Lot 6, Section 82, Highland District, Plan EPP42751 (Turnberry, Phase 1) and Lot 46, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2) confirming payment of the net sale proceeds from both closings to Sanovest in the total amount of \$338,103.18.
25. August 20, 2015: Attached hereto as **Exhibit "19"** is a copy of the accounting documents for the sale of Lot 24, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2) confirming payment of the net sale proceeds to Sanovest in the amount of \$272,115.07.
26. September 1, 2015: Attached hereto as **Exhibit "20"** is a copy of the accounting documents for the sale of Lot 22, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2) confirming payment of the net sale proceeds to Sanovest in the amount of \$259,609.18.
27. September 3, 2015: Attached hereto as **Exhibit "21"** is a copy of the accounting documents for the sale of Lot 11, Section 82, Highland District, Plan EPP42751 (Turnberry, Phase 1) confirming payment of the net sale proceeds to Sanovest in the amount of \$297,241.79.
28. September 22, 2015: Attached hereto as **Exhibit "22"** is a copy of the accounting documents for the sale of Lot 9, Section 82, Highland District, Plan EPP42751 (Turnberry, Phase 1) confirming payment of the net sale proceeds to Sanovest in the amount of \$272,087.99.

Q4 2015

29. October 1, 2015: Attached hereto as **Exhibit "23"** is a copy of the accounting documents for the sale of Lot 43, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2) and Lot 44, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2) confirming payment of the net sale proceeds from both closings to Sanovest in the total amount of \$551,977.22.
30. October 2, 2015: Attached hereto as **Exhibit "24"** is a copy of the accounting documents for the sale of Lot 23, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2) confirming payment of the net sale proceeds to Sanovest in the amount of \$259,471.52.
31. October 19, 2015: Attached hereto as **Exhibit "25"** is a copy of an email chain between David Clarke, the former Chief Financial Officer of EBMD, and me pursuant to which I confirm

that Sanovest advanced \$650,000 to the Developments Partnership by way of deposit to its HSBC account on October 19, 2015.

32. November 26, 2015: Attached hereto as **Exhibit "26"** is a copy of the accounting documents from the sale of Lot 37, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2) confirming payment of the net sale proceeds to Sanovest in the amount of \$262,493.55.

33. November 30, 2015: Attached hereto as **Exhibit "27"** is a copy of the November 2015 bank statement for the Developments Partnership's HSBC account evidencing an advance from Sanovest in the amount of \$661,000.

34. December 3, 2015: Attached hereto as **Exhibit "28"** is a copy of the accounting documents from the sale of Lot 26, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2) confirming payment of the net sale proceeds to Sanovest in the amount of \$266,307.04.

2016 ADVANCES AND CREDITS

Q1 2016

35. January 13, 2016: Attached hereto as **Exhibit "29"** is a copy of the January 2016 bank statement for the Developments Partnership's HSBC account evidencing an advance from Sanovest in the amount of \$900,000.

36. January 20, 2016: Attached hereto as **Exhibit "30"** is a copy of the accounting documents from the sale of Lot 25, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2) confirming payment of the net sale proceeds to Sanovest in the amount of \$255,232.68.

37. January 31, 2016: Attached hereto as **Exhibit "31"** is a copy of the accounting documents from the sale of Lot 5, Section 82, Highland District, Plan EPP42751 (Turnberry, Phase 1) confirming payment of the net sale proceeds to Sanovest in the amount of \$15,128.10.

38. February 9, 2016: Attached hereto as **Exhibit "32"** is a copy of a portion of the February 2016 bank statement for the Developments Partnership's HSBC account evidencing an advance from Sanovest in the amount of \$325,000.

39. February 26, 2016: Attached hereto as **Exhibit "33"** is a copy of the end of the February 2016 bank statement for the Developments Partnership's HSBC account evidencing an advance from Sanovest in the amount of \$560,000.

40. March 9, 2016: Attached hereto as **Exhibit "34"** is a copy of the accounting documents from the sale of Lot 32, Section 82, Highlands District, Plan EPP46993 (Turnberry, Phase 2) confirming payment of the net sale proceeds to Sanovest in the amount of \$247,622.73.

41. March 21, 2016: Attached hereto as **Exhibit "35"** is a copy of the accounting documents from the sale of Lot 39, Section 82, Highlands District, Plan EPP46993 (Turnberry, Phase 2) confirming payment of the net sale proceeds to Sanovest in the amount of \$275,423.72.

42. March 24, 2016: Attached hereto as **Exhibit "36"** is a copy of the March 2016 bank statement for the Developments Partnership's HSBC account evidencing an advance from Sanovest in the amount of \$605,000.

43. March 30, 2016: Attached hereto as **Exhibit "37"** is a copy of the accounting documents from the sale of Lot 28, Section 82, Highlands District, Plan EPP46993 (Turnberry, Phase 2) confirming payment of the net sale proceeds to Sanovest in the amount of \$255,752.48.

Q2 2016

44. April 6, 2016: Attached hereto as **Exhibit "38"** is a copy of the accounting documents from the sale of Lot 27, Section 82, Highlands District, Plan EPP46993 (Turnberry, Phase 2) confirming payment of the net sale proceeds to Sanovest in the amount of \$255,870.35.

45. May 18, 2016: Attached hereto as **Exhibit "39"** is a copy of the May 2016 bank statement for the Developments Partnership's HSBC account evidencing an advance from Sanovest in the amount of \$450,000.

46. June 15, 2016: Attached hereto as **Exhibit "40"** is a copy of a portion of the June 2016 bank statement for the Developments Partnership's HSBC account evidencing an advance from Sanovest in the amount of \$700,000.

47. June 21, 2016: Attached hereto as **Exhibit "41"** is a copy of the accounting documents from the sale of Lot 38, Section 82, Highlands District, Plan EPP46993 (Turnberry, Phase 2) confirming payment of the net sale proceeds to Sanovest in the amount of \$264,153.10. The correct amount paid out to Sanovest is contained in the "Amended – Reconciliation of Funds & Direction to Pay" and the letter from Patrick C. Trelawany to Mark Schmidt dated June 17, 2016.

48. June 28, 2016: Attached hereto as **Exhibit "42"** is a copy of a further portion of the June 2016 bank statement for the Developments Partnership's HSBC account evidencing an advance from Sanovest in the amount of \$1,200,000.

Q3 2016

49. July 7, 2016: Attached hereto as **Exhibit "43"** is a copy of the accounting documents from the sale of Lot 30, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2) confirming payment of the net sale proceeds to Sanovest in the amount of \$248,930.61.

50. August 2, 2016: Attached hereto as **Exhibit "44"** is a copy of the accounting documents from the sale of Lot A, Section 82, Highlands District, Plan EPP54046 (1232 Muirfield Place) confirming payment of the net sale proceeds to Sanovest in the amount of \$256,268.82.

51. August 2, 2016: Attached hereto as **Exhibit "45"** is a copy of the accounting documents from the sale of Lot B, Section 82, Highlands District, Plan EPP54046 (1216 Muirfield Place) confirming payment of the net sale proceeds to Sanovest in the amount of \$256,268.82.

52. August 2, 2016: Attached hereto as **Exhibit "46"** is a copy of the July to August 2016 bank statement for the Developments Partnership's HSBC account evidencing an advance from Sanovest in the amount of \$400,000.

53. August 9, 2016: Attached hereto collectively as **Exhibit "47"** are copies of:

- (a) a further portion of the August 2016 bank statement for the Developments Partnership's HSBC account showing a withdrawal by the Developments Partnership in the amount of \$850,000;
- (b) cheque #01750 issued by the Developments Partnership to Sanovest for \$850,000, which amount was applied by Sanovest against the Sanovest Loan.

Q4 2016

54. October 7, 2016: Attached hereto collectively as **Exhibit “48”** are copies of:
- (a) a portion of the October 2016 bank statement for the Developments Partnership’s HSBC account showing a withdrawal by the Developments Partnership in the amount of \$420,000; and
 - (b) cheque #01889 issued by the Developments Partnership to Sanovest for \$420,000, which cheque Sanovest applied against the Sanovest Loan.
55. October 27, 2016: Attached hereto as **Exhibit “49”** is a copy of a further portion of the October 2016 bank statement for the Developments Partnership’s HSBC account evidencing an advance from Sanovest in the amount of \$1,400,000.
56. October 27, 2016: Attached hereto as **Exhibit “50”** is a copy of an email chain between Tom Kusumoto and I pursuant to which Tom Kusumoto confirms depositing a cheque in the amount of \$75,000 USD (\$100,500 CAD at an exchange rate of 1.34) from Sanovest in a HSBC account for the Respondents on October 27, 2016.
57. October 31, 2016: Attached hereto as **Exhibit “51”** is a copy of the accounting documents from the sale of Lot 17, Section 82, Highlands District, Plan EPP42751 (Turnberry, Phase 1) confirming payment of the net sale proceeds to Sanovest in the amount of \$368,427.70.
58. November 3, 2016: Attached hereto as **Exhibit “52”** is a copy of the accounting documents from the sale of Lot 29, Section 82, Highlands District, Plan EPP46993 (Turnberry, Phase 2) confirming payment of the net sale proceeds to Sanovest in the amount of \$248,258.01.
59. November 30, 2016: Attached hereto as **Exhibit “53”** is a copy of the November 2016 bank statement for the Developments Partnership’s HSBC account evidencing an advance from Sanovest in the amount of \$457,000.
60. December 14, 2016: Attached hereto as **Exhibit “54”** is a copy of the December 2016 bank statement for the Developments Partnership’s HSBC account evidencing an advance from Sanovest in the amount of \$471,000.

2017 ADVANCES AND CREDITS

Q1 2017

61. January 27, 2017: Attached hereto as **Exhibit “55”** is a copy of the transaction history for the Developments Partnership’s HSBC account for January 27, 2017, to January 30, 2017, evidencing an advance from Sanovest in the amount of \$740,000. The Royal Bank of Canada (“RBC”) recently acquired HSBC and the transaction history for the Developments Partnership’s HSBC account have now been migrated to RBC’s online platform as a result.

62. February 23, 2017: Attached hereto as **Exhibit “56”** is a copy of the transaction history for the Developments Partnership’s HSBC account for February 23, 2017, to February 24, 2017, evidencing an advance from Sanovest in the amount of \$925,000.

63. March 27, 2017: Attached hereto as **Exhibit “57”** is a copy of the transaction history for the Developments Partnership’s HSBC account for March 30, 2017, to April 4, 2017, evidencing an advance from Sanovest in the amount of \$1,100,000.

Q2 2017

64. May 5, 2017: Attached hereto as **Exhibit “58”** is a copy of the transaction history for the Developments Partnership’s HSBC account for May 5, 2017, to May 8, 2017, evidencing an advance from Sanovest in the amount of \$600,000.

65. May 19, 2017: Attached hereto as **Exhibit “59”** is a copy of an email from Mr. Clarke to myself confirming he deposited \$275,000 to Sanovest’s bank account, which amount was credited on account of the Sanovest Loan.

66. May 30, 2017: Attached hereto as **Exhibit “60”** is a copy of a wire transfer confirmation from RBC confirming Sanovest received a payment of \$366,100.50 from DLA Piper (Canada) LLP (“DLA”). At the time, DLA was Sanovest’s counsel in respect of the various land sales that occurred and would have been holding the sale proceeds in trust for Sanovest. This amount was credited on account of the Sanovest Loan.

67. June 1, 2017: Attached hereto as **Exhibit “61”** is a copy of the accounting documents from the sale of Lot 16, Plan EPP42751 (Turnberry, Phase 1) confirming payment of the net sale

proceeds to Sanovest in the amount of \$367,099.86.

68. June 7, 2017: Attached hereto as **Exhibit “62”** is a copy of the transaction history for Developments Partnership’s HSBC account for June 7, 2017, to June 9, 2017, showing a deposit from Sanovest in the amount of \$1,000,000.

69. June 21, 2017: Attached hereto as **Exhibit “63”** is a copy of a wire transfer confirmation from RBC confirming Sanovest received a payment of \$256,423.63 from DLA.

70. June 29, 2017: Attached hereto as **Exhibit “64”** is a copy of the transaction history for the Developments Partnership’s HSBC account for June 29, 2017, to July 3, 2017, showing deposits from Tom Kusumoto (made on behalf of Sanovest) and Sanovest in the total amount of \$1,450,000.

Q3 2017

71. July 6, 2017: Attached hereto as **Exhibit “65”** is a copy of a wire transfer confirmation from RBC confirming Sanovest received a payment of \$374,857.79 from DLA.

72. July 19, 2017: Attached hereto as **Exhibit “66”** is a copy of a wire transfer confirmation from RBC confirming Sanovest received a payment of \$261,557.63 from DLA.

73. July 26, 2017: Attached hereto as **Exhibit “67”** is a copy of a wire transfer confirmation from RBC confirming Sanovest received a payment of \$256,824.93 from DLA.

74. August 1, 2017: Attached hereto as **Exhibit “68”** is a copy of the accounting documents from the sale of Lot 26, Plan EPP63084 (Cypress, Phase 1), also known as 2018 Pebble Place, Victoria, B.C., confirming payment of the net sale proceeds to Sanovest in the amount of \$385,311.34.

75. August 1, 2017: Attached hereto as **Exhibit “69”** is a copy of a wire transfer confirmation from RBC confirming Sanovest received a payment of \$341,054.39 from DLA.

76. August 3, 2017: Attached hereto as **Exhibit “70”** is a copy of a wire transfer confirmation from RBC confirming Sanovest received a payment of \$376,434.46 from DLA.

77. August 3, 2017: Attached hereto as **Exhibit "71"** is a copy of a wire transfer confirmation from RBC confirming Sanovest received a payment of \$346,413.21 from DLA.

78. August 9, 2017: Attached hereto as **Exhibit "72"** is a copy of an email chain from Mr. Clarke to myself whereby Mr. Clarke advises that he will be initiating a wire transfer or deposit to Sanovest on behalf of the Developments Partnership in the amount of \$550,000. This payment was made in respect of the Sanovest Loan.

79. September 8, 2017: Attached hereto as **Exhibit "73"** is a copy of the transaction history for the Developments Partnership's HSBC account for September 8, 2017, to September 13, 2017, showing a deposit from Sanovest in the amount of \$550,000.

Q4 2017

80. November 15, 2017: Attached hereto as **Exhibit "74"** is a copy of the transaction history for the Developments Partnership's HSBC account for November 15, 2017, to November 17, 2017, showing a deposit from Sanovest in the amount of \$650,000.

81. December 13, 2017: Attached hereto as **Exhibit "75"** is a copy of the transaction history for the Developments Partnership's HSBC account for December 13, 2017, to December 15, 2017, showing a deposit from Sanovest in the amount of \$1,200,000.

2018 ADVANCES AND CREDITS

Q1 2018

82. January 30, 2018: Attached hereto as **Exhibit "76"** is a copy of the transaction history for the Developments Partnership's HSBC account for January 26, 2018, to January 27, 2018, showing a deposit from Sanovest in the amount of \$900,000.

83. February 20, 2018: Attached hereto as **Exhibit "77"** is a copy of the transaction history for the Developments Partnership's HSBC account for February 15, 2018, to February 20, 2018, showing a deposit from Sanovest in the amount of \$700,000.

Q2 2018

84. April 4, 2018: Attached hereto as **Exhibit “78”** is a copy of the transaction history for the Developments Partnership’s HSBC account for April 3, 2018, to April 5, 2018, showing a deposit from Sanovest in the amount of \$1,225,000.

85. April 5, 2018: Attached hereto as **Exhibit “79”** a copy of the accounting documents from the sale of Lot A, Section 84, Highland District, Plan EPP72419 (Cypress, Phase 2) confirming payment of the net sale proceeds to Sanovest in the amount of \$3,208,994.40. The relevant documentation includes the letter dated April 3, 2018, from Daniel S. Remick to Mr. Schmidt and the corresponding void cheque made to the order of DLA.

86. April 25, 2018: Attached hereto as **Exhibit “80”** is a copy of the transaction history for the Developments Partnership’s HSBC account for April 25, 2018, to April 27, 2018, showing a deposit from Sanovest in the amount of \$400,000.

87. June 18, 2018: Attached hereto as **Exhibit “81”** is a copy of the transaction history for the Developments Partnership’s HSBC account for June 18, 2018, to June 20, 2018, showing a deposit from Sanovest in the amount of \$665,203.

88. June 29, 2018: Attached hereto as **Exhibit “82”** is a copy of the transaction history for the Developments Partnership’s HSBC account for June 29, 2018, to July 3, 2018, showing a deposit from Sanovest in the amount of \$1,100,000.

Q3 2018

89. July 7, 2018: Attached hereto as **Exhibit “83”** is a copy of an email from Mr. Clarke to Tom Kusumoto and I confirming that the Developments Partnership deposited \$1,600,000 to Sanovest to repay certain advances under the Sanovest Loan.

Q4 2018

90. November 14, 2018: Attached hereto as **Exhibit “84”** is a copy of the transaction history for the Developments Partnership’s HSBC account for November 14, 2018, to November 16, 2018, showing a deposit from Sanovest in the amount of \$900,000.

2019 ADVANCES AND CREDITS

91. Sanovest did not advance any funds, and the Respondents did not make any payments on the Sanovest Loan in Q1 or Q2 of 2019.

Q3 2019

92. July 12, 2019: In July 2019, the amount owing to Sanovest increased by \$3,020,659.86, reflecting an amount Sanovest paid to Tom Kusumoto on behalf of the Developments Partnership. This transaction is described further below beginning at paragraph 121.

93. July 12, 2019: Attached hereto collectively as **Exhibit "85"** are copies of:

- (a) an email from Marilyn Griffin at DLA to Tom Kusumoto and I confirming that DLA received, in trust, the sum of \$16,355,387.09 and arrangements were being made to wire these funds to Sanovest. These funds represent Sanovest's proportionate share of the net sale proceeds from the sale of the hotel that formerly comprised a portion of the Bear Mountain resort (the "**H**otel"); and
- (b) the bank statement for the period July 1, 2019, to July 31, 2019, for Sanovest's investment account at Toronto-Dominion bank ("**TD**") confirming receipt of the above noted funds.

Q4 2019

94. November 4, 2019: Attached hereto as **Exhibit "86"** is a copy of an Irrevocable Authority to Pay to Koffman Kalef LLP from the sale of Lot 1, Section 82, Highland District, Plan VIP82851 and Lot A, Section 82, Highland District, Plan VIP82853 confirming payment in the amount of \$5,548,819.38 from the total net sale proceeds.

95. December 30, 2019: Attached hereto as **Exhibit "87"** is a copy of an email chain dated December 30, 2019, confirming the payment of \$200,000 by Sanovest on behalf of the Respondents to Koffman Kalef LLP, in trust, to pay a closing adjustment that was previously missed on a land sale that occurred in October 2019 for the property noted in the above paragraph and was required by HSBC to discharge a mortgage on these lands.

2020 ADVANCES AND CREDITS

96. Sanovest did not advance any funds, and the Respondents did not make any payments on the Sanovest Loan in Q1 of 2020.

Q2 2020

97. May 26, 2020: Attached hereto collectively as **Exhibit "88"** are copies of an email from DLA to myself confirming that the balance of the net sale proceeds from a land sale by certain of the Respondents known as the "Elevate Unit sales" have been deposited in Sanovest's account and the wire confirmation confirming payment in the amount of \$1,749,556.85 to Sanovest.

98. May 26, 2020: Attached hereto collectively as **Exhibit "89"** are copies of two email chains between DLA and myself. In the first, DLA confirms receiving a deposit of \$2,000,000 in respect of a sale for certain Bear Mountain lands involving the Respondents and stating the funds will be sent on to Sanovest. In the second email chain, I confirm receiving these funds from DLA.

Q3 2020

99. September 8, 2020: Attached hereto as **Exhibit "90"** is a copy of an email chain between DLA and myself whereby I confirm receiving a wire from DLA in the amount of \$1,650,000, which amount is the net sale proceeds from a certain Bear Mountain land sale involving the Respondents.

100. Sanovest did not advance any funds, and the Respondents did not make any payments on the Sanovest Loan in Q4 of 2020.

2021 ADVANCES AND CREDITS

Q1 2021

101. March 2, 2021: Attached hereto as **Exhibit "91"** is a copy of the accounting documents from the sale of the following five parcels of land:

- (a) Lot 1, Plan EPP101118 also known as 2006 Pinehurst Terrace, Victoria, B.C.;
- (b) Lot 4, Plan EPP101118 also known as 2018 Pinehurst Terrace, Victoria, B.C.;
- (c) Lot 12, Plan EPP101118 also known as 2050 Pinehurst Terrace, Victoria, B.C.;

(d) Lot 32, Plan EPP101118 also known as 1416 Pinehurst Place, Victoria, B.C.; and

(e) Lot 37, Plan EPP101118 also known as 1436 Pinehurst Place, Victoria, B.C.,

confirming payment of the total net sale proceeds to Sanovest in the amount of \$1,889,945.02.

102. March 10, 2021: Attached hereto as **Exhibit "92"** is a copy of a letter from DLA confirming that Sanovest received the amount of \$3,139,724.53 from the total net sale proceeds from the sales of Lot A, Section 82, Highland District, Plan VIP81958 and Lots 7, 8, 19, 24, and 25, Section 84, Highland District, Plan EPP101118.

Q2 2021

103. April 6, 2021: Attached hereto as **Exhibit "93"** is a copy of the accounting documents from the sale of the three parcels of land: i) Lot 16, Plan EPP101118 also known as 2053 Pinehurst Terrace, Victoria, B.C.; ii) Lot 17, Plan EPP101118 also known as 2049 Pinehurst Terrace, Victoria, B.C.; and iii) Lot 26, Plan EPP101118 also known as 2013 Pinehurst Terrace, Victoria, B.C., confirming payment of the total net sale proceeds to Sanovest in the amount of \$1,652,926.27.

104. April 19, 2021: Attached hereto as **Exhibit "94"** is a copy of the accounting documents from the sale of Lot 27, Plan EPP101118 also known as 2009 Pinehurst Terrace, Victoria, B.C., confirming payment of the net sale proceeds to Sanovest in the amount of \$580,705.16.

105. June 2, 2021: Attached hereto as **Exhibit "95"** is a copy of the accounting documents from the sale of Lot 18, Plan EPP101118 also known as 2045 Pinehurst Terrace, Victoria, B.C., confirming payment of the net sale proceeds to Sanovest in the amount of \$592,488.50.

Q3 2021

106. July 8, 2021: Attached hereto as **Exhibit "96"** is a copy of a letter from DLA confirming that Sanovest received the amount of \$1,858,008.98 from the net sale proceeds from the sale of Lot A, Section 83, Highland District, Plan EPP68922 also known as 1450 Grand Forest Close, Victoria, B.C.

107. Sanovest did not advance any funds, and the Respondents did not make any payments on

the Sanovest Loan in Q4 of 2021.

2022 ADVANCES AND CREDITS

Q1 2022

108. February 3, 2022: Attached hereto as **Exhibit "97"** is a copy of the accounting documents from the sale of Lot 15, Plan EPP101118 also known as 2057 Pinehurst Terrace, Victoria, B.C., confirming payment of the net sale proceeds to Sanovest in the amount of \$481,048.64.

109. March 29, 2022: Attached hereto collectively as **Exhibit "98"** are copies of a Trust Reconciliation statement dated July 31, 2025, and Authority to Pay dated January 27, 2022, in respect of the sale of Developments Partnership's remaining interest in the project known as "Elevate Sustainable Ventures Limited Partnership". Sanovest received a payment of \$131,181.50 from the resulting net sale proceeds. This amount can be calculated by taking the total from the Trust Reconciliation statement of \$8,507,600.13, less the payments to the Bank of Montreal, the City of Langford, and the District of Highlands stated in the same, and finally less the amounts owing to the Canada Revenue Agency and DLA stated in the Authority to Pay. The amount of \$131,181.59 reflects any deductions for bank fees.

110. Sanovest did not advance any funds, and the Respondents did not make any payments on the Sanovest Loan in Q2 of 2022.

Q3 2022

111. July 26, 2022: Attached hereto collectively as **Exhibit "99"** are copies of: i) the July 2022 bank statement for the Developments Partnership's HSBC account showing a deposit in the amount of \$650,000; ii) an email chain between Mr. Matthews and I whereby I confirm that Sanovest made an employee health tax payment in the amount of \$57,706.56 on behalf of the Respondents; and iii) two confirmations from TD confirming the payment of GST/HST remittances to the federal government on behalf of the Respondents in the amounts of \$61,021.42 and \$153,292.80 by Sanovest. These four payments are recorded as a single advance by Sanovest in the amount of \$922,020.78 in the Sanovest loan summary.

112. August 18, 2022: Attached hereto collectively as **Exhibit “100”** are copies of:

- (a) a markup of a property tax account statement showing the total amount owing of \$1,398,646.17. Sanovest paid the total amount of the property taxes owing to the City of Langford and District of Highlands on behalf of the Respondents; and
- (b) receipts from the City of Langford and District of Highlands confirming the various property tax payments from Sanovest.

113. August 26, 2022: Attached hereto as **Exhibit “101”** is a copy of a property tax statement from the City of Langford in the amount of \$22,144.29. Sanovest paid the total amount of the property taxes owing to the City of Langford on behalf of the Respondents.

114. September 30, 2022: Attached hereto as **Exhibit “102”** is a copy of an email chain between Mr. Matthews and I whereby I confirm that Sanovest paid the outstanding GST/HST remittances to the federal government on behalf of the Respondents in the amounts of \$82,000. Mr. Matthews expressly agrees for this payment to be added to the balance of the Sanovest Loan.

Q4 2022

115. October 7, 2022: Attached hereto as **Exhibit “103”** is a copy of the October 2022 bank statement for the Developments Partnership’s HSBC account showing a deposit from Sanovest in the amount of \$2,000,000.

2023 ADVANCES AND CREDITS

116. Sanovest did not advance any funds, and the Respondents did not make any payments on the Sanovest Loan in Q1 of 2023.

Q2 2023

117. June 27, 2023: Attached hereto as **Exhibit “104”** is a copy of the bank statement for the period May 31, 2023, to June 30, 2023, for Sanovest’s TD account ending in 028 confirming the payment of property taxes to the City of Langford and the District of Highlands by Sanovest on behalf of the Respondents in the total amount of \$1,439,059.98. These payments are recorded as a single advance in the Sanovest loan summary.

Q3 2023

118. July 15, 2023: Attached hereto as **Exhibit “105”** is a copy of the accounting documents from the sale of Lot 36, Plan EPP101118 also known as 1432 Pinehurst Place, Victoria, B.C., confirming payment of the net sale proceeds to Sanovest in the amount of \$456,354.63.

119. Sanovest did not advance any funds, and the Respondents did not make any payments on the Sanovest Loan in Q4 of 2023.

2024 ADVANCES AND CREDITS

120. Sanovest did not advance any funds, and the Respondents did not make any payments on the Sanovest Loan in 2024.

TOM'S LOAN

121. July 12, 2019: In October 2013, the Developments Partnership took a loan from Tom Kusumoto, in his personal capacity, separately from the Sanovest Loan (“**Tom’s Loan**”). Sanovest, on behalf of the Developments Partnership, subsequently repaid the full amount owing under Tom’s Loan on the understanding that this payment would be added to the balance of the Sanovest Loan in July 2019.

122. The timing of the repayment of Tom’s Loan was tied to the sale of the Hotel. Tom Kusumoto, in his capacity as director of EBMD, requested that Sanovest release a portion of its security interest against the Hotel to allow the amount of \$3,020,659.86 to be used from the sale proceeds to repay Tom’s Loan instead of being allocated to the Sanovest Loan. Mr. Clarke provided Sanovest with the details of Tom’s Loan, including the amount outstanding, and a copy of the loan schedule attached hereto as **Exhibit “106”**. Sanovest subsequently made the repayment based on these discussions with Tom Kusumoto and Mr. Clarke.

123. Attached hereto collectively as **Exhibit “107”** are copies of: i) the bank statement for the period June 28, 2019, to July 31, 2019, for Sanovest’s TD account confirming Sanovest advanced \$3,020,611.52; and ii) the cheque payable to Tom Kusumoto in the same amount.

LEGAL FEES INCURRED BY SANOVEST

124. Between May 2024 and August 2025, Sanovest's legal counsel in these proceedings issued 16 invoices to Sanovest for legal services provided in these Receivership Proceedings from March 14, 2024, to July 31, 2025. The total amount of these invoices is \$1,392,960.98, inclusive of taxes. By referring to the amount of legal fees incurred by Sanovest in this affidavit, in no way am I intending to waive privilege over the underlying legal invoices and I expressly assert privilege over same. I am not attaching copies of these invoices to this Affidavit due to this asserted privilege and due to the fact that disclosure of these invoices could also have an impact upon the ongoing litigation between Sanovest, myself and the Respondents, as well as other commercial interests.

125. Pursuant to the Sanovest loan summary attached previously as Exhibit "1", the amount of the secured indebtedness owing by the Respondents to Sanovest is \$70,663,164.84, as at October 3, 2025, inclusive of interest, fees, and legal costs (on a solicitor and own client basis), all of which will continue to accrue.

PROVISION OF DOCUMENTS TO 599

126. I am advised by Sanovest's legal counsel, Ms. Jessica Cameron of Fasken, that, subject to the exceptions noted below, Fasken has previously provided the supplemental records exhibited to this affidavit to Mr. Matthew's and 599's legal counsel, Owen Bird on each of June 26, 2025, and July 18, 2025.

127. The exceptions to this are: i) the revised loan summary, attached as Exhibit "1"; ii) the cheque payable to Tom Kusumoto, attached as Exhibit "107"; and iii) cheque #01750, cheque #01889, and the property tax receipts from the City of Langford and District of Highlands from August 2022, attached as Exhibits "47", "48", and "100", respectively. Further, I am advised by the Receiver and believe that they have also provided Mr. Matthews with information and supporting documents in respect of the loan.

128. I swear this supplemental affidavit as further support for Sanovest's application to determine the amount of the secured indebtedness owed to it by the Respondents and for no other or improper purpose.

AFFIRMED BEFORE ME at Vancouver,
British Columbia on October 9, 2025



A Commissioner for taking Affidavits for British
Columbia

LISA HIEBERT
Barrister & Solicitor
Fasken Martineau DuMoulin LLP
2900 - 550 Burrard Street
Vancouver, BC V6C 0A3
604 631 4977


TIAN KUSUMOTO

This is Exhibit "1"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025



A Commissioner for taking Affidavits for
British Columbia

Ecoasis Developments LLP
Bear Mountain

Date 10/3/2025 Sanovest Loan and Interest 8%
Total Principal plus Accrued (70,663,164.84)

Date	Description	Payment	Principal	Days	Interest / Day	Accrued Interest
8-Oct-13	Open		(31,705,074.64)		(6,949.06)	
31-Oct-13	Month End		(31,705,074.64)	23	(6,949.06)	(159,828.32)
4-Nov-13	Lot 5 - Hedgestone	253,050.90	(31,452,023.74)	4	(6,893.59)	(187,624.55)
12-Nov-13	Lot 6 - Hedgestone	248,040.93	(31,203,982.81)	8	(6,839.23)	(242,773.31)
27-Dec-13	Advance	(717,492.62)	(31,921,475.43)	45	(6,996.49)	(550,538.62)
31-Dec-13	Interest	(578,524.57)	(32,500,000.00)	4	(7,123.29)	-
31-Jan-14	Month End		(32,500,000.00)	31	(7,123.29)	(220,821.92)
31-Mar-14	Capitalize Int	(641,095.89)	(33,141,095.89)	59	(7,263.80)	-
18-Jun-14	Advance	(1,000,000.00)	(34,141,095.89)	79	(7,482.98)	(573,840.35)
27-Jun-14	Advance	(850,000.00)	(34,991,095.89)	9	(7,669.28)	(641,187.16)
30-Jun-14	Capitalize Int	(664,195.01)	(35,655,290.90)	3	(7,814.86)	-
29-Jul-14	Advance	(800,000.00)	(36,455,290.90)	29	(7,990.20)	(226,630.89)
29-Aug-14	Advance	(700,000.00)	(37,155,290.90)	31	(8,143.63)	(474,327.11)
30-Sep-14	Advance	(1,200,000.00)	(38,355,290.90)	32	(8,406.64)	(734,923.13)
30-Sep-14	Capitalize Int	(734,923.13)	(39,090,214.02)	-	(8,567.72)	-
15-Oct-14	Advance	(375,000.00)	(39,465,214.02)	15	(8,649.91)	(128,515.77)
17-Nov-14	Advance	(600,000.00)	(40,065,214.02)	33	(8,781.42)	(413,962.80)
20-Nov-14	Coastdraw	4,100,000.00	(35,965,214.02)	3	(7,882.79)	(440,307.05)
27-Nov-14	Advance	(1,000,000.00)	(36,965,214.02)	7	(8,101.96)	(495,486.56)
31-Dec-14	Capitalize Int	(770,953.36)	(37,736,167.38)	34	(8,270.94)	-
13-Jan-15	Advance	(925,000.00)	(38,661,167.38)	13	(8,473.68)	(107,522.23)
30-Mar-15	Advance	(615,000.00)	(39,276,167.38)	76	(8,608.48)	(751,521.95)
31-Mar-15	Capitalize Int	(760,130.43)	(40,036,297.80)	1	(8,775.08)	-
17-Apr-15	Advance	(810,000.00)	(40,846,297.80)	17	(8,952.61)	(149,176.34)
14-May-15	Advance	(840,000.00)	(41,686,297.80)	27	(9,136.72)	(390,896.90)
30-Jun-15	Advance	(993,379.32)	(42,679,677.12)	47	(9,354.45)	(820,322.87)
30-Jun-15	Capitalize Int	(820,322.87)	(43,500,000.00)	-	(9,534.25)	-
18-Aug-15	Lot 6 + 46	338,103.18	(43,161,896.82)	49	(9,460.14)	(467,178.08)
20-Aug-15	Lot 24	272,115.07	(42,889,781.75)	2	(9,400.50)	(486,098.37)
1-Sep-15	Lot 22	259,609.18	(42,630,172.57)	12	(9,343.60)	(598,904.37)
3-Sep-15	Lot 11	297,241.79	(42,332,930.78)	2	(9,278.45)	(617,591.57)
22-Sep-15	Lot 9	272,087.99	(42,060,842.79)	19	(9,218.81)	(793,882.13)
30-Sep-15	Capitalize Int	(867,632.65)	(42,928,475.43)	8	(9,408.98)	-
1-Oct-15	Lot 43 + 44	551,977.22	(42,376,498.21)	1	(9,288.00)	(9,408.98)
2-Oct-15	Lot 23	259,471.52	(42,117,026.69)	1	(9,231.13)	(18,696.98)
19-Oct-15	Advance	(650,000.00)	(42,767,026.69)	17	(9,373.59)	(175,626.18)
26-Nov-15	Lot	262,493.55	(42,504,533.14)	38	(9,316.06)	(531,822.78)
30-Nov-15	Advance	(661,000.00)	(43,165,533.14)	4	(9,460.94)	(569,087.03)
3-Dec-15	Lot	266,307.04	(42,899,226.10)	3	(9,402.57)	(597,469.85)
31-Dec-15	Capitalize Int	(860,741.81)	(43,759,967.91)	28	(9,591.23)	-
13-Jan-16	Advance	(900,000.00)	(44,659,967.91)	13	(9,788.49)	(124,685.94)
20-Jan-16	Lot 25	255,232.68	(44,404,735.23)	7	(9,732.54)	(193,205.34)
31-Jan-16	Lot 5 + VTB	15,128.10	(44,389,607.13)	11	(9,729.23)	(300,263.33)
9-Feb-16	Advance	(325,000.00)	(44,714,607.13)	9	(9,800.46)	(387,826.39)
26-Feb-16	Advance	(560,000.00)	(45,274,607.13)	17	(9,923.20)	(554,434.24)
9-Mar-16	Lot 32	247,622.73	(45,026,984.40)	12	(9,868.93)	(673,512.66)
21-Mar-16	Lot 39	275,423.72	(44,751,560.68)	12	(9,808.56)	(791,939.80)
24-Mar-16	Advance	(605,000.00)	(45,356,560.68)	3	(9,941.16)	(821,365.48)
30-Mar-16	Lot 28	255,752.48	(45,100,808.20)	6	(9,885.11)	(881,012.47)
31-Mar-16	Capitalize Int	(890,866.34)	(45,991,674.54)	1	(10,080.37)	-
6-Apr-16	Lot 27	255,870.35	(45,735,804.19)	6	(10,024.29)	(60,482.20)
18-May-16	Advance	(450,000.00)	(46,185,804.19)	42	(10,122.92)	(481,502.21)
15-Jun-16	Advance	(700,000.00)	(46,885,804.19)	28	(10,276.34)	(764,943.86)
21-Jun-16	Lot 38	264,153.10	(46,621,651.09)	6	(10,218.44)	(826,601.90)
28-Jun-16	Advance	(1,200,000.00)	(47,821,651.09)	7	(10,481.46)	(898,131.01)
30-Jun-16	Mortgage Fees	(1,100,000.00)	(48,921,651.09)	2	(10,722.55)	(919,093.92)
30-Jun-16	Capitalize Int	(919,093.92)	(49,840,745.02)	-	(10,924.00)	-
7-Jul-16	Lot 30 Tunberry	248,930.61	(49,591,814.41)	7	(10,869.44)	(76,467.99)

2-Aug-16 Muirfield	256,268.82	(49,335,545.59)	26	(10,813.27)	(359,073.40)	
2-Aug-16 Muirfield	256,268.82	(49,079,276.77)	-	(10,757.10)	(359,073.40)	
2-Aug-16 Advance	(400,000.00)	(49,479,276.77)	-	(10,844.77)	(359,073.40)	
9-Aug-16 Coast Draw	850,000.00	(48,629,276.77)	7	(10,658.47)	(434,986.81)	
30-Sep-16 Capitalize Int	(989,227.34)	(49,618,504.10)	52	(10,875.29)	-	
7-Oct-16 Repayment deposit	420,000.00	(49,198,504.10)	7	(10,783.23)	(76,127.02)	
27-Oct-16 Advance	(1,400,000.00)	(50,598,504.10)	20	(11,090.08)	(291,791.70)	
27-Oct-16 Adv US\$75K at 1.34	(100,500.00)	(50,699,004.10)	-	(11,112.11)	(291,791.70)	
27-Oct-16 Fee > \$50M	(100,000.00)	(50,799,004.10)	-	(11,134.03)	(291,791.70)	
31-Oct-16 Turnberry	368,427.70	(50,430,576.40)	4	(11,053.28)	(336,327.81)	
3-Nov-16 Turnberry	248,258.01	(50,182,318.39)	3	(10,998.86)	(369,487.64)	
30-Nov-16 Advance	(457,000.00)	(50,639,318.39)	27	(11,099.03)	(666,456.98)	
14-Dec-16 Advance	(471,000.00)	(51,110,318.39)	14	(11,202.26)	(821,843.38)	
31-Dec-16 Capitalize Int	(1,012,281.82)	(52,122,600.22)	17	(11,424.13)	-	
7-Jan-17 Payment 432091.67		(52,122,600.22)	7	(11,424.13)	(79,968.92)	Removed
27-Jan-17 Advance	(740,000.00)	(52,862,600.22)	20	(11,586.32)	(308,451.55)	
2-Feb-17 Payment 225620.03		(52,862,600.22)	6	(11,586.32)	(377,969.49)	Removed
23-Feb-17 Advance	(925,000.00)	(53,787,600.22)	21	(11,789.06)	(621,282.28)	
27-Mar-17 Advance	(1,100,000.00)	(54,887,600.22)	32	(12,030.16)	(998,532.30)	
31-Mar-17 Fee > \$55M	(100,000.00)	(54,987,600.22)	4	(12,052.08)	(1,046,652.94)	
31-Mar-17 Capitalize Int	(1,046,652.94)	(56,034,253.15)	-	(12,281.48)	-	
5-May-17 Advance	(600,000.00)	(56,634,253.15)	35	(12,412.99)	(429,851.81)	
19-May-17 Lot 1	275,000.00	(56,359,253.15)	14	(12,352.71)	(603,633.62)	
24-May-17 Lot 16		(56,359,253.15)	5	(12,352.71)	(665,397.19)	
30-May-17 Lot 16	366,100.50	(55,993,152.65)	6	(12,272.47)	(739,513.47)	
31-May-17 Payment 299982.5		(55,993,152.65)	1	(12,272.47)	(751,785.94)	Removed
1-Jun-17 Lot	367,099.86	(55,626,052.79)	1	(12,192.01)	(764,058.41)	
7-Jun-17 Advance	(1,000,000.00)	(56,626,052.79)	6	(12,411.19)	(837,210.48)	
21-Jun-17 Lot	256,423.63	(56,369,629.16)	14	(12,354.99)	(1,010,967.13)	
29-Jun-17 Advance	(1,450,000.00)	(57,819,629.16)	8	(12,672.80)	(1,109,807.03)	
30-Jun-17 Capitalize Int	(1,122,479.83)	(58,942,108.99)	1	(12,918.82)	-	
6-Jul-17 lot	374,857.79	(58,567,251.20)	6	(12,836.66)	(77,512.91)	
19-Jul-17 lot	261,557.63	(58,305,693.57)	13	(12,779.33)	(244,389.46)	
26-Jul-17 lot	256,824.93	(58,048,868.64)	7	(12,723.04)	(333,844.77)	
1-Aug-17 lot	385,311.34	(57,663,557.30)	6	(12,638.59)	(410,183.01)	
1-Aug-17 lot	341,054.39	(57,322,502.91)	-	(12,563.84)	(410,183.01)	
3-Aug-17 lot	376,434.46	(56,946,068.45)	2	(12,481.33)	(435,310.68)	
3-Aug-17 lot	346,413.21	(56,599,655.24)	-	(12,405.40)	(435,310.68)	
9-Aug-17 CWB	550,000.00	(56,049,655.24)	6	(12,284.86)	(509,743.11)	
8-Sep-17 Advance- constr. Ln	(550,000.00)	(56,599,655.24)	30	(12,405.40)	(878,288.78)	
15-Sep-17 Advance- Fee Prop 1000000		(56,599,655.24)	7	(12,405.40)	(965,126.61)	Removed
30-Sep-17 Capitalize Int	(1,151,207.67)	(57,750,862.91)	15	(12,657.72)	-	
15-Nov-17 Advance- Oct / Nov	(650,000.00)	(58,400,862.91)	46	(12,800.19)	(582,255.28)	
13-Dec-17 Advance- road /cf	(1,200,000.00)	(59,600,862.91)	28	(13,063.20)	(940,660.57)	
31-Dec-17 Loan Fee > \$60M	(100,000.00)	(59,700,862.91)	18	(13,085.12)	(1,175,798.22)	
31-Dec-17 Capitalize Int	(1,175,798.22)	(60,876,661.13)	-	(13,342.83)	-	
30-Jan-18 Advance	(900,000.00)	(61,776,661.13)	30	(13,540.09)	(400,284.90)	
20-Feb-18 Advance	(700,000.00)	(62,476,661.13)	21	(13,693.51)	(684,626.79)	
31-Mar-18 Capitalize Int	(1,218,673.86)	(63,695,335.00)	39	(13,960.62)	-	
4-Apr-18 Advance	(1,225,000.00)	(64,920,335.00)	4	(14,229.11)	(55,842.49)	
4-Apr-18 Fee > \$65mm-100,000		(64,920,335.00)	-	(14,229.11)	(55,842.49)	Removed
5-Apr-18 Payment	3,208,994.40	(61,711,340.60)	1	(13,525.77)	(70,071.60)	
25-Apr-18 Advance	(400,000.00)	(62,111,340.60)	20	(13,613.44)	(340,587.07)	
18-Jun-18 Advance	(665,203.00)	(62,776,543.60)	54	(13,759.24)	(1,075,713.07)	
29-Jun-18 Property Tax	(1,100,000.00)	(63,876,543.60)	11	(14,000.34)	(1,227,064.74)	
30-Jun-18 Loan Fee > \$65M	(100,000.00)	(63,976,543.60)	1	(14,022.26)	(1,241,065.07)	Added
30-Jun-18 Capitalize Int	(1,241,065.07)	(65,217,608.67)	-	(14,294.27)	-	
7-Jul-18 Payment	1,600,000.00	(63,617,608.67)	7	(13,943.59)	(100,059.89)	
30-Sep-18 Capitalize Int	(1,285,264.66)	(64,902,873.33)	85	(14,225.29)	-	
14-Nov-18 Advance	(900,000.00)	(65,802,873.33)	45	(14,422.55)	(640,137.93)	
31-Dec-18 Capitalize Int	(1,317,997.66)	(67,120,870.99)	47	(14,711.42)	-	
30-Mar-19 Advance for Loan Fee \$70M (+Toms)		(67,120,870.99)	89	(14,711.42)	(1,309,316.72)	Removed
31-Mar-19 Capitalize Int	(1,324,028.14)	(68,444,899.13)	1	(15,001.62)	-	
30-Jun-19 Capitalize Int	(1,365,147.58)	(69,810,046.71)	91	(15,300.83)	-	
12-Jul-19 Advance (Toms loan)	(3,020,659.86)	(72,830,706.57)	12	(15,962.89)	(183,609.99)	
12-Jul-19 Hotel Sale	16,355,387.09	(56,475,319.48)	-	(12,378.15)	(183,609.99)	
30-Sep-19 Capitalize Int	(1,173,862.16)	(57,649,181.64)	80	(12,635.44)	-	
4-Nov-19 Elevate	5,548,819.38	(52,100,362.26)	35	(11,419.26)	(442,240.30)	

30-Dec-19 HSBC	(200,000.00)	(52,300,362.26)	56	(11,463.09)	(1,081,718.72)	
31-Dec-19 Capitalize Int	(1,093,181.81)	(53,393,544.07)	1	(11,702.69)	-	
31-Mar-20 Capitalize Int	(1,064,945.21)	(54,458,489.28)	91	(11,936.11)	-	
26-May-20 Elevate LP	1,749,556.85	(52,708,932.43)	56	(11,552.64)	(668,422.01)	
26-May-20 Deposit	2,000,000.00	(50,708,932.43)	-	(11,114.29)	(668,422.01)	
30-Jun-20 Capitalize Int	(1,057,422.04)	(51,766,354.47)	35	(11,346.05)	-	
8-Sep-20 Pinehurst deposit	1,650,000.00	(50,116,354.47)	70	(10,984.41)	(794,223.52)	
30-Sep-20 Capitalize Int	(1,035,880.46)	(51,152,234.93)	22	(11,211.45)	-	
31-Dec-20 Capitalize Int	(1,031,453.29)	(52,183,688.22)	92	(11,437.52)	-	
2-Mar-21 Pinehurst lots	1,889,945.02	(50,293,743.20)	61	(11,023.29)	(697,688.76)	
10-Mar-21 Terracap lots	3,139,724.53	(47,154,018.67)	8	(10,335.13)	(785,875.05)	
31-Mar-21 Capitalize Int	(1,002,912.73)	(48,156,931.39)	21	(10,554.94)	-	
6-Apr-21 Terracap lots	1,652,926.27	(46,504,005.12)	6	(10,192.66)	(63,329.66)	
19-Apr-21 Terracap lots	580,705.16	(45,923,299.96)	13	(10,065.38)	(195,834.23)	
2-Jun-21 Terracap lots	592,488.50	(45,330,811.46)	44	(9,935.52)	(638,710.98)	
30-Jun-21 Capitalize Int	(916,905.55)	(46,247,717.01)	28	(10,136.49)	-	
8-Jul-21 Grand Forest	1,858,008.98	(44,389,708.03)	8	(9,729.25)	(81,091.89)	
30-Sep-21 Capitalize Int	(898,348.98)	(45,288,057.01)	84	(9,926.15)	-	
1-Nov-21 Extension Fee	(700,000.00)	(45,988,057.01)	32	(10,079.57)	(317,636.78)	
31-Dec-21 Capitalize Int	(922,411.23)	(46,910,468.24)	60	(10,281.75)	-	
3-Feb-22 Ruthane lot	481,048.64	(46,429,419.60)	34	(10,176.31)	(349,579.38)	
29-Mar-22 DLA Trust	131,181.50	(46,298,238.10)	54	(10,147.56)	(899,100.18)	
31-Mar-22 Capitalize Int	(919,395.30)	(47,217,633.40)	2	(10,349.07)	-	
30-Jun-22 Capitalize Int	(941,765.40)	(48,159,398.80)	91	(10,555.48)	-	
26-Jul-22 Advance	(922,020.78)	(49,081,419.58)	26	(10,757.57)	(274,442.60)	
18-Aug-22 Advance - PPT	(1,398,646.17)	(50,480,065.76)	23	(11,064.12)	(521,866.74)	
18-Aug-22 Loan Fee - \$50M		(50,480,065.76)	-	(11,064.12)	(521,866.74)	Removed
26-Aug-22 Gondola Property Tax	(22,144.29)	(50,502,210.05)	8	(11,068.98)	(610,379.74)	
30-Sep-22 GST Ecoasis	(82,000.00)	(50,584,210.05)	35	(11,086.95)	(997,793.95)	
30-Sep-22 Capitalize Int	(997,793.95)	(51,582,004.00)	-	(11,305.64)	-	
7-Oct-22 Q4 Advance	(2,000,000.00)	(53,582,004.00)	7	(11,744.00)	(79,139.51)	
31-Dec-22 Capitalize Int	(1,077,379.59)	(54,659,383.58)	85	(11,980.14)	-	
31-Mar-23 Loan Fee - \$55M		(54,659,383.58)	90	(11,980.14)	(1,078,212.50)	Removed
31-Mar-23 Capitalize Int	(1,078,212.50)	(55,737,596.08)	90	(12,216.46)	-	
27-Jun-23 Q4 Advance	(1,439,059.98)	(57,176,656.06)	88	(12,531.87)	(1,075,048.43)	
30-Jun-23 Capitalize Int	(1,112,644.04)	(58,289,300.10)	3	(12,775.74)	-	
15-Jul-23 Ryans Lot	456,354.63	(57,832,945.47)	15	(12,675.71)	(191,636.06)	
30-Sep-23 Capitalize Int	(1,167,666.04)	(59,000,611.51)	77	(12,931.64)	-	
31-Dec-23 Capitalize Int	(1,189,710.96)	(60,190,322.47)	92	(13,192.40)	-	
31-Dec-23 Loan Fee - \$60M		(60,190,322.47)	-	(13,192.40)	-	Removed
31-Mar-24 Capitalize Int	(1,200,508.35)	(61,390,830.82)	91	(13,455.52)	-	
17-Apr-24 DLA Piper - to renewal of PPR filing;	(1,140.16)	(61,391,970.98)	17	(13,455.77)	(228,743.92)	
29-Apr-24 DLA Piper - Invoice 051024-00006 / 2217	(3,143.21)	(61,395,114.19)	12	(13,456.46)	(390,213.21)	
4-Jun-24 FASKEN Receivership - 32948000004	(81,947.92)	(61,477,062.11)	36	(13,474.42)	(874,645.89)	Added
30-Jun-24 Capitalize Int	(1,224,980.93)	(62,702,043.04)	26	(13,742.91)	-	
2-Jul-24 FASKEN Receivership - 32948000004	(200,619.98)	(62,902,663.02)	2	(13,786.89)	(27,485.83)	Added
3-Jul-24 DLA Piper - Receivership Security Docs	(3,668.00)	(62,906,331.02)	1	(13,787.69)	(41,272.71)	
26-Jul-24 FASKEN Receivership - 32948000004	(146,218.05)	(63,052,549.07)	23	(13,819.74)	(358,389.56)	Added
3-Sep-24 FASKEN Receivership - 32948000004	(22,651.82)	(63,075,200.89)	39	(13,824.70)	(897,359.29)	Added
25-Sep-24 FASKEN Receivership - 32948000004	(37,729.36)	(63,112,930.25)	22	(13,832.97)	(1,201,502.73)	Added
30-Sep-24 Capitalize Int	(1,270,667.58)	(64,383,597.83)	5	(14,111.47)	-	
24-Oct-24 FASKEN Receivership - 32948000004	(97,940.36)	(64,481,538.19)	24	(14,132.94)	(338,675.36)	Added
25-Nov-24 FASKEN Receivership - 32948000004	(14,676.62)	(64,496,214.81)	32	(14,136.16)	(790,929.44)	Added
12-Dec-24 FASKEN Receivership - 32948000004	(9,666.72)	(64,505,881.53)	17	(14,138.28)	(1,031,244.10)	Added
13-Dec-24 Loan Fee - \$65M		(64,505,881.53)	1	(14,138.28)	(1,045,382.38)	Removed
31-Dec-24 Capitalize Int	(1,299,871.34)	(65,805,752.87)	18	(14,423.18)	-	
12-Jan-25 FASKEN Receivership - 32948000004	(14,083.30)	(65,819,836.17)	12	(14,426.27)	(173,078.14)	Added
3-Mar-25 FASKEN Receivership - 32948000004	(49,154.21)	(65,868,990.38)	50	(14,437.04)	(894,391.42)	Added
25-Mar-25 FASKEN Receivership - 32948000004	(38,584.00)	(65,907,574.38)	22	(14,445.50)	(1,212,006.28)	Added
31-Mar-25 Capitalize Int	(1,298,679.25)	(67,206,253.63)	6	(14,730.14)	-	
29-Apr-25 FASKEN Receivership - 32948000004	(125,337.27)	(67,331,590.90)	29	(14,757.61)	(427,174.00)	Added
27-May-25 FASKEN Receivership - 32948000004	(85,341.35)	(67,416,932.25)	28	(14,776.31)	(840,387.05)	Added
27-Jun-25 FASKEN Receivership - 32948000004	(72,506.60)	(67,489,438.85)	31	(14,792.21)	(1,298,452.78)	Added
30-Jun-25 Capitalize Int	(1,342,829.40)	(68,832,268.25)	3	(15,086.52)	-	
22-Jul-25 FASKEN Receivership - 32948000004	(117,696.37)	(68,949,964.62)	22	(15,112.32)	(331,903.54)	Added
27-Aug-25 FASKEN Receivership - 32948000004	(278,807.05)	(69,228,771.67)	36	(15,173.43)	(875,947.10)	Added
30-Sep-25 Capitalize Int	(1,387,960.26)	(70,616,731.92)	92	(15,477.64)	-	
3-Oct-25		(70,616,731.92)	3	(15,477.64)	(46,432.92)	

This is Exhibit "2"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025



A Commissioner for taking Affidavits for
British Columbia

Lot 5

006

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

SUITE 1212.1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE PAGE*
ROBERT CONNOLLY

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
KRISTINE S. BYRAM

PETER VAARTNOUT*
HAROLD J. RUSK*
DEVON WINDSOR-DOYLE
MONIQUE W. DULL

PHONE: (250) 382 7222
FAX: (250) 382-5436

E-MAIL: lawyers@jonesemery.com
www.jonesemery.com

E.H. ALAN EMERY, Q.C. (RETIRED)

File No: 13-0915 PCT

October 31st, 2013

ECOASIS DEVELOPMENTS LLP

c/o BM 81/82 Lands Ltd.
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

Attention: Mr. Dan Matthews

Dear Sir:

Re: Sale of 2055 Hedgestone Lane, Victoria, British Columbia
BM 81/82 LAND LTD., As Bare Trustee for ECOASIS DEVELOPMENTS LLP
to LIKE A DREAM CONSTRUCTION LTD.

We are pleased to report that the above-noted sale has completed and we have received the sale proceeds which have been disbursed in accordance with the enclosed, Reconciliation of Funds & Direction to Pay.

Also enclosed is a copy of our letter to Davis LLP confirming that we have forwarded the net sale proceeds in the amount of \$253,068.40 to Sanovest Holdings Ltd. to be applied towards the outstanding indebtedness of Ecoasis Developments LLP secured by Mortgage Number CA3393751 and Assignment of Rents Number CA3393752.

We also enclose copies of the following:

1. Statement of Adjustments;
2. Certificate as to GST Registration Status of Purchaser;
3. Our Statement of Account, which has been paid in full.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,

Per: 

PATRICK C. TRELAUNY

/tm

Encls.

* Denotes Law Corporation

Member of the British Columbia Mediator Roster Society

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
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ROBERT CONNOLLYTERRANCE D. SWAN*
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KRISTINE S. BYRAMPETER VAARTNOU*
HAROLD J. RUSK*
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MONIQUE W. DULLSUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1

PHONE: (250) 382 7222

FAX: (250) 382-5436

E-MAIL: lawyers@jonesemery.comWEBSITE: www.jonesemery.com

E.H. ALAN EMERY, Q.C. (RETIRED)

OUR FILE: 13-0915 PCT

October 31, 2013

Davis & Company
Barristers and Solicitors
2800 – 666 Burrard Street
Vancouver, British Columbia
V6C 2Z7**COPY**

Attention: Mark Schmidt

Dear Sir:

**Re: BM 81/82 Lands Ltd., Bare Trustee for
Ecoasis Developments LLP
Sale of Lot 5, Plan EPP19660 (Lower Hedgestone)
Sanovest Holdings Ltd.**

Enclosed is firm's certified trust cheque in the amount of **\$253,068.40** representing the net sale proceeds from the sale of the above lot calculated in accordance with the attached Reconciliation of Funds & Direction to Pay. These funds are to be applied towards the outstanding indebtedness of Ecoasis Developments LLP secured by Mortgage Number CA3393751 and Assignment of Rents Number CA3393752 granted in favour of Sanovest Holdings Ltd.

The enclosed funds are forwarded to you on your undertaking to provide us with the Discharge of Mortgage and Assignment of Rents for registration at your first opportunity.

We trust you will find the enclosed in order.

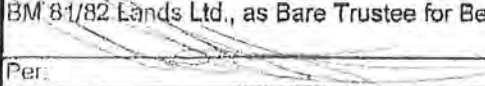
Yours very truly,

PATRICK C. TRELAUNY

/tm

Encs.

c: BM 81/82 Lands Ltd. and
Ecoasis Developments LLP
Attention: Mr. Dan Matthews

SELLER'S STATEMENT OF ADJUSTMENTS	
BUYER:	Like A Dream Construction
SELLER:	BM 81/82 Lands Ltd., as Bare Trustee for Bear Mountain Land Holdings Ltd.
CIVIC ADDRESS:	2055 Hedgestone Lane, Victoria, BC V9B 6V2
COMPLETION DATE:	October 31, 2013
ADJUSTMENT DATE:	October 31, 2013
CREDITS	
Sale Price	\$265,000.00
Buyer's portion of 2013 property taxes paid by Seller \$1,883.31 x 62 / 365	\$319.90
TOTAL CREDITS	<u>\$265,319.90</u>
DEBITS	
Deposit paid by Buyer to Jones Emery Hargreaves Swan	\$20,000.00
TOTAL DEBITS	<u>\$20,000.00</u>
TOTAL CREDITS	\$265,319.90
LESS TOTAL DEBITS	\$20,000.00
FUNDS DUE SELLER ON COMPLETION	<u>\$245,319.90</u>
1. The Sellers hereby certify that they are residents of Canada as defined under the Income Tax Act and amendments thereto. 2. Any matters not adjusted herein should be arranged directly between the parties. 3. If completion is before current taxes are known, taxes are based on estimates and final adjustments should be arranged directly between the parties. If taxes are known taxes will be adjusted on the actual taxes. 4. This statement has been prepared from information provided and is believed to be correct but its accuracy is not guaranteed.	
APPROVED AS TO FORM AND CONTENT and disbursement of funds is hereby authorized this <u>20</u> day of October, 2013.	
BM 81/82 Lands Ltd., as Bare Trustee for Bear Mountain Land Holdings Ltd.	
Per: 	

RECONCILIATION OF FUNDS & DIRECTION TO PAY

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of 2055 Hedgestone Lane, Victoria, BC
to LIKE A DREAM CONSTRUCTION LTD.
Completion Date: October 31, 2013

You are hereby authorized to disburse the full amount of funds herein as follows:

		<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price			\$265,000.00
TO: Adjustment of property taxes Purchaser's portion of 2013 property taxes \$1,883.31 x 62 / 365 Days)			319.90
TO: Real Estate Commission payable:	\$10,950.00		
Plus GST of:	<u>547.50</u>	11,497.50	
TO: JONES EMERY Fees, Disbursements & Taxes:			
Fees:	\$600.00		
Disbursements:	78.10		
PST:	42.00		
GST:	<u>33.90</u>	754.00	
TO: Balance due to DAVIS LLP, IN TRUST		\$253,068.40	
		<u>\$265,319.90</u>	<u>\$265,319.90</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 30 day of October, 2013.

BM 81/82 LANDS LTD., by its
authorized signatory:

Name: Dan Matthews

ECOASIS DEVELOPMENTS LLP, by its
Authorized signatory:

Name: Dan Matthews

File No. 13-0915 PCT
E. & O. E.

088
DJC

605- 212554 . 00

FORM 221 (2) (B/C)

CERTIFICATE AS TO REGISTRATION STATUS OF PURCHASER

FROM: Like A Dream Construction Ltd. (the "Buyer")
TO: BM 81/82 Lands Ltd., as Bare Trustee for Bear Mountain Land Holdings Ltd. (the "Seller")
RE: PID 028-890-141, Lot 5 Section 82 Highland District Plan EPP19660 (the "Property")

The Purchaser hereby certifies to the Vendor pursuant to Paragraphs 221(2)(b) and (c) of the Excise Tax Act (the "Act") that the Purchaser is registered for GST purposes, its registration number is 853946143RT000 and the Purchaser will account for the GST payable in respect of the purchase of the Property in accordance with the Act.

The Purchaser acknowledges that the Vendor is relying on this Certificate in connection with the sale of the Property.

Each term that is used in the Certificate and that is defined in, and for the purposes of, Part IX of the Act has the meaning assigned to it in Part IX of the Act.

Dated the 29 day of October, 2013

LIKE A DREAM CONSTRUCTION LTD.

Per: 

File Name: BM 81/82 LAND LTD.

IN ACCOUNT WITH:

BM 81/82 LAND LTD., As Bare Trustee for
ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

**JONES EMERY
HARGREAVES SWAN**
Barristers, Solicitors, Notaries Public
#1212 - 1175 Douglas Street
Victoria, B.C., Canada
V8W 2E1 (250) 382-7222
Our HST No. 12100888

TO PROFESSIONAL SERVICES RENDERED

Date: October 31, 2013

Re: Sale of 2055 Hedgestone Lane, Victoria, BC

File No.: 13-0915 PCT

Invoice No.: 25968

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; AND TO all other necessary attendances and services related thereto;

OUR FEE:**\$600.00**

(5% GST \$30.00)

(7% PST \$42.00)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00
Land Title Office search	18.10
Courier charges	20.00
Office photocopies	10.00
Office fax charges	5.00
Office postage	5.00
Trust Administration Fee	10.00
(5% GST \$3.90)	

\$78.10DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

TOTAL DISBURSEMENTS:	\$78.10
TOTAL FEES AND DISBURSEMENTS:	\$678.10
PLUS: 5% GST on \$678.10	33.90
PLUS: 7% PST on \$600.00	42.00

THIS IS OUR ACCOUNT

\$754.00

LESS: Transferred from trust

\$754.00

\$ 0.00

Per:

PATRICK C. IRELANWY

tm

E. & O.E.

This is Exhibit "3"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025



A Commissioner for taking Affidavits for
British Columbia

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAWNY*
CLAIRE PAGE*
ROBERT CONNOLLY

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PHONE: (250) 382-7222
FAX: (250) 382-5436

E-MAIL: lawyers@jonesemery.com
www.jonesemery.com

E.H. ALAN EMERY, Q.C. (RETIRED)

File No: 13-0966 PCT

November 6, 2013

ECOASIS DEVELOPMENTS LLP
c/o BM 81/82 Lands Ltd.
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

Attention: Mr. Dan Matthews

Dear Sir:

Re: Sale of 2051 Hedgestone Lane, Victoria, British Columbia
BM 81/82 LAND LTD., As Bare Trustee for ECOASIS DEVELOPMENTS LLP
to LIKE A DREAM CONSTRUCTION LTD.

We are pleased to report that the above-noted sale has completed and we have received the sale proceeds which have been disbursed in accordance with the enclosed, Reconciliation of Funds & Direction to Pay.

Also enclosed is a copy of our letter to Davis LLP confirming that we have forwarded the net sale proceeds in the amount of \$248,040.93 to Sanovest Holdings Ltd. to be applied towards the outstanding indebtedness of Ecoasis Developments LLP secured by Mortgage Number CA3393751 and Assignment of Rents Number CA3393752.

We also enclose copies of the following:

1. Statement of Adjustments;
2. Certificate as to GST Registration Status of Purchaser;
3. Our Statement of Account, which has been paid in full.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

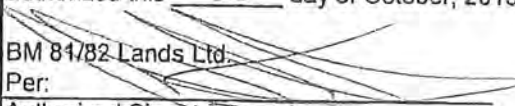
Yours very truly,

Per: 

PATRICK C. TRELAWNY

/s/

Encls.

SELLER'S STATEMENT OF ADJUSTMENTS	
BUYER:	Like a Dream Construction Ltd.
SELLER:	BM 81/82 Lands Ltd.
CIVIC ADDRESS:	2051 Hedgestone Land, Victoria BC
COMPLETION DATE:	November 6, 2013
ADJUSTMENT DATE:	November 6, 2013
CREDITS	
Price	\$265,000.00
Buyer will self access for any applicable GST	
Buyer's portion of 2013 property taxes calculated as \$1,906.03 x 56/365 =	\$292.43
TOTAL CREDITS	\$265,292.43
DEBITS	
Deposit paid by Buyer	\$20,000.00
Landscape Budget Credit pursuant to Contract of Purchase and Sale	\$5,000.00
TOTAL DEBITS	\$25,000.00
TOTAL CREDITS	\$265,292.43
LESS TOTAL DEBITS	\$25,000.00
FUNDS DUE SELLER ON COMPLETION	\$240,292.43
1. The Sellers hereby certify that they are residents of Canada as defined under the Income Tax Act and amendments thereto. 2. Any matters not adjusted herein should be arranged directly between the parties. 3. If completion is before current taxes are known, taxes are based on estimates and final adjustments should be arranged directly between the parties. If taxes are known taxes will be adjusted on the actual taxes. 4. This statement has been prepared from information provided and is believed to be correct but its accuracy is not guaranteed.	
APPROVED AS TO FORM AND CONTENT and disbursement of funds is hereby authorized this <u>30</u> day of October, 2013.	
BM 81/82 Lands Ltd. Per:  Authorized Signatory	_____ Authorized Signatory

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

015

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE PAGÉ*
ROBERT CONNOLLY

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
KRISTINE S. BYRAM

PETER VAARTNOL*
HAROLD J. RUSK*
DEVON WINDSOR-DOYLE
MONIQUE W. DULL

PHONE: (250) 382-7222

FAX: (250) 382-5436

E-MAIL: lawyers@jonesemery.com

WEBSITE: www.jonesemery.com

E.H. ALAN EMERY, Q.C. (RETIRED)

OUR FILE: 13-0966 PCT

November 6, 2013

Davis & Company
Barristers and Solicitors
2800 – 666 Burrard Street
Vancouver, British Columbia
V6C 2Z7

COPY

Attention: Mark Schmidt

Dear Sir:

**Re: BM 81/82 Lands Ltd., Bare Trustee for
Ecoasis Developments LLP
Sale of Lot 6, Plan EPP19660 (Lower Hedgestone)
Sanovest Holdings Ltd.**

Enclosed is our firm's certified trust cheque in the amount of **\$248,040.93** representing the net sale proceeds from the sale of the above lot calculated in accordance with the attached Reconciliation of Funds & Direction to Pay. These funds are to be applied towards the outstanding indebtedness of Ecoasis Developments LLP secured by Mortgage Number CA3393751 and Assignment of Rents Number CA3393752 granted in favour of Sanovest Holdings Ltd.

The enclosed funds are forwarded to you on your undertaking to provide us with the Discharge of Mortgage and Assignment of Rents for registration at your first opportunity.

We trust you will find the enclosed in order.

Yours very truly,

PATRICK C. TRELAUNY

/tm

Encs.

c: BM 81/82 Lands Ltd. and
Ecoasis Developments LLP
Attention: Mr. Dan Matthews

RECONCILIATION OF FUNDS & DIRECTION TO PAY

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of 2051 Hedgestone Lane, Victoria, BC
to LIKE A DREAM CONSTRUCTION LTD.
Completion Date: November 6, 2013

You are hereby authorized to disburse the full amount of funds herein as follows:

		DEBIT	CREDIT
BY:	Sale Price		\$265,000.00 ✓
TO:	Landscape Budget Credit pursuant to Contract of Purchase and Sale	5,000.00 ✓	
TO:	Adjustment of property taxes Purchaser's portion of 2013 property taxes \$1,906.031 x 56 / 365 Days)		292.43 ✓
TO:	Real Estate Commission payable:	\$10,950.00	
	Plus GST of:	547.50	
		11,497.50 ✓	
TO:	JONES EMERY Fees, Disbursements & Taxes:		
	Fees:	\$600.00	
	Disbursements:	78.10	
	PST:	42.00	
	GST:	33.90	
		754.00	
TO:	Balance due to DAVIS & COMPANY, LLP IN TRUST	\$248,040.93	
		\$265,319.90	\$265,292.43

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this day of October, 2013.

BM 81/82 LANDS LTD., by its
authorized signatory:

Name: Dan Matthews

ECOASIS DEVELOPMENTS LLP, by its
Authorized signatory:

Name: Dan Matthews

File No. 13-0966 PCT
E. & O. E.

134

DC

11/12/13

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105 - 212 554.

CERTIFICATE AS TO GST REGISTERED STATUS OF PURCHASER

[Paragraphs 221 (2)(b) and (c)]

FORM 22 (2)(b/c)

FROM: Like a Dream Construction Ltd. (the "Purchaser")
TO: BM 81/82 Lands Ltd. (the "Vendor")
RE: Lot 6, Section 82, Highland District, Plan EPP19660 (the "Property")

THE PURCHASER HEREBY CERTIFIES TO THE VENDOR PURSUANT TO PARAGRAPHS 221(2)(b) AND (c) OF THE *EXCISE TAX ACT* (THE "ACT") THAT THE PURCHASER:

Is a prescribed recipient under the Act;

[OR]

is registered for GST purposes, the registration number is 853946143RT0001 and the Purchaser will account for the GST payable in respect of the purchase of the Property in accordance with the Act.

The Purchaser acknowledges that the vendor is relying this Certificate in connection with the sale of the Property.

Each term that is used in the Certificate and that is defined in, and for the purposes of, Part IX of the Act has the meaning assigned to it in Part IX of the Act.

Dated: October 30, 2013

Like A Dream Construction Ltd.
Per:



Authorized Signatory

BM 81/82 LAND LTD., As Bare Trustee for
ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

**JONES EMERY
HARGREAVES SWAN**
Barristers, Solicitors, Notaries Public
#1212 - 1175 Douglas Street
Victoria, B.C., Canada
V8W 2E1 (250) 382-7222
Our HST No. 12100888

TO PROFESSIONAL SERVICES RENDERED

Date: November 6, 2013

Re: Sale of 2051 Hedgestone Lane, Victoria, BC

File No.: 13-0966 PCT

Invoice No.: 25991

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; AND TO all other necessary attendances and services related thereto;

OUR FEE:**\$600.00**

(5% GST \$30.00)

(7% PST \$42.00)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00
Land Title Office search	18.10
Courier charges	20.00
Office photocopies	10.00
Office fax charges	5.00
Office postage	5.00
Trust Administration Fee	10.00
(5% GST \$3.90)	

\$78.10DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

TOTAL DISBURSEMENTS:	\$78.10
TOTAL FEES AND DISBURSEMENTS:	\$678.10
PLUS: 5% GST on \$678.10	33.90
PLUS: 7% PST on \$600.00	42.00

THIS IS OUR ACCOUNT

\$754.00

LESS: Transferred from trust

\$754.00

\$ 0.00

Per:

PATRICK C. TRELAWNY

tm

E. & O.E.

This is Exhibit "4"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025



A Commissioner for taking Affidavits for
British Columbia

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
	BALANCE BROUGHT FORWARD			248,789.19
	CHEQUE 000000000160			
	REF ZTAP-04221	1,837.50		246,951.69
	CHEQUE 000000000151			
	REF ZTAP-04220	69,666.00		177,285.69
17DEC2013	CHEQUE 000000000145			
	REF ZTAP-04221	1,256.97		176,028.72
18DEC2013	*PRE-AUTH PYMT			
	CUST # VAN 1327 BUS			
	EF0160010703117253723679			
	REF ZEFT-02674	25,907.98		150,120.74
	CHEQUE 000000000149			
	REF ZTAP-04222	1,002.89		149,117.85
	CHEQUE 000000000162			
	REF ZTAP-04222	1,400.00		147,717.85
	CHEQUE 000000000150			
	REF ZTAP-04222	2,625.00		145,092.85
19DEC2013	CHEQUE 000000000159			
	REF ZTAP-04223	31.72		145,061.13
	CHEQUE 000000000155			
	REF ZTAP-04223	58.51		145,002.62
	CHEQUE 000000000164			
	REF ZTAP-04223	500.00		144,502.62
20DEC2013	CHEQUE 000000000163			
	REF ZTAP-04224	5,000.00		139,502.62
23DEC2013	*PRE-AUTH PYMT			
	Island Savings MSP			
	EF0160869009973351924201			
	REF ZEFT-02677	9,000/9,000		139,387.12
	CHEQUE 000000000170			
	REF ZTAP-04225	500.00		138,887.12
24DEC2013	DEPOSIT			
	CHQ			
	REF 01LG-00020		13,122.15	152,009.27
	CHEQUE 000000000184			
	REF ZTAP-04226	17.57		151,991.70
	CHEQUE 000000000169			
	REF ZTAP-04226	500.00		151,491.70
	CHEQUE 000000000185			
	REF ZTAP-04226	50,000.00		101,491.70
27DEC2013	DEPOSIT			
	CHQ DEP FR SANOVEST HOL			
	DINGS LTC (TD)			
	REF 05BV-00036		2600 717,492.62	818,984.32
	CHEQUE 000000000166			
	REF ZTAP-04226	500.00		818,484.32
	CHEQUE 000000000189			
	REF ZTAP-04226	1,139.14		817,345.18
	CHEQUE 000000000186			
	REF ZTAP-04226	3,295.83		814,049.35
30DEC2013	*TRANSFER			
	HOS- 17353YA00XAB			
	TO BC HYDRO			
	8755553			
	BALANCE CARRIED FORWARD			814,049.35

Please check this statement and advise immediately of any error or change of address.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere)

015655

HSBCC20110_2491382_001 - 0002737

This is Exhibit "5"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025

A handwritten signature in blue ink, consisting of several loops and a trailing flourish, positioned above a horizontal line.

A Commissioner for taking Affidavits for
British Columbia

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
	BALANCE BROUGHT FORWARD			83,806.54
	CHEQUE 000000000406			
	REF ZTAP-04315	2,473.43		81,333.11
	CHEQUE 000000000403			
	REF ZTAP-04315	3,055.50		78,277.61
	CHEQUE 000000000398			
	REF ZTAP-04315	8,728.65		69,548.96
18JUN2014	DEPOSIT			
	DP1 CH			
	REF 07BV-00006		1,000,000.00	1,069,548.96
	*PRE-AUTH PYMT			
	CUST # VAN 1327 BUS			
	EF0160010703367844411795			
	REF ZEFT-02791	17,917.57		1,051,631.39
	CHEQUE 000000000405			
	REF ZTAP-04315	68.63		1,051,562.76
19JUN2014	*TRANSFER			
	PAYABLES TRANSFER			
	354843101MOV			
	CAH19064RIFLU718			
	ECOASIS RESORT AND GOLF LLP			
	REF YPI3-17894		25,000.00	1,076,562.76
	CHEQUE 000000000408			
	REF ZTAP-04316	171.00		1,076,391.76
	CHEQUE 000000000407			
	REF ZTAP-04316	628.00		1,075,763.76
	CHEQUE 000000000399			
	REF ZTAP-04316	2,625.00		1,073,138.76
23JUN2014	*PRE-AUTH PYMT			
	Island Savings MSP			
	EF0160869000226168915900			
	REF ZEFT-02792	115.50		1,073,023.26
24JUN2014	*TRANSFER			
	HOS- 8826437018G5			
	TO ROGERS WIRELESS (CELL			
	703790766			
	May bill			
	REF HQ14-35970	1,779.77		1,071,243.49
	CHEQUE 000000000389			
	REF ZTAP-04318	1,340.82		1,069,902.67
25JUN2014	*TRANSFER			
	PAYABLES TRANSFER			
	552643800ZCS			
	CAH25064ANG5URK0			
	ECOASIS RESORT AND GOLF LLP			
	REF YPI4-24489	200,000.00		869,902.67
27JUN2014	DEPOSIT			
	REF 06BV-00015		850,000.00	1,719,902.67
	CHEQUE 000000000414			
	REF ZTAP-04320	2,000.00		1,717,902.67
30JUN2014	CHEQUE 000000000419			
	REF ZTAP-04321	1,120.00		1,716,782.67
	CHEQUE 000000000424			
	REF ZTAP-04321	826,790.06		889,992.61
	BALANCE CARRIED FORWARD			889,992.61

Please check this statement and advise immediately of any error or change of address.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere)

This is Exhibit "6"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



Bank reference	Additional narrative	Customer reference	TRN type	Value date (dd/mm/yyyy)	Credit amount	Debit amount	Balance	Time	Post date
NONREF	Island Savings MSP EF01608690002641974257 11	NONREF	TFR- PAU	21/07/2014		-115.50	65,767.66	07:31	21/07/2014
Balance as at close 21/07/2014									
Balance brought forward 25/07/2014									
NONREF	NONREF	0000000000430	CHQ- INC	25/07/2014		-120.00	65,647.66	02:10	25/07/2014
NONREF	NONREF	0000000000438	CHQ- INC	25/07/2014		-1,250.00	64,397.66	02:10	25/07/2014
Balance as at close 25/07/2014									
Balance brought forward 29/07/2014									
CAH29074AHJ9KFY8			TFR+	29/07/2014	50,000.00		114,397.66	09:06	29/07/2014
NONREF	ECOASIS RESORT AND GOLF LLP 824144600266	PAYABLES TRNSFER	CR DEP	29/07/2014	800,000.00		914,397.66	13:28	29/07/2014
Balance as at close 29/07/2014									
Balance brought forward 30/07/2014									
NONREF	CHQ DEP FR SANOVEST HOLD	NONREF	TFR- PAU	30/07/2014		-24,340.75	890,056.91	15:12	30/07/2014
Balance as at close 30/07/2014									
Balance brought forward 31/07/2014									
NONREF	CUST VAN 1327 BUS EF01600107034259817128 00	NONREF	CHQ- INC	30/07/2014		-3,150.00	886,906.91	02:07	30/07/2014
Balance as at close 30/07/2014									
Balance brought forward 31/07/2014									
NONREF	NONREF	0000000000453	CHQ- INC	31/07/2014		-60.90	886,846.01	02:05	31/07/2014
NONREF	NONREF	0000000000465	CHQ- INC	31/07/2014		-700.00	886,146.01	02:05	31/07/2014
NONREF	NONREF	0000000000463	CHQ- INC	31/07/2014		-769.53	885,376.48	02:05	31/07/2014

This is Exhibit "7"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025

A handwritten signature in blue ink, consisting of a series of loops and a trailing flourish, positioned above a horizontal line.

A Commissioner for taking Affidavits for
British Columbia



Bank reference	Additional narrative	Customer reference	TRN type	Value date (dd/mm/yyyy)	Credit amount	Debit amount	Balance	Time	Post date
NONREF	NONREF	0000000000506	CHQ- INC	27/08/2014		-270.00	156,419.85	02:05	27/08/2014
NONREF	NONREF	0000000000509	CHQ- INC	27/08/2014		-3,307.50	153,112.35	02:05	27/08/2014
NONREF	NONREF	0000000000524	CHQ- INC	27/08/2014		-3,412.50	149,699.85	02:05	27/08/2014
Balance as at close 27/08/2014					149,699.85				
Balance brought forward 28/08/2014					149,699.85				
NONREF	NONREF	NONREF	CR DEP	28/08/2014	700,000.00				
NONREF	NONREF	0000000000518	CHQ- INC	28/08/2014		-195.00	849,699.85	10:08	28/08/2014
Balance as at close 28/08/2014							849,504.85	02:07	28/08/2014
Balance brought forward 29/08/2014									
NONREF	NONREF	0000000000508	CHQ- INC	29/08/2014		-11.59	849,493.26	02:09	29/08/2014
NONREF	NONREF	0000000000517	CHQ- INC	29/08/2014		-7,507.50	841,985.76	02:09	29/08/2014
NONREF	NONREF	0000000000525	CHQ- INC	29/08/2014		-630,611.66	211,374.10	02:09	29/08/2014
Balance as at close 29/08/2014					211,374.10				

This is Exhibit "8"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025



A Commissioner for taking Affidavits for
British Columbia

Date	Transaction Details	Withdrawals	Deposits	
29SEP2014	BALANCE BROUGHT FORWARD			74,121.49
	REF ZTAP-04363	2,000.00		
	*TRANSFER			
	PAYABLES TRANSFER			
	092945W01XW8			
	CAH29094AJ0Y2FEO			
	ECOASIS RESORT AND GOLF LLP			
	REF YPI4-33531		25,000.00	97,181.49
	DEPOSIT			
	CHQS			
	REF 01LG-00034		2,510.55	99,692.04
	CHEQUE 000000000563			
	REF ZTAP-04363	920.00		98,772.04
	CHEQUE 000000000562			
	REF ZTAP-04364	2,502.50		96,269.54
	CHEQUE 000000000410			
30SEP2014	REF ZTAP-04364	56,000.00		40,269.54
	DEPOSIT			
	DEP 1 CHQ FR SANOVEST			
	HOLDINGS LTD			
	REF 05KR-00027		1,200,000.00	1,240,269.54
	CHEQUE 000000000547			
	REF ZTAP-04364	200.00		1,240,069.54
	CHEQUE 000000000565			
	REF ZTAP-04364	248.19		1,239,821.35
	CHEQUE 000000000566			
	REF ZTAP-04364	3,150.00		1,236,671.35
	CLOSING BALANCE			1,236,671.35
Withdrawals	297,213.30 DR	As of		30SEP2014
Deposits	1,322,510.55	Balance		1,236,671.35
For customers borrowing at rates based on Prime, Prime is 3.00%				

Under the terms of your account agreement with us, if you do not notify us within 30 days of the date of this statement of any errors or objections you have to its contents, you are deemed to have agreed that all transactions shown are valid, all charged amounts were properly charged to you and there are no monies or securities owing to you not shown in the statement.

***** END OF STATEMENT *****

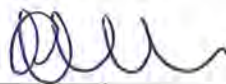
Please check this statement and advise immediately of any error or change of address.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere)

This is Exhibit "9"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025



A Commissioner for taking Affidavits for
British Columbia

Date	Transaction Details	Withdrawals	Deposits	b (DR=L)
	BALANCE BROUGHT FORWARD			430,467.51
	CHEQUE 000000000568			
06OCT2014	REF ZTAP-04367	282,967.98 ✓		147,499.59
	CHEQUE 000000000567			
	REF ZTAP-04367	14,372.07 ✓		133,127.52
	CHEQUE 000000000571			
07OCT2014	REF ZTAP-04367	15,000.00 ✓		118,127.52
	CHEQUE 000000000577			
08OCT2014	REF ZTAP-04368	2,500.00 ✓		115,627.52
	*PRE-AUTH PYMT			
	CUST # VAN 1327 BUS			
	EF0160010703523212311835			
	REF ZEFT-02863	25,743.14 ✓		89,884.38
	CHEQUE 000000000559			
09OCT2014	REF ZTAP-04369	142.40 ✓		89,741.98
	*TRANSFER			
	HOS- 60564660010D			
	TO BC HYDRO			
	8992611			
	Sept bill			
	REF HQ16-39617	DBCHY 61.21 ✓		89,680.77
	CHEQUE 000000000572			
	REF ZTAP-04369	2,635.93 ✓		87,044.84
	CHEQUE 000000000575			
10OCT2014	REF ZTAP-04369	4,273.12 ✓		82,771.72
	*TRANSFER			
	WBM EQUIPMENT			
	372446601KXZ			
	CAH101041UPVCATC			
	MAHARAM			
	2189173			
	REF YPI5-44911	BSO 500 / Eco - 1,284.50 ✓		81,487.22
	*TRANSFER			
	HOS- 609546600X1U			
	TO ROGERS WIRELESS (CELL			
	703790766			
	Sept bill			
14OCT2014	REF YHO1-87310	PROGE-01 3,519.89 ✓		77,967.33
	DEPOSIT			
	1 CHQ DEP			
	REF 07BV-00007		✓ 375,000.00	452,967.33
	*TRANSFER			
	HOS- 161046B01U14			
	TO EMPIRE LIFE INSURANCE			
	GA471001			
	Ecoasis Dev - Sept Invoi	PEMPI-01		
	REF HQ15-52650	3,159.12 ✓		449,808.21
	CHEQUE 000000000574			
15OCT2014	REF ZTAP-04371	2,607.50 ✓		447,200.71
	CHEQUE 000000000573			
	REF ZTAP-04371	360.00 ✓		446,840.71
	CHEQUE 000000000579			
16OCT2014	REF ZTAP-04371	1,750.00 ✓		445,090.71
	*TRANSFER			
	BALANCE CARRIED FORWARD			445,090.71

Please check this statement and advise immediately of any error or change of address.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere)

011908

HSBCC201110_1855902_001 - 0002462

This is Exhibit "10"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025



A Commissioner for taking Affidavits for
British Columbia

Date	Transaction Details	Withdrawals	Deposits	B. (DR=De.)
	BALANCE BROUGHT FORWARD			57,135.68
05NOV2014	CHEQUE 000000000606 REF ZTAP-04381 *PRE-AUTH PYMT CUST # VAN 1327 BUS EF0160010703561302909911	1,771.88 ✓		55,363.80
06NOV2014	REF ZEFT-02881 CHEQUE 000000000622 REF ZTAP-04383	26,273.54 ✓ 73.12 ✓		29,090.26 29,017.14
07NOV2014	CHEQUE 000000000624 REF ZTAP-04383 *TRANSFER INVOICE BM-14 161246Z017N7 CAH07114AISIH340 ECOASIS INNOVATIVE COMMUNITI REF YPI6-75536	2,088.45 ✓ 15,750.00 ✓		26,928.69 11,178.69
10NOV2014	*TRANSFER HOS- 026346Z01NYC TO BC HYDRO 8755553 Bill - Land REF HQ13-77871 CHEQUE 000000000610 REF ZTAP-04383 *TRANSFER PAYABLES TRNSFER 487246Z00B0M CAH10114AOSJGLZ4 ECOASIS RESORT AND GOLF LLP REF YPI8-75824 DEPOSIT REF 00LG-00018	<i>PBCHY -</i> 624.82 ✓ 257.00 ✓		10,553.87 10,296.87
	CHEQUE 000000000621 REF ZTAP-04384 CHEQUE 000000000625 REF ZTAP-04384 CHEQUE 000000000631 REF ZTAP-04384 CHEQUE 000000000629 REF ZTAP-04384 CHEQUE 000000000627 REF ZTAP-04385	726.42 ✓ 935.18 ✓ 1,557.50 ✓ 3,765.42 ✓ 2,500.00 ✓	 10,000.00 ✓ 1,242.29 ✓ <i>BC Hydro Refund 1450</i>	20,296.87 21,539.16 20,812.74 19,877.56 18,320.06 14,554.64 12,054.64
12NOV2014	REF ZTAP-04385	616.00 ✓		11,438.64
13NOV2014	CHEQUE 000000000591 REF ZTAP-04385			
14NOV2014	DEPOSIT CHQ DEPOSIT FR SANOVEST HOLDINGS LTD REF 09BV-00004 CHEQUE 000000000633 REF ZTAP-04386		600,000.00 ✓	611,438.64
17NOV2014	*SERVICE CHARGE Bank Charges 01OCT2014 TO 31OCT2014 BALANCE CARRIED FORWARD	587,250.49 ✓		24,188.15 24,188.15

Please check this statement and advise immediately of any error or change of address.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere)

This is Exhibit "11"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025



A Commissioner for taking Affidavits for
British Columbia

Turnberry**CTC as at October 31/2014**

Description	Original Budget	Costs as at Last Draw	Current Costs	Total Costs to Date	% Complete	CTC
Soft Costs - Consultants/Design/Engineering	\$ 775,162.50	\$ 375,406.12	\$ 170,000.37	\$ 545,406.49	68.50%	\$ 250,842
Petition Payments	\$ 365,000.00	\$ 105,900.00	\$ -	\$ 105,900.00	29.01%	\$ 259,100
DCC Payments	\$ 322,900.00	\$ 177,067.98	\$ -	\$ 177,067.98	54.84%	\$ 145,832
Site Prep	\$ 250,000.00	\$ 236,482.50	\$ 7,523.02	\$ 244,005.52	97.60%	\$ 5,994
Onsite Servicing	\$ 4,600,000.00	\$ 3,180,086.00	\$ 376,122.40	\$ 3,556,208.40	73.54%	\$ 1,279,608
Warranty	\$ 25,500.00	\$ -	\$ -	\$ -	0.00%	\$ 25,500
Marketing - 2.5% of sales	\$ 375,525.00	\$ 24,007.26	\$ 10,582.12	\$ 34,589.38	29.16%	\$ 84,034
Interest and Financing	\$ 144,242.00	\$ 15,000.00	\$ 3,864.81	\$ 18,864.81	13.08%	\$ 125,377
Overhead - 5%	\$ 248,775.00	\$ -	\$ -	\$ -	0.00%	\$ 248,775
Contingency - 5%	\$ 248,775.00	\$ -	\$ -	\$ -	0.00%	\$ 248,775
BC Hydro allowance	\$ 100,000.00	\$ 56,000.00	\$ 2,929.00	\$ 58,929.00	58.93%	\$ 41,071
Total	\$ 7,455,879.50	\$ 4,169,949.86	\$ 571,021.72	\$ 4,740,971.58	63.6%	\$ 2,714,908

Total amount funded - costs to Sept 30/2014 - paid by Sanovest and returned to Sanovest less financing fees taken directly by Coast

Total to be funded Nov 28/2014 - unpaid costs

This is Exhibit "12"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025



A Commissioner for taking Affidavits for
British Columbia



HSBC Business

ECOASIS DEVELOPMENTS LLP
2050 COUNTRY CLUB WAY
VICTORIA BC V9B 6R3

HSBC BANK CANADA
885 WEST GEORGIA ST.
VANCOUVER, BC V6C 3G1 604-685-1000

Page 3 of 8

Account Number: 020-105746-001

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
	BALANCE BROUGHT FORWARD			24,188.15
	Invoice No 3179098			
	REF ZBI0-76777	347.10 ✓		23,841.05
	CHEQUE 000000000623			
	REF ZTAP-04387	1,250.00 ✓		22,591.05
	CHEQUE 000000000628			
	REF ZTAP-04387	1,750.00 ✓		20,841.05
18NOV2014	DEPOSIT			
	REF 00LG-00007		16,900.00 ✓	37,741.05
	DEPOSIT			
	REF 00LG-00008		104,250.00 ✓	141,991.05
	CHEQUE 000000000630			
	REF ZTAP-04387	3,454.11 ✓		138,536.94
19NOV2014	*TRANSFER			
	PAYROLL TRANSFER			
	588347B016CG			
	CAH19114AITLMJCW			
	ECOASIS RESORT AND GOLF LLP			
	REF YPI6-87049	100,000.00 ✓		38,536.94
	*PRE-AUTH PYMT			
	CUST # VAN 1327 BUS			
	EF0160010703579345709106			
	REF ZEFT-02888	26,185.29 ✓		12,351.65
21NOV2014	CHEQUE 000000000632			
	REF ZTAP-04389	1,050.00 ✓		11,301.65
	CHEQUE 000000000527			
	REF ZTAP-04389	2,042.25 ✓		9,259.40
24NOV2014	*TRANSFER			
	HOS- 160747E012DN			
	TO ROGERS WIRELESS (CELL			
	703790766			
	1452223417			
	REF YHO1-08388	2,813.47 ✓		6,445.93
26NOV2014	CHEQUE 000000000634			
	REF ZTAP-04391	1,872.50 ✓		4,573.43
27NOV2014	DEPOSIT			
	CHQ DEP FR SANOVEST HLDG			
	REF 09BV-00052		1,000,000.00 ✓	1,004,573.43
28NOV2014	*TRANSFER			
	PAYABLES TRNSFER			
	131447K00N8G			
	CAH28114AKUFB6RK			
	ECOASIS RESORT AND GOLF LLP			
	REF YPI6-97324	350,000.00 ✓		654,573.43
	BALANCE CARRIED FORWARD			654,573.43

Please check this statement and advise immediately of any error or change of address.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere)

This is Exhibit "**13**"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



ECOASIS DEVELOPMENTS LLP
2050 COUNTRY CLUB WAY
VICTORIA BC V9B 6R3

HSBC BANK CANADA
885 WEST GEORGIA ST.
VANCOUVER, BC V6C 3G1 604-685-1000

Page 3 of 14

Account Number: 020-105746-001

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
12JAN2015	BALANCE BROUGHT FORWARD			35,423.97
	*TRANSFER HOS- 828448U01MPZ TO EMPIRE LIFE INSURANCE GA471001 Dec/Jan REF HQ17-62027	5,555.86 ✓		29,868.11
	*TRANSFER PAYABLES TRNSFER 392048U01GPX CAH12015AO16GN40 ECOASIS RESORT AND GOLF LLP REF YPI6-51756		20,000.00 ✓	49,868.11
13JAN2015	DEPOSIT DEP 1 CHW FR SANOVEST HOLDINGS LTD. REF 06BV-00017		925,000.00 ✓	974,868.11
	*TRANSFER PAYABLES AND PAY 184348V00L3X CAH13015231A6YWW ECOASIS RESORT AND GOLF LLP REF YPI5-53060	350,000.00 ✓		624,868.11
	CHEQUE 000000000738 REF ZTAP-04413	360.00 ✓		624,508.11
	CHEQUE 000000000751 REF ZTAP-04413	3,412.50 ✓		621,095.61
	CHEQUE 000000000742 REF ZTAP-04413	4,455.91 ✓		616,639.70
	CHEQUE 000000000749 REF ZTAP-04413	16,360.09 ✓		600,279.61
14JAN2015	*PRE-AUTH PYMT CUST # VAN 1327 BUS EF0160010703653521511135 REF ZEFT-02924	27,468.88 ✓		572,810.73
15JAN2015	CHEQUE 000000000746 REF ZTAP-04414	48.24 ✓		572,762.49
	CHEQUE 000000000740 REF ZTAP-04414	119.39 ✓		572,643.10
	CHEQUE 000000000761 REF ZTAP-04414	2,500.00 ✓		570,143.10
	CHEQUE 000000000756 REF ZTAP-04414	4,132.80 ✓		566,010.30
16JAN2015	CHEQUE 000000000741 BALANCE CARRIED FORWARD			566,010.30

Please check this statement and advise immediately of any error or change of address.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere)

This is Exhibit "14"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025



A Commissioner for taking Affidavits for
British Columbia

Date	Transaction Details	Withdrawals	Deposits	(D)
26MAR2015	BALANCE BROUGHT FORWARD			59,3
	CHEQUE 000000000855			
	REF ZTAP-04446	3,297.00		56,089.3
	CHEQUE 000000000866			
	REF ZTAP-04446	6,772.50		49,316.88
	CHEQUE 000000000851			
	REF ZTAP-04446	20,033.82		29,283.06
27MAR2015	CHEQUE 000000000853			
	REF ZTAP-04446	178.50		29,104.56
	CHEQUE 000000000857			
	REF ZTAP-04446	351.86		28,752.70
	CHEQUE 000000000860			
	REF ZTAP-04446	365.89		28,386.81
	CHEQUE 000000000849			
	REF ZTAP-04446	532.53		27,854.28
	CHEQUE 000000000856			
	REF ZTAP-04446	1,119.17		26,735.11
	CHEQUE 000000000858			
	REF ZTAP-04446	1,742.87		24,992.24
30MAR2015	DEPOSIT			
	1 TD CHQ FROM SANOVEST HOLDINGS LTD			
	REF 06BV-00029		615,000.00	639,992.24
	*TRANSFER			
	PAYABLES TRNSFER			
	56334AZ01DXU			
	CAH300351W87X934			
	ECOASIS RESORT AND GOLF LLP			
	REF YPI1-40947	100,000.00		539,992.24
	CHEQUE 000000000865			
	REF ZTAP-04447	333.68		539,658.56
	CHEQUE 000000000864			
	REF ZTAP-04447	462.01		539,196.55
	CHEQUE 000000000869			
	REF ZTAP-04447	623.14		538,573.41
	CHEQUE 000000000862			
	REF ZTAP-04447	4,265.63		534,307.78
	CHEQUE 000000000875			
	REF ZTAP-04447	4,833.01		529,474.77
31MAR2015	*TRANSFER			
	FEES			
	81814B001FR1			
	CAH310351V8BDJ28			
	ECOASIS INNOVATIVE COMMUNITI			
	REF YPI8-42967	15,750.00		513,724.77
	CHEQUE 000000000871			
	REF ZTAP-04448	50.40		513,674.37
	CHEQUE 000000000873			
	REF ZTAP-04448	112.00		513,562.37
	CHEQUE 000000000872			
	REF ZTAP-04448	931.56		512,630.81
	CHEQUE 000000000859			
	REF ZTAP-04448	995.00		511,635.81
	CHEQUE 000000000836			
	BALANCE CARRIED FORWARD			511,635.81

Please check this statement and advise immediately of any error or change of address.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere)

This is Exhibit "15"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025



A Commissioner for taking Affidavits for
British Columbia

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
	BALANCE BROUGHT FORWARD			263,045.39
	FX USD 4000.00			
	AT 1.2322700 0035701070			
	REF YPI8-62051	4,929.08		258,116.31
	CHEQUE 000000000893			
	REF ZTAP-04455	46.90		258,069.41
	CHEQUE 000000000910			
	REF ZTAP-04455	22,649.95		235,419.46
17APR2015	DEPOSIT			
	CHQ DEP FR SANOVEST HOLDINGS LTD.			
	REF 09BV-00003		810,000.00	1,045,419.46
	CHEQUE 000000000912			
	REF ZTAP-04456	1,606.00		1,043,813.46
	CHEQUE 000000000886			
	REF ZTAP-04456	1,995.00		1,041,818.46
	CHEQUE 000000000916			
	REF ZTAP-04455	7,751.60		1,034,066.86
20APR2015	*SERVICE CHARGE			
	Bank Charges			
	01MAR2015 TO 31MAR2015			
	Invoice No 3499336			
	REF ZBIO-36817	330.39		1,033,736.47
	CHEQUE 000000000902			
	REF ZTAP-04457	30.57		1,033,705.90
	CHEQUE 000000000914			
	REF ZTAP-04457	1,011.18		1,032,694.72
	CHEQUE 000000000913			
	REF ZTAP-04457	8,379.82		1,024,314.90
21APR2015	DEPOSIT			
	CHQS DEP			
	REF 01LG-00010		53,287.50	1,077,602.40
	CHEQUE 000000000903			
	REF ZTAP-04457	507.36		1,077,095.04
	CHEQUE 000000000899			
	REF ZTAP-04457	1,764.00		1,075,331.04
	CHEQUE 000000000898			
	REF ZTAP-04457	7,328.72		1,068,002.32
22APR2015	*PRE-AUTH PYMT			
	CUST # VAN 1327 BUS			
	EF0160010703791846009010			
	REF ZEFT-02985	27,474.82		1,040,527.50
	CHEQUE 000000000896			
	REF ZTAP-04458	199.89		1,040,327.61
	CHEQUE 000000000884			
	REF ZTAP-04457	242.34		1,040,085.27
	CHEQUE 000000000878			
	REF ZTAP-04458	401.48		1,039,683.79
	CHEQUE 000000000885			
	REF ZTAP-04458	647.10		1,039,036.69
	CHEQUE 000000000891			
	REF ZTAP-04458	1,321.60		1,037,715.09
23APR2015	CHEQUE 000000000895			
	REF ZTAP-04458	105.11		1,037,609.98
	BALANCE CARRIED FORWARD			1,037,609.98

Please check this statement and advise immediately of any error or change of address.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere)

014544

HSBCC20110_6267603_004 - 0028481

This is Exhibit "16"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025



A Commissioner for taking Affidavits for
British Columbia

HSBC Business

ECOASIS DEVELOPMENTS LLP
2050 COUNTRY CLUB WAY
VICTORIA BC V9B 6R3

HSBC BANK CANADA
885 WEST GEORGIA ST.
VANCOUVER, BC V6C 3G1 604-685-1000

Page 3 of 16

Account Number : 020-105746-001

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
	BALANCE BROUGHT FORWARD			438,050.52
07MAY2015	CHEQUE 000000000954 REF ZTAP-04465	5,791.52		432,259.00
	CHEQUE 000000000961 REF ZTAP-04465	50.68		432,208.32
	CHEQUE 000000000945 REF ZTAP-04465	8,779.39		423,428.93
08MAY2015	DEPOSIT CHQ DEP REF 01LG-00007		2,500.00	425,928.93
	CHEQUE 000000000968 REF ZTAP-04466	365.64		425,563.29
	CHEQUE 000000000958 REF ZTAP-04466	414.11		425,149.18
	CHEQUE 000000000931 REF ZTAP-04466	1,928.17		423,221.01
	CHEQUE 000000000969 REF ZTAP-04466	4,819.44		418,401.57
	CHEQUE 000000000973 REF ZTAP-04466	5,355.00		413,046.57
11MAY2015	CHEQUE 000000000972 REF ZTAP-04467	159.04		412,887.53
	CHEQUE 000000000966 REF ZTAP-04467	1,548.00		411,339.53
	CHEQUE 000000000971 REF ZTAP-04467	2,268.00		409,071.53
12MAY2015	TRANSFER DFT 304825 CHQ 974 CONVERTED TO CAD DFT 304825			
	BCHYDRO REF 01LG-00014	170,000.00		239,071.53
	CHEQUE 000000000942 REF ZTAP-04467	3,898.12		235,173.41
13MAY2015	DEPOSIT REF 06BV-00001		840,000.00	1,075,173.41
14MAY2015	*TRANSFER MAY 2015 FEES 24164C80009Z CAH1405564CBGD60 LANDSCAPES UNLIMITED LLC 11285678 FX USD 4000.00 AT 1.2099900 0039080840			
	BALANCE CARRIED FORWARD			1,075,173.41

Please check this statement and advise immediately of any error or change of address.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere)

This is Exhibit "17"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025



A Commissioner for taking Affidavits for
British Columbia

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
	BALANCE BROUGHT FORWARD			68,753.21
	REF ZTAP-04488	810.20		67,943.01
	CHEQUE 000000001074			
	REF ZTAP-04488	2,690.63		65,252.38
	CHEQUE 000000001061			
	REF ZTAP-04488	7,615.46		57,636.92
	CHEQUE 000000001071			
	REF ZTAP-04488	10,550.03		47,086.89
	CHEQUE 000000001073			
25JUN2015	REF ZTAP-04488	25,845.94		21,240.95
	*TRANSFER			
	HOS- 15554DE01N0M			
	TO ROGERS WIRELESS (CELL			
	703790766			
	June bill			
	REF HQ12-81383	5,565.00		15,675.95
	CHEQUE 000000001070			
	REF ZTAP-04488	236.28		15,439.67
	CHEQUE 000000001067			
26JUN2015	REF ZTAP-04488	1,611.88		13,827.79
	CHEQUE 000000001075			
	REF ZTAP-04489	397.93		13,429.86
	CHEQUE 000000001060			
29JUN2015	REF ZTAP-04489	1,260.00		12,169.86
	*TRANSFER			
	HOS- 54784DI01J2I			
	TO BC HYDRO			
	8755553			
	100008304707			
	REF HQ15-70709	963.95		11,205.90
	CHEQUE 000000001068			
	REF ZTAP-04490	1,337.44		9,868.46
	CHEQUE 000000001062			
30JUN2015	REF ZTAP-04490	1,475.25		8,393.21
	*TRANSFER			
	PAYROLL TRANSFER			
	67334DJ014XC			
	CAH3006511GM5LTS			
	ECOASIS RESORT AND GOLF LLP			
	REF YPI7-51726		50,000.00	58,393.21
	*PRE-AUTH PYMT			
	CUST # VAN 1327 BUS			
	EF0160010703887075112627			
	REF ZEFT-03029	29,438.69		28,954.52
	DEPOSIT			
	CASH DEP			
	REF 00LG-00056		47,151.00	76,105.52
	DEPOSIT			
	1 CHQ DEP FROM			
	SANOVEST HOLDINGS LTD			
	REF 06WV-00054		993,379.32	1,069,484.84
	CHEQUE 000000001077			
	REF ZTAP-04491	134.02		1,069,350.82
	CHEQUE 000000001049			
	BALANCE CARRIED FORWARD			1,069,350.82

Please check this statement and advise immediately of any error or change of address.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere)

013072

HSBCC20110_7812175_003 - 0029211

This is Exhibit "18"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke, positioned above a horizontal line.

A Commissioner for taking Affidavits for
British Columbia

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE PAGÉ*
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
DANA K.B. DEMPSTER

PETER VAARTNOU*
JEFFREY BEGGS
DEVON WINDSOR-DOYLE
MONIQUE W. DULL

RETIRED: E.H. ALAN EMERY, Q.C.
HAROLD J. RUSK

SUITE 1212, 1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1

PHONE: (250) 382-7222

FAX: (250) 382-5436

E-MAIL: lawyers@jonesemery.com

WEBSITE: www.jonesemery.com

File No: 15-0618 PCT

August 12, 2015

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

Attention: Mr. David Clarke

Dear Sir:

**RE: Sale of Lot 6, Section 82, Highland District, Plan EPP42751 (Turnberry, Phase 1)
BM MOUNTAIN GOLF COURSE LTD., Trustee on behalf of
ECOASIS DEVELOPMENTS LLP to PARHAR, Terjindar Singh**

We are pleased to report that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We enclose our trust account cheque to your order in the sum of **\$12,150.00**, representing the GST payable. We confirm that we forwarded the balance of funds in the sum of **\$240,218.20** to the order of Sanovest Holdings Ltd. A copy of our letter is attached for your reference.

240 200.70

We also enclose copies of the following:

1. Statement of Adjustments;
2. Our Statement of Account, which has been paid in full.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,

Per:



PATRICK C. TRELAUNY

/tm

Encls.

RECONCILIATION OF FUNDS & DIRECTION TO PAY

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of Lot 6, Plan EPP42751 (Turnberry, Phase 1)
to PARHAR, Tejindar Singh
Completion Date: July 31, 2015

You are hereby authorized to disburse the full amount of funds herein as follows:

	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price		\$243,000.00
BY: GST Payable		12,150.00
BY: Purchaser's portion of 2015 Property Taxes Paid by Vendor (\$1,522.66 x 154 / 365 Days)		680.70
TO: Ecoasis Developments LLP – GST Payable	12,150.00	
TO: Langford Municipal Amenity Fee Holdback	2,500.00	
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$650.00	
Disbursements:	230.65	
PST:	45.50	
GST:	<u>36.35</u>	962.50
TO: Balance due to COAST CAPITAL SAVINGS CREDIT UNION		
	<u>240,218.20</u>	
	<u>\$255,830.70</u>	<u>\$255,830.70</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 28 day of July, 2015.

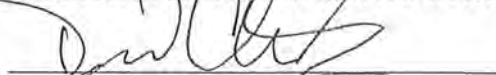
BM MOUNTAIN GOLF COURSE LTD.,

By its authorized signatory:

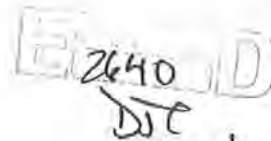

 David Clarke

ECOASIS DEVELOPMENTS LLP

 By It's Managing Partner ECOASIS BEAR
 MOUNTAIN DEVELOPMENTS LTD.


 David Clarke

File No. 15-0618 PCT
E. & O. E.



VENDOR'S STATEMENT OF ADJUSTMENTS

1. Adjustments for any items not included here, such as utilities, must be made directly between the parties.
2. All information herein is believed to be accurate, but shall be subject to further adjustment or correction in the event of error.
3. The Vendor warrants Canadian residency for income tax purposes.

Property: 2123 Champions Way, Langford, BC	Completion Date: July 31, 2015
Purchaser: Tejindar Singh Parhar	Possession Date: July 31, 2015
Vendor: Ecoasis Developments LLP by its Managing Partner Ecoasis Bear Mountain Developments Ltd.	Adjustment Date: July 31, 2015

CREDITS IN YOUR FAVOUR:

Sale Price	\$243,000.00
5% GST payable on sale price	12,150.00
Purchaser's portion of 2015 Property Taxes paid by the Vendor: \$1,613.35 x 154/365 days	680.70
TOTAL CREDITS	255,830.70

DEBITS CHARGED TO YOU:

Purchaser's deposit paid to Jones Emery, in trust	24,300.00
TOTAL DEBITS	24,300.00

Balance due on closing payable to Jones Emery in trust	\$231,530.70
--	--------------

Clay & Company
 Main Floor 837 Burdett Avenue
 Victoria BC V8W 1B3
 Phone: (250) 386-2261
 File No. 36086-001 ANK/dlw

APPROVED AND ACCEPTED BY THE VENDOR this 29th day of July, 2015.

ECOASIS DEVELOPMENTS LLP by its Managing Partner **ECOASIS**
BEAR MOUNTAIN DEVELOPMENTS LTD. by its authorized signatory:



 David Clarke

E. & O. E.

File Name: ECOASIS DEVELOPMENTS LLP

IN ACCOUNT WITH:

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

**JONES EMERY
HARGREAVES SWAN**
Barristers, Solicitors, Notaries Public
#1212 - 1175 Douglas Street
Victoria, B.C., Canada
V8W 2E1 (250) 382-7222
Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: July 31, 2015

Re: Sale of Lot 6, Plan EPP42751 Turnberry,
Phase 1 to PARHAR, Tejindar Singh

File No.: 15-0618 PCT

Invoice No.: 30452

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; reporting to and obtaining Discharge of Mortgage and Assignment of Rents; And to all other necessary attendances and services related thereto;

OUR FEE:**\$650.00**

(5% GST \$32.50)

(7% PST \$45.50)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search	10.00	
Courier charges	19.50	
Office photocopies	5.00	
Office fax charges	5.00	
Office postage	5.00	
Trust Administration Fee	15.00	
Law Society Digital Certification	7.50	
(5% GST \$3.85)		\$77.00

DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

Registration of Discharges	\$153.65	\$153.65
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TOTAL DISBURSEMENTS:	\$230.65
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TOTAL FEES AND DISBURSEMENTS:	\$880.65
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PLUS: 5% GST on \$727.00	36.35
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PLUS: 7% PST on \$650.00	45.50
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THIS IS OUR ACCOUNT	\$962.50
---------------------	----------

LESS: Transferred from trust	\$962.50
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	\$ 0.00
--	---------

Per: 

PATRICK C. TRELAUNY

/tm

E. & O.E.

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE PAGÉ*
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
DANA K.B. DEMPSTER

PETER VAARTNOU*
JEFFREY BEGGS
DEVON WINDSOR-DOYLE
MONIQUE W. DULL

RETIRED: E.H. ALAN EMERY, Q.C.
HAROLD J. RUSK

SUITE 1212, 1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1

PHONE: (250) 382-7222

FAX: (250) 382-5436

E-MAIL: lawyers@jonesemery.com

WEBSITE: www.jonesemery.com

File No: 14-1150 PCT

August 18, 2015

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

Attention: Mr. David Clarke

Dear Sir:

**RE: Sale of Lot 46, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2)
BM MOUNTAIN GOLF COURSE LTD., Trustee on behalf of
ECOASIS DEVELOPMENTS LLP to LIKE A DREAM CONSTRUCTION LTD.**

We are pleased to report that the above-noted sale completed on August 12, 2015 and we have received the sale proceeds in accordance with the enclosed Amended Reconciliation of Funds & Direction to Pay. We confirm that we forwarded \$178,280.21 to the order of Coast Capital Savings Credit Union as final payment under their loan facility and forwarded the balance of funds in amount of \$97,902.48 to the order of Sanovest Holdings Ltd. A copy of our letter is attached for your reference.

We also enclose copies of the following:

1. Statement of Adjustments;
2. Purchaser's Certificate as to GST Registered Status;
3. Our Statement of Account, which has been paid in full.

Please note that we also paid the sum of \$2,500.00 to the Municipality of Langford, representing the Langford Amenity Fee Holdback pursuant to your request on August 6, 2015.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,

Per:


PATRICK C. TRELAUNY
/tm
Encls.

VENDOR'S STATEMENT OF ADJUSTMENTS

VENDOR: ECOASIS DEVELOPMENTS LLP
PURCHASER: LIKE A DREAM CONSTRUCTION LTD.
PROPERTY: Lot 46, Section 82, Highland District, Plan EPP46993 (the "Property")

COMPLETION DATE: July 31, 2015
ADJUSTMENT DATE: July 31, 2015
POSSESSION DATE: July 31, 2015

BY: Sale Price	\$ 279,000.00
BY: GST payable by Purchaser (if applicable)	
(GST Registration No. _____)	\$ 00.00
BY: 2015 Property Tax Adjustment	
(\$1,522.66 x 154/365 = \$642.44)	\$ 642.44

TO: Deposit paid by Purchaser	\$ 27,900.00
TO: Balance due on closing payable to	
Jones Emery in Trust	\$ 251,742.44

TOTALS:	<u>\$ 279,642.44</u>	<u>\$ 279,642.44</u>
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NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but it subject to correction in the event of error.
3. Vendor warrants Canadian residency for income tax purposes.

APPROVED this 28 day of JULY, 2015.

ECOASIS DEVELOPMENTS LLP by its
Managing Partner **ECOASIS BEAR MOUNTAIN
DEVELOPMENTS LTD.**

Per:



David Clarke, Authorized Signatory

A M E N D E D RECONCILIATION OF FUNDS & DIRECTION TO PAY**TO: JONES EMERY HARGREAVES SWAN**

Re: Sale of Lot 46, Plan EPP46993 (Turnberry, Phase 2)
to LIKE A DREAM CONSTRUCTION LTD.
Completion Date: July 31, 2015

You are hereby authorized to disburse the full amount of funds herein as follows:

	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price of Lot		\$279,000.00
BY: Purchaser's portion of 2015 Property Taxes paid by Vendor \$1,522.66 x 154 / 365 Days		642.44
TO: Langford Municipal Amenity Fee Holdback	2,500.00	
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$650.00	
Disbursements:	228.00	
PST:	45.50	
GST:	<u>36.25</u>	959.75
TO: Balance due to COAST CAPITAL SAVINGS CREDIT UNION	276,182.69	
	178,280.21	
TO: Balance payable to DLA PIPER (CANADA) LLP (for Sanovest Holdings Ltd)		97,902.48
	<u>\$279,642.44</u>	<u>\$279,642.44</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this _____ day of July, 2015.

BM MOUNTAIN GOLF COURSE LTD.,
By its authorized signatory:

ECOASIS DEVELOPMENTS LLP
By It's Managing Partner ECOASIS BEAR
MOUNTAIN DEVELOPMENTS LTD.

David Clarke

David Clarke

File No. 14-1150 PCT
E. & O. E.

ENTERED
2554
DC

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELA WNY*
CLAIRE PAGÉ*
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
DANA K.B. DEMPSTER

PETER VAARTNOU*
JEFFREY BEGGS
DEVON WINDSOR-DOYLE
MONIQUE W. DULL

RETIRED: E.H. ALAN EMERY, Q.C.
HAROLD J. RUSE

SUITE 1212, 1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1

PHONE: (250) 382-7222

FAX: (250) 382-5436

E-MAIL: lawyers@jonesemery.com

WEBSITE: www.jonesemery.com

OUR FILE: 14-1150 PCT

July 31, 2015

"Delivered By Hand"

COAST CAPITAL SAVINGS
CREDIT UNION

Bay Centre Main Branch
Douglas Street
Victoria, BC

COPY

ATTENTION: Current Accounts

Dear Sirs:

Re COAST CAPITAL SAVINGS CREDIT UNION
Account #CAD1333000010021
Lot 46, Plan EPP46993 (Turnberry Phase 2)

Enclosed please find our trust cheque in the sum of **\$178,280.21** payable to Coast Capital Savings Credit Union for the credit of our client Ecoasis Developments LLP (Membership #40110657). Would you kindly deposit the enclosed trust cheque at your earliest opportunity to the above noted account as per the attached instructions from Coast Capital Commercial Administration Department.

We trust you will find the enclosed in order.

Yours very truly,

Per:

PATRICK C. TRELA WNY

/tm

Encls.

cc: John.Lucas@coastcapitalsavings.com
matthew.middleton@coastcapitalsavings.com

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
 PATRICK C. TRELAWNY*
 CLAIRE L. PAGE*
 DANA K.B. DEMPSTE

TERRANCE D. SWAN*
 PHILIP J. PENNER*
 SEAN FINN*
 MONIQUE W. DULL

PETER VAARTNOU*
 JEFFREY BEGGS
 KRISTINES BYRAM
 KIRSTENA MCGHEE

RETIRED: E.H. ALAN EMERY, Q.C.
 HAROLD J. RUSK

SUITE #1212-1175 DOUGLAS STREET
 VICTORIA, BRITISH COLUMBIA
 CANADA V8W 2E1
 PHONE: (250) 382 7222
 FAX: (250) 382-5436
 E-MAIL: lawyers@jonesemery.com
 WEBSITE: www.jonesemery.com

OUR FILE NO.: 14-1150 / 15-0618 PCT**VIA COURIER**

August 12, 2015

DLA Piper (Canada) LLP
 Barristers and Solicitors
 Suite 2800, Park Place
 666 Burrard Street
 Vancouver, BC V6C 2Z7

Attention: Mark Schmidt

Dear Sirs:

**Re: ECOASIS DEVELOPMENTS LLP,
 by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
 Sale of Lot 46 Plan EPP46993(Turnberry, Phase 2),
 and Lot 6 Plan EPP42751 (Turnberry, Phase 1),
 SANOVEST HOLDINGS LTD.**

The above two sale transactions have been completed. A portion of the sale funds (\$178,280.21) from the sale of Lot 46 has been paid to Coast Capital Savings Credit Union, which constitutes payment in full of our client's loan facility with that financial institution.

We understand that the balance of the sale proceeds on Lot 46 and Lot 6 are to be paid to the order of DLA Piper (Canada) LLP in Trust. Enclosed for your control are the following:

1. Our trust cheque in the sum of **\$97,902.48** representing the balance of sales proceeds remaining on Lot 46 (with a copy Reconciliation of Funds and Direction to Pay, and our correspondence confirming payment to Coast Capital Savings Credit Union); and

2. Our trust cheque in the sum of **\$240,218.20** representing the full balance of the net sale funds on the sale of Lot 6 (with a copy of our Reconciliation of Funds and Direction to Pay).

If you have any further questions with respect to the above, please contact me.

Yours truly,

Per:

PATRICK C. TRELAWNY

PCT:gws

Encls.

c Ecoasis Developments LLP
 Bear Mountain Land Holdings Ltd., Bob Elliot

Form 221(2)(B/C)
(Paragraphs 221(2)(b) and (c))

CERTIFICATE AS TO GST REGISTERED STATUS OF PURCHASER

FROM: LIKE A DREAM CONSTRUCTION LTD. (the "Purchaser")
TO: ECOASIS DEVELOPMENTS LLP (the "Vendor")
RE: Lot 46, Section 82, Highland District, EPP46993 (the "Property")

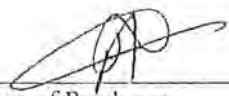
THE PURCHASER HEREBY CERTIFIES TO THE VENDOR PURSUANT TO PARAGRAPHS 221(2)(b) and (c) OF THE EXCISE TAX ACT (the "Act") THAT THE PURCHASER:

- (1) is registered for GST purposes, the Purchaser's registration number is 853946143RT0001, and the Purchaser will account for the GST payable in respect of the purchaser of the Property.

The Purchaser acknowledges that the Vendor is relying on this Certificate in connection with the sale of the Property.

Each term that is used in this Certificate and that is defined in, and for the purposes of, Part IX of the Act has the meaning assigned to it in Part IX of the Act.

Dated: JUL 12, 2015



Signature of Purchaser

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

**JONES EMERY
HARGREAVES SWAN**
Barristers, Solicitors, Notaries Public
#1212 - 1175 Douglas Street
Victoria, B.C., Canada
V8W 2E1 (250) 382-7222
Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: July 30, 2015

Re: Sale of Lot 46, Plan EPP46993 Turnberry,
Phase 2 to LIKE A DREAM CONSTRUCTION
LTD.

File No.: 14-1150 PCT

Invoice No.: 30424

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; reporting to and obtaining Discharge of Mortgage and Assignment of Rents; AND TO all other necessary attendances and services related thereto;

OUR FEE:**\$650.00**

(5% GST \$32.50)
(7% PST \$45.50)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search	10.00	
Courier charges	19.50	
Office photocopies	3.00	
Office fax charges	5.00	
Office postage	5.00	
Trust Administration Fee	15.00	
Law Society Digital Certification	7.50	
(5% GST \$3.75)		\$75.00

DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

Registration of Discharges	\$153.00	\$153.00
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TOTAL DISBURSEMENTS:	\$228.00
TOTAL FEES AND DISBURSEMENTS:	\$878.00
PLUS: 5% GST on \$725.00	36.25
PLUS: 7% PST on \$650.00	45.50

THIS IS OUR ACCOUNT	\$959.75
LESS: Transferred from trust	\$959.75
	\$ 0.00

Per:

PATRICK C. TRELAWNY

/tm

E. & O.E.

This is Exhibit "19"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025



A Commissioner for taking Affidavits for
British Columbia

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE PAGÉ*
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
DANA K.B. DEMPSTER

PETER VAARTNOU*
JEFFREY BEGGS
DEVON WINDSOR-DOYLE
MONIQUE W. DULL

RETIRED: E.H. ALAN EMERY, Q.C.
HAROLD J. RUSK

SUITE 1212, 1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1

PHONE: (250) 382-7222

FAX: (250) 382-5436

E-MAIL: lawyers@jonesemery.com

WEBSITE: www.jonesemery.com

File No: 15-0675 PCT

August 17, 2015

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

Attention: Mr. David Clarke

Dear Sir:

**RE: Sale of Lot 24, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2)
BM MOUNTAIN GOLF COURSE LTD., Trustee on behalf of
ECOASIS DEVELOPMENTS LLP to PATTAR ENTERPRISES LTD.**

We are pleased to report that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We confirm that we forwarded the balance of funds in the sum of **\$272,172.57** to the order of Sanovest Holdings Ltd. A copy of our letter is attached for your reference.

We also enclose copies of the following:

1. Statement of Adjustments;
2. Purchaser's Certificate as to GST Registered Status;
3. Our Statement of Account, which has been paid in full.

Please note that we also hold the sum of \$2,500.00, in trust, representing the Langford Amenity Fee Holdback as required under the terms of the Contract.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,

Per:


PATRICK C. TRELAUNY

/tm

Encls.


2641
JE.

RECONCILIATION OF FUNDS & DIRECTION TO PAY

062

TO: JONES EMERY HARGREAVES SWAN

**Re: Sale of Lot 24, Plan EPP46993 (Turnberry, Phase 2)
to PATTAR ENTERPRISES LTD.**

Completion Date: August 17, 2015

You are hereby authorized to disburse the full amount of funds herein as follows:

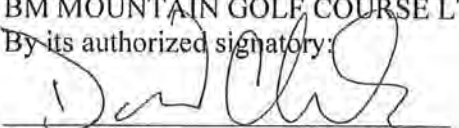
	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price of Lot		\$275,000.00
BY: Purchaser's portion of 2015 Property Taxes paid by Vendor \$1,522.66 x 137 / 365 Days		571.52
TO: Langford Municipal Amenity Fee Holdback	2,500.00	
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$650.00	
Disbursements:	167.19	
PST:	45.50	
GST:	<u>36.25</u>	898.95
TO: Balance due to DLA PIPER (CANADA) LLP, IN TRUST (for Sanovest Holdings Ltd.)		
	<u>272,172.57</u>	
	<u>\$275,571.52</u>	<u>\$275,571.52</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 17 day of August, 2015.

BM MOUNTAIN GOLF COURSE LTD.,

By its authorized signatory:


David Clarke

ECOASIS DEVELOPMENTS LLP

By It's Managing Partner ECOASIS BEAR
MOUNTAIN DEVELOPMENTS LTD.


David Clarke

File No. 15-0675 PCT

E. & O. E.



From:

To:12503825436

08/05/2015 09:07

063
#460 P.005/012

Buckley Hogan
200 8120 128th Street
Surrey, BC V3W 1R1

Seller Statement of Adjustments

BUYER: ECOASIS Developments LLP
 SELLER: BM Mountain Golf Course Ltd.
 PROPERTY: PID 029-581-737, LOT 24 DISTRICT LOT 82 HIGHLAND DISTRICT PLAN
 EPP46993
 Lot 24 @ Turnberry - Bear Mountain, Victoria, BC
 FILE NUMBER: 69477-C-js
 ADJUSTMENT DATE: August 17, 2015
 COMPLETION DATE: August 17, 2015
 POSSESSION DATE: August 17, 2015

DEBITCREDIT

Price (Purchaser is GST Registrant)		\$275,000.00
Deposit paid to Jones Emery Hargreaves Swan	\$27,500.00	
Buyer's portion of 2015 DISTRICT OF LANGFORD taxes paid by Seller \$1,522.66 x 137 / 365 days		\$571.52
Sub Totals	\$27,500.00	\$275,571.52
Payable to Jones Emery Hargreaves Swan In Trust	\$248,071.52	
Totals	\$275,571.52	\$275,571.52

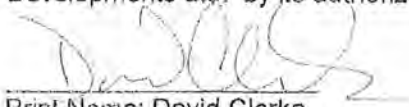
** \$10,000.00 Compliance Deposit was given to Jones Emery In Trust on July 20, 2015

NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but it subject to correction in the event of error.
3. Vendor Warrants Canadian residency for income tax purposes.

APPROVED this 17 day of August, 2015

ECOASIS Developments LLP by its
 Managing Partner ECOASIS Bear Mountain
 Developments Ltd. by its authorized signatory:



Print Name: David Clarke

E. & O.E.

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAWNY*
CLAIRE PAGE*
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

TERRANCE D. SWAN*
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RETIRED E.H. ALAN EMERY, Q.C.
HAROLD J. RUSK

SUITE 1212, 1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1

PHONE: (250) 382-7222
FAX: (250) 382-5436

E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

OUR FILE NO.: 15-0675 PCT

August 17, 2015

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

COPY

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

Attention: Mark Schmidt

Dear Sirs:

Re: **ECOASIS DEVELOPMENTS LLP,**
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 24, Plan EPP46993 (Turnberry, Phase 2)
SANOVEST HOLDINGS LTD.

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our certified trust cheque in the sum of **\$272,172.57** representing the balance of sales proceeds together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a partial discharge of all security registered in favour of Sanovest Holdings Ltd. as it relates to this lot.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:

PATRICK C. TRELAWNY
/tm
Encs.

c Ecoasis Developments LLP

FORM 221(2)(b/c) CERTIFICATE AS TO GST/HST REGISTERED STATUS OF BUYER
(Paragraphs 221(2)(b) and (c))

FROM: Pattar Enterprises Ltd. (the "Buyer")
TO: BM Mountain Golf Course Ltd. (the "Seller")
RE: PID 029-581-737, LOT 24 DISTRICT LOT 82 HIGHLAND DISTRICT PLAN EPP46993 (the "Property")

THE BUYER HEREBY CERTIFIES TO THE SELLER PURSUANT TO PARAGRAPHS 221(2)(b) AND (c) OF THE EXCISE TAX ACT (THE "ACT") THAT THE BUYER:

☐ is a prescribed recipient under the Act;

[OR]

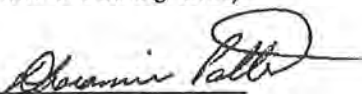
☒ is registered under Part IX of the Act, its registration number is **862757986 RT0001** and the Buyer will account for the tax payable in respect of the purchase of the Property in accordance with the Act

The Buyer acknowledges that the Seller is relying on this Certificate in connection with the sale of the Property.

Each term that is used in this Certificate and that is defined in, and for the purposes of, Part IX of the Act has the meaning assigned to it in Part IX of the Act.

Dated the 14 day of August, 2015

Pattar Enterprises Ltd.
by its authorized signatory:


Print Name: Dharamvir Pattar


Print Name: Santosh Singh Pattar

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

**JONES EMERY
HARGREAVES SWAN**
Barristers, Solicitors, Notaries Public
#1212 - 1175 Douglas Street
Victoria, B.C., Canada
V8W 2E1 (250) 382-7222
Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: August 17, 2015

Re: Sale of Lot 24, Plan EPP46993 Turnberry,
Phase 2 to PATTAR ENTERPRISES LTD.

File No.: 15-0675 PCT

Invoice No.: 30523

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; reporting to and obtaining Discharge of Mortgage and Assignment of Rents; AND TO all other necessary attendances and services related thereto;

OUR FEE:**\$650.00**

(5% GST \$32.50)

(7% PST \$45.50)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search	10.00	
Courier charges	19.50	
Office photocopies	3.00	
Office fax charges	5.00	
Office postage	5.00	
Trust Administration Fee	15.00	
Law Society Digital Certification	7.50	
(5% GST \$3.75)		\$75.00

DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

Registration of Discharges	\$92.19	\$92.19
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TOTAL DISBURSEMENTS:	\$167.19
TOTAL FEES AND DISBURSEMENTS:	\$817.19
PLUS: 5% GST on \$725.00	36.26
PLUS: 7% PST on \$650.00	45.50

THIS IS OUR ACCOUNT	\$898.95
LESS: Transferred from trust	\$898.95
	\$ 0.00

Per:


PATRICK C. TRELAWNY
/tm
E. & O.E.

This is Exhibit "20"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke at the end.

A Commissioner for taking Affidavits for
British Columbia

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAWNY*
CLAIRE PAGÉ*
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
DANA K.B. DEMPSTER

PETER VAARTNOU*
JEFFREY BEGGS
DEVON WINDSOR-DOYLE
MONIQUE W. DULL

RETIRED: E.H. ALAN EMERY, Q.C.
HAROLD J. RUSK

SUITE 1212, 1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1

PHONE: (250) 382-7222

FAX: (250) 382-5436

E-MAIL: lawyers@jonesemery.com

WEBSITE: www.jonesemery.com

File No: 15-0635 PCT

August 28, 2015

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

Attention: Mr. David Clarke

Dear Sir:

**RE: Sale of Lot 22, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2)
BM MOUNTAIN GOLF COURSE LTD., Trustee on behalf of
ECOASIS DEVELOPMENTS LLP to NEW WEST DEVELOPMENT
CORPORATION AND A.R.C. PROPERTIES LTD.**

We are pleased to report that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We confirm that we forwarded the balance of funds in the sum of **\$259,626.68** to the order of Sanovest Holdings Ltd. A copy of our letter is attached for your reference.

1134 08/31

259 609.18
Sept 1

We also enclose copies of the following:

1. Statement of Adjustments;
2. Purchaser's Certificate as to GST Registered Status for New West Developments Corporation and A.R.C. Properties Ltd.;
3. Our Statement of Account, which has been paid in full.

Please note that we also hold the sum of \$2,500.00, in trust, representing the Langford Amenity Fee Holdback as required under the terms of the Contract.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,

Per:

PATRICK C. TRELAWNY

/tm

Encls.

RECONCILIATION OF FUNDS & DIRECTION TO PAY**TO: JONES EMERY HARGREAVES SWAN**

Re: Sale of Lot 22, Plan EPP46993 (Turnberry, Phase 2)
to NEW WEST DEVELOPMENT CORPORATION AND A.R.C. PROPERTIES LTD.
Completion Date: August 28, 2015

You are hereby authorized to disburse the full amount of funds herein as follows:

	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price of Lot		\$262,500.00
BY: Purchaser's portion of 2015 Property Taxes paid by Vendor \$1,522.66 x 126 / 365 Days		525.63
TO: Langford Municipal Amenity Fee Holdback	2,500.00	
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$650.00	
Disbursements:	167.19	
PST:	45.50	
GST:	<u>36.25</u>	898.95
TO: Balance due to DLA PIPER (CANADA) LLP, IN TRUST (for Sanovest Holdings Ltd.)		
	<u>259,626.68</u>	
	<u>\$263,025.63</u>	<u>\$263,025.63</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 27 day of August, 2015.

BM MOUNTAIN GOLF COURSE LTD.,

By its authorized signatory:



David Clarke

ECOASIS DEVELOPMENTS LLP

By It's Managing Partner ECOASIS BEAR
MOUNTAIN DEVELOPMENTS LTD.



David Clarke

File No. 15-0635 PCT

E. & O. E.

2642

JX

VENDOR'S STATEMENT OF ADJUSTMENTS

VENDOR: ECOASIS DEVELOPMENTS LLP
 PURCHASER: NEW WEST DEVELOPMENT CORPORATION and ARC PROPERTIES LTD.
 PROPERTY: Lot 22, Section 82, Highland District, Plan EPP46993 (the "Property")

COMPLETION DATE: August 28, 2015

ADJUSTMENT DATE: August 28, 2015

POSSESSION DATE: August 28, 2015

BY: Sale Price	\$262,500.00
BY: GST payable by Purchaser (if applicable)	
(GST @ 5% x \$) Purch GST Registrants	\$0
BY: 2015 Property Tax Adjustment	
(\$1,522.66 x 126/365 = \$525.63)	\$525.63

TO: Deposit paid by Purchaser \$ 26,250.00

TO: Balance due on closing payable to
 Jones Emery in Trust \$ 236,775.63

TOTALS:	<u>\$ 263,025.63</u>	<u>\$ 263,025.63</u>
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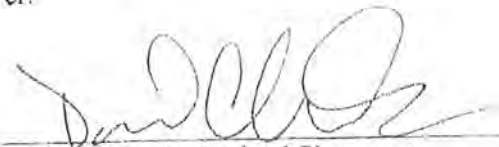
NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but it subject to correction in the event of error.
3. Vendor warrants Canadian residency for income tax purposes.

APPROVED this 27 day of August, 2015.

ECOASIS DEVELOPMENTS LLP by its
 Managing Partner ECOASIS BEAR MOUNTAIN
 DEVELOPMENTS LTD.

Per:


 David Clarke, Authorized Signatory

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
 PATRICK C. TRELAUNY*
 CLAIRE PAGE*
 KRISTINE S. BYRAM
 KIRSTEN A. MCGHEE

TERRANCE D. SWAN*
 PHILIP J. PENNER*
 SEAN FINN*
 DANA K.B. DEMPSTER

PETER VAARTNOU*
 JEFFREY BEGGS
 DEVON WINDSOR-DOYLE
 MONIQUE W. DULL

RETIRED: E.H. ALAN EMERY, Q.C.
 HAROLD J. RUSK

SUITE 1212, 1175 DOUGLAS STREET
 VICTORIA, BRITISH COLUMBIA
 CANADA V8W 2E1
 PHONE: (250) 382-7222
 FAX: (250) 382-5436

E-MAIL: lawyers@jonesemery.com
 WEBSITE: www.jonesemery.com

OUR FILE NO.: 15-0635 PCT

August 28, 2015

"Via Courier"

DLA Piper (Canada) LLP
 Barristers and Solicitors
 Suite 2800, Park Place
 666 Burrard Street
 Vancouver, BC V6C 2Z7

COPY

Attention: Mark Schmidt

Dear Sirs:

**Re: ECOASIS DEVELOPMENTS LLP,
 by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
 Sale of Lot 22, Plan EPP46993 (Turnberry, Phase 2)
 SANOVEST HOLDINGS LTD.**

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our certified trust cheque in the sum of **\$259,626.68** representing the balance of sales proceeds together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a partial discharge of all security registered in favour of Sanovest Holdings Ltd. as it relates to this lot.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
 Per:

PATRICK C. TRELAUNY
 /tm
 Encs.

c Ecoasis Developments LLP

Form 221(2)(B/C)
(Paragraphs 221(2)(b) and (c))

CERTIFICATE AS TO GST REGISTERED STATUS OF PURCHASER

FROM: A.R.C. Properties Ltd. (the "Purchaser")
TO: ECOASIS DEVELOPMENTS LLP (the "Vendor")
RE: Lot _22, Section 82, Highland District, EPP46993 (the "Property")

THE PURCHASER HEREBY CERTIFIES TO THE VENDOR PURSUANT TO PARAGRAPHS 221(2)(b) and (c) OF THE EXCISE TAX ACT (the "Act") THAT THE PURCHASER:

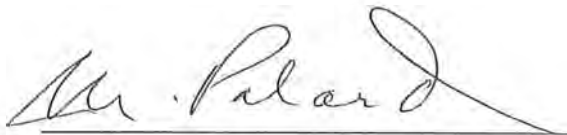
(1) is registered for GST purposes, the Purchaser's registration number is 884421009
RT0001

(2) , and the Purchaser will account for the GST payable in respect of the purchaser of the Property.

The Purchaser acknowledges that the Vendor is relying on this Certificate in connection with the sale of the Property.

Each term that is used in this Certificate and that is defined in, and for the purposes of, Part IX of the Act has the meaning assigned to it in Part IX of the Act.

Dated: _August 26, 2015



Signature of Purchaser
Authorized Signatory for A.R.C. Properties Ltd

Form 221(2)(B/C)
(Paragraphs 221(2)(b) and (c))

CERTIFICATE AS TO GST REGISTERED STATUS OF PURCHASER

FROM: New West Development Corporation (the "Purchaser")
TO: ECOASIS DEVELOPMENTS LLP (the "Vendor")
RE: Lot _22, Section 82, Highland District, EPP46993 (the "Property")

THE PURCHASER HEREBY CERTIFIES TO THE VENDOR PURSUANT TO PARAGRAPHS 221(2)(b) and (c) OF THE EXCISE TAX ACT (the "Act") THAT THE PURCHASER:

- (1) is registered for GST purposes, the Purchaser's registration number is 858254238 RT0001, and the Purchaser will account for the GST payable in respect of the purchaser of the Property.

The Purchaser acknowledges that the Vendor is relying on this Certificate in connection with the sale of the Property.

Each term that is used in this Certificate and that is defined in, and for the purposes of, Part IX of the Act has the meaning assigned to it in Part IX of the Act.

Dated August 26, 2015



Signature of Purchaser
Authorized Signatory for New West Development Corporation

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

**JONES EMERY
HARGREAVES SWAN**
Barristers, Solicitors, Notaries Public
#1212 - 1175 Douglas Street
Victoria, B.C., Canada
V8W 2E1 (250) 382-7222
Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: August 28, 2015

**Re: Sale of Lot 22, Plan EPP46993 Turnberry,
Phase 2 to NEW WEST DEVELOPMENT CORP,
AND A.R.C. PROPERTIES LTD.**

File No.: 15-0635 PCT

Invoice No.: 30611

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; reporting to and obtaining Discharge of Mortgage and Assignment of Rents; AND TO all other necessary attendances and services related thereto;

OUR FEE:**\$650.00**

(5% GST \$32.50)

(7% PST \$45.50)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search	10.00	
Courier charges	19.50	
Office photocopies	3.00	
Office fax charges	5.00	
Office postage	5.00	
Trust Administration Fee	15.00	
Law Society Digital Certification	7.50	
(5% GST \$3.75)		\$75.00

DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

Registration of Discharges	\$92.19	\$92.19
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TOTAL DISBURSEMENTS:	\$167.19
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TOTAL FEES AND DISBURSEMENTS:	\$817.19
-------------------------------	----------

PLUS: 5% GST on \$725.00	36.26
--------------------------	-------

PLUS: 7% PST on \$650.00	45.50
--------------------------	-------

THIS IS OUR ACCOUNT	\$898.95
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LESS: Transferred from trust	\$898.95
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	<u>\$ 0.00</u>
--	----------------

Per: 

PATRICK C. PRELAWNY

/tm

E. & O.E.

This is Exhibit "21"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025

A handwritten signature in blue ink, consisting of stylized, cursive letters, positioned above a horizontal line.

A Commissioner for taking Affidavits for
British Columbia

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE PAGÉ*
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
DANA K.B. DEMPSTER

PETER VAARTNOU*
JEFFREY BEGGS
DEVON WINDSOR-DOYLE
MONIQUE W. DULL

RETIRED: E.H. ALAN EMERY, Q.C.
HAROLD J. RUSK

SUITE 1212, 1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1

PHONE: (250) 382-7222

FAX: (250) 382-5436

E-MAIL: lawyers@jonesemery.com

WEBSITE: www.jonesemery.com

File No: 15-0549 PCT

August 31, 2015

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

Attention: Mr. David Clarke

Dear Sir:

**RE: Sale of Lot 11, Section 82, Highland District, Plan EPP42751 (Turnberry, Phase 1)
BM MOUNTAIN GOLF COURSE LTD., Trustee on behalf of
ECOASIS DEVELOPMENTS LLP to WHEELER & LAVIGNE**

We are pleased to report that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We enclose our trust account cheque to your order in the sum of **\$15,000.00**, representing the GST payable. We confirm that we forwarded the balance of funds in the sum of **\$297,259.29** to the order of Sanovest Holdings Ltd. A copy of our letter is attached for your reference.

1134- 8131 297 241.79
sept 3

We also enclose copies of the following:

1. Statement of Adjustments;
2. Our Statement of Account, which has been paid in full.

Please note that we also hold the sum of \$2,500.00, in trust, representing the Langford Amenity Fee Holdback as required under the terms of the Contract.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,
Per:



PATRICK C. TRELAUNY

Am
Encls.

RECONCILIATION OF FUNDS & DIRECTION TO PAY

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of Lot 11, Plan EPP42751 (Turnberry, Phase 1)
to WHEELER, Sherry Dianne & LAVIGNE, Michel Christian
Completion Date: August 31, 2015

You are hereby authorized to disburse the full amount of funds herein as follows:

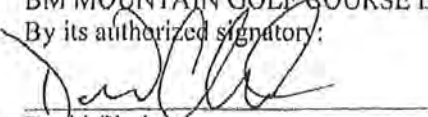
	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price		\$300,000.00
BY: GST Payable		15,000.00
BY: Purchaser's portion of 2015 Property Taxes Paid by Vendor (\$1,953.31 x 123 / 365 Days)		658.24
TO: Ecoasis Developments LLP - GST Payable	15,000.00	
TO: Langford Municipal Amenity Fee Holdback	2,500.00	
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$650.00	
Disbursements:	167.19	
PST:	45.50	
GST:	<u>36.25</u>	898.95
TO: Balance payable to DLA Piper (Canada) LLP In Trust for Sanovest Holdings Ltd.		
	<u>297,259.29</u>	
	<u>\$315,658.24</u>	<u>\$315,658.24</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this _____ day of August, 2015.

BM MOUNTAIN GOLF COURSE LTD.,

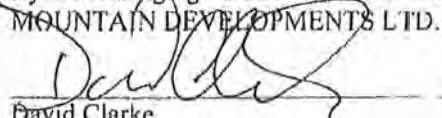
By its authorized signatory:


 David Clarke

ECOASIS DEVELOPMENTS LLP

By It's Managing Partner ECOASIS BEAR

MOUNTAIN DEVELOPMENTS LTD.


 David Clarke

File No. 15-0549 PCT
E. & O. E.

2643
JEC

VENDOR'S STATEMENT OF ADJUSTMENTS

VENDOR: ECOASIS DEVELOPMENTS LLP
 PURCHASER: SHERRY DIANNE WHEELER and MICHEL CHRISTIAN LAVIGNE
 PROPERTY: 1311 Champions Court, Victoria, BC; P.I.D. 029-431-832;
 Lot 11, Section 82, Highland District, Plan BPP42751 (the "Property")

COMPLETION DATE: August 31, 2015
 ADJUSTMENT DATE: August 31, 2015
 POSSESSION DATE: August 31, 2015

BY: Sale Price	\$	300,000.00
BY: GST payable by Purchaser (if applicable) (GST @ 5% x \$300,000.00)	\$	15,000.00
BY: 2015 Property Tax Adjustment (\$1,953.31 x 123/365 = \$658.24)	\$	658.24
TO: Deposit paid by Purchaser	\$	30,000.00
TO: Balance due on closing payable to Jones Emery in Trust	\$	285,658.24

TOTALS:	\$	315,658.24	\$	315,658.24
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NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but it subject to correction in the event of error.
3. Vendor warrants Canadian residency for income tax purposes.

APPROVED this 27 day of August, 2015.

ECOASIS DEVELOPMENTS LLP by its
 Managing Partner ECOASIS BEAR MOUNTAIN
 DEVELOPMENTS LTD.

Per:



David Clarke, Authorized Signatory

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE PAGÉ*
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
DANA K.B. DEMPSTER

PETER VAARTNOU*
JEFFREY BEGGS
DEVON WINDSOR-DOYLE
MONIQUE W. DULL

RETIRED: E.H. ALAN EMERY, Q.C.
HAROLD J. RUSK

SUITE 1212, 1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382-7222
FAX: (250) 382-5436
E-MAIL: lawyers@joncsemery.com
WEBSITE: www.joncsemery.com

OUR FILE NO.: 15-0549 PCT

August 31, 2015

"Via Courier"

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

COPY

Attention: Mark Schmidt

Dear Sirs:

Re: **ECOASIS DEVELOPMENTS LLP,**
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 11, Plan EPP42751 (Turnberry, Phase 1)
SANOVEST HOLDINGS LTD.

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our certified trust cheque in the sum of **\$297,259.29** representing the balance of sales proceeds together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to arrange execution by your client of and provide our offices with a registerable discharge of **Mortgage CA3393769** and **Assignment of Rents CA3393770** and a release of all beneficial interest security registered in favour of Sanovest Holdings Ltd. as it relates to this lot.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:

PATRICK C. TRELAUNY
/tm
Encs.

c **Ecoasis Developments LLP**

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

**JONES EMERY
HARGREAVES SWAN**

Barristers, Solicitors, Notaries Public
#1212 - 1175 Douglas Street
Victoria, B.C., Canada
V8W 2E1 (250) 382-7222
Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: August 31, 2015

Re: Sale of Lot 11, Plan EPP42751 Turnberry,
Phase 1 to WHEELER & LAVIGNE

File No.: 15-0549 PCT

Invoice No.: 30620

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; reporting to and obtaining Discharge of Mortgage and Assignment of Rents; And to all other necessary attendances and services related thereto;

OUR FEE:

(5% GST \$32.50)

(7% PST \$45.50)

\$650.00DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search	10.00	
Courier charges	19.50	
Office photocopies	3.00	
Office fax charges	5.00	
Office postage	5.00	
Trust Administration Fee	15.00	
Law Society Digital Certification	7.50	
(5% GST \$3.75)		\$75.00

DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

Registration of Discharges	\$92.19	\$92.19
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TOTAL DISBURSEMENTS:	\$167.19
TOTAL FEES AND DISBURSEMENTS:	\$817.19
PLUS: 5% GST on \$725.00	36.26
PLUS: 7% PST on \$650.00	45.50

THIS IS OUR ACCOUNT	\$898.95
LESS: Transferred from trust	\$898.95
	<u>\$ 0.00</u>

Per: 

PATRICK C. TRELAUNY

/s/

E. & O.E.

This is Exhibit "22"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025

A handwritten signature in blue ink, consisting of a series of loops and a trailing flourish, positioned above a horizontal line.

A Commissioner for taking Affidavits for
British Columbia

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAWNY*
CLAIRE PAGÉ*
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

TERRANCE D. SWAN*
PHILIP J. PENNER*
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JEFFREY BEGGS
DEVON WINDSOR-DOYLE
MONIQUE W. DULL

RETIRED: E.H. ALAN EMERY, Q.C.
HAROLD J. RUSK

SUITE 1212, 1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1

PHONE: (250) 382-7222

FAX: (250) 382-5436

E-MAIL: lawyers@jonesemery.com

WEBSITE: www.jonesemery.com

File No: 14-1151 PCT

September 17, 2015

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

Attention: Mr. David Clarke

Dear Sir:

**RE: Sale of Lot 9, Section 82, Highland District, Plan EPP42751 (Turnberry, Phase 1)
BM MOUNTAIN GOLF COURSE LTD., Trustee on behalf of
ECOASIS DEVELOPMENTS LLP to K.C. CUSTOM DESIGNS LTD.**

We are pleased to report that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We confirm that we forwarded the balance of funds in the sum of **\$272,105.49** to the order of Sanovest Holdings Ltd. A copy of our letter is attached for your reference.

We also enclose copies of the following:

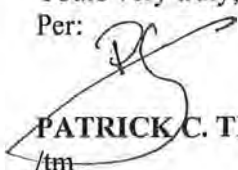
1. Statement of Adjustments;
2. Purchaser's Certificate as to GST Registered Status;
3. Our Statement of Account, which has been paid in full.

Please note that we also hold the sum of \$2,500.00, in trust, representing the Langford Amenity Fee Holdback as required under the terms of the Contract.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,

Per:


PATRICK C. TRELAWNY

/tm

Encls.

{00009030}

VENDOR'S STATEMENT OF ADJUSTMENTS

VENDOR: ECOASIS DEVELOPMENTS LLP
 PURCHASER: K.C. CUSTOM DESIGNS LTD.
 PROPERTY: Lot 9, Section 82, Highland District, Plan EPP42751 (the "Property")

COMPLETION DATE: September 17, 2015
 ADJUSTMENT DATE: September 17, 2015
 POSSESSION DATE: September 17, 2015

BY: Sale Price \$ 275,000.00

BY: GST payable by Purchaser (if applicable)
 (GST Registration # 858769946 RT001)

BY: 2015 Property Tax Adjustment
 (2015 Property Taxes \$ 504.44
 (\$1,736.97 X 106/365))

TO: Deposit paid by Purchaser \$ 27,500.00

TO: Balance due on closing payable to
 Jones Emery in Trust \$ 248,004.44

TOTALS: \$ 275,504.44 \$ 275,504.44

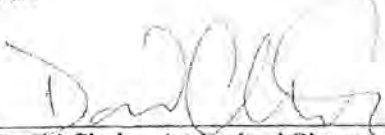
NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but it subject to correction in the event of error.
3. Vendor warrants Canadian residency for income tax purposes.

APPROVED this 16 day of SEPT., 2015.

ECOASIS DEVELOPMENTS LLP by its
 Managing Partner ECOASIS BEAR MOUNTAIN
 DEVELOPMENTS LTD.

Per:


 David Clarke, Authorized Signatory

RECONCILIATION OF FUNDS & DIRECTION TO PAY

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of Lot 9, Plan EPP42751 (Turnberry, Phase 1)
to K.C. CUSTOM DESIGNS LTD.
Completion Date: September 17, 2015

You are hereby authorized to disburse the full amount of funds herein as follows:

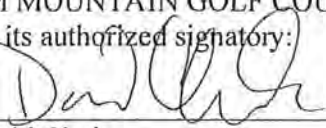
		<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price of Lot			\$275,000.00
BY: Purchaser's portion of 2015 Property Taxes paid by Vendor \$1,736.97 x 106 / 365 Days			504.44
TO: Langford Municipal Amenity Fee Holdback		2,500.00	
TO: JONES EMERY Fees, Disbursements & Taxes:			
Fees:	\$650.00		
Disbursements:	167.19		
PST:	45.50		
GST:	<u>36.25</u>	898.95	
TO: Balance due to DLA PIPER (CANADA) LLP, IN TRUST (for Sanovest Holdings Ltd.)		<u>272,105.49</u>	
		<u>\$275,504.44</u>	<u>\$275,504.44</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 16 day of September, 2015.

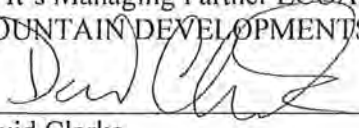
BM MOUNTAIN GOLF COURSE LTD.,

By its authorized signatory:


David Clarke

ECOASIS DEVELOPMENTS LLP

By It's Managing Partner ECOASIS BEAR
MOUNTAIN DEVELOPMENTS LTD.


David Clarke

File No. 14-1151 PCT
E. & O. E.

2794
DJC

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE PAGÉ*
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
DANA K.B. DEMPSTER

PETER VAARTNOU*
JEFFREY BEGGS
DEVON WINDSOR-DOYLE
MONIQUE W. DULL

RETIRED: E.H. ALAN EMERY, Q.C.
HAROLD J. RUSK

SUITE 1212, 1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382-7222
FAX: (250) 382-5436

E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

OUR FILE NO.: 14-1151 PCT

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

Attention: Mark Schmidt

Dear Sirs:

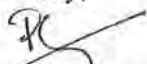
Re: **ECOASIS DEVELOPMENTS LLP,**
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 9, Plan EPP42751 (Turnberry, Phase 1)
SANOVEST HOLDINGS LTD.

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our certified trust cheque in the sum of **\$272,105.49** representing the balance of sales proceeds together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a registerable discharge of **Mortgage #CA3393769** and **Assignment of Rents #CA3393770** and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. as it relates to this Lot.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,

Per: 

PATRICK C. TRELAUNY

/tm

Encs.

c Ecoasis Developments LLP

{00009030}

September 17, 2015
COPY

Form 221(2)(B/C)
(Paragraphs 221(2)(b) and (c))

CERTIFICATE AS TO GST REGISTERED STATUS OF PURCHASER

FROM: **K.C. CUSTOM DESIGNS LTD.** (the "Purchaser")
TO: **ECOASIS DEVELOPMENTS LLP** (the "Vendor")
RE: **Lot 9, Section 82, Highland District, EPP42751** (the "Property")

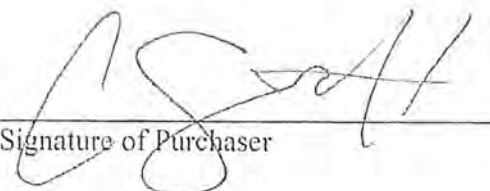
THE PURCHASER HEREBY CERTIFIES TO THE VENDOR PURSUANT TO PARAGRAPHS 221(2)(b) and (c) OF THE **EXCISE TAX ACT** (the "Act") THAT THE PURCHASER:

(1) is registered for GST purposes, the Purchaser's registration number is 858 769 946 RT0001, and the Purchaser will account for the GST payable in respect of the purchaser of the Property.

The Purchaser acknowledges that the Vendor is relying on this Certificate in connection with the sale of the Property.

Each term that is used in this Certificate and that is defined in, and for the purposes of, Part IX of the Act has the meaning assigned to it in Part IX of the Act.

Dated: September 16, 2015.



Signature of Purchaser

File Name: ECOASIS DEVELOPMENTS LLP

IN ACCOUNT WITH:

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

**JONES EMERY
HARGREAVES SWAN**
Barristers, Solicitors, Notaries Public
#1212 - 1175 Douglas Street
Victoria, B.C., Canada
V8W 2E1 (250) 382-7222
Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: September 17, 2015

Re: Sale of Lot 9, Plan EPP42751 Turnberry,
Phase 1 to K.C. CUSTOM DESIGNS LTD.

File No.: 14-1151 PCT

Invoice No.: 30685

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; reporting to and obtaining Discharge of Mortgage and Assignment of Rents; AND TO all other necessary attendances and services related thereto;

OUR FEE:

(5% GST \$32.50)

(7% PST \$45.50)

\$650.00DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search	10.00	
Courier charges	19.50	
Office photocopies	3.00	
Office fax charges	5.00	
Office postage	5.00	
Trust Administration Fee	15.00	
Law Society Digital Certification	7.50	
(5% GST \$3.75)		\$75.00

DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

Registration of Discharges	\$92.19	\$92.19
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TOTAL DISBURSEMENTS:	\$167.19
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TOTAL FEES AND DISBURSEMENTS:	\$817.19
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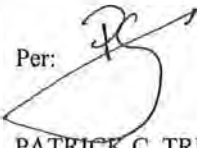
PLUS: 5% GST on \$725.00	36.26
--------------------------	-------

PLUS: 7% PST on \$650.00	45.50
--------------------------	-------

THIS IS OUR ACCOUNT	\$898.95
---------------------	----------

LESS: Transferred from trust	\$898.95
------------------------------	----------

	<u>\$ 0.00</u>
--	----------------

Per: 

PATRICK C. TRELAWNY

/tm

E. & O.E.

{00009030}

This is Exhibit "23"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025



A Commissioner for taking Affidavits for
British Columbia

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
 PATRICK C. TRELAWNY*
 CLAIRE L. PAGÉ*
 DANA K.B. DEMPSTE
 RETIRED: E.H. ALAN EMERY, Q.C.
 HAROLD J. RUSK

TERRANCE D. SWAN*
 PHILIP J. PENNER*
 SEAN FINN*
 ELIZA BATES-SMITH

PETER VAARTNOU*
 JEFFREY BEGGS
 KRISTINE S. BYRAM
 KIRSTEN A. MCGHEE

SUITE #1212-1175 DOUGLAS STREET
 VICTORIA, BRITISH COLUMBIA
 CANADA V8W 2E1
 PHONE: (250) 382 7222
 FAX: (250) 382-5436
 E-MAIL: lawyers@jonesemery.com
 WEBSITE: www.jonesemery.com

File No: 14-1147 PCT

September 28, 2015

ECOASIS DEVELOPMENTS LLP
 2050 Country Club Way
 Victoria, British Columbia
 V9B 6R3

Attention: Mr. David Clarke

Dear Sir:

**RE: Sale of Lot 43, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2)
 BM MOUNTAIN GOLF COURSE LTD., Trustee on behalf of
 ECOASIS DEVELOPMENTS LLP to LIKE A DREAM CONSTRUCTION LTD.**

We are pleased to report that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We confirm that we forwarded the balance of funds in the sum of \$275,997.36 to the order of Sanovest Holdings Ltd. A copy of our letter is attached for your reference.

We also enclose copies of the following:

1. Statement of Adjustments;
2. Purchaser's Certificate as to GST Registered Status;
3. Our Statement of Account, which has been paid in full.

Please note that we also hold the sum of \$2,500.00, in trust, representing the Langford Amenity Fee Holdback as required under the terms of the Contract.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,

Per:


 PATRICK C. TRELAWNY

/tm

Encls.

{00525174}

VENDOR'S STATEMENT OF ADJUSTMENTS

VENDOR: ECOASIS DEVELOPMENTS LLP
 PURCHASER: LIKE A DREAM CONSTRUCTION LTD.
 PROPERTY: Lot 43, Section 82, Highland District, Plan EPP46993 (the "Property")

COMPLETION DATE: September 28, 2015

ADJUSTMENT DATE: September 28, 2015

POSSESSION DATE: September 28, 2015

BY: Sale Price		\$ 279,000.00
BY: GST payable by Purchaser (if applicable)		
(GST Registration No. _____)		\$ 00.00
BY: 2015 Property Tax Adjustment		
(\$1,522.66 x 95/365 = \$396.31)		\$ 396.31

TO: Deposit paid by Purchaser \$ 27,900.00

TO: Balance due on closing payable to
 Jones Emery in Trust \$ 251,496.31

TOTALS:	<u>\$ 279,396.31</u>	<u>\$ 279,396.31</u>
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NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but it subject to correction in the event of error.
3. Vendor warrants Canadian residency for income tax purposes.

APPROVED this 28 day of SEPT., 2015.

ECOASIS DEVELOPMENTS LLP by its
 Managing Partner ECOASIS BEAR MOUNTAIN
 DEVELOPMENTS LTD.

Per:



David Clarke, Authorized Signatory

RECONCILIATION OF FUNDS & DIRECTION TO PAY

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of Lot 43, Plan EPP46993 (Turnberry, Phase 2)
to LIKE A DREAM CONSTRUCTION LTD.
Completion Date: September 28, 2015

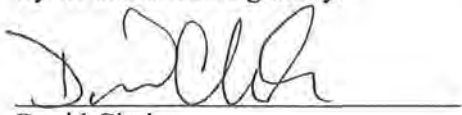
You are hereby authorized to disburse the full amount of funds herein as follows:

	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price of Lot		\$279,000.00
BY: Purchaser's portion of 2015 Property Taxes paid by Vendor \$1,522.66 x 95 / 365 Days		396.31
TO: Langford Municipal Amenity Fee Holdback	2,500.00	
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$650.00	
Disbursements:	167.19	
PST:	45.50	
GST:	<u>36.25</u>	898.95
TO: Balance due to DLA PIPER (CANADA) LLP, IN TRUST (for Sanovest Holdings Ltd.)		
	<u>275,997.36</u>	
	<u>\$279,396.31</u>	<u>\$279,396.31</u>

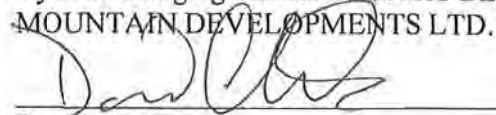
The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 28 day of September, 2015.

BM MOUNTAIN GOLF COURSE LTD.,
By its authorized signatory:


David Clarke

ECOASIS DEVELOPMENTS LLP
By It's Managing Partner ECOASIS BEAR
MOUNTAIN DEVELOPMENTS LTD.


David Clarke

File No. 14-1147 PCT
E. & O. E.

2795
JTC

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE L. PAGÉ*
DANA K.B. DEMPSTE
RETIRED: E.H. ALAN EMERY, Q.C.
HAROLD J. RUSK

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
ELIZA BATES-SMITH

PETER VAARTNOU*
JEFFREY BEGGS
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

OUR FILE NO.: 14-1147 PCT

September 28, 2015

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

COPY

Attention: Mark Schmidt

Dear Sirs:

Re: **ECOASIS DEVELOPMENTS LLP,**
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 43, Plan EPP46993 (Turnberry, Phase 2)
SANOVEST HOLDINGS LTD.

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our certified trust cheque in the sum of **\$275,997.36** representing the balance of sales proceeds together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a registerable discharge of **Mortgage #CA3393769** and **Assignment of Rents #CA3393770** and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. as it relates to this Lot.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:

PATRICK C. TRELAUNY
/gws
Encls.

c Ecoasis Developments LLP
{00525174}

Form 221(2)(B/C)
(Paragraphs 221(2)(b) and (c))

CERTIFICATE AS TO GST REGISTERED STATUS OF PURCHASER

FROM: LIKE A DREAM CONSTRUCTION LTD. (the "Purchaser")
TO: ECOASIS DEVELOPMENTS LLP (the "Vendor")
RE: Lot 43, Section 82, Highland District, EPP46993 (the "Property")

THE PURCHASER HEREBY CERTIFIES TO THE VENDOR PURSUANT TO PARAGRAPHS 221(2)(b) and (c) OF THE EXCISE TAX ACT (the "Act") THAT THE PURCHASER:

- (1) is registered for GST purposes, the Purchaser's registration number is 853 946 145 RT0001, and the Purchaser will account for the GST payable in respect of the purchaser of the Property.

The Purchaser acknowledges that the Vendor is relying on this Certificate in connection with the sale of the Property.

Each term that is used in this Certificate and that is defined in, and for the purposes of, Part IX of the Act has the meaning assigned to it in Part IX of the Act.

Dated: SEP 23, 2015



Signature of Purchaser

File Name: ECOASIS DEVELOPMENTS LLP

IN ACCOUNT WITH:

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

**JONES EMERY
HARGREAVES SWAN**
Barristers, Solicitors, Notaries Public
#1212 - 1175 Douglas Street
Victoria, B.C., Canada
V8W 2E1 (250) 382-7222
Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: September 28, 2015

**Re: Sale of Lot 43, Plan EPP46993
Turnberry, Phase 2
to LIKE A DREAM CONSTRUCTION LTD.**

File No.: 14-1147 PCT

Invoice No.: 30731

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; reporting to and obtaining Discharge of Mortgage and Assignment of Rents; AND TO all other necessary attendances and services related thereto;

OUR FEE:**\$650.00**

(5% GST \$32.50)

(7% PST \$45.50)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search	10.00	
Courier charges	19.50	
Office photocopies	3.00	
Office fax charges	5.00	
Office postage	5.00	
Trust Administration Fee	15.00	
Law Society Digital Certification	7.50	
(5% GST \$3.75)		\$75.00

DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

Registration of Discharges	\$92.19	\$92.19
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TOTAL DISBURSEMENTS:	\$167.19
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TOTAL FEES AND DISBURSEMENTS:	\$817.19
-------------------------------	----------

PLUS: 5% GST on \$725.00	36.26
--------------------------	-------

PLUS: 7% PST on \$650.00	45.50
--------------------------	-------

THIS IS OUR ACCOUNT	\$898.95
---------------------	----------

LESS: Transferred from trust	\$898.95
------------------------------	----------

	\$ 0.00
--	---------

Per:

PATRICK C. TRELAUNY

/tm

E. & O.E.

{00525174}

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
 PATRICK C. TRELAUNY*
 CLAIRE L. PAGÉ*
 DANA K.B. DEMPSTE
 KIRSTEN A. MCGHEE
 RETIRED: E.H. ALAN EMERY, Q.C.
 HAROLD J. RUSK

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 SEAN FINN*
 ELIZA BATES-SMITH

PETER VAARTNOU*
 JEFFREY BEGGS
 KRISTINE S. BYRAM
 MONIQUE W. DULL

SUITE #1212-1175 DOUGLAS STREET
 VICTORIA, BRITISH COLUMBIA
 CANADA V8W 2E1
 PHONE: (250) 382 7222
 FAX: (250) 382-5436
 E-MAIL: lawyers@jonesemery.com
 WEBSITE: www.jonesemery.com

File No: 14-1148 PCT

September 28, 2015

ECOASIS DEVELOPMENTS LLP
 2050 Country Club Way
 Victoria, British Columbia
 V9B 6R3

Attention: Mr. David Clarke

Dear Sir:

**RE: Sale of Lot 44, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2)
 BM MOUNTAIN GOLF COURSE LTD., Trustee on behalf of
 ECOASIS DEVELOPMENTS LLP to LIKE A DREAM CONSTRUCTION LTD.**

We are pleased to report that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We confirm that we forwarded the balance of funds in the sum of \$275,997.36 to the order of Sanovest Holdings Ltd. A copy of our letter is attached for your reference.

We also enclose copies of the following:

1. Statement of Adjustments;
2. Purchaser's Certificate as to GST Registered Status;
3. Our Statement of Account, which has been paid in full.

Please note that we also hold the sum of \$2,500.00, in trust, representing the Langford Amenity Fee Holdback as required under the terms of the Contract.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,

Per:


 PATRICK C. TRELAUNY

Encls.

{00525170}

VENDOR'S STATEMENT OF ADJUSTMENTS

VENDOR: ECOASIS DEVELOPMENTS LLP
 PURCHASER: LIKE A DREAM CONSTRUCTION LTD.
 PROPERTY: Lot 44, Section 82, Highland District, Plan EPP46993 (the "Property")

COMPLETION DATE: September 28, 2015
 ADJUSTMENT DATE: September 28, 2015
 POSSESSION DATE: September 28, 2015

BY: Sale Price		\$ 279,000.00
BY: GST payable by Purchaser (if applicable)		
(GST Registration No. _____)	\$	00.00
BY: 2015 Property Tax Adjustment		
(\$1,522.66 x 95/365 = \$396.31)	\$	396.31

TO: Deposit paid by Purchaser	\$ 27,900.00
TO: Balance due on closing payable to Jones Emery in Trust	\$ 251,496.31

TOTALS:	<u>\$ 279,396.31</u>	<u>\$ 279,396.31</u>
---------	----------------------	----------------------

NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but it subject to correction in the event of error.
3. Vendor warrants Canadian residency for income tax purposes.

APPROVED this 28 day of SEPT., 2015.

ECOASIS DEVELOPMENTS LLP by its
 Managing Partner ECOASIS BEAR MOUNTAIN
 DEVELOPMENTS LTD.

Per:



David Clarke, Authorized Signatory

RECONCILIATION OF FUNDS & DIRECTION TO PAY

TO: JONES EMERY HARGREAVES SWAN

**Re: Sale of Lot 44, Plan EPP46993 (Turnberry, Phase 2)
to LIKE A DREAM CONSTRUCTION LTD.
Completion Date: September 28, 2015**

You are hereby authorized to disburse the full amount of funds herein as follows:

		<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price of Lot			\$279,000.00 ✓
BY: Purchaser's portion of 2015 Property Taxes paid by Vendor \$1,522.66 x 95 / 365 Days			396.31 ✓
TO: Langford Municipal Amenity Fee Holdback		2,500.00	
TO: JONES EMERY Fees, Disbursements & Taxes:			
Fees:	\$650.00		
Disbursements:	167.19		
PST:	45.50		
GST:	<u>36.25</u>	898.95	
TO: Balance due to DLA PIPER (CANADA) LLP, IN TRUST (for Sanovest Holdings Ltd.)		<u>275,997.36</u>	
		<u>\$279,396.31</u>	<u>\$279,396.31</u>

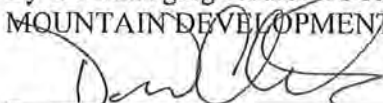
The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 28 day of September, 2015.

BM MOUNTAIN GOLF COURSE LTD.,
By its authorized signatory:


David Clarke

ECOASIS DEVELOPMENTS LLP
By It's Managing Partner ECOASIS BEAR
MOUNTAIN DEVELOPMENTS LTD.


David Clarke

File No. 14-1148 PCT
E. & O. E.

2796
DTC.

Form 221(2)(B/C)
(Paragraphs 221(2)(b) and (c))

CERTIFICATE AS TO GST REGISTERED STATUS OF PURCHASER

FROM: LIKE A DREAM CONSTRUCTION LTD. (the "Purchaser")
TO: ECOASIS DEVELOPMENTS LLP (the "Vendor")
RE: Lot 44, Section 82, Highland District, EPP46993 (the "Property")

THE PURCHASER HEREBY CERTIFIES TO THE VENDOR PURSUANT TO PARAGRAPHS 221(2)(b) and (c) OF THE EXCISE TAX ACT (the "Act") THAT THE PURCHASER:

- (1) is registered for GST purposes, the Purchaser's registration number is 853916 14325000, and the Purchaser will account for the GST payable in respect of the purchaser of the Property.

The Purchaser acknowledges that the Vendor is relying on this Certificate in connection with the sale of the Property.

Each term that is used in this Certificate and that is defined in, and for the purposes of, Part IX of the Act has the meaning assigned to it in Part IX of the Act.

Dated: SEPT 23, 2015



Signature of Purchaser

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAWNY*
CLAIRE L. PAGÉ*
DANA K.B. DEMPSTE
RETIRED: E.H. ALAN EMERY, Q.C.
HAROLD J. RUSK

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
ELIZA BATES-SMITH

PETER VAARTNOL*
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SUITE #1212-1175 DOUGLAS STREET
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PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

OUR FILE NO.: 14-1147 PCT

September 28, 2015

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

Attention: Mark Schmidt

Dear Sirs:

Re: **ECOASIS DEVELOPMENTS LLP,**
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 43, Plan EPP46993 (Turnberry, Phase 2)
SANOVEST HOLDINGS LTD.

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our certified trust cheque in the sum of **\$275,997.36** representing the balance of sales proceeds together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a registerable discharge of **Mortgage #CA3393769** and **Assignment of Rents #CA3393770** and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. as it relates to this Lot.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,

Per:


PATRICK C. TRELAWNY

gws
Encls.

c Ecoasis Developments LLP
{00525174}

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

**JONES EMERY
HARGREAVES SWAN**
Barristers, Solicitors, Notaries Public
#1212 - 1175 Douglas Street
Victoria, B.C., Canada
V8W 2E1 (250) 382-7222
Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: September 28, 2015

Re: Sale of Lot 44, Plan EPP46993
Turnberry, Phase 2

File No.: 14-1148 PCT

to LIKE A DREAM CONSTRUCTION LTD.

Invoice No.: 30732

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; reporting to and obtaining Discharge of Mortgage and Assignment of Rents; AND TO all other necessary attendances and services related thereto;

OUR FEE:**\$650.00**

(5% GST \$32.50)

(7% PST \$45.50)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search	10.00	
Courier charges	19.50	
Office photocopies	3.00	
Office fax charges	5.00	
Office postage	5.00	
Trust Administration Fee	15.00	
Law Society Digital Certification	7.50	
(5% GST \$3.75)		\$75.00

DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

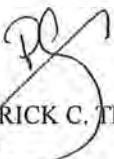
Registration of Discharges	\$92.19	\$92.19
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TOTAL DISBURSEMENTS:	\$167.19
TOTAL FEES AND DISBURSEMENTS:	\$817.19
PLUS: 5% GST on \$725.00	36.26
PLUS: 7% PST on \$650.00	45.50

THIS IS OUR ACCOUNT	\$898.95
LESS: Transferred from trust	\$898.95

\$ 0.00

Per:


PATRICK C. TRELAWNY
/gws
E. & O.E.

This is Exhibit "24"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAWNY*
CLAIRE L. PAGÉ*
DANA K.B. DEMPSTE.
RETIRED: E.H. ALAN EMERY, Q.C.
HAROLD J. RUSK

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
ELIZA BATES-SMITH

PETER VAARTNOU*
JEFFREY BEGGS
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

File No: 15-0636 PCT

September 30, 2015

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, BC V9B 6R3

Attention: Mr. David Clarke

Dear Sir:

**RE: Sale of Lot 23, Section 82, Highland District, Plan EPP46993(Turnberry, Phase 2)
BM MOUNTAIN GOLF COURSE LTD., Trustee on behalf of
ECOASIS DEVELOPMENTS LLP
to NEW WEST DEVELOPMENT CORP. and A.R.C. PROPERTIES LTD.**

We are pleased to report that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We confirm that we forwarded the balance of funds in the sum of **\$259,489.02** to the order of Sanovest Holdings Ltd. A copy of our letter is attached for your reference.

We also enclose copies of the following:

1. Statement of Adjustments;
2. Purchaser's Certificate as to GST Registered Status;
3. Our Statement of Account, which has been paid in full.

Please note that we also hold the sum of \$2,500.00, in trust, representing the Langford Amenity Fee Holdback as required under the terms of the Contract.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,

Per:



PATRICK C. TRELAWNY

4gws
Encls.

{00525736}

VENDOR'S STATEMENT OF ADJUSTMENTS

VENDOR: ECOASIS DEVELOPMENTS LLP
 PURCHASER: NEW WEST DEVELOPMENT CORPORATION and ARC PROPERTIES LTD.
 PROPERTY: Lot 23, Section 82, Highland District, Plan EPP46993 (the "Property")

COMPLETION DATE: September 30, 2015

ADJUSTMENT DATE: September 30, 2015

POSSESSION DATE: September 30, 2015

BY: Sale Price \$262,500.00

BY: GST payable by Purchaser (if applicable)
 (GST @ 5% x \$) Purch GST Registrants \$0

BY: 2015 Property Tax Adjustment
 (\$1,522.66 x 93/365 = \$387.97) \$387.97

TO: Deposit paid by Purchaser \$ 26,250.00

TO: Balance due on closing payable to
 Jones Emery in Trust \$ 236,637.97

TOTALS: \$ 262,887.97 \$ 262,887.97

NOTES

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but is subject to correction in the event of error.
3. Vendor warrants Canadian residency for income tax purposes.

APPROVED this 28th day of September, 2015.

ECOASIS DEVELOPMENTS LLP by its
 Managing Partner ECOASIS BEAR MOUNTAIN
 DEVELOPMENTS LTD.

Per:



David Clarke, Authorized Signatory

Form 221(2)(B/C)
(Paragraphs 221(2)(b) and (c))

CERTIFICATE AS TO GST REGISTERED STATUS OF PURCHASER

FROM: New West Development Corporation (the "Purchaser")
TO: ECOASIS DEVELOPMENTS LLP (the "Vendor")
RE: Lot 23, Section 82, Highland District, EPP46993 (the "Property")

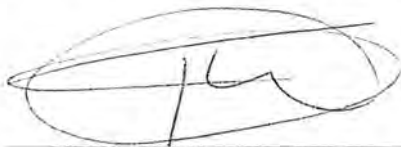
THE PURCHASER HEREBY CERTIFIES TO THE VENDOR PURSUANT TO PARAGRAPHS 221(2)(b) and (c) OF THE EXCISE TAX ACT (the "Act") THAT THE PURCHASER:

- (1) is registered for GST purposes, the Purchaser's registration number is 858254238 RT0001, and the Purchaser will account for the GST payable in respect of the purchaser of the Property.

The Purchaser acknowledges that the Vendor is relying on this Certificate in connection with the sale of the Property.

Each term that is used in this Certificate and that is defined in, and for the purposes of, Part IX of the Act has the meaning assigned to it in Part IX of the Act.

Dated: SEPTEMBER 23, 2015



Signature of Purchaser
Authorized Signatory for New West Development Corporation

Form 221(2)(B/C)
(Paragraphs 221(2)(b) and (c))

CERTIFICATE AS TO GST REGISTERED STATUS OF PURCHASER

FROM: A.R.C. Properties Ltd. (the "Purchaser")
TO: ECOASIS DEVELOPMENTS LLP (the "Vendor")
RE: Lot _23, Section 82, Highland District, EPP46993 (the "Property")

THE PURCHASER HEREBY CERTIFIES TO THE VENDOR PURSUANT TO PARAGRAPHS 221(2)(b) and (c) OF THE EXCISE TAX ACT (the "Act") THAT THE PURCHASER:

(1) is registered for GST purposes, the Purchaser's registration number is 884421009 RT0001, and the Purchaser will account for the GST payable in respect of the purchaser of the Property

(2)

The Purchaser acknowledges that the Vendor is relying on this Certificate in connection with the sale of the Property.

Each term that is used in this Certificate and that is defined in, and for the purposes of, Part IX of the Act has the meaning assigned to it in Part IX of the Act.

Dated: SEPTEMBER 23, 2015



Signature of Purchaser
Authorized Signatory for A.R.C. Properties Ltd

RECONCILIATION OF FUNDS & DIRECTION TO PAY**TO: JONES EMERY HARGREAVES SWAN**

**Re: Sale of Lot 23, Plan EPP46993 (Turnberry, Phase 2)
to NEW WEST DEVELOPMENT CORP.
Completion Date: September 30, 2015**

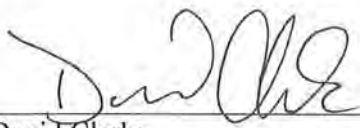
You are hereby authorized to disburse the full amount of funds herein as follows:

	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price of Lot		\$262,500.00
BY: Purchaser's portion of 2015 Property Taxes paid by Vendor \$1,522.66 x 93 / 365 Days		387.97
TO: Langford Municipal Amenity Fee Holdback	2,500.00	
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$650.00	
Disbursements:	167.19	
PST:	45.50	
GST:	<u>36.25</u>	898.95
TO: Balance due to DLA PIPER (CANADA) LLP, IN TRUST (for Sanovest Holdings Ltd.)		
	259,489.02	
	<u>\$262,887.97</u>	<u>\$262,887.97</u>

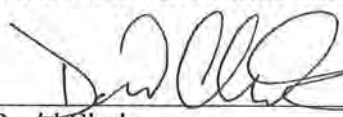
The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 28 day of September, 2015.

BM MOUNTAIN GOLF COURSE LTD.,
By its authorized signatory:


David Clarke

ECOASIS DEVELOPMENTS LLP
By Its Managing Partner ECOASIS BEAR
MOUNTAIN DEVELOPMENTS LTD.


David Clarke

File No. 15-0636 PCT

E. & O. E.

2797
DJC

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAWNY*
CLAIRE L. PAGÉ*
DANA K.B. DEMPSTE
RETIRED: E.H. ALAN EMERY, Q.C.
HAROLD J. RUSK

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
ELIZA BATES-SMITH

PETER VAARTNOU*
JEFFREY BEGGS
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

OUR FILE NO.: 15-0636 PCT

September 30, 2015

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

Attention: Mark Schmidt

Dear Sirs:

Re: **ECOASIS DEVELOPMENTS LLP,**
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 23, Plan EPP46993 (Turnberry, Phase 2)
SANOVEST HOLDINGS LTD.

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our certified trust cheque in the sum of **\$259,489.02** representing the balance of sales proceeds together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a registerable discharge of **Mortgage #CA3393769** and **Assignment of Rents #CA3393770** and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. as it relates to this Lot.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:

PATRICK C. TRELAWNY
/tm
Encs.

c Ecoasis Developments LLP

{00525736}

File Name: ECOASIS DEVELOPMENTS LLP

IN ACCOUNT WITH:

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

**JONES EMERY
HARGREAVES SWAN**
Barristers, Solicitors, Notaries Public
#1212 - 1175 Douglas Street
Victoria, B.C., Canada
V8W 2E1 (250) 382-7222
Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: September 30, 2015

Re: Sale of Lot 23, Plan EPP46993
Turnberry, Phase 2
to NEW WEST DEVELOPMENT CORP. and
A.R.C. PROPERTIES LTD.

File No.: 15-0636 PCT

Invoice No.: 30772

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; reporting to and obtaining Discharge of Mortgage and Assignment of Rents; AND TO all other necessary attendances and services related thereto;

OUR FEE:**\$650.00**

(5% GST \$32.50)

(7% PST \$45.50)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search	10.00	
Courier charges	19.50	
Office photocopies	3.00	
Office fax charges	5.00	
Office postage	5.00	
Trust Administration Fee	15.00	
Law Society Digital Certification	7.50	
(5% GST \$3.75)		\$75.00

DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

Registration of Discharges	\$92.19	\$92.19
----------------------------	---------	---------

TOTAL DISBURSEMENTS:	\$167.19
TOTAL FEES AND DISBURSEMENTS:	\$817.19
PLUS: 5% GST on \$725.00	36.26
PLUS: 7% PST on \$650.00	45.50

THIS IS OUR ACCOUNT	\$898.95
LESS: Transferred from trust	\$898.95

\$ 0.00Per: **PATRICK C. TRELAWNY**

/gws

E. & O.E.

{00525736}

This is Exhibit "25"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

From: David Clarke <dclarke@ecoasis.com>
Sent: October-19-15 3:38 PM
To: 'tom kusumoto'
Cc: 'TRK'; 'DAN MATTHEWS'
Subject: RE: Deposited \$650,000. To eco adios. Dev acct at HSBC

Thanks Tom.

DAVID
CLARKE
Chief Financial Officer
ECOASIS
2050 Country Club Way, Victoria BC, V9B 6R3 Canada T 250.391-3752 M 250.213.3356
www.ecoasis.ca www.bearmountain.ca

The information contained in this communication is confidential and may be legally privileged. It is intended solely for the use of the individual or entity to whom it is addressed and others authorized to receive it. If you are not the intended recipient you are hereby notified that any disclosure, copying, distribution or taking any action in reliance of the contents of this information is strictly prohibited and may be unlawful. Ecoasis Developments LLP or its subsidiaries is neither liable for the proper and complete transmission of the information contained in this communication nor for any delay in its receipt.

-----Original Message-----

From: tom kusumoto [mailto:tomkusumoto@hotmail.com]
Sent: October-19-15 2:03 PM
To: David Clarke
Cc: TRK; DAN MATTHEWS
Subject: Deposited \$650,000. To eco adios. Dev acct at HSBC

Sent from my iPhone

This is Exhibit "26"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

MICHAEL J. HARGREAVES*
PATRICK C. TRELAWNY*
CLAIRE L. PAGÉ*
DANA K.B. DEMPSTE
ALEC J. YOUNG

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
ELIZA BATES-SMITH

PETER VAARTNOU*
JEFFREY BEGGS
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

RETIRED: E.H. ALAN EMERY, Q.C.
HAROLD J. RUSK

File No: 15-0640 PCT

November 23, 2015

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

Attention: Mr. David Clarke

Dear Sir:

**RE: Sale of Lot 37, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2)
BM MOUNTAIN GOLF COURSE LTD., Trustee on behalf of
ECOASIS DEVELOPMENTS LLP to J. DHESI DEVELOPMENTS LTD.**

We are pleased to report that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We confirm that we forwarded the balance of funds in the sum of **\$262,511.05** to the order of Sanovest Holdings Ltd. A copy of our letter is attached for your reference.

We also enclose copies of the following:

1. Statement of Adjustments;
2. Purchaser's Certificate as to GST Registered Status;
3. Copy of our letter to Fair Realty;
4. Our Statement of Account, which has been paid in full.

Please note that we also hold the sum of \$2,500.00, in trust, representing the Langford Amenity Fee Holdback as required under the terms of the Contract.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,
Per:


PATRICK C. TRELAWNY
/s/
Encls.

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{00544789}

{00544789}

{00544789}

{00544789}

VENDOR'S STATEMENT OF ADJUSTMENTS

VENDOR:	ECOASIS DEVELOPMENTS LLP	
PURCHASER:	J. Dhesi Developments Ltd.	
PROPERTY:	Lot 37, Section 82, Highland District, Plan EPP46993 (the "Property")	
	COMPLETION DATE:	November 23, 2015
	ADJUSTMENT DATE:	November 23, 2015
	POSSESSION DATE:	November 23, 2015
BY: Sale Price		\$271,600.00
BY: 2015 Property Tax Adjustment		
(\$1,522.66 x 39/365)		\$162.70
TO: Deposit paid by Purchaser	\$27,160.00	
TO: Balance due on closing payable to Jones Emery in Trust	\$244,602.70	
TOTALS:	<u>\$271,762.70</u>	<u>\$ 271,762.70</u>

NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but it subject to correction in the event of error.
3. Vendor warrants Canadian residency for income tax purposes.

APPROVED this 23 day of November, 2015.

ECOASIS DEVELOPMENTS LLP by its
Managing Partner ECOASIS BEAR MOUNTAIN
DEVELOPMENTS LTD.
 Per:


 David Clarke, Authorized Signatory
 DAN MATTHEWS

RECONCILIATION OF FUNDS & DIRECTION TO PAY**TO: JONES EMERY HARGREAVES SWAN**

Re: Sale of Lot 37, Plan EPP46993 (Turnberry, Phase 2)
to J. DHESI DEVELOPMENTS
Completion Date: November 23, 2015

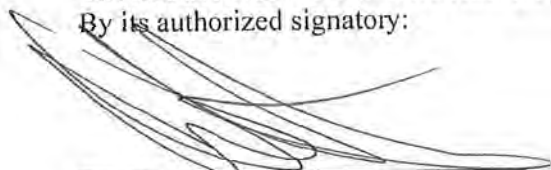
You are hereby authorized to disburse the full amount of funds herein as follows:

		<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price of Lot			\$271,600.00
BY: Purchaser's portion of 2015 Property Taxes paid by Vendor \$1,522.66 x 39 / 365 Days			162.70
TO: Langford Municipal Amenity Fee Holdback		2,500.00	
TO: Real Estate Commissions payable	\$5,574.00		
Plus GST	<u>\$ 278.70</u>	5,852.70	
TO: JONES EMERY Fees, Disbursements & Taxes:			
Fees:	\$650.00		
Disbursements:	167.19		
PST:	45.50		
GST:	<u>36.25</u>	898.95	
TO: Balance due to DLA PIPER (CANADA) LLP, IN TRUST (for Sanovest Holdings Ltd.)		<u>262,511.05</u>	
		<u>\$271,762.70</u>	<u>\$271,762.70</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 23 day of November, 2015.

BM MOUNTAIN GOLF COURSE LTD.,
 By its authorized signatory:



Dan Matthews

ECOASIS DEVELOPMENTS LLP
 By Its Managing Partner ECOASIS BEAR
 MOUNTAIN DEVELOPMENTS LTD.



Dan Matthews

File No. 15-0640 PCT

E. & O. E.

2902
 DJC

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE L. PAGÉ*
DANA K.B. DEMPSTE
ALEC J. YOUNG

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
ELIZA BATES-SMITH

PETER VAARTNOUT*
JEFFREY BEGGS
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

RETIRED: E.H. ALAN EMERY, Q.C.
HAROLD J. RUSK

OUR FILE NO.: 15-0640 PCT

November 23, 2015

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

COPY

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

Attention: Mark Schmidt

Dear Sirs:

Re: **ECOASIS DEVELOPMENTS LLP,**
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 37, Plan EPP46993 (Turnberry, Phase 2)
SANOVEST HOLDINGS LTD.

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our certified trust cheque in the sum of **\$262,511.06** representing the balance of sales proceeds together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a registerable discharge of **Mortgage #CA3393769** and **Assignment of Rents #CA3393770** and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. as it relates to this Lot.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:

PATRICK C. TRELAUNY
/tm
Encs.

c **Ecoasis Developments LLP**

{00544789}

{00544789}

{00544789}

{00544789}

{00544789}

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*~
PATRICK C. TRELAUNY*
CLAIRE L. PAGÉ*
DANA K.B. DEMPSTE
ALEC J. YOUNG

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
ELIZA BATES-SMITH

PETER VAARTNOU*
JEFFREY BEGGS
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

RETIRED: E.H. ALAN EMERY, Q.C.
HAROLD J. RUSK

OUR FILE: 15-0640 PCT

November 23, 2015

FAIR REALTY
776 Cloverdale Avenue
Victoria, British Columbia
V8X 2S7

Attention: Roger A. Yerland

Dear Sirs:

Re: ECOASIS DEVELOPMENTS LLP,
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 37, Plan EPP46993 (Turnberry, Phase 2)
SANOVEST HOLDINGS LTD.

We confirm that the above transaction has completed and accordingly, we enclose our trust account cheque to your order in the sum of **\$5,852.70**, representing your portion of the commission plus GST.

The Transfer was registered at the Victoria Land Title Office on the 23rd day of November, 2015, under number **CA4826183**.

We trust you will find the foregoing to be in order.

Yours very truly,
Per:

PATRICK C. TRELAUNY
/tm
Encl.

File Name: ECOASIS DEVELOPMENTS LLP

IN ACCOUNT WITH:

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

**JONES EMERY
HARGREAVES SWAN**
Barristers, Solicitors, Notaries Public
#1212 - 1175 Douglas Street
Victoria, B.C., Canada
V8W 2E1 (250) 382-7222
Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: November 23, 2015

Re: Sale of Lot 37, Plan EPP46993
Turnberry, Phase 2
to J. DHESI DEVELOPMENTS

File No.: 15-0640 PCT

Invoice No.: 31159

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; reporting to and obtaining Discharge of Mortgage and Assignment of Rents; AND TO all other necessary attendances and services related thereto;

OUR FEE:**\$650.00**

(5% GST \$32.50)

(7% PST \$45.50)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search	10.00	
Courier charges	19.50	
Office photocopies	3.00	
Office fax charges	5.00	
Office postage	5.00	
Trust Administration Fee	15.00	
Law Society Digital Certification	7.50	
(5% GST \$3.75)		\$75.00

DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

Registration of Discharges	\$92.19	\$92.19
----------------------------	---------	---------

TOTAL DISBURSEMENTS:	\$167.19
TOTAL FEES AND DISBURSEMENTS:	\$817.19
PLUS: 5% GST on \$725.00	36.26
PLUS: 7% PST on \$650.00	45.50

THIS IS OUR ACCOUNT	\$898.95
LESS: Transferred from trust	\$898.95

\$ 0.00Per: **PATRICK C. TRELAUNY**

/tm

E. & O.E.

{00544789}

{00544789}

{00544789}

{00544789}

{00544789}

This is Exhibit "27"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

HSBC Business

ECOASIS DEVELOPMENTS LLP
2050 COUNTRY CLUB WAY
VICTORIA BC V9B 6R3

HSBC BANK CANADA
885 WEST GEORGIA ST.
VANCOUVER, BC V6C 3G1 604-685-1000

Page 3 of 8

Account Number: 020-105746-001

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
19NOV2015	BALANCE BROUGHT FORWARD			52,342.59
	REF ZEFT-03117	31,001.31		21,341.28
	*SERVICE CHARGE Bank Charges 01OCT2015 TO 31OCT2015 Invoice No 3944776			
23NOV2015	REF ZBIO-68302	320.03		21,021.25
	*PRE-AUTH PYMT JENNER CHEVROLE RLS EF0160002203674617733444			
	REF ZEFT-03119	645.18		20,376.07
24NOV2015	CHEQUE 000000001303			
	REF ZTAP-04552	200.00		20,176.07
	CHEQUE 000000001313			
	REF ZTAP-04552	1,049.61		19,126.46
	CHEQUE 000000001312			
	REF ZTAP-04552	1,342.00		17,784.46
	DEPOSIT CHQ DEP REF 00LG-00036		60,217.96	78,002.42
26NOV2015	CHEQUE 000000001307			
	REF ZTAP-04552	1,452.00		76,550.42
	CHEQUE 000000001314			
	REF ZTAP-04553	390.45		76,159.97
	CHEQUE 000000001310			
	REF ZTAP-04553	2,093.39		74,066.58
	CHEQUE 000000001283			
27NOV2015	REF ZTAP-04553	2,490.60		71,575.98
	CHEQUE 000000001308			
	REF ZTAP-04553	15,352.54		56,223.44
	CHEQUE 000000001309			
	REF ZTAP-04553	15,940.19		40,283.25
	CHEQUE 000000001306			
	REF ZTAP-04553	17,952.09		22,331.16
30NOV2015	CHEQUE 000000001305			
	REF ZTAP-04554	741.39		21,589.77
	CHEQUE 000000001315			
30NOV2015	REF ZTAP-04554	2,966.25		18,623.52
	DEPOSIT 1 CHQ DEP FROM SANOVEST HOLDINGS LTD REF 07BV-00045		661,000.00	679,623.52
	CLOSING BALANCE			679,623.52

Please check this statement and advise immediately of any error or change of address.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere)

This is Exhibit "28"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE L. PAGÉ*
DANA K.B. DEMPSTE
ALEC J. YOUNG

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
ELIZA BATES-SMITH

PETER VAARTNOU*
JEFFREY BEGGS
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

RETIRED: E.H. ALAN EMERY, Q.C.
HAROLD J. RUSK

File No: 15-0610 PCT

November 30, 2015

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

Attention: Mr. David Clarke

Dear Sir:

**RE: Sale of Lot 26, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2)
BM MOUNTAIN GOLF COURSE LTD., Trustee on behalf of
ECOASIS DEVELOPMENTS LLP to FAITHFULL, SUSAN LTD.**

We are pleased to report that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We confirm that we forwarded the balance of funds in the sum of **\$266,234.54** to the order of Sanovest Holdings Ltd. A copy of our letter is attached for your reference.

We also enclose copies of the following:

1. Statement of Adjustments;
2. Our Trust Account cheque to the order of Ecoasis Developments LLP in the sum of \$13,475.00, representing the GST payable;
3. Our Statement of Account, which has been paid in full.

Please note that we also hold the sum of \$2,500.00, in trust, representing the Langford Amenity Fee Holdback as required under the terms of the Contract.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,
Per:


PATRICK C. TRELAUNY
/tm
Encls.

RECONCILIATION OF FUNDS & DIRECTION TO PAY

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of Lot 26, Plan EPP46993 (Turnberry, Phase 2)
to FAITHFULL, SUSAN
Completion Date: November 30, 2015

You are hereby authorized to disburse the full amount of funds herein as follows:

		<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price of Lot	\$269,500.00		
Plus GST Payable	<u>\$ 13,475.00</u>		\$282,975.00
BY: Purchaser's portion of 2015 Property Taxes paid by Vendor \$1,522.66 x 32 / 365 Days			133.49
TO: Langford Municipal Amenity Fee Holdback		2,500.00	
TO: Ecoasis Developments LLP – GST Payable		13,475.00	
TO: JONES EMERY Fees, Disbursements & Taxes:			
Fees:	\$650.00		
Disbursements:	167.19		
PST:	45.50		
GST:	<u>36.25</u>	898.95	
TO: Balance due to DLA PIPER (CANADA) LLP, IN TRUST (for Sanovest Holdings Ltd.)		<u>266,234.54</u>	
		<u>\$271,762.70</u>	<u>\$283,108.49</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 27 day of November, 2015.

BM MOUNTAIN GOLF COURSE LTD.,
By its authorized signatory:


 David Clarke

ECOASIS DEVELOPMENTS LLP
By Its Managing Partner ECOASIS BEAR
MOUNTAIN DEVELOPMENTS LTD.


 David Clarke

File No. 15-0610 PCT

E. & O. E.

2923
JLC

VENDOR'S STATEMENT OF ADJUSTMENTS

VENDOR: ECOASIS DEVELOPMENTS LLP
PURCHASER: SUSAN FAITHFULL AND OR NOMINEE
PROPERTY: Lot 26, Section 82, Highland District, Plan EPP46993 (the "Property")

COMPLETION DATE: November 30, 2015
ADJUSTMENT DATE: November 30, 2015
POSSESSION DATE: November 30, 2015

BY: Sale Price	\$ 269,500.00
BY: GST payable by Purchaser (if applicable) (GST \$269,500.00 x 5% = \$13,475.00)	\$ 13,475.00
BY: 2015 Property Tax Adjustment (\$1,522.66 x 32/365 = \$133.49)	\$ 133.49

TO: Deposit paid by Purchaser	\$ 26,950.00
TO: Balance due on closing payable to Jones Emery in Trust	\$ 256,158.49

TOTALS:	\$ 283,108.49	\$ 283,108.49
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NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but it subject to correction in the event of error.
3. Vendor warrants Canadian residency for income tax purposes.

APPROVED this 27 day of NOVEMBER, 2015.

ECOASIS DEVELOPMENTS LLP by its
Managing Partner ECOASIS BEAR MOUNTAIN
DEVELOPMENTS LTD.

Per:


David Clarke, Authorized Signatory

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAWNY*
CLAIRE L. PAGE*
DANA K.B. DEMPSTE
ALEC J. YOUNG

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
ELIZA BATES-SMITH

PETER VAARTNOU*
JEFFREY BEGGS
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

RETIRED: E.H. ALAN EMERY, Q.C.
HAROLD J. RUSK

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382-7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

OUR FILE NO.: 15-0610 PCT

November 30, 2015

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

Attention: Mark Schmidt

Dear Sirs:

Re: **ECOASIS DEVELOPMENTS LLP,**
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 26, Plan EPP46993 (Turnberry, Phase 2)
SANOVEST HOLDINGS LTD.

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our certified trust cheque in the sum of **\$266,234.54** representing the balance of sales proceeds together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a registerable discharge of **Mortgage #CA3393769** and **Assignment of Rents #CA3393770** and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. as it relates to this Lot.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:

PATRICK C. TRELAWNY
/tm
Encs.

c Ecoasis Developments LLP

File Name: ECOASIS DEVELOPMENTS LLP

IN ACCOUNT WITH:

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

**JONES EMERY
HARGREAVES SWAN**
Barristers, Solicitors, Notaries Public
#1212 - 1175 Douglas Street
Victoria, B.C., Canada
V8W 2E1 (250) 382-7222
Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: November 30, 2015

Re: Sale of Lot 26, Plan EPP46993
Turnberry, Phase 2
to FAITHFULL, SUSAN

File No.: 15-0610 PCT

Invoice No.: 31241

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; reporting to and obtaining Discharge of Mortgage and Assignment of Rents; AND TO all other necessary attendances and services related thereto;

OUR FEE:**\$650.00**

(5% GST \$32.50)

(7% PST \$45.50)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search	10.00	
Courier charges	19.50	
Office photocopies	3.00	
Office fax charges	5.00	
Office postage	5.00	
Trust Administration Fee	15.00	
Law Society Digital Certification	7.50	
(5% GST \$3.75)		\$75.00

DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

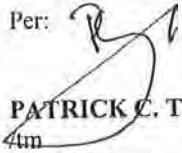
Registration of Discharges	\$92.19	\$92.19
----------------------------	---------	---------

TOTAL DISBURSEMENTS:	\$167.19
TOTAL FEES AND DISBURSEMENTS:	\$817.19
PLUS: 5% GST on \$725.00	36.26
PLUS: 7% PST on \$650.00	45.50

THIS IS OUR ACCOUNT	\$898.95
LESS: Transferred from trust	\$898.95

\$ 0.00

Per:


PATRICK C. TRELAUNY

4m

E. & O.E.

This is Exhibit "29"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



HSBC Business



ECOASIS DEVELOPMENTS LLP
2050 COUNTRY CLUB WAY
VICTORIA BC V9B 6R3

HSBC BANK CANADA
885 WEST GEORGIA ST,
VANCOUVER, BC V6C 3G1 604-685-1000

Page 3 of 13

Account Number: 020-105746-001

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
	BALANCE BROUGHT FORWARD			24,023.43
	CAH130161Z19DUKG			
	ECOASIS RESORT AND GOLF LLP			
	REF YPI3-01061		50,000.00	74,023.43
	*PRE-AUTH PYMT			
	CUST # VAN 1327 BUS			
	EF0160010704155720770434			
	REF ZEFT-03151	33,255.63		40,767.80
	DEPOSIT			
	DEP 1 CHQ FROM SANVEST			
	HOLDINGS			
	REF 03KR-00037		900,000.00	940,767.80
	CHEQUE 000000001398			
	REF ZTAP-04572	517.36		940,250.44
	CHEQUE 000000001394			
	REF ZTAP-04572	3,662.03		936,588.41
	CHEQUE 000000001392			
	REF ZTAP-04572	14,848.41		921,740.00
14JAN2016	*TRANSFER			
	PAYABLES TRNSFER			
	69474J201DL9			
	CAH14016691CDLA8			
	ECOASIS RESORT AND GOLF LLP			
	REF YPI3-02531	350,000.00		571,740.00
18JAN2016	*TRANSFER			
	ECOALE0-01			
	06334J6007FV			
	CAH18016651PTUIO			
	HUB INTERNATIONAL CANADA WEST			
	ULC			
	1069160			
	REF YPI8-06179	8,750.00		562,990.00
	CHEQUE 000000001412			
	REF ZTAP-04574	3,848.54		559,141.46
19JAN2016	*SERVICE CHARGE			
	Bank Charges			
	01DEC2015 TO 31DEC2015			
	Invoice No 4074179			
	REF ZBI0-48576	328.09		558,813.37
	CHEQUE 000000001396			
	REF ZTAP-04574	1,638.00		557,175.37
	CHEQUE 000000001425			
	REF ZTAP-04575	3,774.45		553,400.92
20JAN2016	*TRANSFER			
	BALANCE CARRIED FORWARD			553,400.92

Please check this statement and advise immediately of any error or change of address.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere)

3006651R (012012)

HSECC20110_4997663_003 - 0026610 HRI - 07 - 02 - 23 - 009711

This is Exhibit “30”
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAWNY*
CLAIRE L. PAGÉ*
DANA K.B. DEMPSTE
ALEC J. YOUNG

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
ELIZA BATES-SMITH

PETER VAARTNOU*
JEFFREY BEGGS
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

File No: 15-1209 PCT

January 15, 2016

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

Attention: Mr. David Clarke

Dear Sir:

**Re: Sale of Lot 25, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2)
BM MOUNTAIN GOLF COURSE LTD., Trustee on behalf of
ECOASIS DEVELOPMENTS LLP to SINGH and KHURANA**

We are pleased to report that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We confirm that we forwarded the balance of funds in the sum of **\$255,250.18** to the order of Sanovest Holdings Ltd and the sum of **\$5,280.00** to the order of HSBC Bank Canada. Copies of our letters are attached for your reference.

We also enclose copies of the following:

1. Statement of Adjustments;
2. Our Trust Account cheque in the sum of **\$13,200.00**, representing the GST payable;
3. Our Statement of Account, which has been paid in full.

Please note that we also hold the sum of \$2,500.00, in trust, representing the Langford Amenity Fee Holdback as required under the terms of the Contract.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,
Per:


PATRICK C. TRELAWNY

ts.

VENDOR'S STATEMENT OF ADJUSTMENTS

VENDOR: ECOASIS DEVELOPMENTS LLP
 PURCHASER: KANWARDEEP SINGH & SARBJIT KAUR KHURANA
 PROPERTY: Lot 25, Section 82, Highland District, Plan EPP46993 (the "Property")

COMPLETION DATE: January 15, 2016

ADJUSTMENT DATE: January 15, 2016

POSSESSION DATE: January 15, 2016

BY: Sale Price \$ 264,000.00

BY: GST payable by Purchaser (if applicable)
 (GST \$264,000.00 x 5% = \$13,200.00) \$ 13,200.00

BY: 2016 Property Tax Adjustment
 (Assessed Value \$299,000.00 x City of Langford
 Residential Mil Rate 5.9978 per \$1,000 x 5% increase)
 (\$299,000.00 x 5.9978/1,000 x 5% = \$1,883.01)
 (\$1,883.01 x 15/366 = \$77.17) \$ 77.17

TO: Deposit paid by Purchaser \$ 26,400.00

TO: Balance due on closing payable to
 Jones Emery in Trust \$ 250,722.83

TOTALS: \$ 277,200.00 \$ 277,200.00

NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but it subject to correction in the event of error.
3. Vendor warrants Canadian residency for income tax purposes.

APPROVED this 15 day of JANUARY, 2016.

ECOASIS DEVELOPMENTS LLP by its
 Managing Partner ECOASIS BEAR MOUNTAIN
 DEVELOPMENTS LTD.

Per:


 David Clarke, Authorized Signatory

DAVID MATTHEWS

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE L. PAGÉ*
DANA K.B. DEMPSTE
ALEC J. YOUNG

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
ELIZA BATES-SMITH

PETER VAARTNOUT*
JEFFREY BEGGS
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

OUR FILE NO.: 15-1209 PCT

January 15, 2016

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

COPY

Attention: Mark Schmidt

Dear Sirs:

Re: **ECOASIS DEVELOPMENTS LLP,**
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 25, Plan EPP46993 (Turnberry, Phase 2)
SANOVEST HOLDINGS LTD.

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our certified trust cheque in the sum of **\$255,250.18** representing the balance of sales proceeds together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a registerable discharge of **Mortgage #CA3393769** and **Assignment of Rents #CA3393770** and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. as it relates to this Lot.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:

PATRICK C. TRELAUNY
/tm
Encs.

c Ecoasis Developments LLP

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
 PATRICK C. TRELAWNY*
 CLAIRE L. PAGE*
 DANA K.B. DEMPSTER
 ALEC J. YOUNG

TERRANCE D. SWAN*
 PHILIP J. PENNER*
 SEAN FINN*
 ELIZA BATES-SMITH

PETER VAARTNOU*
 JEFFREY BEGGS
 KRISTINES BYRAM
 KIRSTEN A. MCGHEE

SUITE #1212-1175 DOUGLAS STREET
 VICTORIA, BRITISH COLUMBIA
 CANADA V8W 2E1
 PHONE: (250) 382 7222
 FAX: (250) 382-5436
 E-MAIL: lawyers@jonesemery.com
 WEBSITE: www.jonesemery.com

OUR FILE NO.: 15-1209 PCT

January 15, 2016

HSBC BANK CANADA

North America Risk
 3rd Floor, 2910 Virtual Way
 Vancouver, British Columbia
 V5M 0B2

COPY

Attention: Mr. Bob Elliott
Assistant Vice President,
Special Credit Department

Dear Sir:

Re: ECOASIS DEVELOPMENTS LLP,
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 25, Plan EPP46993 (Turnberry, Phase 2)
BEAR MOUNTAIN LAND HOLDINGS LTD. #CA3393750

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our trust cheque in the sum of **\$5,280.00** representing the 2% Fee payable together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a registerable discharge of **Mortgage #3393750** registered in favour of Bear Mountain Land Holdings Ltd., as it relates to this Lot. We enclose a discharge document for signature.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,

Per:

PATRICK C. TRELAWNY

/tm

Encs.

c Ecoasis Developments LLP

File Name: ECOASIS DEVELOPMENTS LLP

IN ACCOUNT WITH:

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

**JONES EMERY
HARGREAVES SWAN**

Barristers, Solicitors, Notaries Public
#1212 - 1175 Douglas Street
Victoria, B.C., Canada
V8W 2E1 (250) 382-7222
Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: January 15, 2016

Re: Sale of Lot 25, Plan EPP46993
Turnberry, Phase 2
to SINGH and KHURANA

File No.: 15-1209 PCT

Invoice No.: 31505

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; reporting to and obtaining Discharge of Mortgage and Assignment of Rents; AND TO all other necessary attendances and services related thereto;

OUR FEE:**\$650.00**

(5% GST \$32.50)

(7% PST \$45.50)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search	10.00	
Courier charges	19.50	
Office photocopies	3.00	
Office fax charges	5.00	
Office postage	5.00	
Trust Administration Fee	15.00	
Law Society Digital Certification	7.50	
(5% GST \$3.75)		\$75.00

DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

Registration of Discharges	\$85.89	\$85.89
----------------------------	---------	---------

TOTAL DISBURSEMENTS: \$160.89

TOTAL FEES AND DISBURSEMENTS: \$810.89

PLUS: 5% GST on \$725.00 36.26

PLUS: 7% PST on \$650.00 45.50

THIS IS OUR ACCOUNT \$892.65

LESS: Transferred from trust \$892.65

\$ 0.00Per: **PATRICK C. TRELAUNY**

/tm

E. & O.E.

This is Exhibit "31"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE L. PAGE*
DANA K.B. DEMPSTE
ALEC J. YOUNG

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
ELIZA BATES-SMITH

PETER VAARTNOU*
JEFFREY BEGGS
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

File No: 15-1248 PCT

January 28, 2016

Via Email: dclarke@ecoasis.com
Originals to follow by mail

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, BC V9B 6R3

Attention: Mr. David Clarke

Dear Sir:

**RE: Sale of Lot S, Section 82, Highland District, Plan EPP42751 (Turnberry, Phase 1)
BM Mountain Golf Course Ltd., Trustee on behalf of Ecoasis Developments LLP
to NEW WEST DEVELOPMENT CORPORATION and A.R.C. PROPERTIES
LTD.**

We are pleased to report that the above-noted sale has completed effective January 27, 2016, and we received the sale proceeds in accordance with the enclosed Amended Reconciliation of Funds & Direction to Pay. We confirm that we have delivered the 'royalty' payment in the amount of \$4,760.00 to HSBC Bank Canada and the balance of the sale funds in the amount of **\$15,145.60** to DLA Piper (Canada) LLP in trust for Sanovest Holdings Ltd. Copies of our letters are attached for your reference.

We can also advise that the enclosed Form B Mortgage granted by the purchasers New West Developments Corporation and A.R.C. Properties Ltd. in favour of Ecoasis Developments LLP was registered as Instrument No. CA4951836 on January 27, 2016, charging the property as security for payment of \$214,200.00. Please note that under the Vendor's Statement of Adjustments the purchaser has received a credit of \$71.82 against this indebtedness for the 2016 property tax adjustments. We enclose our trust cheque payable to your order in this amount.

We also enclose copies of the following:

1. Statement of Adjustments;
2. Registered Mortgage No. CA4951836 granted by New West Development Corporation and A.R.C. Properties Ltd.;

3. Purchaser's Certificate as to GST Registered Status; and
4. Our Statement of Account, which has been paid in full.

Please note that we continue to hold the sum of \$2,500.00, in trust, representing the Langford Amenity Fee Holdback as required under the terms of the Contract.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,

Per:



PATRICK C. TRELAWNY

PCT:gws

Encls.

COPY

AMENDED RECONCILIATION OF FUNDS & DIRECTION TO PAY

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of Lot 5, Plan EPP42751 (Turnberry, Phase 1)
to NEW WEST DEVELOPMENT CORPORATION and A.R.C. PROPERTIES LTD.
Completion Date: January 15, 2016

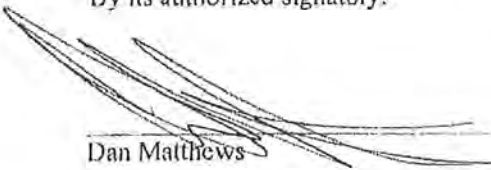
You are hereby authorized to disburse the full amount of funds herein as follows:

		<u>DEBIT</u>	<u>CREDIT</u>
BY:	Sale Price of Lot		\$238,000.00
TO:	Vendor's portion of estimated 2016 Property Taxes to be paid by Purchasers (Based on 2015 Property Taxes plus 5% increase) $\$1,668.99 \times 5\% = \$1,752.44 \times / 366 \text{ Days}$	71.82	
TO:	2% Fee payable to Bear Mountain Land Holdings Ltd. (\$238,000.00)	4,760.00	
TO:	Langford Municipal Amenity Fee Holdback	2,500.00	
TO:	Vendor Take Back Mortgage	214,200.00	
TO:	JONES EMERY Fees, Disbursements & Taxes:		
	Fees:	\$1,000.00	
	Disbursements:	197.71	
	PST:	70.00	
	GST:	54.87	1,322.58
TO:	Balance due to DLA PIPER (CANADA) LLP, IN TRUST (for Sanovest Holdings Ltd.)	15,145.60	
		<u>\$238,000.00</u>	<u>\$238,000.00</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

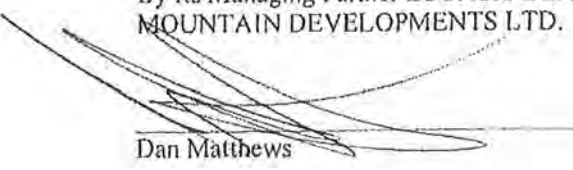
DATED at Victoria, British Columbia, this 26th day of January, 2016.

BM MOUNTAIN GOLF COURSE LTD.,
By its authorized signatory:



Dan Matthews

ECOASIS DEVELOPMENTS LLP
By Its Managing Partner ECOASIS BEAR
MOUNTAIN DEVELOPMENTS LTD.



Dan Matthews

File No. 15-1248 PCT

E. & O. E.

COPY

VENDOR'S STATEMENT OF ADJUSTMENTS

VENDOR: ECOASIS DEVELOPMENTS LLP
 PURCHASER: NEW WEST DEVELOPMENT CORP. & ARC PROPERTIES
 PROPERTY: Lot 5, Section 82, Highland District, Plan EPP42751 (the "Property")

COMPLETION DATE: January 15, 2016

ADJUSTMENT DATE: January 15, 2016

POSSESSION DATE: January 15, 2016

BY: Sale Price \$ 238,000.00
 BY: GST payable by Purchaser (if applicable)
 (GST Reg. No. 858254238 RT0001 & 884421009 RT0001)

TO: Estimated 2016 Property Tax Adjustment based on 2015 Property Taxes + 5% \$ 71.82

(2015 Property Taxes \$1,668.99 x 5% increase = \$1,752.44
 (\$1,752.44 x 15/366 = \$71.82)

TO: Deposit paid by Purchaser \$ 23,800.00

TO: Balance by way of assumption of SANOVEST HOLDINGS LTD.
 mortgage CA3393769 and AR CA3393770 \$ 214,128.18

TOTALS: \$ 238,000.00 \$ 238,000.00

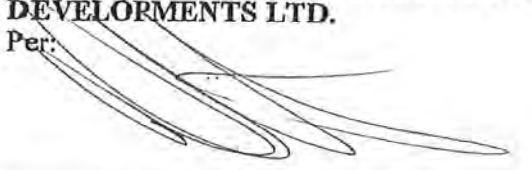
NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but it subject to correction in the event of error.
3. Vendor warrants Canadian residency for income tax purposes.

APPROVED this th day of January, 2016.

ECOASIS DEVELOPMENTS LLP by its
 Managing Partner ECOASIS BEAR MOUNTAIN
 DEVELOPMENTS LTD.

Per:


 David Clarke, Authorized Signatory

DAN MATTHEWS

LAND TITLE ACT
FORM B (Section 225)

Jan-27-2016 13:26:19.001

COPY

CA4951836

MORTGAGE - PART I Province of British Columbia

PAGE 1 OF 6 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Patrick Charles
Salisbury
Trelawny EAGN51

Digitally signed by Patrick Charles
Salisbury Trelawny EAGN51
DN: c=CA, cn=Patrick Charles
Salisbury Trelawny EAGN51, o=Lawyer,
ou=Verify ID at www.juricert.com/
LKUP.cfm?id=EAGN51
Date: 2016.01.27 13:24:41 -08'00'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

JONES EMERY HARGREAVES SWAN LLP

Barristers & Solicitors

#1212-1175 Douglas Street

Victoria

BC V8W 2E1

File No: 15-1248 PCT

Telephone No: 250-382-7222

LTO Client No: 10211

Document Fees: \$71.58

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

029-431-778

LOT 5, SECTION 82, HIGHLAND DISTRICT, PLAN EPP42751

STC? YES ☐

3. BORROWER(S) (MORTGAGOR(S)): (including postal address(es) and postal code(s))

SEE SCHEDULE

4. LENDER(S) (MORTGAGEE(S)): (including occupation(s), postal address(es) and postal code(s))

BM MOUNTAIN GOLF COURSE LTD.

2050 COUNTRY CLUB WAY

VICTORIA

CANADA

BRITISH COLUMBIA

V9B 6R3

Incorporation No

BC0891422

5. PAYMENT PROVISIONS:

(a) Principal Amount:

\$214,200.00

(b) Interest Rate:

SEE SCHEDULE

(c) Interest Adjustment

Date: N/A

Y M D

(d) Interest Calculation Period:

SEMI-ANNUALLY NOT IN ADVANCE

(e) Payment Dates:

N/A

(f) First Payment

Date: N/A

(g) Amount of each periodic payment:

N/A

(h) *Interest Act* (Canada) Statement.
The equivalent rate of interest calculated
half yearly not in advance
is N/A % per annum.

(i) Last Payment

Date: N/A

(j) Assignment of Rents which the
applicant wants registered?

YES ☐ NO ☒

If YES, page and paragraph number:

(k) Place of payment:

POSTAL ADDRESS IN
ITEM 4

(l) Balance Due

Date: SEE
SCHEDULE

MORTGAGE – PART 1

PAGE 2 OF 6 PAGES

6. MORTGAGE contains floating charge on land ?
 YES ☐ NO ☒

7. MORTGAGE secures a current or running account ?
 YES ☐ NO ☒

8. INTEREST MORTGAGED:

Freehold ☒

Other (specify) ☐

9. MORTGAGE TERMS:

Part 2 of this mortgage consists of (select one only):

(a) Prescribed Standard Mortgage Terms ☒

(b) Filed Standard Mortgage Terms ☐

(c) Express Mortgage Terms ☐

D F Number:

(annexed to this mortgage as Part 2)

A selection of (a) or (b) includes any additional or modified terms referred to in item 10 or in a schedule annexed to this mortgage.

10. ADDITIONAL OR MODIFIED TERMS:

N/A

11. PRIOR ENCUMBRANCES PERMITTED BY LENDER:

SEE SCHEDULE

12. EXECUTION(S): This mortgage charges the Borrower's interest in the land mortgaged as security for payment of all money due and performance of all obligations in accordance with the mortgage terms referred to in item 9 and the Borrower(s) and every other signatory agree(s) to be bound by, and acknowledge(s) receipt of a true copy of, those terms.

Officer Signature(s)

PATRICK S. FINNEGAN

Barrister & Solicitor

6 - 1140 Fort Street
 Victoria, BC V8V 3K8

Phone: 250-384-4252

Execution Date		
Y	M	D
16	01	26

Borrower(s) Signature(s)

NEW WEST DEVELOPMENT
 CORPORATION, By Its Authorized
 Signatory

TODD HALABURDA

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

PAGE 3 of 6 pages

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

 PATRICK S. FINNEGAN

Barrister & Solicitor

 6 - 1140 Fort Street
 Victoria, BC V8V 3K8

Phone: 250-384-4252

Y	M	D
16	01	27

 A.R.C. PROPERTIES LTD., By Its
 Authorized Signatory:

 JAMIE POLARD

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**LAND TITLE ACT
FORM E
SCHEDULE**

PAGE 4 OF 6 PAGES

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM, OR GENERAL INSTRUMENT FORM.

3. BORROWER(S) (MORTGAGOR(S)): (including postal address(es) and postal code(s))

NEW WEST DEVELOPMENT CORPORATION

2165 PLAYERS DRIVE

Incorporation No

VICTORIA

BRITISH COLUMBIA

BC0713179

V9B 0L2

CANADA

AS TO AN UNDIVIDED

1 / 2

INTEREST

A.R.C. PROPERTIES LTD.

6-1140 FORT STREET

Incorporation No

VICTORIA

BRITISH COLUMBIA

BC0672195

V8V 3K8

CANADA

AS TO AN UNDIVIDED

1 / 2

INTEREST

**LAND TITLE ACT
FORM E****SCHEDULE**

PAGE 5 OF 6 PAGES

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM, OR GENERAL INSTRUMENT FORM.

5. PAYMENT PROVISIONS:**(b) Interest Rate:**

The Mortgage shall bear interest at the rate of Five (5%) Per Cent per annum, calculated and compounded monthly, from the earlier of (a) December 31, 2016; or (b) the date of default under the terms of the Mortgage until paid in full.

(l) Balance Due Date:

The Mortgage shall be payable in full on the earlier of (a) December 31, 2016; or (b) the date of default under the terms of the Mortgage.

**LAND TITLE ACT
FORM E****SCHEDULE**

PAGE 6 OF 6 PAGES

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM, OR GENERAL INSTRUMENT FORM.

11. PRIOR ENCUMBRANCES PERMITTED BY LENDER:

Right of Way B72660 and EW154228 to British Columbia Hydro and Power Authority;
Covenant ET65734, Modified by EW5425, EW5436, EX93625, FA124596,
CA4047075 and CA4047080 to City of Langford;
Statutory Right of Way EV78530 to District of Langford;
Statutory Right of Way EV5465 to City of Langford;
Statutory Right of Way EW154229 to Telus Communications Inc.;
Statutory Building Scheme CA4047089,

COPY

Form 221(2)(B/C)
(Paragraphs 221(2)(b) and (c))

CERTIFICATE AS TO GST REGISTERED STATUS OF PURCHASER

FROM: NEW WEST DEVELOPMENT CORP. AND ARC PROPERTIES
(the "Purchasers")

TO: ECOASIS DEVELOPMENTS LLP (the "Vendor")

RE: Lot 5, Section 82, Highland District, EPP42751 (the "Property")

THE PURCHASER HEREBY CERTIFIES TO THE VENDOR PURSUANT TO PARAGRAPHS 221(2)(b) and (c) OF THE EXCISE TAX ACT (the "Act") THAT THE PURCHASER:

- (1) is registered for GST purposes, the Purchaser's registration number is 858254238 RT0001 & 884421009 RT0001, and the Purchaser will account for the GST payable in respect of the purchaser of the Property.

The Purchaser acknowledges that the Vendor is relying on this Certificate in connection with the sale of the Property.

Each term that is used in this Certificate and that is defined in, and for the purposes of, Part IX of the Act has the meaning assigned to it in Part IX of the Act.

Dated: January 13, 2016



Signature of Purchaser New West Development Corporation



Signature of Purchaser ARC Properties Ltd.

File Name: ECOASIS DEVELOPMENTS LLP

IN ACCOUNT WITH:

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

**JONES EMERY
HARGREAVES SWAN**

Barristers, Solicitors, Notaries Public
#1212 - 1175 Douglas Street
Victoria, B.C., Canada
V8W 2E1 (250) 382-7222
Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: January 28, 2016

Re: Sale of Lot 5, Plan EPP42751

File No.: 15-1248 PCT

Turnberry, Phase I

Invoice No.: 31624

to NEW WEST DEVELOPMENT

CORPORATION AND A.R.C. PROPERTIES

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; preparation of Form B Mortgage in favour of Vendor; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; reporting to and obtaining Discharge of Mortgage and Assignment of Rents; AND TO all other necessary attendances and services related thereto;

OUR FEE:**\$1,000.00**

(5% GST \$50.00)

(7% PST \$70.00)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search	30.00	
Courier charges	19.50	
Office photocopies	3.00	
Office fax charges	5.00	
Office postage	5.00	
Trust Administration Fee	15.00	
Law Society Digital Certification	10.00	
(5% GST \$4.87)		\$97.50

DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

Registration of Form B Mortgage	71.58	
Registration of Discharges	28.63	\$100.21

TOTAL DISBURSEMENTS:	\$197.71
TOTAL FEES AND DISBURSEMENTS:	\$1,197.71
PLUS: 5% GST on \$1,097.50	54.87
PLUS: 7% PST on \$1,000.00	70.00

THIS IS OUR ACCOUNT	\$1,322.58
LESS: Transferred from trust	\$1,322.58

\$ 0.00Per: **PATRICK C. TRELAWNY**

/tm

E. & O.E.

{00555676}

This is Exhibit "32"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

Page

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
	BALANCE BROUGHT FORWARD			331,073.95
	CHEQUE 000000001406			
	REF ZTAP-04581	21,117.36		309,956.59
05FEB2016	CHEQUE 000000001445			
	REF ZTAP-04582	1,001.59		308,955.00
	CHEQUE 000000001451			
	REF ZTAP-04582	2,000.00		306,955.00
	CHEQUE 000000001446			
	REF ZTAP-04582	12,500.00		294,455.00
09FEB2016	DEPOSIT			
	CHQ DEP FR SANOVEST HOLDINGS LTD.			
	REF 09BV-00051		325,000.00	619,455.00
	*TRANSFER			
	PAYROLL TRANSFER			
	51824JS00GFH			
	CAH09026653R0JWG			
	ECOASIS RESORT AND GOLF LLP			
	REF YPI0-38215	150,000.00		469,455.00
	CHEQUE 000000001461			
	REF ZTAP-04583	132.00		469,323.00
	CHEQUE 000000001464			
	REF ZTAP-04583	132.00		469,191.00
	CHEQUE 000000001456			
	REF ZTAP-04583	1,375.00		467,816.00
	CHEQUE 000000001448			
	REF ZTAP-04583	1,569.12		466,246.88
	CHEQUE 000000001463			
	REF ZTAP-04583	37,036.48		429,210.40
10FEB2016	*TRANSFER			
	HOS- 33434JT020TW			
	TO EMPIRE LIFE INSURANCE			
	GA471001			
	GA471001			
	REF YHO1-28683	3,679.30		425,531.10
	*PRE-AUTH PYMT			
	CUST # VAN 1327 BUS			
	EF0160010704195816944220			
	REF ZEFT-03169	31,396.35		394,134.75
	CHEQUE 000000001462			
	REF ZTAP-04583	3,000.00		391,134.75
11FEB2016	DEPOSIT			
	CHQ DEP			
	REF 00LG-00031		3,371.82	394,506.57
12FEB2016	*TRANSFER			
	HOS- 07864JV01UK3			
	TO TELUS COMMUNICATIONS			
	2347907651			
	Jan 20 Bill			
	REF HQ14-98778	100.01		394,406.56
	*TRANSFER			
	HOS- 29184JV01V7D			
	TO TELUS COMMUNICATIONS			
	2372304658			
	BALANCE CARRIED FORWARD			394,406.56

Please check this statement and advise immediately of any error or change of address.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere)

009864

HSBCC20110_5727714_003 - 0025736

This is Exhibit “33”
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
	BALANCE BROUGHT FORWARD			167,547.40
	1 CHQ DEP FROM SANOVEST HOLDINGS LTD			
	REF 07BV-00001		560,000.00	727,547.40
	*TRANSFER			
	PAYABLES TRANSFER			
	03574K901Z1E			
	CAH260266D5ARRY8			
	ECOASIS RESORT AND GOLF LLP			
	REF YPI8-59880	250,000.00		477,547.40
	CHEQUE 000000001378			
	REF ZTAP-04589	1,000.00		476,547.40
	CHEQUE 000000001497			
	REF ZTAP-04589	49,000.00		427,547.40
29FEB2016	CHEQUE 000000001492			
	REF ZTAP-04590	154.63		427,392.77
	CHEQUE 000000001454			
	REF ZTAP-04590	2,500.00		424,892.77
	CHEQUE 000000001509			
	REF ZTAP-04590	6,100.25		418,792.52
	CHEQUE 000000001494			
	REF ZTAP-04590	7,549.26		411,243.26
	CLOSING BALANCE			411,243.26
Withdrawals	849,121.37 DR	As of		29FEB2016
Deposits	889,159.32	Balance		411,243.26
For customers borrowing at rates based on Prime, Prime is 2.70%				

Under the terms of your account agreement with us, if you do not notify us within 30 days of the date of this statement of any errors or objections you have to its contents, you are deemed to have agreed that all transactions shown are valid, all charged amounts were properly charged to you and there are no monies or securities owing to you not shown in the statement.

***** END OF STATEMENT *****

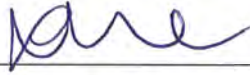
Please check this statement and advise immediately of any error or change of address.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere)

This is Exhibit "34"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE L. PAGÉ*
DANA K.B. DEMPSTE
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TERRANCE D. SWAN*
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SEAN FINN*
ELIZA BATES-SMITH

PETER VAARTNOU*
JEFFREY BEGGS
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

File No: 15-1245 PCT

March 3, 2016

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

Attention: Mr. David Clarke

Dear Sir:

**Re: Sale of Lot 32, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2)
BM MOUNTAIN GOLF COURSE LTD., Trustee on behalf of
ECOASIS DEVELOPMENTS LLP to PARKER**

We are pleased to report that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We confirm that we forwarded the balance of funds in the sum of **\$247,640.23** to the order of Sanovest Holdings Ltd and the sum of **\$5,130.00** to the order of HSBC Bank Canada. Copies of our letters are attached for your reference.

We also enclose copies of the following:

1. Statement of Adjustments;
2. Our Trust Account cheque in the sum of **\$12,825.00**, representing the GST payable;
3. Our Statement of Account, which has been paid in full.

Please note that we also hold the sum of \$2,500.00, in trust, representing the Langford Amenity Fee Holdback as required under the terms of the Contract.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,

Per:


PATRICK C. TRELAUNY
/tm
Encls.

Cook Roberts LLP
7th Floor 1175 Douglas Street
Victoria, BC V8W 2E1

Seller's Statement of Adjustments

BUYER: Vanessa Lynn Parker
SELLER: Ecoasis Developments LLP
PROPERTY: PID 029-583-152, LOT 32 SECTION 82 HIGHLAND DISTRICT PLAN
EPP46993
1418 Champions Place, Victoria, BC V9B 0R9
FILE NUMBER: 106741/RSA/kp COMPLETION DATE: March 3, 2016
ADJUSTMENT DATE: March 3, 2016 POSSESSION DATE: March 4, 2016

	<u>DEBIT</u>	<u>CREDIT</u>
Purchase Price		\$256,500.00
GST charged on Purchase Price ($\$256,500.00 \times 5.0\% = \$12,825.00$ (gross GST))		\$12,825.00
Deposit paid to Jones Emery Hargreaves Swan LLP, In Trust	\$5,000.00	
Assessed Value $\$316,000.00 \times$ City of Langford Residential Mil Rate 5.9978 per $\$1,000 \times 5\%$ increase $\$316,000.00 \times 5.9978 / 1,000 \times 5\% = \$1,990.07$ $\$1,990.07 \times 62 / 366 \text{ days} = \337.12	\$337.12	
Sub Totals	\$5,337.12	\$269,325.00
Payable to Jones Emery Hargreaves Swan LLP, In Trust	\$263,987.88	
Totals	\$269,325.00	\$269,325.00

NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but is subject to correction in the event of error.
3. Seller warrants Canadian Residency for income tax purposes.

APPROVED this 2 day of March, 2016

ECOASIS DEVELOPMENTS LLP by its
Managing Partner ECOASIS BEAR MOUNTAIN
DEVELOPMENTS LTD.

David Clarke, Authorized Signatory

DAN HATTINEN

RECONCILIATION OF FUNDS & DIRECTION TO PAY

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of Lot 32, Plan EPP46993 (Turnberry, Phase 2)
to PARKER, Vanessa Lynn
Completion Date: March 3, 2016

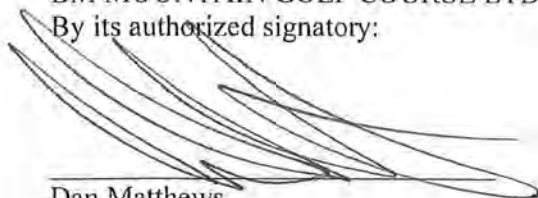
You are hereby authorized to disburse the full amount of funds herein as follows:

		<u>DEBIT</u>	<u>CREDIT</u>
BY:	Sale Price of Lot	\$256,500.00	
	Plus GST	\$ 12,825.00	
	Total Sale Price	\$269,325.00	\$269,325.00
TO:	Vendor's portion of estimated 2016 Property Taxes to be paid by Purchasers (Assessed value \$316,000.00 x Mill Rate of 5.9978 per \$1,000.00 plus 5% increase)		
	\$316,000.00 x 5.9978 / 1000 x 5% = \$1,990.07 x 62 / 366 Days	337.12	
TO:	2% Fee payable to Bear Mountain Land Holdings Ltd, (\$256,500.00)	5,130.00	
TO:	Langford Municipal Amenity Fee Holdback	2,500.00	
TO:	GST payable to Ecoasis Developments LLP	12,825.00	
TO:	JONES EMERY Fees, Disbursements & Taxes:		
	Fees:	\$650.00	
	Disbursements:	160.89	
	PST:	45.50	
	GST:	<u>36.26</u>	892.65
TO:	Balance due to DLA PIPER (CANADA) LLP, IN TRUST (for Sanovest Holdings Ltd.)		
		<u>247,640.23</u>	
		<u>\$269,325.00</u>	<u>\$269,325.00</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 2 day of March, 2016.

BM MOUNTAIN GOLF COURSE LTD.,
By its authorized signatory:



Dan Matthews

EGOASIS DEVELOPMENTS LLP
By Its Managing Partner ECOASIS BEAR
MOUNTAIN DEVELOPMENTS LTD.



Dan Matthews

File No. 15-1245 PCT

E. & O. E.

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAWNY*
CLAIRE L. PAGÉ*
DANA K.B. DEMPSTE
ALEC J. YOUNG

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
ELIZA BATES-SMITH

PETER VAARTNOU*
JEFFREY BEGGS
KRISTINES BYRAM
KIRSTEN A. MCGHEE

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

OUR FILE NO.: 15-1245 PCT

March 3, 2016

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

COPY

Attention: Mark Schmidt

Dear Sirs:

Re: **ECOASIS DEVELOPMENTS LLP,**
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 32, Plan EPP46993 (Turnberry, Phase 2)
SANOVEST HOLDINGS LTD.

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our certified trust cheque in the sum of **\$247,640.23** representing the balance of sales proceeds together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a registerable discharge of **Mortgage #CA3393769**, Extended by **CA4443129** and **Assignment of Rents #CA3393770**, Extended by **CA4443130** and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. as it relates to this Lot.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:

PATRICK C. TRELAWNY
/tm
Encs.

c Ecoasis Developments LLP

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
 PATRICK C. TRELAUNY*
 CLAIRE L. PAGÉ*
 DANA K.B. DEMPSTER
 ALEC J. YOUNG

TERRANCE D. SWAN*
 PHILIP J. PENNER*
 SEAN FINN*
 ELIZA BATES-SMITH

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 VICTORIA, BRITISH COLUMBIA
 CANADA V8W 2E1
 PHONE: (250) 382 7222
 FAX: (250) 382-5436
 E-MAIL: lawyers@jonesemery.com
 WEBSITE: www.jonesemery.com

OUR FILE NO.: 15-1245 PCT

March 3, 2016

Via Email: bob_elliott@hsbc.ca**HSBC BANK CANADA**

North America Risk
 3rd Floor, 2910 Virtual Way
 Vancouver, BC V5M 0B2

COPY

Attention: Mr. Bob Elliott
Assistant Vice President,
Special Credit Department

Dear Sir:

Re: ECOASIS DEVELOPMENTS LLP,
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 32, Plan EPP46993 (Turnberry, Phase 2)
BEAR MOUNTAIN LAND HOLDINGS LTD. #CA3393750 Extended by CA4443126

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our trust cheque in the sum of **\$5,130.00** representing the 2% Fee payable together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a registerable discharge of **Mortgage #3393750 Extended by #CA4443126** registered in favour of Bear Mountain Land Holdings Ltd., as it relates to this Lot. We enclose a discharge document for signature.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
 Per:

PATRICK C. TRELAUNY
 /tm
 Encs.

c Ecoasis Developments LLP

File Name: ECOASIS DEVELOPMENTS LLP

IN ACCOUNT WITH:

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

**JONES EMERY
HARGREAVES SWAN**

Barristers, Solicitors, Notaries Public
#1212 - 1175 Douglas Street
Victoria, B.C., Canada
V8W 2E1 (250) 382-7222
Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: March 3, 2016

Re: Sale of Lot 32, Plan EPP46993
Turnberry, Phase 2 to PARKER

File No.: 15-1245 PCT

Invoice No.: 31848

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; reporting to and obtaining Discharge of Mortgage and Assignment of Rents; AND TO all other necessary attendances and services related thereto;

OUR FEE:**\$650.00**

(5% GST \$32.50)

(7% PST \$45.50)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search	10.00	
Courier charges	19.50	
Office photocopies	3.00	
Office fax charges	5.00	
Office postage	5.00	
Trust Administration Fee	15.00	
Law Society Digital Certification	7.50	
(5% GST \$3.75)		\$75.00

DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

Registration of Discharges	\$85.89	\$85.89
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TOTAL DISBURSEMENTS:	\$160.89
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TOTAL FEES AND DISBURSEMENTS:	\$810.89
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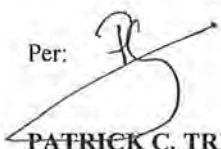
PLUS: 5% GST on \$725.00	36.26
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PLUS: 7% PST on \$650.00	45.50
--------------------------	-------

THIS IS OUR ACCOUNT	\$892.65
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LESS: Transferred from trust	\$892.65
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	\$ 0.00
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Per: **PATRICK C. TRELAWNY**

/tm

E. & O.E.

This is Exhibit "35"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE L. PAGE*
DANA K.B. DEMPSTE
ALEC J. YOUNG

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
ELIZA BATES-SMITH

PETER VAARTNOU*
JEFFREY BEGGS
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

File No: 16-0102 PCT

March 21, 2016

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, BC V9B 6R3

Attention: Mr. David Clarke

Dear Sir:

**Re: Sale of Lot 39, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2)
BM MOUNTAIN GOLF COURSE LTD., Trustee on behalf of
ECOASIS DEVELOPMENTS LLP to SCOTT, JAMES BRADLEY**

We are pleased to report that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We confirm that we have forwarded \$5,700.00 to HSBC Bank Canada on account of the transaction fee and the balance of sale proceeds in the amount of **\$275,423.72** to the order of DLA Piper (Canada) LLP in trust for Sanovest Holdings Ltd. A copy of our letter is attached for your reference.

We also enclose copies of the following:

1. Statement of Adjustments;
2. Our Trust Account cheque in the amount of **\$14,250.00**, representing the GST payable;
3. Our Statement of Account, which has been paid in full.

Please note that we also hold the sum of \$2,500.00, in trust, representing the Langford Amenity Fee Holdback as required under the terms of the Contract.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,
Per:



PATRICK C. TRELAUNY
/gws

Encls.

{00571879}

COPY

VENDOR'S STATEMENT OF ADJUSTMENTS

VENDOR: ECOASIS DEVELOPMENTS LLP
 PURCHASER: JAMES BRADLEY SCOTT
 PROPERTY: Lot 39, Section 82, Highland District, Plan EPP46993 (the "Property")

COMPLETION DATE: MARCH 21, 2016
 ADJUSTMENT DATE: MARCH 21, 2016
 POSSESSION DATE: MARCH 21, 2016

BY: Sale Price		\$285,000.00
BY: GST payable by Purchaser (if applicable)		
(GST @ 5% x \$285,000.00)		\$14,250.00
BY: 2015 Property Tax Adjustment		
(Assessed Value \$347,000.00 x City of Langford	\$483.63	
Residential Mill Rate 5.9978 per \$1,000 x 5% increase)		
\$347,000.000 x 5.9978/1,000 x 5% = \$2,185.30)		
(\$2,185.30 x 81/366 = \$483.63 \$1,522.66 x */365 = \$)		
TO: Deposit paid by Purchaser	\$ 28,500.00	
TO: Balance due on closing payable to		
Jones Emery in Trust	\$270,266.37	
TOTALS:	<u>\$ 299,250.00</u>	<u>\$ 299,250.00</u>

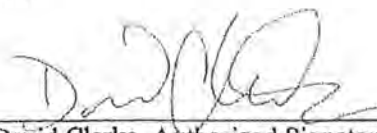
NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but it subject to correction in the event of error.
3. Vendor warrants Canadian residency for income tax purposes.

APPROVED this 21 day of MARCH, 2016.

ECOASIS DEVELOPMENTS LLP by its
 Managing Partner ECOASIS BEAR MOUNTAIN
 DEVELOPMENTS LTD.

Per:


 David Clarke, Authorized Signatory

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES**
PATRICK C. TRELAWNY*
CLAIRE L. PAGÉ*
DANA K.B. DEMPSTE
ALEC J. YOUNG

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
ELIZA BATES-SMITH

PETER VAARTNOU*
JEFFREY BEGGS
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

OUR FILE NO.: 16-0102 PCT

March 21, 2016

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

Attention: Mark Schmidt

Dear Sirs:

**Re: ECOASIS DEVELOPMENTS LLP,
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 39, Plan EPP46993 (Turnberry, Phase 2)
SANOVEST HOLDINGS LTD.**

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our certified trust cheque in the amount of **\$275,423.72** representing the balance of sales proceeds together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a registerable discharge of **Mortgage #CA3393769** and **Assignment of Rents #CA3393770** and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. as it relates to this Lot.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:

PATRICK C. TRELAWNY

/gws
Encs.

c Ecoasis Developments LLP

{00571879}

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
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JEFFREY BEGGS
KRISTINES. BYRAM
KIRSTEN A. MCGHEE

162

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

OUR FILE NO.: 16-0102 PCT

March 21, 2016

Via Email: bob_elliott@hsbc.ca

HSBC BANK CANADA

North America Risk
3rd Floor, 2910 Virtual Way
Vancouver, BC V5M 0B2

Attention: Mr. Bob Elliott
Assistant Vice President,
Special Credit Department

Dear Sir:

Re: ECOASIS DEVELOPMENTS LLP,
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 39, Plan EPP46993 (Turnberry, Phase 2)
BEAR MOUNTAIN LAND HOLDINGS LTD. #CA3393750 Extended by CA4878355

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our trust cheque in the amount of \$5,700.00 representing the 2% Fee payable together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you in trust subject to the condition that you provide us with a registerable discharge of **Mortgage #CA3393750 Extended by #CA4878355** registered in favour of HSBC Trust Company (Canada), as it relates to this Lot. We enclose a discharge document for signature.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:

PATRICK C. TRELAUNY
/gws
Encls.

c Ecoasis Developments LLP

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, BC V9B 6R3

**JONES EMERY
HARGREAVES SWAN**
Barristers, Solicitors, Notaries Public
#1212 - 1175 Douglas Street
Victoria, B.C., Canada
V8W 2E1 (250) 382-7222
Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: March 21, 2016

Re: Sale of Lot 39, Plan EPP46993 Turnberry, Phase 2 to
SCOTT, JAMES BRADLEY

File No.: 16-0102 PCT

Invoice No.: 31905

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; reporting to and obtaining Discharge of Mortgage and Assignment of Rents; AND TO all other necessary attendances and services related thereto;

OUR FEE:**\$650.00**

(5% GST \$32.50)

(7% PST \$45.50)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search	10.00	
Courier charges	19.50	
Office photocopies	3.00	
Office fax charges	5.00	
Office postage	5.00	
Trust Administration Fee	15.00	
Law Society Digital Certification	7.50	
(5% GST \$3.75)		\$75.00

DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

Registration of Discharges	\$85.89	\$85.89
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TOTAL DISBURSEMENTS:

\$160.89

TOTAL FEES AND DISBURSEMENTS:

\$810.89

PLUS: 5% GST on \$725.00

36.26

PLUS: 7% PST on \$650.00

45.50

THIS IS OUR ACCOUNT

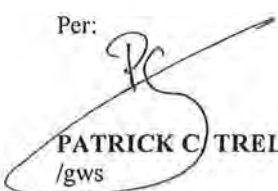
\$892.65

LESS: Transferred from trust

\$892.65

\$ 0.00

Per:



PATRICK C. TRELAWNY

/gws

E. & O.E.

This is Exhibit "36"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



ECOASIS DEVELOPMENTS LLP
2050 COUNTRY CLUB WAY
VICTORIA BC V9B 6R3

HSBC BANK CANADA
885 WEST GEORGIA ST.
VANCOUVER, BC V6C 3G1 604-685-1000

Page 5 of 14

Account Number: 020-105746-001

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
	BALANCE BROUGHT FORWARD			102,990.65
	AT 1.3264806 0103703450			
24MAR2016	REF YPI7-89972	10,930.20		92,060.45
	DEPOSIT			
	4 CHEQUE DEPOSITED			
	REF 01LG-00007		17,738.25	109,798.70
	DEPOSIT			
	SANOVEST HOLDINGS LTD			
	CHQ DEP			
	REF 09BV-00063		605,000.00	714,798.70
	*TRANSFER			
	REV TSFER ERROR			
	22544L002239			
	CAH24036197RN8ZK			
	ECOASIS PROPERTIES LIMITED			
	REF YPI4-91553	175,000.00		539,798.70
	CHEQUE 000000001535			
	REF ZTAP-04602	480.00		539,318.70
	CHEQUE 000000001534			
	REF ZTAP-04602	1,159.00		538,159.70
	CHEQUE 000000001536			
	REF ZTAP-04602	1,162.26		536,997.44
	CHEQUE 000000001538			
	REF ZTAP-04602	2,860.57		534,136.87
28MAR2016	*TRANSFER			
	REV TSFER			
	16794L401M1F			
	CAH2803614848RNK			
	ECOASIS PACIFIC PROPERTIES			
	REF YPI1-94513			
	CHEQUE 000000001532		20,000.00	554,136.87
	REF ZTAP-04602	160.00		553,976.87
	CHEQUE 000000001530			
	REF ZTAP-04602	1,159.00		552,817.87
29MAR2016	*TRANSFER			
	HOS- 5802LLQ7037Q			
	TO BC HYDRO			
	8755553			
	Feb 9 Bill			
	REF HQ18-43311	2,240.90		550,576.97
	*TRANSFER			
	HOS- 5787LLQ7037Q			
	TO FORTISBC-NATURAL GAS			
	1887468			
	BALANCE CARRIED FORWARD			550,576.97

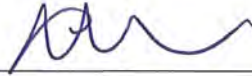
Please check this statement and advise immediately of any error or change of address.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere)

This is Exhibit "37"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE L. PAGÉ*
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CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

File No: 16-0214 PCT

March 30, 2016

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, BC V9B 6R3

Attention: Mr. David Clarke

Dear Sir:

**Re: Sale of Lot 28, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2)
BM MOUNTAIN GOLF COURSE LTD., Trustee on behalf of
ECOASIS DEVELOPMENTS LLP to DODDS, BRIAN**

We are pleased to report that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We confirm that we have forwarded \$5,300.00 to HSBC Bank Canada on account of the transaction fee and the balance of sale proceeds in the amount of \$255,769.98 to the order of DLA Piper (Canada) LLP in trust for Sanovest Holdings Ltd. A copy of our letter is attached for your reference.

We also enclose copies of the following:

1. Statement of Adjustments;
2. Our Trust Account cheque in the amount of **\$13,250.00**, representing the GST payable;
3. Our Statement of Account, which has been paid in full.

Please note that we also hold the amount of \$2,500.00, in trust, representing the Langford Amenity Fee Holdback as required under the terms of the Contract.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,
Per:


PATRICK C. TRELAUNY
lgws

Encls.

{00573268}

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAWNY*
CLAIRE L. PAGÉ*
DANA K.B. DEMPSTE
ALEC J. YOUNG

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
ELIZA BATES-SMITH

PETER VAARTNOU*
JEFFREY BEGGS
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

OUR FILE NO.: 16-0214 PCT

March 30, 2016

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

Attention: Mark Schmidt

Dear Sirs:

**Re: ECOASIS DEVELOPMENTS LLP,
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 28, Plan EPP46993 (Turnberry, Phase 2)
SANOVEST HOLDINGS LTD.**

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our certified trust cheque in the amount of **\$255,769.98** representing the balance of sales proceeds together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a registerable discharge of **Mortgage #CA3393769** and **Assignment of Rents #CA3393770** and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. as it relates to this Lot.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:

PATRICK C. TRELAWNY

/gws
Encls.

c Ecoasis Developments LLP

{00573268}

COPY

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAWNY*
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CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

OUR FILE NO.: 16-0214 PCT

HSBC BANK CANADA

North America Risk
3rd Floor, 2910 Virtual Way
Vancouver, BC V5M 0B2

Attention: Mr. Bob Elliott
Assistant Vice President,
Special Credit Department

Dear Sir:

Re: ECOASIS DEVELOPMENTS LLP,
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 28, Plan EPP46993 (Turnberry, Phase 2)
HSBC Trust Company (Canada) #CA3393750, Transferred from #CA4878355

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our trust cheque in the amount of **\$5,300.00** representing the 2% Fee payable together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a registerable discharge of **Mortgage #3393750 Transferred from #CA4878355** registered in favour of HSBC Trust Company (Canada), as it relates to this Lot. We enclose a discharge document for signature.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:

PATRICK C. TRELAWNY
/gws

Encls.

c Ecoasis Developments LLP

March 30, 2016
COPY

COPY

VENDOR'S STATEMENT OF ADJUSTMENTS

VENDOR: ECOASIS DEVELOPMENTS LLP
 PURCHASER: BRIAN DODDS
 PROPERTY: Lot 28, Section 82, Highland District, Plan EPP46993 (the "Property")

COMPLETION DATE: March 30, 2016
 ADJUSTMENT DATE: March 30, 2016
 POSSESSION DATE: March 30, 2016

BY: Sale Price		\$ 265,000.00
BY: GST payable by Purchaser (if applicable)		
(GST \$265,000.00 x 5% = \$13,250.00)		\$ 13,250.00
BY: 2016 Property Tax Adjustment		
(Assessed Value \$307,000.00 x City of Langford Residential Mil Rate 5.9978 per \$1,000 x 5% increase)		
(\$347,000.00 x 5.9978/1,000 x 5% = \$2,185.30)		
(\$2,185.30 x 90/366 = \$537.37)	\$ 537.37	
TO: Deposit paid by Purchaser	\$ 26,500.00	
TO: Balance due on closing payable to Jones Emery in Trust	\$ 251,212.63	

TOTALS:	\$ 278,250.00	\$ 278,250.00
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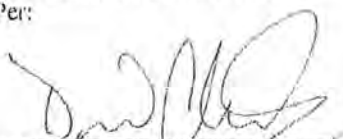
NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but it subject to correction in the event of error.
3. Vendor warrants Canadian residency for income tax purposes.

APPROVED this 23 day of MARCH, 2016.

ECOASIS DEVELOPMENTS LLP by its
 Managing Partner ECOASIS BEAR MOUNTAIN
 DEVELOPMENTS LTD.

Per:


 David Clarke, Authorized Signatory

RECONCILIATION OF FUNDS & DIRECTION TO PAY

COPY

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of Lot 28, Plan EPP46993 (Turnberry, Phase 2)
 To DODDS, BRIAN
 Completion Date: March 30, 2016

You are hereby authorized to disburse the full amount of funds herein as follows:

	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price of Lot		\$265,000.00
BY: GST Payable by Purchaser (\$265,000.00 x 5%)		13,250.00
BY: Purchaser's portion of 2016 Property Taxes to be paid by Purchaser (Assessed value \$347,000.00 x City of Langford Residential Mil Rate 5.9978 per \$1,000.00 x 5% increase) ($\$347,000.00 \times 5.9978 / \$1,000.00 \times 5\% = \$2,185.30$) ($\$2,185.30 \times 90 / 366 = \537.37)	\$ 537.37	
TO: Langford Municipal Amenity Fee Holdback	2,500.00	
TO: 2% Fee payable to Bear Mountain Land Holdings Ltd. ($\$265,000.00 \times 2\%$)	5,300.00	
TO: GST Payable to Ecoasis Developments LLP	13,250.00	
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$650.00	
Disbursements:	160.89	
PST:	45.50	
GST:	36.26	892.65
TO: Balance due to DLA PIPER (CANADA) LLP, IN TRUST (for Sanovest Holdings Ltd.)		255,769.98
		<u>\$278,250.00</u>
		<u>\$278,250.00</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 29 day of March, 2016.

BM MOUNTAIN GOLF COURSE LTD.,
 By its authorized signatory:


 David Clarke

ECOASIS DEVELOPMENTS LLP
 By Its Managing Partner ECOASIS BEAR
 MOUNTAIN DEVELOPMENTS LTD.


 David Clarke

File No. 16-0214 PCT
 E. & O. E.

File Name: ECOASIS DEVELOPMENTS LLP

IN ACCOUNT WITH:

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, BC V9B 6R3

**JONES EMERY
HARGREAVES SWAN**
Barristers, Solicitors, Notaries Public
#1212 - 1175 Douglas Street
Victoria, B.C., Canada
V8W 2E1 (250) 382-7222
Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: March 30, 2016

**Re: Sale of Lot 28, Plan EPP46993 Turnberry, Phase 2 to
DODDS, BRIAN**

File No.: 16-0214 PCT

Invoice No.: 31949

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; reporting to and obtaining Discharge of Mortgage and Assignment of Rents; AND TO all other necessary attendances and services related thereto;

OUR FEE:**\$650.00**

(5% GST \$32.50)

(7% PST \$45.50)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search	10.00	
Courier charges	19.50	
Office photocopies	3.00	
Office fax charges	5.00	
Office postage	5.00	
Trust Administration Fee	15.00	
Law Society Digital Certification	7.50	
(5% GST \$3.75)		\$75.00

DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

Registration of Discharges	\$85.89	\$85.89
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TOTAL DISBURSEMENTS:	\$160.89
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TOTAL FEES AND DISBURSEMENTS:	\$810.89
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PLUS: 5% GST on \$725.00	36.26
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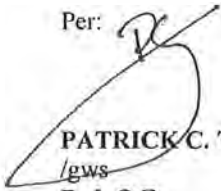
PLUS: 7% PST on \$650.00	45.50
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THIS IS OUR ACCOUNT	\$892.65
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LESS: Transferred from trust	\$892.65
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	\$ 0.00
--	---------

Per:



PATRICK C. TRELAWNY

/gws

E. & O.E.

This is Exhibit “38”
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAWNY*
CLAIRE L. PAGE*
DANA K.B. DEMPSTE
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SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

File No: 16-0376 PCT

April 1, 2016

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, BC V9B 6R3

Attention: Mr. David Clarke

Dear Sir:

**Re: Sale of Lot 27, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2)
BM MOUNTAIN GOLF COURSE LTD., Trustee on behalf of
ECOASIS DEVELOPMENTS LLP to WATERFRONT HOMES LTD.**

We are pleased to report that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We confirm that we have forwarded \$5,300.00 to HSBC Bank Canada on account of the transaction fee and the balance of sale proceeds in the amount of \$255,887.85 to the order of DLA Piper (Canada) LLP in trust for Sanovest Holdings Ltd. A copy of our letter is attached for your reference.

We also enclose copies of the following:

1. Statement of Adjustments; and
2. Our Statement of Account, which has been paid in full.

Please note that we also hold the amount of \$2,500.00, in trust, representing the Langford Amenity Fee Holdback as required under the terms of the Contract.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,
Per:


PATRICK C. TRELAWNY
/gws

Encls.

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
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SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

OUR FILE NO.: 16-0376 PCT

April 1, 2016

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

Attention: Mark Schmidt

Dear Sirs:

**Re: ECOASIS DEVELOPMENTS LLP,
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 27, Plan EPP46993 (Turnberry, Phase 2)
SANOVEST HOLDINGS LTD.**

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our certified trust cheque in the amount of ~~\$253,769.98~~ ^{\$255,867.25} representing the balance of sales proceeds together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a registerable discharge of **Mortgage #CA3393769** and **Assignment of Rents #CA3393770** and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. as it relates to this Lot.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:

PATRICK C. TRELAUNY
/gws
Encs.

c Ecoasis Developments LLP

{00574143}

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
 PATRICK C. TRELAUNY*
 CLAIRE L. PAGÉ*
 DANA K.B. DEMPSTER
 ALEC J. YOUNG

TERRANCE D. SWAN*
 PHILIP J. PENNER*
 SEAN FINN*
 ELIZA BATES-SMITH

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 KRISTINE S. BYRAM
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SUITE #1212-1175 DOUGLAS STREET
 VICTORIA, BRITISH COLUMBIA
 CANADA V8W 2E1
 PHONE: (250) 382-7222
 FAX: (250) 382-5436
 E-MAIL: lawyers@jonesemery.com
 WEBSITE: www.jonesemery.com

OUR FILE NO.: 16-0376 PCT

April 1, 2016

HSBC BANK CANADA

North America Risk
 3rd Floor, 2910 Virtual Way
 Vancouver, BC V5M 0B2

Attention: Mr. Bob Elliott
Assistant Vice President,
Special Credit Department

Dear Sir:

Re: ECOASIS DEVELOPMENTS LLP,
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 28, Plan EPP46993 (Turnberry, Phase 2)
HSBC Trust Company (Canada) #CA3393750, Transferred from #CA4878355

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our trust cheque in the amount of **\$5,300.00** representing the 2% Fee payable together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a registerable discharge of **Mortgage #3393750 Transferred from #CA4878355** registered in favour of HSBC Trust Company (Canada), as it relates to this Lot. We enclose a discharge document for signature.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
 Per:

PATRICK C. TRELAUNY
 /gws

Encls.

c Ecoasis Developments LLP

COPY

AMENDED SELLER'S STATEMENT OF ADJUSTMENTS

BUYER: Waterfront Homes Ltd.
 SELLER: Ecoasis Developments LLP
 CIVIC ADDRESS: 1409 Champions Place, Victoria, B.C., V9B 0R9
 COMPLETION DATE: April 1, 2016
 ADJUSTMENT DATE: April 1, 2016

CREDITS

Sale Price \$ 265,000.00

TOTAL CREDITS

\$ 265,000.00

DEBITS

Deposit paid by Buyer \$ 26,500.00

Seller's portion of 2016 property taxes to be paid by the Buyer
 Assessed Value \$265,000 x Mill Rate 5.9978 per 1000 x 5% increase)
 $\$265,000 \times 5.9978 / \$1,000 \times 5\% = \$1668.89$
 $\$1668.89 \times 92/366 \text{ days}$

\$ 419.50

TOTAL DEBITS

\$ 26,919.50

TOTAL CREDITS

\$ 265,000.00

LESS TOTAL DEBITS

\$ 26,919.50

FUNDS DUE SELLER ON COMPLETION

\$ 238,080.50

1. The Sellers hereby certify that they are residents of Canada as defined under the Income Tax Act and amendments thereto.
2. Any matters not adjusted herein should be arranged directly between the parties.
3. If completion is before current taxes are known, taxes are based on estimates and final adjustments should be arranged directly between the parties. If taxes are known taxes will be adjusted on the actual taxes.
4. This statement has been prepared from information provided and is believed to be correct but its accuracy is not guaranteed.

APPROVED AS TO FORM AND CONTENT and disbursement of funds is hereby authorized this 1 day of ~~March~~ ^{April}, 2016.

Ecoasis Developments LLP

Per: 

David Clarke

RECONCILIATION OF FUNDS & DIRECTION TO PAY

COPY

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of Lot 27, Plan EPP46993 (Turnberry, Phase 2)
 To WATERFRONT HOMES LTD.
 Completion Date: April 1, 2016

You are hereby authorized to disburse the full amount of funds herein as follows:

		<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price of Lot			\$265,000.00 ✓
TO: Purchaser's portion of 2016 Property Taxes to be paid by Purchaser (Assessed value \$265,000.00 x City of Langford Residential Mil Rate 5.9978 per \$1,000.00 x 5% increase) (\$265,000.00 x 5.9978 / \$1,000.00 x 5% = \$1,668.89) (\$1,668.89 x 92 / 366 = \$419.50)		\$ 419.50 ✓	
TO: Langford Municipal Amenity Fee Holdback		2,500.00 ✓	
TO: 2% Fee payable to Bear Mountain Land Holdings Ltd. (\$265,000.00 x 2%)		5,300.00 ✓	
TO: JONES EMERY Fees, Disbursements & Taxes:			
Fees:	\$650.00		
Disbursements:	160.89		
PST:	45.50		
GST:	36.26	892.65 ✓	
TO: Balance due to DLA PIPER (CANADA) LLP, IN TRUST (for Sanovest Holdings Ltd.)		255,887.85	
		<u>\$265,000.00</u>	<u>\$265,000.00</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 1 day of ^{April}~~March~~, 2016.

BM MOUNTAIN GOLF COURSE LTD.,
 By its authorized signatory:



David Clarke

ECOASIS DEVELOPMENTS LLP
 By Its Managing Partner ECOASIS BEAR
 MOUNTAIN DEVELOPMENTS LTD.



David Clarke

File No. 16-0376 PCT
 E. & O. E.

EMERGED
 3772
 JSC

255 870.35

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, BC V9B 6R3

**JONES EMERY
HARGREAVES SWAN**
Barristers, Solicitors, Notaries Public
#1212 - 1175 Douglas Street
Victoria, B.C., Canada
V8W 2E1 (250) 382-7222
Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: April 1, 2016

Re: Sale of Lot 27, Plan EPP46993 Turnberry, Phase 2 to
WATERFRONT HOMES LTD.

File No.: 16-0376 PCT

Invoice No.: 31991

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; reporting to and obtaining Discharge of Mortgage and Assignment of Rents; AND TO all other necessary attendances and services related thereto;

OUR FEE:**\$650.00**

(5% GST \$32.50)

(7% PST \$45.50)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search	10.00	
Courier charges	19.50	
Office photocopies	3.00	
Office fax charges	5.00	
Office postage	5.00	
Trust Administration Fee	15.00	
Law Society Digital Certification	7.50	
(5% GST \$3.75)		\$75.00

DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

Registration of Discharges	\$85.89	\$85.89
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TOTAL DISBURSEMENTS:	\$160.89
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TOTAL FEES AND DISBURSEMENTS:	\$810.89
-------------------------------	----------

PLUS: 5% GST on \$725.00	36.26
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PLUS: 7% PST on \$650.00	45.50
--------------------------	-------

THIS IS OUR ACCOUNT	\$892.65
---------------------	----------

LESS: Transferred from trust	\$892.65
------------------------------	----------

\$ 0.00

Per:


PATRICK C. TRELAUNY

/gws

E. & O.E.

This is Exhibit "39"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



HSBC Business

181



ECOASIS DEVELOPMENTS LLP
2050 COUNTRY CLUB WAY
VICTORIA BC V9B 6R3

HSBC BANK CANADA
885 WEST GEORGIA ST.
VANCOUVER, BC V6C 3G1 604-685-1000

Page 3 of 13

Account Number: 020-105746-001

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
	BALANCE BROUGHT FORWARD			56,702.80
	CHEQUE 000000001578			
	REF ZTAP-04623	190.00		56,512.80
	CHEQUE 000000001614			
	REF ZTAP-04623	360.00		56,152.80
	CHEQUE 000000001622			
	REF ZTAP-04623	4,296.68		51,856.12
17MAY2016	CHEQUE 000000001618			
	REF ZTAP-04624	65.21		51,790.91
18MAY2016	DEPOSIT			
	1 TD CHQ FROM			
	SANOVEST HOLDINGS LTD			
	REF 06BV-00019		450,000.00	501,790.91
	*PRE-AUTH PYMT			
	CUST # VAN 1327 BUS			
	EF0160010704333151343176			
	REF ZEFT-03229	25,510.84		476,280.07
	CHEQUE 000000001625			
	REF ZTAP-04625	83.50		476,196.57
19MAY2016	*SERVICE CHARGE			
	Bank Charges			
	01APR2016 TO 30APR2016			
	Invoice No 4329325			
	REF ZBIO-02401	243.30		475,953.27
	CHEQUE 000000001611			
	REF ZTAP-04625	80.91		475,872.36
	CHEQUE 000000001627			
	REF ZTAP-04625	257.52		475,614.84
	CHEQUE 000000001620			
	REF ZTAP-04625	285.18		475,329.66
	CHEQUE 000000001599			
	REF ZTAP-04625	364.95		474,964.71
	CHEQUE 000000001612			
	REF ZTAP-04625	764.30		474,200.41
	CHEQUE 000000001624			
	REF ZTAP-04625	2,044.00		472,156.41
	CHEQUE 000000001617			
	REF ZTAP-04625	3,790.50		468,365.91
20MAY2016	*TRANSFER			
	CUST870242			
	47644ML011YQ			
	CAH2005611CYEFK0			
	APPLE CANADA INC			
	46352240			
	BALANCE CARRIED FORWARD			468,365.91

Please check this statement and advise immediately of any error or change of address.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere)

3006651R (012012)

This is Exhibit "40"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
07JUN2016	BALANCE BROUGHT FORWARD			128,001.55
	CHEQUE 000000001655			
	REF ZTAP-04633	450.00		127,551.55
	CHEQUE 000000001652			
	REF ZTAP-04633	1,000.00		126,551.55
08JUN2016	CHEQUE 000000001651			
	REF ZTAP-04634	254.47		126,297.08
13JUN2016	*TRANSFER			
	FEES			
	01374N9019UB			
	CAH13066AIF67RNK			
	ECOASIS INNOVATIVE COMMUNIT			
	REF YPI0-84410	15,750.00		110,547.08
15JUN2016	*TRANSFER			
	BM INVOICES			
	74254NB00BMY			
	CAH15066AKFC5M0W			
	LANDSCAPES UNLIMITED LLC			
	110430654			
	FX USD 8240.00			
	AT 1.3021396 0175729650			
	REF YPI6-86682	10,729.63		99,817.45
	DEPOSIT			
	1 TD CHQ DEPOSIT FROM			
	SANOVEST HOLDINGS LTD			
	REF 06BV-00012		700,000.00	799,817.45
	*PRE-AUTH PYMT			
	CUST #VAN 1327 BUS			
	EF0160010704371244050725			
	REF ZEFT-03247	26,495.79		773,321.66
	CHEQUE 000000001662			
	REF ZTAP-04637	150.77		773,170.89
	CHEQUE 000000001646			
	REF ZTAP-04637	1,575.00		771,595.89
	CHEQUE 000000001659			
	REF ZTAP-04637	12,285.00		759,310.89
	CHEQUE 000000001666			
	REF ZTAP-04637	698,400.99		60,909.90
16JUN2016	CHEQUE 000000001663			
	REF ZTAP-04637	844.72		60,065.18
	CHEQUE 000000001660			
	REF ZTAP-04637	1,039.43		59,025.75
	CHEQUE 000000001661			
	REF ZTAP-04637	2,464.78		56,560.97
17JUN2016	CHEQUE 000000001658			
	REF ZTAP-04638	2,000.00		54,560.97
	CHEQUE 000000001647			
	REF ZTAP-04638	3,253.05		51,307.92
20JUN2016	*SERVICE CHARGE			
	Bank Charges			
	01MAY2016 TO 31MAY2016			
	Invoice No 4392760			
	REF ZBI0-90316	281.70		51,026.22
21JUN2016	*PRE-AUTH PYMT			
	BALANCE CARRIED FORWARD			51,026.22

Please check this statement and advise immediately of any error or change of address.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere)

009822

HSBCC20110_1125945_001 - 0002060

This is Exhibit "41"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.

A handwritten signature in blue ink, consisting of stylized, overlapping loops and a long horizontal stroke extending to the right.

A Commissioner for taking Affidavits for
British Columbia

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE L. PAGÉ*
KIRSTEN A. MCGHEE

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
ALEC J. YOUNG

PETER VAARTNOU*
JEFFREY BEGGS
DANA K.B. DEMPSTER

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

File No: 16-0522 PCT

June 17, 2016

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, BC V9B 6R3

Attention: Mr. David Clarke

Dear Sir:

**Re: Sale of Lot 38, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2)
BM MOUNTAIN GOLF COURSE LTD., Trustee on behalf of
ECOASIS DEVELOPMENTS LLP
to ABRAHAM, Julia Katrin and CLARKE, William Edward**

We are pleased to report that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We confirm that we have forwarded \$5,600.00 to HSBC Bank Canada on account of the transaction fee and the balance of sale proceeds in the amount of **\$270,155.60** to the order of DLA Piper (Canada) LLP in trust for Sanovest Holdings Ltd. A copy of our letter is attached for your reference.

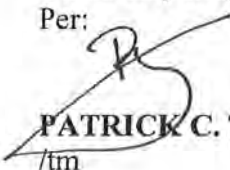
We also enclose copies of the following:

1. Statement of Adjustments;
2. Our Trust Account cheque in the amount of **\$14,000.00**, representing the GST payable;
3. Our Statement of Account, which has been paid in full.

Please note that we also hold the sum of \$2,500.00, in trust, representing the Langford Amenity Fee Holdback as required under the terms of the Contract.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,
Per:


PATRICK C. TRELAUNY

/tm
Encls.

VENDOR'S STATEMENT OF ADJUSTMENTS

VENDOR: ECOASIS DEVELOPMENTS LLP
PURCHASER: JULIA ABRAHAM & WILLIAM CLARKE
PROPERTY: Lot 38, Section 82, Highland District, Plan EPP46993 (the "Property")

COMPLETION DATE: June 17, 2016

ADJUSTMENT DATE: June 17, 2016

POSSESSION DATE: June 17, 2016

BY: Sale Price \$ 280,000.00

BY: GST payable by Purchaser (if applicable)
(GST: \$280,000.00 x 5% = \$14,000.00) \$ 14,000.00

BY: 2016 Property Tax Adjustment
($\$1,855.59 \times 168/366 = \851.75) \$ 851.75

TO: Deposit paid by Purchaser \$ 28,000.00

TO: Balance due on closing payable to
Jones Emery in Trust \$ 265,148.25

TOTALS: \$ 294,000.00 \$ 294,000.00

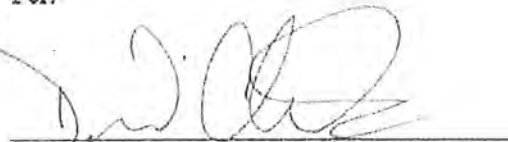
NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but it subject to correction in the event of error.
3. Vendor warrants Canadian residency for income tax purposes.

APPROVED this 14 day of JUNE, 2016.

ECOASIS DEVELOPMENTS LLP by its
Managing Partner ECOASIS BEAR MOUNTAIN
DEVELOPMENTS LTD.

Per:



David Clarke, Authorized Signatory

AMENDED RECONCILIATION OF FUNDS & DIRECTION TO PAY

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of Lot 38, Plan EPP46993 (Turnberry, Phase 2)
 To ABRAHAM, Julia Katrin and CLARKE, William Edward
 Completion Date: June 17, 2016

You are hereby authorized to disburse the full amount of funds herein as follows:

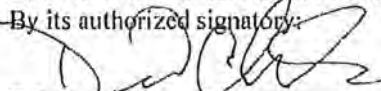
		<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price of Lot			\$280,000.00
BY: GST Payable by Purchaser (\$280,000.00 x 5%)			14,000.00
BY: Vendor's portion of 2016 Property Taxes to be paid by Purchaser (\$1,855.59 x 168 / 366 Days = \$851.75		\$851.75	
TO: Langford Municipal Amenity Fee Holdback		2,500.00	
TO: 2% Fee payable to Bear Mountain Land Holdings Ltd. (\$280,000.00 x 2%)		5,600.00	
TO: GST Payable to Ecoasis Developments LLP		14,000.00	
TO: Real Estate Commission Payable	\$5,700.00		
Plus GST	\$ 285.00	\$5,985.00	
TO: JONES EMERY Fees, Disbursements & Taxes:			
Fees:	\$650.00		
Disbursements:	160.89		
PST:	45.50		
GST:	36.26	892.65	
TO: Balance due to DLA PIPER (CANADA) LLP, IN TRUST (for Sanovest Holdings Ltd.)		264,170.60	
		<u>\$294,000.00</u>	<u>\$294,000.00</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this ____ day of June, 2016.

BM MOUNTAIN GOLF COURSE LTD.,

By its authorized signatory:


 David Clarke

ECOASIS DEVELOPMENTS LLP

By Its Managing Partner ECOASIS BEAR
MOUNTAIN DEVELOPMENTS LTD.

 David Clarke

File No. 16-0522 PCT
 E. & O. E.

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAWNY*
CLAIRE L. PAGÉ*
KIRSTEN A. MCGHEE

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
ALEC J. YOUNG

PETER VAARTNOU*
JEFFREY BEGGS
DANA K.B. DEMPSTER

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

OUR FILE NO.: 16-0522 PCT

June 17, 2016

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

COPY

Attention: Mark Schmidt

Dear Sirs:

Re: **ECOASIS DEVELOPMENTS LLP,**
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 38, Plan EPP46993 (Turnberry, Phase 2)
SANOVEST HOLDINGS LTD.

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our certified trust cheque in the amount of **\$264,170.60** representing the balance of sales proceeds together with a copy of the Amended Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a registerable discharge of **Mortgage #CA3393769** and **Assignment of Rents #CA3393770** and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. as it relates to this Lot.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:

PATRICK C. TRELAWNY
/tm
Encs.

c **Ecoasis Developments LLP**
{00587106}

File Name: ECOASIS DEVELOPMENTS LLP

IN ACCOUNT WITH:

ECOASIS DEVELOPMENTS LLP

2050 Country Club Way

Victoria, BC V9B 6R3

JONES EMERY**HARGREAVES SWAN**

Barristers, Solicitors, Notaries Public

#1212 - 1175 Douglas Street

Victoria, B.C., Canada

V8W 2E1 (250) 382-7222

Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: June 17, 2016

**Re: Sale of Lot 38, Plan EPP46993 Turnberry, Phase 2 to
ABRAHAM AND CLARKE**

File No.: 16-0522 PCT

Invoice No.: 32736

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; reporting to and obtaining Discharge of Mortgage and Assignment of Rents; AND TO all other necessary attendances and services related thereto;

OUR FEE:**\$650.00**

(5% GST \$32.50)

(7% PST \$45.50)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search	10.00	
Courier charges	19.50	
Office photocopies	3.00	
Office fax charges	5.00	
Office postage	5.00	
Trust Administration Fee	15.00	
Law Society Digital Certification	7.50	
(5% GST \$3.75)		\$75.00

DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

Registration of Discharges	\$85.89	\$85.89
----------------------------	---------	---------

TOTAL DISBURSEMENTS:	\$160.89
TOTAL FEES AND DISBURSEMENTS:	\$810.89
PLUS: 5% GST on \$725.00	36.26
PLUS: 7% PST on \$650.00	45.50
THIS IS OUR ACCOUNT	\$892.65
LESS: Transferred from trust	\$892.65
	\$ 0.00

Per:

PATRICK C. TRELAWNY

/tm

E. & O.E.

This is Exhibit "42"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke at the end.

A Commissioner for taking Affidavits for
British Columbia



ECOASIS DEVELOPMENTS LLP
2050 COUNTRY CLUB WAY
VICTORIA BC V9B 6R3

HSBC BANK CANADA
885 WEST GEORGIA ST.
VANCOUVER, BC V6C 3G1 604-685-1000

Page 3 of 8

Account Number: 020-105746-001

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
	BALANCE BROUGHT FORWARD			51,026.22
	JENNER CHEVROLE RLS			
	EF0160002203966728841360			
22JUN2016	REF ZEFT-03250	645.18		50,381.04
	DEPOSIT			
	CHQ DEP			
23JUN2016	REF 00LG-00051		272,083.40	322,464.44
	*TRANSFER			
	HOST SITE FEE 1			
	31814NJ008TU			
	CAH2306665G2ADTS			
	SPORTBOX INC			
	1005875			
	REF YPI3-96042	150,000.00		172,464.44
	CHEQUE 000000001668			
	REF ZTAP-04640	702.59		171,761.85
	CHEQUE 000000001664			
24JUN2016	REF ZTAP-04640	2,488.50		169,273.35
	DEPOSIT			
	CHQ DEP			
	REF 00LG-00021		14,000.00	183,273.35
27JUN2016	CHEQUE 000000001673			
	REF ZTAP-04641	90.16		183,183.19
	CHEQUE 000000001674			
28JUN2016	REF ZTAP-04641	5,317.20		177,865.99
	DEPOSIT			
	1 TD CHQ DEP FROM			
	SANOVEST HOLDINGS LTD			
	REF 07BV-00011		1,200,000.00	1,377,865.99
	*TRANSFER			
	TRANSFER			
	14444NO01EY5			
	CAH2806668GIYC74			
	ECOASIS RESORT AND GOLF LLP			
	REF YPI7-03047		50,000.00	1,427,865.99
	*PRE-AUTH PYMT			
	CUST # VAN 1327 BUS			
	EF0160010704389287626924			
	REF ZEFT-03254	25,833.02		1,402,032.97
	CHEQUE 000000001683			
29JUN2016	REF ZTAP-04642	6,562.50		1,395,470.47
	CHEQUE 000000001667			
	REF ZTAP-04643	3,475.76		1,391,994.71
	CHEQUE 000000001693			
	BALANCE CARRIED FORWARD			1,391,994.71

Please check this statement and advise immediately of any error or change of address.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere)

This is Exhibit "43"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

MICHAEL J. HARGREAVES* ♦
PATRICK C. TRELAUNY*
CLAIRE L. PAGÉ*
DANA K.B. DEMPSTE
ALEC J. YOUNG

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
ELIZA BATES-SMITH

PETER VAARTNOU*
JEFFREY BEGGS
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

File No: 15-1247 PCT

July 4, 2016

ECOASIS DEVELOPMENTS LLP

2050 Country Club Way
Victoria, British Columbia
V9B 6R3

Attention: Mr. David Clarke

Dear Sir:

Re: Sale of Lot 30, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2)
BM MOUNTAIN GOLF COURSE LTD., Trustee on behalf of
ECOASIS DEVELOPMENTS LLP to DRAYCOR DEVELOPMENTS LTD.

We are pleased to report that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We confirm that we have forwarded **\$5,130.00** to HSBC Bank Canada on account of the transaction fee and the balance of sale proceeds in the amount of **\$248,948.11** to the order of DLA Piper (Canada) LLP in trust for Sanovest Holdings Ltd. A copy of our letter is attached for your reference.

We also enclose copies of the following:

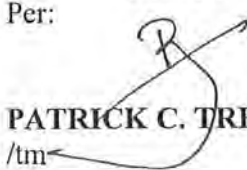
1. Statement of Adjustments; and
2. Our Statement of Account, which has been paid in full.

Please note that we also hold the amount of **\$2,500.00**, in trust, representing the Langford Amenity Fee Holdback as required under the terms of the Contract.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,

Per:


PATRICK C. TRELAUNY

/tm

Encls.

RECONCILIATION OF FUNDS & DIRECTION TO PAY

TO: JONES EMERY HARGREAVES SWAN

**Re: Sale of Lot 30, Plan EPP46993 (Turnberry, Phase 2)
to DRAYCOR DEVELOPMENTS LTD.
Completion Date: July 4, 2016**

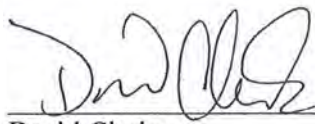
You are hereby authorized to disburse the full amount of funds herein as follows:

	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price		\$256,500.00
TO: Purchaser's portion of estimated 2016 Property Taxes to be paid by Seller (\$1,962.98 x 181 / 366 Days)		970.76
TO: 2% Fee payable to Bear Mountain Land Holdings Ltd. (\$256,500.00)	5,130.00	
TO: Langford Municipal Amenity Fee Holdback	2,500.00	
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$650.00	
Disbursements:	160.89	
PST:	45.50	
GST:	36.26	892.65
TO: Balance due to DLA PIPER (CANADA) LLP, IN TRUST (for Sanovest Holdings Ltd.)		248,948.11
		\$257,470.76 \$257,470.76

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

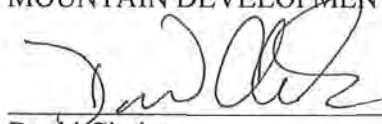
DATED at Victoria, British Columbia, this 30 day of June, 2016.

BM MOUNTAIN GOLF COURSE LTD.,
By its authorized signatory:



David Clarke

ECOASIS DEVELOPMENTS LLP
By Its Managing Partner ECOASIS BEAR
MOUNTAIN DEVELOPMENTS LTD.



David Clarke

File No. 15-1247 PCT

E. & O. E.

4287
DJC

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE L. PAGÉ*
KIRSTEN A. MCGHEE

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
ALEC J. YOUNG

PETER VAARTNOU*
JEFFREY BEGGS
DANA K.B. DEMPSTER

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

OUR FILE NO.: 15-1247 PCT

July 4, 2016

Via Email: bob_elliott@hsbc.ca

HSBC BANK CANADA
North America Risk
3rd Floor, 2910 Virtual Way
Vancouver, BC V5M 0B2

Attention: Mr. Bob Elliott
Assistant Vice President,
Special Credit Department

Dear Sir:

Re: ECOASIS DEVELOPMENTS LLP,
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 30, Plan EPP46993 (Turnberry, Phase 2)
BEAR MOUNTAIN LAND HOLDINGS LTD. #CA3393750 Extended by CA4878355

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our trust cheque in the sum of \$5,130.00 representing the 2% Fee payable together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you in trust subject to the condition that you provide us with a registerable discharge of **Mortgage # CA3393750** extended by **Mortgage #CA4878355** registered in favour of HSBC Trust Company (Canada), as it relates to this Lot. We enclose a discharge document for signature.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:

PATRICK C. TRELAUNY
/tm
Encls.

c. **Ecoasis Developments LLP**

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE L. PAGÉ*
DANA K.B. DEMPSTE
ALEC J. YOUNG

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
ELIZA BATES-SMITH

PETER VAARTNOU*
JEFFREY BEGGS
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

OUR FILE NO: 15-1247 PCT

July 4, 2016

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

Attention: Mark Schmidt

Dear Sirs:

Re: **ECOASIS DEVELOPMENTS LLP,**
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 30, Plan EPP46993 (Turnberry, Phase 2)
SANOVEST HOLDINGS LTD.

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our certified trust cheque in the amount of **\$248,948.11** representing the balance of sales proceeds together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a registerable discharge of **Mortgage #CA3393769** and **Assignment of Rents #CA3393770** and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. as it relates to this Lot.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:

PATRICK C. TRELAUNY
/tm
Encs.

c. Ecoasis Developments LLP

Cook Roberts LLP
7th Floor 1175 Douglas Street
Victoria, BC V8W 2E1

Seller Statement of Adjustments

BUYER: Draycor Developments Ltd.
SELLER: Ecoasis Developments LLP
PROPERTY: PID 029-581-796, LOT 30 DISTRICT LOT 82 HIGHLAND DISTRICT PLAN
EPP46993
1421 Champions Place, Victoria, BC V9B 0R9
FILE NUMBER: 107087/RSA/kp COMPLETION DATE: July 4, 2016
ADJUSTMENT DATE: July 4, 2016 POSSESSION DATE: July 4, 2016

	<u>DEBIT</u>	<u>CREDIT</u>
Purchase Price		\$256,500.00
Deposit paid to Jones Emery Hargreaves Swan LLP, In Trust	\$5,000.00	
2016 Property Tax Adjustment (to be paid by Seller) \$1,962.98 x 181/366 days = \$970.76		970.76
Sub Totals	\$5,000.00	\$257,470.76
Payable to Jones Emery Hargreaves Swan, In Trust	\$252,470.76	
Totals	\$257,470.76	\$257,470.76

NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but is subject to correction in the event of error.
3. Seller warrants Canadian Residency for income tax purposes.

APPROVED this 30 day of June, 2016

ECOASIS DEVELOPMENTS LLP by its
Managing Partner ECOASIS BEAR MOUNTAIN
DEVELOPMENTS LTD.



Dan Matthews, Authorized Signatory

DAVID CLARKE

File Name: ECOASIS DEVELOPMENTS LLP

IN ACCOUNT WITH:

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, BC V9B 6R3

**JONES EMERY
HARGREAVES SWAN**
Barristers, Solicitors, Notaries Public
#1212 - 1175 Douglas Street
Victoria, B.C., Canada
V8W 2E1 (250) 382-7222
Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: July 4, 2016

Re: Sale of Lot 30, Plan EPP46993 Turnberry, Phase 2 to
DRAYCOR DEVELOPMENTS LTD.

File No.: 15-1247 PCT

Invoice No.: 32861

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; reporting to and obtaining Discharge of Mortgage and Assignment of Rents; AND TO all other necessary attendances and services related thereto;

OUR FEE:**\$650.00**

(5% GST \$32.50)

(7% PST \$45.50)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search	10.00	
Courier charges	19.50	
Office photocopies	3.00	
Office fax charges	5.00	
Office postage	5.00	
Trust Administration Fee	15.00	
Law Society Digital Certification	7.50	
(5% GST \$3.75)		\$75.00

DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

Registration of Discharges	\$85.89	\$85.89
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TOTAL DISBURSEMENTS:	\$160.89
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TOTAL FEES AND DISBURSEMENTS:	\$810.89
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PLUS: 5% GST on \$725.00	36.26
--------------------------	-------

PLUS: 7% PST on \$650.00	45.50
--------------------------	-------

THIS IS OUR ACCOUNT	\$892.65
---------------------	----------

LESS: Transferred from trust	\$892.65
------------------------------	----------

	\$ 0.00
--	---------

Per:



PATRICK C. TRELAWNY

/tm

E. & O.E.

This is Exhibit "44"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

17⁵₂₀₀

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE L. PAGÉ*
DANA K.B. DEMPSTER
ZOE E. MARLER

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
KIRSTEN A. MCGHEE

PETER VAARTNOU*
JEFFREY BEGGS
EMMA C. THOMAS
ALEC J. YOUNG

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

File No: 16-0831 PCT

July 29, 2016

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

Attention: Mr. David Clarke

Dear Sir:

**Re: Sale of Lot A, Section 82, Highland District, Plan EPP54046 (1232 Muirfield Place)
BM MOUNTAIN GOLF COURSE LTD., Trustee on behalf of
ECOASIS DEVELOPMENTS LLP to TAI CONSTRUCTION LTD.**

We are pleased to report that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We confirm that we have forwarded \$5,300.00 to HSBC Bank Canada on account of the transaction fee and the balance of sale proceeds in the amount of \$256,286.32 to the order of DLA Piper (Canada) LLP in trust for Sanovest Holdings Ltd. A copy of our letter is attached for your reference.

We also enclose copies of the following:

1. Statement of Adjustments;
2. Purchaser's Certificate as to GST Registered Status of Buyer; and
3. Our Statement of Account, which has been paid in full.

Please note that we also hold the amount of \$2,500.00, in trust, representing the Langford Amenity Fee Holdback as required under the terms of the Contract.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,
Per:



PATRICK C. TRELAUNY

/tm

Encls.

{00595531}

VENDOR'S STATEMENT OF ADJUSTMENTS

VENDOR: **ECOASIS DEVELOPMENTS LLP**
 PURCHASER: **TAI CONSTRUCTION LTD.**
 PROPERTY: **Lot A, Section 82, Highland District, Plan EPP54046 (the "Property")**

COMPLETION DATE: July 29, 2016
 ADJUSTMENT DATE: July 29, 2016
 POSSESSION DATE: July 29, 2016

BY: Sale Price		\$ 265,000.00
BY: GST payable by Purchaser (if applicable) (GST Registration No. 839971017RT0001)		\$ 00.00
BY: 2016 Property Tax Adjustment – N/A (There will be no tax adjustment payable by the Purchaser)		\$ 00.00
TO: Deposit paid by Purchaser	\$ 26,500.00	
TO: Balance due on closing payable to Jones Emery in Trust	\$ 238,500.00	
TOTALS:	<u>\$ 265,000.00</u>	<u>\$ 265,000.00</u>

NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but it subject to correction in the event of error.
3. Vendor warrants Canadian residency for income tax purposes.

APPROVED this 27 day of JULY, 2016.

**ECOASIS DEVELOPMENTS LLP by its
 Managing Partner ECOASIS BEAR MOUNTAIN
 DEVELOPMENTS LTD.**

Per:


 David Clarke, Authorized Signatory

RECONCILIATION OF FUNDS & DIRECTION TO PAY

TO: JONES EMERY HARGREAVES SWAN

**Re: Sale of Lot A, Plan EPP54046 (1232 Muirfield Place)
to TAI CONSTRUCTION LTD.
Completion Date: July 29, 2016**

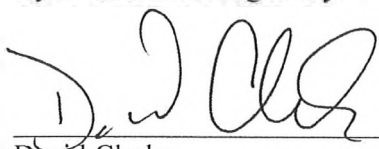
You are hereby authorized to disburse the full amount of funds herein as follows:

	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price		\$265,000.00
No property Tax Adjustment		
TO: 2% Fee payable to Bear Mountain Land Holdings Ltd. (\$265,000.00)	5,300.00	
TO: Langford Municipal Amenity Fee of \$2,500.00	2,500.00	
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$700.00	
Disbursements:	135.76	
PST:	39.00	
GST:	38.92	913.68
TO: Balance due to DLA PIPER (CANADA) LLP, IN TRUST (for Sanovest Holdings Ltd.)		256,286.32
	265,000.00	265,000.00

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

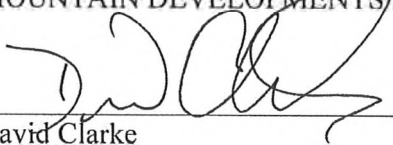
DATED at Victoria, British Columbia, this 27 day of July, 2016.

BM MOUNTAIN GOLF COURSE LTD.,
By its authorized signatory:



David Clarke

ECOASIS DEVELOPMENTS LLP
By Its Managing Partner ECOASIS BEAR
MOUNTAIN DEVELOPMENTS LTD.



David Clarke

File No. 16-0831 PCT

E. & O. E.

4288
JTC

Form 221(2)(B/C)
(Paragraphs 221(2)(b) and (c))

CERTIFICATE AS TO GST REGISTERED STATUS OF PURCHASER

FROM: TAI CONSTRUCTION LTD. (the "Purchaser")
TO: ECOASIS DEVELOPMENTS LLP (the "Vendor")
RE: Lot A, Section 82, Highland District, EPP54046 (the "Property")

THE PURCHASER HEREBY CERTIFIES TO THE VENDOR PURSUANT TO PARAGRAPHS 221(2)(b) and (c) OF THE EXCISE TAX ACT (the "Act") THAT THE PURCHASER:

- (1) is registered for GST purposes, the Purchaser's registration number is 839971017RT0001, and the Purchaser will account for the GST payable in respect of the purchaser of the Property.

The Purchaser acknowledges that the Vendor is relying on this Certificate in connection with the sale of the Property.

Each term that is used in this Certificate and that is defined in, and for the purposes of, Part IX of the Act has the meaning assigned to it in Part IX of the Act.

Dated: July 26, 2016.



Signature of Purchaser

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
 PATRICK C. TRELAWNY*
 CLAIRE L. PAGE*
 DANA K.B. DEMPSTER
 ZOË E. MARLER

TERRANCE D. SWAN*
 PHILIP J. PENNER*
 SEAN FINN*
 KIRSTEN A. MCGHEE

PETER VAARTNOL*
 JEFFREY BEGGS
 EMMA C. THOMAS
 ALEC J. YOUNG

SUITE #1212-1175 DOUGLAS STREET
 VICTORIA, BRITISH COLUMBIA
 CANADA V8W 2E1
 PHONE: (250) 382 7222
 FAX: (250) 382-5436
 E-MAIL: lawyers@jonesemery.com
 WEBSITE: www.jonesemery.com

OUR FILE NO.: 16-0831 PCT

July 29, 2016

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

DLA Piper (Canada) LLP
 Barristers and Solicitors
 Suite 2800, Park Place
 666 Burrard Street
 Vancouver, BC V6C 2Z7

COPY

Attention: Mark Schmidt

Dear Sirs:

Re: ECOASIS DEVELOPMENTS LLP,
 by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot A, Plan EPP54046 (1232 Muirfield Place)
SANOVEST HOLDINGS LTD.

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our certified trust cheque in the amount of **\$256,286.32** representing the balance of sales proceeds together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a registerable discharge of **Mortgage #CA3393751** and **Assignment of Rents #CA3393752** and a release of all beneficial security registered in favour of Sanovest Holdings Ltd, as it relates to this Lot.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
 Per:

PATRICK C. TRELAWNY
 /tm
 Encs.
 c Ecoasis Developments LLP

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE L. PAGE*
DANA K.B. DEMPSTER
ZOE E. MARLER

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VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

OUR FILE NO.: 16-0831 PCT

July 29, 2016

HSBC BANK CANADA

North America Risk
3rd Floor, 2910 Virtual Way
Vancouver, BC V5M 0B2

Attention: **Mr. Bob Elliott**
Assistant Vice President,
Special Credit Department

COPY

Dear Sir:

Re: ECOASIS DEVELOPMENTS LLP,
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot A, Plan EPP54046 (1232 Muirfield Place)

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our trust cheque in the amount of **\$5,300.00** representing the 2% Fee payable together with a copy of the Reconciliation of Funds and Direction to Pay.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:

PATRICK C. TRELAUNY
/tm
Encls.

c Ecoasis Developments LLP

File Name: ECOASIS DEVELOPMENTS LLP

IN ACCOUNT WITH:

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, BC V9B 6R3

**JONES EMERY
HARGREAVES SWAN**
Barristers, Solicitors, Notaries Public
#1212 - 1175 Douglas Street
Victoria, B.C., Canada
V8W 2E1 (250) 382-7222
Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: July 29, 2016

Re: Sale of Lot A, Plan EPP54046 (1232 Muirfield Place)
Victoria, BC to TAI CONSTRUCTION LTD.

File No.: 16-0831 PCT

Invoice No.: 33076

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; reporting to and obtaining Discharge of Mortgage and Assignment of Rents; AND TO all other necessary attendances and services related thereto;

OUR FEE:

(5% GST \$35.00)

(7% PST \$49.00)

\$700.00DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search	11.00	
Courier charges	25.00	
Office photocopies	0.50	
Office postage	4.97	
Trust Administration Fee	15.00	
Law Society Digital Certification	2.50	
(5% GST \$3.75)		\$68.97

DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

Registration of Discharges	\$57.26	\$57.26
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TOTAL DISBURSEMENTS:	\$126.23
TOTAL FEES AND DISBURSEMENTS:	\$826.23
PLUS: 5% GST on \$768.97	38.45
PLUS: 7% PST on \$700.00	49.00

THIS IS OUR ACCOUNT	\$913.68
LESS: Transferred from trust	\$913.68
	\$ 0.00

Per:

PATRICK C. TRELAWNY

/tm

E. & O.E.

This is Exhibit "45"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

17.5
208

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE L. PAGÉ*
DANA K.B. DEMPSTER
ZOE E. MARLER

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
KIRSTEN A. MCGHEE

PETER VAARTNOU*
JEFFREY BEGGS
EMMA C. THOMAS
ALEC J. YOUNG

File No: 16-0832 PCT

July 29, 2016

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3

Attention: Mr. David Clarke

Dear Sir:

**Re: Sale of Lot B, Section 82, Highland District, Plan EPP54046 (1216 Muirfield Place)
BM MOUNTAIN GOLF COURSE LTD., Trustee on behalf of
ECOASIS DEVELOPMENTS LLP to TAI CONSTRUCTION LTD.**

We are pleased to report that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We confirm that we have forwarded \$5,300.00 to HSBC Bank Canada on account of the transaction fee and the balance of sale proceeds in the amount of \$256,286.32 to the order of DLA Piper (Canada) LLP in trust for Sanovest Holdings Ltd. A copy of our letter is attached for your reference.

We also enclose copies of the following:

1. Statement of Adjustments;
2. Purchaser's Certificate as to GST Registered Status of Buyer; and
3. Our Statement of Account, which has been paid in full.

Please note that we also hold the amount of \$2,500.00, in trust, representing the Langford Amenity Fee Holdback as required under the terms of the Contract.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,
Per:


PATRICK C. TRELAUNY

/tm
Encls.

{00595694}

VENDOR'S STATEMENT OF ADJUSTMENTS

VENDOR: ECOASIS DEVELOPMENTS LLP
 PURCHASER: TAI CONSTRUCTION LTD.
 PROPERTY: Lot B, Section 82, Highland District, Plan EPP54046 (the "Property")

COMPLETION DATE: July 29, 2016
 ADJUSTMENT DATE: July 29, 2016
 POSSESSION DATE: July 29, 2016

BY: Sale Price	\$ 265,000.00
BY: GST payable by Purchaser (if applicable) (GST Registration No. 839971017RT0001)	\$ 00.00
BY: 2016 Property Tax Adjustment – N/A (There will be no tax adjustment payable by the Purchaser)	\$ 00.00

TO: Deposit paid by Purchaser	\$ 26,500.00
TO: Balance due on closing payable to Jones Emery in Trust	\$ 238,500.00

TOTALS:	<u>\$ 265,000.00</u>	<u>\$ 265,000.00</u>
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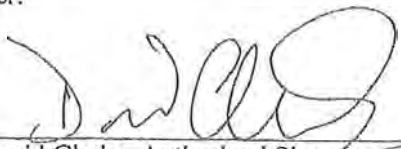
NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but it subject to correction in the event of error.
3. Vendor warrants Canadian residency for income tax purposes.

APPROVED this 24 day of July, 2016.

ECOASIS DEVELOPMENTS LLP by its
 Managing Partner ECOASIS BEAR MOUNTAIN
 DEVELOPMENTS LTD.

Per:


 David Clarke, Authorized Signatory

RECONCILIATION OF FUNDS & DIRECTION TO PAY

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of Lot B, Plan EPP54046 (1216 Muirfield Place)
to TAI CONSTRUCTION LTD.
Completion Date: July 29, 2016

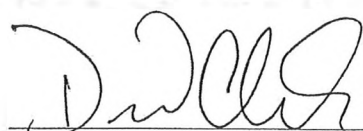
You are hereby authorized to disburse the full amount of funds herein as follows:

		<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price			\$265,000.00
No property Tax Adjustment			
TO: 2% Fee payable to Bear Mountain Land Holdings Ltd. (\$265,000.00)		5,300.00	
TO: Langford Municipal Amenity Fee of \$2,500.00		2,500.00	
TO: JONES EMERY Fees, Disbursements & Taxes:			
Fees:	\$700.00		
Disbursements:	135.76		
PST:	39.00		
GST:	38.92	913.68	
TO: Balance due to DLA PIPER (CANADA) LLP, IN TRUST (for Sanovest Holdings Ltd.)		256,286.32	
		<u>\$265,000.00</u>	<u>\$265,000.00</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 27 day of July, 2016.

BM MOUNTAIN GOLF COURSE LTD.,
By its authorized signatory:



David Clarke

ECOASIS DEVELOPMENTS LLP
By Its Managing Partner ECOASIS BEAR
MOUNTAIN DEVELOPMENTS LTD.



David Clarke

File No. 16-0832 PCT

E. & O. E.

4289
JSC

Form 221(2)(B/C)
(Paragraphs 221(2)(b) and (c))

CERTIFICATE AS TO GST REGISTERED STATUS OF PURCHASER

FROM: TAI CONSTRUCTION LTD. (the "Purchaser")
TO: ECOASIS DEVELOPMENTS LLP (the "Vendor")
RE: Lot B, Section 82, Highland District, EPP54046 (the "Property")

THE PURCHASER HEREBY CERTIFIES TO THE VENDOR PURSUANT TO PARAGRAPHS 221(2)(b) and (c) OF THE EXCISE TAX ACT (the "Act") THAT THE PURCHASER:

- (1) is registered for GST purposes, the Purchaser's registration number is 839971017RT0001, and the Purchaser will account for the GST payable in respect of the purchaser of the Property.

The Purchaser acknowledges that the Vendor is relying on this Certificate in connection with the sale of the Property.

Each term that is used in this Certificate and that is defined in, and for the purposes of, Part IX of the Act has the meaning assigned to it in Part IX of the Act.

Dated: July 26, 2016.



Signature of Purchaser

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
 PATRICK C. TRELAWNY*
 CLAIRE L. PAGE*
 DANA K.B. DEMPSTER
 ZOE E. MARLER

TERRANCE D. SWAN*
 PHILIP J. PENNER*
 SEAN FINN*
 KIRSTEN A. MCGHEE

PETER VAARTNOU*
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 ALEC J. YOUNG

SUITE #1212-1175 DOUGLAS STREET
 VICTORIA, BRITISH COLUMBIA
 CANADA V8W 2E1
 PHONE: (250) 382-7222
 FAX: (250) 382-5436
 E-MAIL: lawyers@jonesemery.com
 WEBSITE: www.jonesemery.com

OUR FILE NO.: 16-0832 PCT

July 29, 2016

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

DLA Piper (Canada) LLP
 Barristers and Solicitors
 Suite 2800, Park Place
 666 Burrard Street
 Vancouver, BC V6C 2Z7

COPY

Attention: Mark Schmidt

Dear Sirs:

Re: ECOASIS DEVELOPMENTS LLP,
 by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot B, Plan EPP54046 (1216 Muirfield Place)
SANOVEST HOLDINGS LTD.

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our certified trust cheque in the amount of **\$256,286.32** representing the balance of sales proceeds together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a registerable discharge of **Mortgage #CA3393751** and **Assignment of Rents #CA3393752** and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. as it relates to this Lot.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
 Per:

PATRICK C. TRELAWNY

/tm

Encs.

c Ecoasis Developments LLP

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE L. PAGÉ*
DANA K. B. DEMPSTER
ZOE E. MARLER

FERRANCE D. SWAN*
PHILIP J. PENNER*
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SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382-7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

OUR FILE NO.: 16-0832 PCT

July 29, 2016

HSBC BANK CANADA

North America Risk
3rd Floor, 2910 Virtual Way
Vancouver, BC V5M 0B2

Attention: **Mr. Bob Elliott**
Assistant Vice President,
Special Credit Department

COPY

Dear Sir:

Re: ECOASIS DEVELOPMENTS LLP,
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot B, Plan EPP54046 (1216 Muirfield Place)

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our trust cheque in the amount of **\$5,300.00** representing the 2% Fee payable together with a copy of the Reconciliation of Funds and Direction to Pay.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:

PATRICK C. TRELAUNY
/tm
Encls.

c Ecoasis Developments LLP

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, BC V9B 6R3

**JONES EMERY
HARGREAVES SWAN**
Barristers, Solicitors, Notaries Public
#1212 - 1175 Douglas Street
Victoria, B.C., Canada
V8W 2E1 (250) 382-7222
Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: July 29, 2016

Re: Sale of Lot B, Plan EPP54046 (1216 Muirfield Place)
Victoria, BC to TAI CONSTRUCTION LTD.

File No.: 16-0832 PCT

Invoice No.: 33075

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; reporting to and obtaining Discharge of Mortgage and Assignment of Rents; AND TO all other necessary attendances and services related thereto;

OUR FEE:

(5% GST \$35.00)

\$700.00

(7% PST \$49.00)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search	11.00	
Courier charges	25.00	
Office photocopies	0.50	
Office postage	4.97	
Trust Administration Fee	15.00	
Law Society Digital Certification	2.50	
(5% GST \$3.75)		\$68.97

DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

Registration of Discharges	\$57.26	\$57.26
----------------------------	---------	---------

TOTAL DISBURSEMENTS:

\$126.23

TOTAL FEES AND DISBURSEMENTS:

\$826.23

PLUS: 5% GST on \$778.50

38.45

PLUS: 7% PST on \$700.00

49.00

THIS IS OUR ACCOUNT

\$913.68

LESS: Transferred from trust

\$913.68

\$ 0.00

Per:


PATRICK C. TRELAWNY
/tm
E. & O.E.

This is Exhibit "46"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



HSBCC20110_2655589_003 E D 10020

00406

ECOASIS DEVELOPMENTS LLP
2050 COUNTRY CLUB WAY
VICTORIA BC V9B 6R3

HSBC BANK CANADA
885 WEST GEORGIA ST.
VANCOUVER, BC V6C 3G1 604-685-1000

Page 1 of 20

Statement Details

Statement Date 31AUG2016
Account Number 020-105746-001
Currency CAD
Account Name CURRENT ACCOUNT

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
	STATEMENT PERIOD IS 01AUG2016 TO 31AUG2016			
29JUL2016	OPENING BALANCE			26,250.90
02AUG2016	*PRE-AUTH PYMT			
	AWM-ALLIANCE FEE			
	EF0016016006214000000503			
	REF ZEFT-03275	21.70		26,229.20
	*PRE-AUTH PYMT			
	Lease Payment BUS			
	EF0160869905177225558348			
	REF ZEFT-03275	586.72		25,642.48
	*PRE-AUTH PYMT			
	AWM-ALLIANCE FEE			
	EF0016016006214000000504			
	REF ZEFT-03275	647.53		24,994.95
	DEPOSIT			
	1 TD CHQ DEP FROM			
	SANOVEST HOLDINGS LTD.			
	REF 07BV-00105		400,000.00	424,994.95
	CHEQUE 000000001726			
	REF ZTAP-04655	2,276.33		422,718.62
	CHEQUE 000000001727			
	REF ZTAP-04655	305,367.86		117,350.76
03AUG2016	*TRANSFER			
	HOS- 8579OOT11Y1T			
	TO EMPIRE LIFE INSURANCE			
	GA471001			
	GA471-July			
	REF HQ12-22933	4,332.70		113,018.06
	*TRANSFER			
	HOS- 85614OO01Y1T			
	TO TELUS COMMUNICATIONS			
	BALANCE CARRIED FORWARD			113,018.06

Please check this statement and advise immediately of any error or change of address.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere)

3006651R (012012)

HSBCC20110_2655589_003 - 0024185 HRI - 10-01-17 - 009891

This is Exhibit "47"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



ECOASIS DEVELOPMENTS LLP
2050 COUNTRY CLUB WAY
VICTORIA BC V9B 6R3

HSBC BANK CANADA
885 WEST GEORGIA ST.
VANCOUVER, BC V6C 3G1 604-685-1000

Page 3 of 20

Account Number: 020-105746-001

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
10AUG2016	BALANCE BROUGHT FORWARD			2,313,495.65
	REF ZTAP-04658	643,560.00		1,669,935.65
	CHEQUE 000000001750			
	REF ZTAP-04658	850,000.00		819,935.65
	*TRANSFER			
	PAYROLL TRANSFER			
	34074OV01ZIO			
	CAH100866EKGPFB4			
	ECOASIS RESORT AND GOLF LLP			
	REF YPI8-55585	100,000.00		719,935.65
	*TRANSFER			
	JUNE TO AUG 2016			
	03504OV004EQ			
	CAH1008618KGPI68			
	LANDSCAPES UNLIMITED LLC			
	110430654			
	FX USD 24116.03			
	AT 1.3124901 0200320900			
	REF YPI0-55588	31,652.05		688,283.60
	*TRANSFER			
11AUG2016	HOST SITE FEE 2			
	10884OV001ZH			
	CAH100866DKGR1VK			
	PACIFIC LINKS CHAMPIONSHIP INC			
	1014133			
	REF YPI0-55603	157,500.00		530,783.60
	*PRE-AUTH PYMT			
	CUST # VAN 1327 BUS			
	EF0160010704449433238740			
	REF ZEFT-03281	30,859.82		499,923.78
	CHEQUE 000000001725			
	REF ZTAP-04659	900.48		499,023.30
	CHEQUE 000000001742			
	REF ZTAP-04659	1,798.13		497,225.17
	CHEQUE 000000001731			
	REF ZTAP-04659	2,973.60		494,251.57
	CHEQUE 000000001743			
	REF ZTAP-04659	6,911.10		487,340.47
	*TRANSFER			
	PAYABLES			
	89484OW01VHT			
	CAH1108616KK0L60			
	ECOASIS RESORT AND GOLF LLP			
	REF YPI8-56825	100,000.00		387,340.47
	BALANCE CARRIED FORWARD			387,340.47

Please check this statement and advise immediately of any error or change of address.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere)

ISN: 008400340208

Cheque # 000000001750

\$850000.00

01490-004
08/10/2016
0100000300265

9260615525
9260615525
9260615525

Ecoasis Developments LLP		01750	
100% Bank Canada 100% W/ RESERVE 100% CASH/ATM		001700	
ECONOMIST AND CITY THOMAS AND 000000 CASH/ATM		00000000	
Ecoasis Holdings Ltd		00000000	
TO THE ORDER OF		00000000	
Ecoasis Holdings Ltd		00000000	
Ecoasis Holdings Ltd		00000000	

0001750 1000200161 1057460001

000050000000

1057460001

0001750

3006651R (012012)

This is Exhibit "48"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
	BALANCE BROUGHT FORWARD HOS- 6622QQPC13CP TO TELUS COMMUNICATIONS 2347907651 Sept 20 Bill			507,203.96
	REF YHO1-45133 *TRANSFER PAYROLL TRANSFER 52924QF01B9J CAH0510611PKSB40 ECOASIS RESORT AND GOLF LLP REF YPI4-25161	423.59		506,780.37
	*PRE-AUTH PYMT CUST # VAN 1327 BUS EF0160010704527622856676 REF ZEFT-03316	100,000.00		406,780.37
06OCT2016	CHEQUE 000000001873 REF ZTAP-04680	28,927.06		377,853.31
	CHEQUE 000000001874 REF ZTAP-04680	742.71		377,110.60
07OCT2016	*TRANSFER TRANSFER 40714QH01N5E CAH0710618PRCXM0 ECOASIS RESORT AND GOLF LLP REF YPI0-28308	2,604.39		374,506.21
	CHEQUE 000000001889 REF ZTAP-04680		75,000.00	449,506.21
11OCT2016	DEPOSIT 3 CHEQUES DEPOSITED ECOASIS COASTCAPITAL ARC PROP/DRAYCOR DEV REF 00LG-00039	420,000.00		29,506.21
	CHEQUE 000000001901 REF ZTAP-04680		501,575.00	531,081.21
	CHEQUE 000000001902 REF ZTAP-04681	120.00		530,961.21
	CHEQUE 000000001885 REF ZTAP-04681	120.00		530,841.21
	CHEQUE 000000001898 REF ZTAP-04681	138.32		530,702.89
	CHEQUE 000000001897 REF ZTAP-04680	180.00		530,522.89
	CHEQUE 000000001900 REF ZTAP-04681	260.00		530,262.89
	CHEQUE 000000001875 REF ZTAP-04680	260.00		530,002.89
	CHEQUE 000000001879 REF ZTAP-04681	300.00		529,702.89
	CHEQUE 000000001895 REF ZTAP-04681	360.00		529,342.89
	CHEQUE 000000001891 REF ZTAP-04681	2,100.00		527,242.89
12OCT2016	CHEQUE 000000001903 BALANCE CARRIED FORWARD	2,611.19		524,631.70
				524,631.70

Please check this statement and advise immediately of any error or change of address.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere)

[illegible]

ISSN: 008200398897
Cheque # 00000001889

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#100=976501 2210-000001.00658100#

ISBN: 008400376083
 Cheque # 000000001891

01891

HSBC Bank Canada
483 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

001891

10/7/2018

\$2,811.19

Ecoasis Developments LLP

TWO THOUSAND SIX HUNDRED AND ELEVEN AND 19/100 CANADIAN DOLLAR

TO THE
ORDER
OF

The Other Fence Co
1036 Glen Forest Way
Victoria, BC, V8C 3X7

ECOSIS DEVELOPMENTS LLP

[Signature]

PER *[Signature]*

19691920000, 11001912501 199002001, 19681000

501 1910-02-02 1910-02-02

ISBN: 005000135848
 Cheque # 000000001890

01402-004
10/17/2016
010020400232

Escalante Developments LLC
ONE HUNDRED AND EIGHTEEN AND A
MAY
New York
PO Box 2020
San M
Calgary, AB T2P 0C2
400 189 04 41

068907

44-10020-D-151

ISN: 008400048029
 Cheque # 000000001892

#01490-0042
 10/20/2016
 030000200221

002581.0000

ISSN: 008400585146

This is Exhibit "49"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
	BALANCE BROUGHT FORWARD			11,126.41
	01SEP2016 TO 30SEP2016			
	Invoice No 4644603			
	REF ZBI0-37495	255.40		10,871.01
	CHEQUE 000000001880			
21OCT2016	REF ZTAP-04684	645.75		10,225.26
	*PRE-AUTH PYMT			
	JENNER CHEVROLE RLS			
	EF0160002204136795502398			
	REF ZEFT-03324	645.18		9,580.08
	*TRANSFER			
	TRANSFER			
	68324QV00GX9			
	CAH21106AIR27MWW			
	ECOASIS RESORT AND GOLF LLP			
	REF YPI0-46798		25,000.00	34,580.08
	*TRANSFER			
	FEES			
	28674QV00L2L			
	CAH211066DR281VK			
	ECOASIS INNOVATIVE COMMUNITI			
	REF YPI1-46803	15,750.00		18,830.08
	CHEQUE 000000001908			
24OCT2016	REF ZTAP-04685	475.00		18,355.08
	DEPOSIT			
	CHQ DEPOSIT			
	REF 01LG-00016		23,760.49	42,115.57
	CHEQUE 000000001912			
25OCT2016	REF ZTAP-04686	2,513.50		39,602.07
	*TRANSFER			
	395 396 430 370			
	86634QZ023GO			
	CAH2510615REXKW0			
	SPORTBOX INC			
	1005875			
	REF YPI6-51456	15,450.18		24,151.89
	CHEQUE 000000001911			
26OCT2016	REF ZTAP-04686	320.00		23,831.89
	CHEQUE 000000001907			
27OCT2016	REF ZTAP-04687	5,257.46		18,574.43
	DEPOSIT			
	CHQ DEP FR SANOVEST			
	HOLDINGS LTD.			
	REF 05BV-00018		1,400,000.00	1,418,574.43
	*TRANSFER			
	TRANSFER			
	27484R100XPJ			
	CAH271061SRMLOLC			
	ECOASIS RESORT AND GOLF LLP			
	REF YPI3-55166	300,000.00		1,118,574.43
	*TRANSFER			
	HOS- 02354R101EHL			
	TO AMERICAN EXPRESS REGU			
	373569517201003			
	BALANCE CARRIED FORWARD			1,118,574.43

Please check this statement and advise immediately of any error or change of address.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere)

005280

HSBCC20110_4114310_001 - 0001856

This is Exhibit "50"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

From: tom kusumoto <tomkusumoto@hotmail.com>
Sent: October-27-16 11:40 AM
To: TRK
Cc: TOM KUSUMOTO; David Clarke; Dan Matthews
Subject: Re: BM

Deposited \$1.4million
Deposited \$75,000. (USD)

Sent from my iPhone

On Oct 27, 2016, at 10:07 AM, TRK <TRK@SANOVEST.COM> wrote:

Tom,

I left some signed checks for BM on the top shelf of you bookshelf. Please deposit them at HSBC, the account numbers are on the front. Thanks

Tian Kusumoto
Sanovest Holding Ltd.
PH: 604.685.9161
CL: 778.321.9161
EM: trk@sanovest.com

This is Exhibit "51"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE L. PAGÉ*
DANA K.B. DEMPSTE
ALEC J. YOUNG

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
ELIZA BATES-SMITH

PETER VAARTNOU*
JEFFREY BEGGS
KRISTINE S. BYRAM
KIRSTEN A. MCGHEE

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

File No: 16-1042 PCT

October 21, 2016

ECOASIS DEVELOPMENTS LLP

2050 Country Club Way
Victoria, British Columbia
V9B 6R3

Attention: Mr. David Clarke

4637
DJE

Dear Sir:

**Re: Sale of Lot 17, Section 82, Highland District, Plan EPP42751 (Turnberry, Phase 1)
BM MOUNTAIN GOLF COURSE LTD., Trustee on behalf of
ECOASIS DEVELOPMENTS LLP to VERITY CONSTRUCTION LTD.**

We are pleased to report that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We confirm that we have forwarded **\$7,580.00** to HSBC Bank Canada on account of the transaction fee and the balance of sale proceeds in the amount of **\$368,445.20** to the order of DLA Piper (Canada) LLP in trust for Sanovest Holdings Ltd. A copy of our letter is attached for your reference.

We also enclose copies of the following:

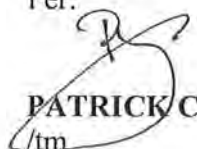
1. Statement of Adjustments; and
2. Our Statement of Account, which has been paid in full.

Please note that we also hold the amount of **\$2,500.00**, in trust, representing the Langford Amenity Fee Holdback as required under the terms of the Contract.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,

Per:


PATRICK C. TRELAUNY
/tm

Encls.

VENDOR'S STATEMENT OF ADJUSTMENTS

VENDOR:	Ecoasis Developments LLP
PURCHASER:	Verity Construction Ltd.
PROPERTY:	1306 Champions Court, Victoria, BC
Completion Date:	October 21, 2016
Adjustment Date:	October 21, 2016
Possession Date:	October 21, 2016

	DEBIT	CREDIT
Sale Price		\$379,000.00
Purchaser's GST Registration Number: 806698049RT0001		
Deposit paid	\$1,000.00	
Purchaser's portion of 2016 Property Taxes \$2,124.06 x 72/366 days		\$417.85
Sub Totals	<u>\$1,000.00</u>	<u>\$379,417.85</u>
Payable to Jones Emery Hargreaves Swan in Trust	<u>\$378,417.85</u>	
TOTALS	<u>\$379,417.85</u>	<u>\$379,417.85</u>

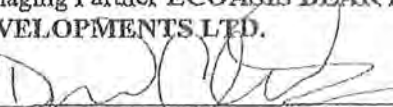
NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but it subject to correction in the event of error.
3. Vendor warrants Canadian residency for income tax purposes.

APPROVED this 21 day of October, 2016.

ECOASIS DEVELOPMENTS LLP by its
Managing Partner ECOASIS BEAR MOUNTAIN
DEVELOPMENTS LTD.

Per:


David
Clarke, Authorized Signatory

Errors and Omissions Excepted

RECONCILIATION OF FUNDS & DIRECTION TO PAY

TO: JONES EMERY HARGREAVES SWAN

**Re: Sale of Lot 17, Plan EPP42751 (Turnberry, Phase 1)
to VERITY CONSTRUCTION LTD.
Completion Date: October 21, 2016**

You are hereby authorized to disburse the full amount of funds herein as follows:

	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price		\$379,000.00
TO: Purchaser's portion of estimated 2016 Property Taxes to be paid by Seller (\$2,124.06 x 72 / 366 Days)		417.85
TO: 2% Fee payable to Bear Mountain Land Holdings Ltd. (\$379,000.00)	7,580.00	
TO: Langford Municipal Amenity Fee Holdback	2,500.00	
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$650.00	
Disbursements:	160.89	
PST:	45.50	
GST:	<u>36.26</u>	892.65
TO: Balance due to DLA PIPER (CANADA) LLP, IN TRUST (for Sanovest Holdings Ltd.)		
	368,445.20	
	<u>\$379,417.85</u>	<u>\$379,417.85</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 24 day of October, 2016.

BM MOUNTAIN GOLF COURSE LTD.,
By its authorized signatory:



David Clarke

ECOASIS DEVELOPMENTS LLP
By Its Managing Partner ECOASIS BEAR
MOUNTAIN DEVELOPMENTS LTD.



David Clarke

File No. 16-1042 PCT
E. & O. E.

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES* &
 PATRICK C. TRELAWNY*
 CLAIRE L. PAGÉ*
 DANA K.B. DEMPSTE
 ALEC J. YOUNG

TERRANCE D. SWAN*
 PHILIP J. PENNER*
 SEAN FINN*
 ELIZA BATES SMITH

PETER VAARTNOL*
 JEFFREY BEGGS
 KRISTINE S. BYRAM
 KIRSTEN A. MCGHEE

SUITE #1212-1175 DOUGLAS STREET
 VICTORIA, BRITISH COLUMBIA
 CANADA V8W 2E1
 PHONE: (250) 382 7222
 FAX: (250) 382-5436
 E-MAIL: lawyers@jonesemery.com
 WEBSITE: www.jonesemery.com

OUR FILE NO: 16-1042 PCT

October 21, 2016

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

DLA Piper (Canada) LLP
 Barristers and Solicitors
 Suite 2800, Park Place
 666 Burrard Street
 Vancouver, BC V6C 2Z7

COPY

Attention: Mark Schmidt

Dear Sirs:

Re: ECOASIS DEVELOPMENTS LLP,
 by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 17, Plan EPP42751 (Turnberry, Phase 1)
SANOVEST HOLDINGS LTD.

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our certified trust cheque in the amount of **\$368,445.20** representing the balance of sales proceeds together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a registerable discharge of **Mortgage No. CA3393769, Modified by No. CA5448664** and **Assignment of Rents No. CA3393770** and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. as it relates to this Lot.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
 Per:

PATRICK C. TRELAWNY
 /tm
 Encs.
 c. Ecoasis Developments LLP

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE L. PAGE*
KIRSTEN A. MCGHEETERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
ALEC J. YOUNGPETER VAARTNOU*
JEFFREY BEGGS
DANA K.B. DEMPSTERSUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com**OUR FILE NO.: 16-1042 PCT**

October 21, 2016

Via Email: bob_elliott@hsbc.ca**HSBC BANK CANADA**North America Risk
3rd Floor, 2910 Virtual Way
Vancouver, BC V5M 0B2

COPY

Attention: Mr. Bob Elliott
Assistant Vice President,
Special Credit Department

Dear Sir:

Re: ECOASIS DEVELOPMENTS LLP,
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 17, Plan EPP42751 (Turnberry, Phase 1)
BEAR MOUNTAIN LAND HOLDINGS LTD. #CA3393750 Extended by CA4878355

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our trust cheque in the sum of **\$7,580.00** representing the 2% Fee payable together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you in trust subject to the condition that you provide us with a registerable discharge of **Mortgage # CA3393750** extended by **Mortgage #CA4878355** registered in favour of HSBC Trust Company (Canada), as it relates to this Lot. We enclose a discharge document for signature.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:**PATRICK C. TRELAUNY**
/tm
Encls.

c. Ecoasis Developments LLP

CERTIFICATE AS TO REGISTRATION STATUS OF PURCHASER

(Paragraph 221(2)(b))

FROM: Verity Construction Ltd.
 TO: BM Mountain Golf Course Ltd.
 RE: 1306 Champions Court, Victoria, BC
 Lot 17 Section 82 Highland District Plan EPP42751

THE PURCHASER HEREBY CERTIFIES TO THE VENDOR PURSUANT TO PARAGRAPH 221(2)(b) OF THE *EXCISE TAX ACT* (THE "ACT") THAT THE PURCHASER:

is a prescribed recipient under the Act.

[OR]

is registered for under Part IX of the Act, its registration number is ^{B63544503RT0001}~~806698049RT0001~~ and the Purchaser will account for any tax payable in respect of the purchase of the Property in accordance with the Act.

The Purchaser acknowledges that the Vendor is relying on this Certificate in connection with the sale of the Property.

Each term that is used in the Certificate and that is defined in, and for the purposes of, Part IX of the Act has the meaning assigned to it in Part IX of the Act.

DATED October 21, 2016.

Verity Construction Ltd.
 by its authorized signatory(ies):

 Name:

File Name: ECOASIS DEVELOPMENTS LLP

IN ACCOUNT WITH:

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, BC V9B 6R3

**JONES EMERY
HARGREAVES SWAN**
Barristers, Solicitors, Notaries Public
#1212 - 1175 Douglas Street
Victoria, B.C., Canada
V8W 2E1 (250) 382-7222
Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: October 21, 2016

Re: Sale of Lot 17, Plan EPP42751 Turnberry, Phase 1 to
VERITY CONSTRUCTION LTD.

File No.: 16-1042 PCT

Invoice No.: 33735

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; reporting to and obtaining Discharge of Mortgage and Assignment of Rents; AND TO all other necessary attendances and services related thereto;

OUR FEE:**\$650.00**

(5% GST \$32.50)

(7% PST \$45.50)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search	10.00	
Courier charges	19.50	
Office photocopies	3.00	
Office fax charges	5.00	
Office postage	5.00	
Trust Administration Fee	15.00	
Law Society Digital Certification	7.50	
(5% GST \$3.75)		\$75.00

DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

Registration of Discharges	\$85.89	\$85.89
----------------------------	---------	---------

TOTAL DISBURSEMENTS:	\$160.89
----------------------	----------

TOTAL FEES AND DISBURSEMENTS:	\$810.89
-------------------------------	----------

PLUS: 5% GST on \$725.00	36.26
--------------------------	-------

PLUS: 7% PST on \$650.00	45.50
--------------------------	-------

THIS IS OUR ACCOUNT	\$892.65
---------------------	----------

LESS: Transferred from trust	\$892.65
------------------------------	----------

	\$ 0.00
--	---------

Per:



PATRICK C. TRELAWNY

/tm

E. & O.E.

This is Exhibit "52"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
 PATRICK C. TRELAUNY*
 CLAIRE L. PAGE*
 DANA K.B. DEMPSTE
 ALEC J. YOUNG

TERRANCE D. SWAN*
 PHILIP J. PENNER*
 SEAN FINN*
 ELIZA BATES-SMITH

PETER VAARTNOU*
 JEFFREY BEGGS
 KRISTINE S. BYRAM
 KIRSTEN A. MCGHEE

SUITE #1212-1175 DOUGLAS STREET
 VICTORIA, BRITISH COLUMBIA
 CANADA V8W 2E1
 PHONE: (250) 382-7222
 FAX: (250) 382-5436
 E-MAIL: lawyers@jonesemery.com
 WEBSITE: www.jonesemery.com

File No: 16-0230 PCT

October 31, 2016

ECOASIS DEVELOPMENTS LLP

2050 Country Club Way
 Victoria, British Columbia
 V9B 6R3

Attention: Mr. David Clarke

Dear Sir:

**Re: Sale of Lot 29, Section 82, Highland District, Plan EPP46993 (Turnberry, Phase 2)
 BM MOUNTAIN GOLF COURSE LTD., Trustee on behalf of
 ECOASIS DEVELOPMENTS LLP to DRAYCOR DEVELOPMENTS LTD.**

We are pleased to report that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We confirm that we have forwarded **\$5,130.00** to HSBC Bank Canada on account of the transaction fee and the balance of sale proceeds in the amount of **\$248,275.51** to the order of DLA Piper (Canada) LLP in trust for Sanovest Holdings Ltd. A copy of our letter is attached for your reference.

We also enclose copies of the following:

1. Statement of Adjustments;
2. Original Purchaser's GST Certificate;
3. Our Statement of Account, which has been paid in full.

Please note that we also hold the amount of **\$2,500.00**, in trust, representing the Langford Amenity Fee Holdback as required under the terms of the Contract.

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,

Per:



PATRICK C. TRELAUNY

/tm

Encls.

RECONCILIATION OF FUNDS & DIRECTION TO PAY

TO: JONES EMERY HARGREAVES SWAN

**Re: Sale of Lot 29, Plan EPP46993 (Turnberry, Phase 2)
to DRAYCOR DEVELOPMENTS LTD.
Completion Date: October 31, 2016**

You are hereby authorized to disburse the full amount of funds herein as follows:

	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price		\$256,500.00
TO: Purchaser's portion of estimated 2016 Property Taxes to be paid by Seller (\$1,760.12 x 62 / 366 Days)		298.16
TO: 2% Fee payable to Bear Mountain Land Holdings Ltd. (\$256,500.00)	5,130.00	
TO: Langford Municipal Amenity Fee Holdback	2,500.00	
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$650.00	
Disbursements:	160.89	
PST:	45.50	
GST:	<u>36.26</u>	892.65
TO: Balance due to DLA PIPER (CANADA) LLP, IN TRUST (for Sanovest Holdings Ltd.)	248,275.51	
	<u>\$256,947.24</u>	<u>\$256,798.16</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 21 day of October, 2016.

BM MOUNTAIN GOLF COURSE LTD.,
By its authorized signatory:



David Clarke

ECOASIS DEVELOPMENTS LLP
By Its Managing Partner ECOASIS BEAR
MOUNTAIN DEVELOPMENTS LTD.



David Clarke

File No. 16-0230 PCT
E. & O. E.

Cook Roberts LLP
7th Floor 1175 Douglas Street
Victoria, BC V8W 2E1

**Amended
Seller Statement of Adjustments**

BUYER: Draycor Developments Ltd.
SELLER: Ecoasis Developments LLP
PROPERTY: PID 029-581-788, LOT 29 SECTION 82 HIGHLAND DISTRICT PLAN
EPP46993
Lot 29, 1417 Champions Place, Victoria, BC V9B 0R9
FILE NUMBER: 107063/RSA/kp COMPLETION DATE: October 31, 2016
ADJUSTMENT DATE: October 31, 2016 POSSESSION DATE: November 1, 2016

	<u>DEBIT</u>	<u>CREDIT</u>
Purchase Price		\$256,500.00
Deposit paid to Jones Emery Hargreaves Swan LLP, In Trust	\$10,000.00	
Buyer's portion of 2016 Property Taxes paid by Seller \$1,760.12 x 62 / 366 days		\$298.16
Sub Totals	\$10,000.00	\$256,798.16
Payable to Jones Emery Hargreaves Swan LLP, In Trust	\$246,798.16	
Totals	\$256,798.16	\$256,798.16

NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but is subject to correction in the event of error.
3. Seller warrants Canadian Residency for income tax purposes.

APPROVED this 21 day of October, 2016

ECOASIS DEVELOPMENTS LLP by its
Managing Partner ECOASIS BEAR MOUNTAIN
DEVELOPMENTS LTD.



David Clarke, Authorized Signatory

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
 PATRICK C. TRELAWNY*
 CLAIRE L. PAGE*
 DANA K.B. DEMPSTE
 ALEC J. YOUNG

TERRANCE D. SWAN*
 PHILIP J. PENNER*
 SEAN FINN*
 ELIZA BATES-SMITH

PETER VAARTNOU*
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 KRISTINE S. BYRAM
 KIRSTEN A. MCGHEE

SUITE #1212-1175 DOUGLAS STREET
 VICTORIA, BRITISH COLUMBIA
 CANADA V8W 2E1
 PHONE: (250) 382-7222
 FAX: (250) 382-5436
 E-MAIL: lawyers@jonesemery.com
 WEBSITE: www.jonesemery.com

OUR FILE NO: 16-0230 PCT

October 31, 2016

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

DLA Piper (Canada) LLP
 Barristers and Solicitors
 Suite 2800, Park Place
 666 Burrard Street
 Vancouver, BC V6C 2Z7

COPY

Attention: Mark Schmidt

Dear Sirs:

Re: ECOASIS DEVELOPMENTS LLP,
 by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 29, Plan EPP46993 (Turnberry, Phase 2)
SANOVEST HOLDINGS LTD.

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our certified trust cheque in the amount of **\$248,275.51** representing the balance of sales proceeds together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a registerable discharge of **Mortgage No. CA3393769, Modified by No. CA5448664** and **Assignment of Rents No. CA3393770** and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. as it relates to this Lot.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
 Per:

PATRICK C. TRELAWNY
 /tm
 Encs.
 c. Ecoasis Developments LLP

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
 PATRICK C. TRELAUNY*
 CLAIRE L. PAGE*
 KIRSTEN A. MCGHEE

TERRANCE D. SWAN*
 PHILIP J. PENNER*
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SUITE #1212-1175 DOUGLAS STREET
 VICTORIA, BRITISH COLUMBIA
 CANADA V8W 2E1
 PHONE: (250) 382 7222
 FAX: (250) 382-5436
 E-MAIL: lawyers@jonesemery.com
 WEBSITE: www.jonesemery.com

OUR FILE NO.: 16-0230 PCT

October 31, 2016

Via Email: bob_elliott@hsbc.ca**HSBC BANK CANADA**

North America Risk
 3rd Floor, 2910 Virtual Way
 Vancouver, BC V5M 0B2

COPY

Attention: Mr. Bob Elliott
Assistant Vice President,
Special Credit Department

Dear Sir:

Re: ECOASIS DEVELOPMENTS LLP,
by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 29, Plan EPP46993 (Turnberry, Phase 2)
BEAR MOUNTAIN LAND HOLDINGS LTD. #CA3393750 Extended by CA4878355

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our trust cheque in the sum of \$5,130.00 representing the 2% Fee payable together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you in trust subject to the condition that you provide us with a registerable discharge of **Mortgage # CA3393750** extended by **Mortgage #CA4878355** registered in favour of HSBC Trust Company (Canada), as it relates to this Lot. We enclose a discharge document for signature.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
 Per:

PATRICK C. TRELAUNY
 /tm
 Encls.

c. Ecoasis Developments LLP

FORM 221(2)(b/c) CERTIFICATE AS TO GST/HST REGISTERED STATUS OF BUYER
(Paragraphs 221(2)(b) and (c))

FROM: Draycor Developments Ltd. (the "Buyer")
TO: BM Mountain Golf Course Ltd. (the "Seller")
RE: PID 029-581-788, LOT 29 SECTION 82 HIGHLAND DISTRICT PLAN EPP46993
(the "Property")

THE BUYER HEREBY CERTIFIES TO THE SELLER PURSUANT TO PARAGRAPHS 221(2)(b) AND (c) OF THE EXCISE TAX ACT (THE "ACT") THAT THE BUYER:

☐ is a prescribed recipient under the Act;

[OR]

☒ is registered under Part IX of the Act, its registration number is **814359816RT0001** and the Buyer will account for the tax payable in respect of the purchase of the Property in accordance with the Act.

The Buyer acknowledges that the Seller is relying on this Certificate in connection with the sale of the Property.

Each term that is used in this Certificate and that is defined in, and for the purposes of, Part IX of the Act has the meaning assigned to it in Part IX of the Act.

Dated the 26 day of October, 2016

Draycor Developments Ltd.
by its authorized signatory:



Kent Sheldrake

File Name: ECOASIS DEVELOPMENTS LLP

IN ACCOUNT WITH:

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, BC V9B 6R3

**JONES EMERY
HARGREAVES SWAN**
Barristers, Solicitors, Notaries Public
#1212 - 1175 Douglas Street
Victoria, B.C., Canada
V8W 2E1 (250) 382-7222
Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: October 31, 2016

Re: Sale of Lot 29, Plan EPP46993 Turnberry, Phase 2 to
DRAYCOR DEVELOPMENTS LTD.

File No.: 16-0230 PCT

Invoice No.: 33520

To receipt of instructions; attending upon Land Title Office search; perusal of search and Contract of Purchase and Sale; receipt of transfer documents from solicitors for Purchaser; perusal of same; attending you on execution of documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; reporting to and obtaining Discharge of Mortgage and Assignment of Rents; AND TO all other necessary attendances and services related thereto;

OUR FEE:**\$650.00**

(5% GST \$32.50)

(7% PST \$45.50)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search	10.00	
Courier charges	19.50	
Office photocopies	3.00	
Office fax charges	5.00	
Office postage	5.00	
Trust Administration Fee	15.00	
Law Society Digital Certification	7.50	
(5% GST \$3.75)		\$75.00

DISBURSEMENTS & OTHER CHARGES (Non-Taxable)

Registration of Discharges	\$85.89	\$85.89
----------------------------	---------	---------

TOTAL DISBURSEMENTS:	\$160.89
----------------------	----------

TOTAL FEES AND DISBURSEMENTS:	\$810.89
-------------------------------	----------

PLUS: 5% GST on \$725.00	36.26
--------------------------	-------

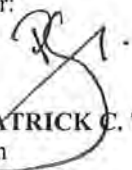
PLUS: 7% PST on \$650.00	45.50
--------------------------	-------

THIS IS OUR ACCOUNT	\$892.65
---------------------	----------

LESS: Transferred from trust	\$892.65
------------------------------	----------

	\$ 0.00
--	---------

Per:



PATRICK C. TRELAUNY

/tm

E. & O.E.

This is Exhibit "53"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

For customers borrowing at rates based on Prime, Prime is 2.70%

***** END OF STATEMENT *****

542 Nov
fix

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere)

This is Exhibit "54"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



Bank reference	Additional narrative	Customer reference	TRN type	Value date (dd/mm/yyyy)	Credit amount	Debit amount	Balance	Time	Post date
Balance brought forward 12/12/2016 CAH1212666VTDWJ K	APPLE CANADA INC 856145800ICV 46352240	0000870242	TFR-	12/12/2016		-8,326.65	91,895.68	13:52	12/12/2016
NONREF Balance as at close 12/12/2016	NONREF	000000001986	CHQ- INC	12/12/2016		-17,312.41	66,256.62	02:05	12/12/2016
Balance brought forward 13/12/2016 NONREF	NONREF	000000001982	CHQ- INC	13/12/2016		-14,503.12	66,256.62		13/12/2016
Balance as at close 13/12/2016							51,753.50	02:02	
Balance brought forward 14/12/2016 CAH1412668VZ89V K	ECOASIS RESORT AND GOLF LLP 160845D01NDN	TRANSFER	TFR+	14/12/2016	30,000.00		51,753.50	08:28	14/12/2016
NONREF	SANOVEST HOLDING CHQ1	NONREF	CR DEP	14/12/2016	471,000.00		552,753.50	10:15	14/12/2016
NONREF	CUST VAN 1327 BUS EF01600107046238585118 81	NONREF	TFR- PAU	14/12/2016		-39,918.21	512,835.29	13:34	14/12/2016
NONREF	NONREF	000000002001	CHQ- INC	14/12/2016		-413.53	512,421.76	02:02	14/12/2016
NONREF	NONREF	000000002005	CHQ- INC	14/12/2016		-2,404.99	510,016.77	02:02	14/12/2016
Balance as at close 14/12/2016							510,016.77		
Balance brought forward 15/12/2016 NONREF	CHQ DEP	NONREF	CR DEP	15/12/2016	760,000.00		1,270,016.77	11:41	15/12/2016
NONREF	NONREF	000000001997	CHQ- INC	15/12/2016		-291.19	1,269,725.58	02:03	15/12/2016
NONREF	NONREF	000000001990	CHQ- INC	15/12/2016		-624.23	1,269,101.35	02:03	15/12/2016
NONREF	NONREF	000000002002	CHQ- INC	15/12/2016		-900.57	1,268,200.78	02:03	15/12/2016

This is Exhibit "55"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



Migrated Transaction History

This service provides, for your reference only, migrated historical transactions related to your company's business bank accounts and business credit cards (if available). Transaction information may not appear exactly the same as in your statements.* [Learn more](#)

Select Companies 

☐ ECOASIS DEVELOPMENTS LLP

☐ Other Companies

Select Account Type 

☐ Business Bank Accounts

☐ Business Credit Card Accounts

Select an Account 

HSBC Business Deposit Account (20-105746-1) CAD 

Select Dates

Jan 27, 2017 - Jan 30, 2017



Search

Account: HSBC Business Deposit Account (20-105746-1) ECOASIS DEVELOPMENTS (1002773)

Dates: 01/27/2017-01/30/2017

[Reset
Filters](#)

Showing 1 to 3 of 3

Display:

50 

per page



Print

Date	Transaction	Amount (CAD)
Jan 30, 2017	There's no information to display	-92.40
Jan 27, 2017	1 TD CQ FR SANOVEST HOLDING LTD	740,000.00
Jan 27, 2017	1 TD CQ FR SANOVEST HOLDING LTD	740,000.00

First < 1 of 1 > Last

*** Please note:**

Transaction information shown in this service may differ from what was originally provided. In case of a difference, please rely on the information in the statements originally provided to you.

For Business Credit Cards:

- Differences can also occur due to the way in which foreign currency transactions and their associated markups (if applicable) are described, or certain interest charges and markups appearing on separate lines. In case of a difference, you should rely on the information in the statements originally provided.
- For credit card transactions posted after your last migrated statement, please refer to your RBC statements.

This is Exhibit "56"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



Migrated Transaction History

This service provides, for your reference only, migrated historical transactions related to your company's business bank accounts and business credit cards (if available). Transaction information may not appear exactly the same as in your statements.* [Learn more](#)

Select Companies 

☐

ECOASIS DEVELOPMENTS LLP

☐

Other Companies

Select Account Type 

☐

Business Bank Accounts

☐

Business Credit Card Accounts

Select an Account 

HSBC Business Deposit Account (20-105746-1) CAD 

Select Dates

Feb 23, 2017 - Feb 24, 2017



Search

Account: HSBC Business Deposit Account (20-105746-1) ECOASIS DEVELOPMENTS (1002773)

Dates: 02/23/2017-02/24/2017

[Reset
Filters](#)

Showing 1 to 13 of 13

Display:

50 

per page



Print

Date	Transaction	Amount (CAD)
	CAH240276953GUM8	
Feb 23, 2017	There's no information to display	-185.48
Feb 23, 2017	There's no information to display	-106.45
Feb 23, 2017	1 CHQ DEP FROM SANOVEST HOLDINGS LTD.	925,000.00
Feb 23, 2017	1 CHQ DEP FROM SANOVEST HOLDINGS LTD.	925,000.00

First < 1 of 1 > Last

*** Please note:**

Transaction information shown in this service may differ from what was originally provided. In case of a difference, please rely on the information in the statements originally provided to you.

For Business Credit Cards:

- Differences can also occur due to the way in which foreign currency transactions and their associated markups (if applicable) are described, or certain interest charges and markups appearing on separate lines. In case of a difference, you should rely on the information in the statements originally provided.
- For credit card transactions posted after your last migrated statement, please refer to your RBC statements.

This is Exhibit "57"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



Migrated Transaction History

This service provides, for your reference only, migrated historical transactions related to your company's business bank accounts and business credit cards (if available). Transaction information may not appear exactly the same as in your statements.* [Learn more](#)

Select Companies 

☐

ECOASIS DEVELOPMENTS LLP

☐

Other Companies

Select Account Type 

☐

Business Bank Accounts

☐

Business Credit Card Accounts

Select an Account 

HSBC Business Deposit Account (20-105746-1) CAD 

Select Dates

Mar 30, 2017 - Apr 4, 2017



Search

Account: HSBC Business Deposit Account (20-105746-1) ECOASIS DEVELOPMENTS (1002773)

Dates: 03/27/2017-04/04/2017

Reset
Filters

Showing 1 to 18 of 18

Display:

50



per page



Print

Date	Transaction	Amount (CAD)
Mar 29, 2017	CHQ DEP FR SANOVEST HOLDINGS LTD.	1,100,000.00
Mar 29, 2017	TRANSFER 38074VA005X6 CAH290371V8440CG	-2,000.00
Mar 28, 2017	There's no information to display	-862.74
Mar 27, 2017	There's no information to display	-1,000.00
Apr 4, 2017	There's no information to display	-13,700.06
Apr 4, 2017	There's no information to display	-2,918.58
Apr 4, 2017	There's no information to display	-1,581.25
Apr 3, 2017	There's no information to display	-390,434.51
Apr 3, 2017	There's no information to display	-4,851.00
Apr 3, 2017	There's no information to display	-2,695.54

This is Exhibit “58”
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



Migrated Transaction History

This service provides, for your reference only, migrated historical transactions related to your company's business bank accounts and business credit cards (if available). Transaction information may not appear exactly the same as in your statements.* [Learn more](#)

Select Companies

☐

ECOASIS DEVELOPMENTS LLP

☐

Other Companies

Select Account Type

☐

Business Bank Accounts

☐

Business Credit Card Accounts

Select an Account

HSBC Business Deposit Account (20-105746-1) CAD

Select Dates

May 5, 2017 - May 8, 2017



Search

Account: HSBC Business Deposit Account (20-105746-1) ECOASIS DEVELOPMENTS (1002773)

Dates: 05/05/2017-05/08/2017

Reset
Filters

Showing 1 to 16 of 16

Display:

50

per page



Print

Date	Transaction	Amount (CAD)
May 5, 2017	TO170505B4586100 CAR050571SBI85C0	-600,000.00
May 5, 2017	SPL000006 84794WA00NUV CAH050571BBELFGG	-42,500.00
May 8, 2017	There's no information to display	-30,794.14
May 8, 2017	There's no information to display	-26,250.00
May 8, 2017	There's no information to display	-17,325.00
May 8, 2017	There's no information to display	-13,097.85
May 8, 2017	There's no information to display	-4,725.00
May 8, 2017	There's no information to display	-34.97
May 5, 2017	There's no information to display	-201,351.27
May 5, 2017	There's no information to display	-21,273.07

This is Exhibit "59"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

From: David Clarke <dclarke@ecoasis.com>
Sent: May-19-17 10:30 AM
To: 'TRK'
Subject: Deposit
Attachments: Bear Mountain_20170519_082618.pdf

Morning Tian

I deposited \$275k to Sanovest this morning. Also - I signed the docs for Lot 16 this morning in Cypress and Jones Emery will be sending Sanovest the net proceeds of \$366k in the next few days.

Thanks

DAVID
CLARKE
Chief Financial Officer
ECOASIS
2050 Country Club Way, Victoria BC, V9B 6R3 Canada T 250.391-3752 M 250.213.3356
www.ecoasis.ca www.bearmountain.ca

The information contained in this communication is confidential and may be legally privileged. It is intended solely for the use of the individual or entity to whom it is addressed and others authorized to receive it. If you are not the intended recipient you are hereby notified that any disclosure, copying, distribution or taking any action in reliance of the contents of this information is strictly prohibited and may be unlawful. Ecoasis Developments LLP or its subsidiaries is neither liable for the proper and complete transmission of the information contained in this communication nor for any delay in its receipt.



Branch: 9911 MILL STREAM VILLAGE
2401G MILLSTREAM RD UNIT
149
VICTORIA, BC

Date: May 19, 2017, 09:02 AM
Ref #: 008377144-ZC11A

From: Cheque Total

275,000.00

To: 8060-3***28

Deposit

Cash: 0.00

Number of Items: 1

SANOVEST HLD

275,000.00

Customer Signature

X

Banking can be this comfortable

This is Exhibit "60"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

ROYAL BANK OF CANADA
VAN BC-BC IBC-FXROYAL FUNDS TRANSFER
2017 MAY 30

Branch Ref No... 07940-17150-199983 Value Date..... 2017 MAY 30
 ICN..... From Send Ref....
 Payment Amount.....\$ 366,118.00 CAD Charges For... Sender
 Client Rate..... 1.00000000 Serial No.....
 Conversion Amount.....\$
 Not Present Fee.....\$ Billed monthly
 Total Fees.....\$ Billed monthly
 Client Pays (Princ).....\$ 366,118.00 CAD SRF Client No. 196238679
 Sender Pays (Fees).....\$ Billed monthly
 Client billed monthly as per negotiated fee.

Ordering Customer:

DLA PIPER (CANADA) LLP
 SUITE 6000- FIRST CDM PLACE
 PO BOX 367 STN 1ST CAN PLACE
 TORONTO ON M5X 1E2

Remittance Information:

Debit Branch Name (Princ).. VAN BC-MAIN BR-ROYAL CENTRE Account
 SOLE-OWNER00010 126-600-6
 Debit Branch Name (Fees)... VAN BC-MATN BR-ROYAL CENTRE
 00010 108-558-8

Intermediary Institution:

Account With Institution:

(00004 B0609)
 THE TORONTO-DOMINION BANK
 CALGARY PLACE PERSONAL BANKING
 540-5 AVE SW
 CALGARY AB CA

Beneficiary Account: 365028

Beneficiary Customer:
 SANOVEST HOLDINGS LTD
 228 WEST 5TH AVENUE
 VANCOUVER BC CANADA

Sender To Receiver Information:

Instruction Code:

Additional charges may be deducted from the payment amount by the receiving bank and/or its intermediaries ("Receiving Bank"). If this payment cannot be completed for any reasons beyond the control of Royal Bank of Canada ("RBC") you may ask RBC for a refund and RBC shall make best efforts to secure a refund from Receiving Bank and return those amounts to you. If conversion of funds is requested, the rate of exchange will be RBC's rate established at the time the refund is converted. If you need to make an inquiry regarding this payment or if you ask that RBC attempt to amend or cancel this payment, additional charges will apply (except in cases where an error has been established on the part of RBC or the Receiving Bank). RBC may, in its discretion and without notice to you, delay in making the payment or decide not proceed with the payment, in which case RBC shall refund of the payment amount and any applicable fees.

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SIGNATURE(S): _____

This is Exhibit "61"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
 PATRICK C. TRELAUNY*
 CLAIRE L. PAGE*
 KIRSTEN A. MCGHEE
 BRIAN K. BEITZ

TERRANCE D. SWAN*
 PHILIP J. PENNER*
 SEAN FINN*
 ALEC J. YOUNG

PETER VAARTNOU*
 JEFFREY BEGGS
 EMMA C. THOMAS
 ZOE E. MARLER

SUITE #1212-1175 DOUGLAS STREET
 VICTORIA, BRITISH COLUMBIA
 CANADA V8W 2E1
 PHONE: (250) 382 7222
 FAX: (250) 382-5436
 E-MAIL: lawyers@jonesemery.com
 WEBSITE: www.jonesemery.com

OUR FILE NO: 16-1041 PCT

May 30, 2017

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

DLA Piper (Canada) LLP
 Barristers and Solicitors
 Suite 2800, Park Place
 666 Burrard Street
 Vancouver, BC V6C 2Z7

Attention: Mark Schmidt

Dear Sirs:

Re: ECOASIS DEVELOPMENTS LLP,
 by its Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.
Sale of Lot 16, Plan EPP42751 (Turnberry, Phase 1)
SANOVEST HOLDINGS LTD.

Further to our recent correspondence, we confirm that the captioned sale transaction has completed. Accordingly, we enclose our certified trust cheque in the amount of **\$367,117.36** representing the balance of sales proceeds together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a registerable discharge of **Mortgage No. CA3393769, Modified by No. CA5448664** and **Assignment of Rents No. CA3393770** and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. as it relates to this Lot.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,

Per:


PATRICK C. TRELAUNY

/tm

Encs.

c. Ecoasis Developments LLP

VENDOR'S STATEMENT OF ADJUSTMENTS

VENDOR:	Ecoasis Developments LLP
PURCHASER:	Verity Construction Ltd.
PROPERTY:	1307 Champions Court, Victoria, BC
Completion Date:	May 30, 2017
Adjustment Date:	May 30, 2017
Possession Date:	May 30, 2017

	DEBIT	CREDIT
Sale Price		\$379,000.00
Deposit paid	\$37,900.00	
Vendor's portion of 2017 Property Taxes \$1,892.71 x 149/365 days	\$772.64	
Sub Totals	\$38,672.64	\$379,000.00
Payable to Jones Emery Hargreaves Swan in Trust	\$340,327.36	
TOTALS	\$379,000.00	\$379,000.00

ALL OTHER ADJUSTMENTS, IF ANY, TO BE MADE DIRECTLY BETWEEN THE PARTIES.

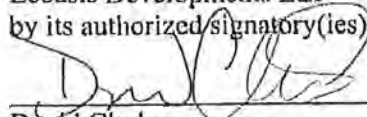
NOTES TO THE VENDOR'S STATEMENT OF ADJUSTMENTS

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but is subject to correction in the event of error.
3. Vendor warrants Canadian residency for income tax purposes.

APPROVED AND ACCEPTED BY THE VENDOR(S) this 29 day of May, 2017.

WITNESS:


 Patrick C. Trelawny
 Barrister & Solicitor, Notary Public
 #1212-1175 Douglas Street
 Victoria, BC V8M 3K5
 250-382-7222

Ecoasis Developments LLP
 by its authorized signatory(ies)

 David Clarke

Errors and Omissions Covered

RECONCILIATION OF FUNDS & DIRECTION TO PAY

TO: JONES EMERY HARGREAVES SWAN

**Re: Sale of Lot 16, Plan EPP42751 (Turnberry, Phase 1)
to VERITY CONSTRUCTION LTD.
Completion Date: May 30, 2017**

You are hereby authorized to disburse the full amount of funds herein as follows:

		<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price			\$379,000.00
TO: Purchaser's portion of 2017 Property Taxes to be paid by Buyer (\$1,892.71 x 149 / 365 Days)		772.64	
TO: 2% Fee payable to Bear Mountain Land Holdings Ltd. (\$379,000.00)		7,580.00	
TO: Langford Municipal Amenity Fee Holdback		2,500.00	
TO: JONES EMERY Fees, Disbursements & Taxes:			
Fees:	\$700.00		
Disbursements:	241.10		
PST:	49.00		
GST:	39.90	1,030.00	
TO: Balance due to DLA PIPER (CANADA) LLP, IN TRUST (for Sanovest Holdings Ltd.)		367,117.36	
		<u>\$379,000.00</u>	<u>\$379,000.00</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 29 day of May, 2017.

BM MOUNTAIN GOLF COURSE LTD.,
By its authorized signatory:



David Clarke

ECOASIS DEVELOPMENTS LLP
By Its Managing Partner ECOASIS BEAR
MOUNTAIN DEVELOPMENTS LTD.



David Clarke

File No. 16-1041 PCT
E. & O. E.

JONES EMERY HARGREAVES SWAN LLP
BARRISTERS & SOLICITORS
STE. 1212 - 1175 DOUGLAS STREET
VICTORIA, B.C. V8W 2E1
TELEPHONE: (250) 382-7222



ROYAL BANK OF CANADA
1079 Douglas Street
Victoria, B.C. V8W 2C5

55774 268 RBC 55774

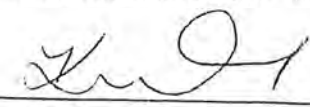
DATE 05302017
M M D D Y Y Y Y

PAY ****Three Hundred Sixty Seven Thousand One Hundred Seventeen & 36/100 dollars \$ *****367,117.36

TO THE
ORDER
OF

DLA PIPER (CANADA) LLP, IN TRUST

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

PER 

PER 

161041

1266493

⑈055774⑈ ⑆08000⑈003⑆ 991⑈633⑈9⑈ 75

This is Exhibit "62"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



Migrated Transaction History

This service provides, for your reference only, migrated historical transactions related to your company's business bank accounts and business credit cards (if available). Transaction information may not appear exactly the same as in your statements.* [Learn more](#)

Select Companies 

☐

ECOASIS DEVELOPMENTS LLP

☐

Other Companies

Select Account Type 

☐

Business Bank Accounts

☐

Business Credit Card Accounts

Select an Account 

HSBC Business Deposit Account (20-105746-1) CAD 

Select Dates

Jun 7, 2017 - Jun 9, 2017



Search

Account: HSBC Business Deposit Account (20-105746-1) ECOASIS DEVELOPMENTS (1002773)

Dates: 06/07/2017-06/09/2017

Reset
Filters

Showing 1 to 11 of 11

Display:

50 

per page



Print

Date	Transaction	Amount (CAD)
Jun 9, 2017	There's no information to display	-204,907.01
Jun 9, 2017	There's no information to display	-4,604.25
Jun 9, 2017	There's no information to display	-3,468.25
Jun 9, 2017	There's no information to display	-1,997.02
Jun 8, 2017	HOS- 2895XXS4214S TO ROGERS (9 DIGIT ACCOU 703790766 Rogers cell	-6,846.02
Jun 8, 2017	HOS- 28854X90214S TO EMPIRE LIFE INSURANCE GA471001 GA471-001	-5,603.63
Jun 7, 2017	There's no information to display	-2,100.00
Jun 7, 2017	There's no information to display	-42.00
Jun 7, 2017	There's no information to display	-38.50
Jun 7, 2017	1 TD CHQ DEP FROM	1,000,000.00

Date	Transaction	Amount (CAD)
SANOVEST HOLDINGS LTD		
Jun 7, 2017	1 TD CHQ DEP FROM SANOVEST HOLDINGS LTD	1,000,000.00

First < 1 of 1 > Last

*** Please note:**

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For Business Credit Cards:

- Differences can also occur due to the way in which foreign currency transactions and their associated markups (if applicable) are described, or certain interest charges and markups appearing on separate lines. In case of a difference, you should rely on the information in the statements originally provided.
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Royal Bank of Canada Website, © 1995-2025

Legal [☑](#) | Accessibility [☑](#) | Privacy & Security [☑](#)

Contact us at 1-800-769-2535 (Canada & USA) or 1-416-974-3334 (International).

This is Exhibit "63"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

ROYAL BANK OF CANADA
VAN BC-BC IBC-FXROYAL FUNDS TRANSFER
2017 JUN 21

Branch Ref No... 07940-17172-199984 Value Date..... 2017 JUN 21
 ICN..... From Send Ref....
 Payment Amount.....\$ 256,441.13 CAD Charges For... Sender
 Client Rate..... 1.000000000 Serial No.....
 Conversion Amount.....\$
 Not Present Fee.....\$ Billed monthly
 Total Fees.....\$ Billed monthly
 Client Pays (Princ).....\$ 256,441.13 CAD SRF Client No. 196238679
 Sender Pays (Fees).....\$ Billed monthly
 Client billed monthly as per negotiated fee.

Ordering Customer: Remittance Information:
 DLA PIPER (CANADA) LLP
 SUITE 6000- FIRST CDN PLACE
 PO BOX 367 STN 1ST CAN PLACE
 TORONTO ON M5X 1E2

Debit Branch Name (Princ)... VAN BC-MAIN BR-ROYAL CENTRE Account
 SOLE-OWNER00010 126-600-6
 Debit Branch Name (Fees)... VAN BC-MAIN BR-ROYAL CENTRE
 00010 108-558-8

Intermediary Institution: Account With Institution:
 (00004 80609)
 THE TORONTO-DOMINION BANK
 CALGARY PLACE PERSONAL BANKING
 340-5 AVE SW
 CALGARY AB CA

Beneficiary Account: 365028

Beneficiary Customer: Sender To Receiver Information:
 SANOVEST HOLDINGS LTD
 228 WEST 5TH AVENUE
 VANCOUVER BC CANADA

Instruction Code:

Additional charges may be deducted from the payment amount by the receiving bank and/or its intermediaries ("Receiving Bank"). If this payment cannot be completed for any reasons beyond the control of Royal Bank of Canada ("RBC") you may ask RBC for a refund and RBC shall make best efforts to secure a refund from Receiving Bank and return those amounts to you. If conversion of funds is requested, the rate of exchange will be RBC's rate established at the time the refund is converted. If you need to make an inquiry regarding this payment or if you ask that RBC attempt to amend or cancel this payment, additional charges will apply (except in cases where an error has been established on the part of RBC or the Receiving Bank). RBC may, in its discretion and without notice to you, delay in making the payment or decide not proceed with the payment, in which case RBC shall refund of the payment amount and any applicable fees.

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SIGNATURE(S): _____

FAXED JUN 21 2017

275

 RBC Financial Group		IF FAX REQUEST PLEASE TICKET ONE OF THE FOLLOWING	
For: BC, AB, NWT, NT only To: International Business Centre Vancouver, BC IBC Fax No.: 604-665-3140 / 1-866-275-4736	☒	For: Toronto only To: International Business Centre Wire Transfer Department (Transit 09211) 180 Wellington St. West, 9th Floor Toronto, ON M5J 1J1 IBC Fax No.: 416-974-8962	☐
		For: Montreal only To: International Business Centre Wire Transfer Department 1 Place Ville Marie, 2nd Fl., East Wing Montreal, PQ H3B 4R7 IBC Fax No.: 514-874-5167 / 1-877-560-4676	☐

REQUEST FOR CABLE AND INTERBRANCH PAYMENT

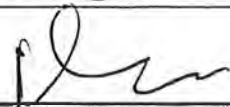
Date	June 20, 2017	SRF# (Finance use only)	196238679
Company Name	DLA Piper (Canada) LLP	Accounting Control #	V00858
Contact Name	Trevor Pritchard	Telephone #	604-643-2946
Initiating Lawyer	MAS	Client File #	51024-00006
Client Name	SANOVEST HOLDINGS LTD.		

Wire Confirmation Required	☒ Yes ☐ No	Fax #	Vancouver - (604) 605-3708
Debit Transit - Wire		Debit Account - Wire	CDN: VAN M1: 10-126-600-6
Debit Transit - Service Charge		Debit Account - Service charge	VAN: 10-108-558-8
FX Contract #		FX Rate	
		FX Equivalent	

WIRE TRANSFER INFORMATION: COMPLETE IN CAPITAL LETTERS

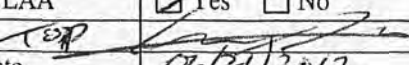
Amount \$	256,441.13	☒ CDN ☐ US ☐ Other Currency
Amount in Words	TWO HUNDRED FIFTY-SIX THOUSAND FOUR HUNDRED FORTY-ONE DOLLARS THIRTEEN CENTS	
Beneficiary Name	SANOVEST HOLDINGS LTD.	
Beneficiary Address (Including country)	229 WEST 5TH AVENUE, VANCOUVER, BC V5Y 1J4 CANADA	
Beneficiary Bank Name	TD CANADA TRUST	
Beneficiary Bank Address (Including country)	340 - 5 AVE SW, CALGARY, AB T2P 0L3 CANADA	
Beneficiary Account # or IBAN (for European Wires)	365028	Beneficiary Bank Transit/ INSTIT. # (for Canadian Wires): 80609
Beneficiary Bank ABA # (for US Wires)		Beneficiary Bank Swift # (for Overseas Wires)
Intermediary Bank Name (if applicable)		Intermediary Bank Swift # (if applicable):
Payment Details (if any)		

Client Authorization: Authorized in accordance with existing company documented delegated authorities

Name	x Brown Herbert	Signature	
Title	x Partner		
Name	x Bob Graves	Signature	
Title	x Partner		

FOR LAW FIRM FINANCE USE ONLY:

Please staple a copy of the financial institution's confirmation to this form for filing:

Filed in Accounting Records:	☒ Yes ☐ No	Sent to Initiating Lawyer/LAA	☒ Yes ☐ No
Verification of Transfer		Verifying Individual(s)	
Confirmation Received Date	06/21/2017	Confirmation Verified Date	06/21/2017

This is Exhibit "64"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



Migrated Transaction History

This service provides, for your reference only, migrated historical transactions related to your company's business bank accounts and business credit cards (if available). Transaction information may not appear exactly the same as in your statements.* [Learn more](#)

Select Companies

☐ ECOASIS DEVELOPMENTS LLP

☐ Other Companies

Select Account Type

☐ Business Bank Accounts

☐ Business Credit Card Accounts

Select an Account

HSBC Business Deposit Account (20-105746-1) CAD

Select Dates

Jun 29, 2017 - Jul 3, 2017



Search

Account: HSBC Business Deposit Account (20-105746-1) ECOASIS DEVELOPMENTS (1002773)

Dates: 06/29/2017-07/03/2017

Reset
Filters

Showing 1 to 15 of 15

Display:

50

per page



Print

Date	Transaction	Amount (CAD)
Jun 29, 2017	CHQ DEP FR TOM KUSUMOTO	1,000.00
Jun 29, 2017	CHQ DEP FR TOM KUSUMOTO	1,000.00
Jun 30, 2017	There's no information to display	-1,230.00
Jun 30, 2017	There's no information to display	-105.00
Jun 30, 2017	TRANSFER 39774XV00477 CAH3006718GN1E20	-125,000.00
Jun 29, 2017	CHQ DEP FR SANOVEST HOLDINGS LTD (TD)	450,000.00
Jun 29, 2017	CHQ DEP FR SANOVEST HOLDINGS LTD (TD)	450,000.00
Jun 29, 2017	CHQ DEP FR TOM KUSOMOTO	1,000,000.00
Jun 29, 2017	CHQ DEP FR TOM KUSOMOTO	1,000,000.00
Jun 29, 2017	CHQ DEP FR TOM KUSUMOTO	-1,000.00

Date	Transaction	Amount (CAD)
Jun 29, 2017	CHQ DEP FR TOM KUSUMOTO	-1,000.00
Jun 29, 2017	CHQ DEP FR SANOVEST HOLDINGS LTD (TD)	-450,000.00
Jun 29, 2017	CHQ DEP FR SANOVEST HOLDINGS LTD (TD)	-450,000.00
Jun 29, 2017	CHQ DEP FR SANOVEST HOLDINGS LTD (TD)	450,000.00
Jun 29, 2017	CHQ DEP FR SANOVEST HOLDINGS LTD (TD)	450,000.00

First < 1 of 1 > Last

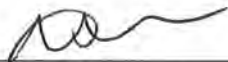
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A Commissioner for taking Affidavits for
British Columbia

ROYAL BANK OF CANADA
VAN BC-BC IBC-FXROYAL FUNDS TRANSFER
2017 JUL 06

Branch Ref No...	07940-17187-199987	Value Date.....	2017 JUL 06
ICN.....	From	Send Ref....	
Payment Amount.....\$	374,875.29	CAD	Charges For... Sender
Client Rate.....	1.00000000		Serial No.....
Conversion Amount.....\$			
Not Present Fee.....\$	Billed monthly		
Total Fees.....\$	Billed monthly		
Client Pays (Princ).....\$	374,875.29	CAD	SRF Client No. 196238679
Sender Pays (Fees).....\$	Billed monthly		
Client billed monthly as per negotiated fee.			

Ordering Customer:
DLA PIPER (CANADA) LLP
SUITE 6000- FIRST CDN PLACE
PO BOX 367 STN 1ST CAN PLACE
TORONTO ON M5X 1E2

Remittance Information:

Debit Branch Name (Princ)...	VAN BC-MAIN BR-ROYAL CENTRE	Account
SOLE-OWNER	00010 126-600-6	
Debit Branch Name (Fees)...	VAN BC-MAIN BR-ROYAL CENTRE	
	00010 108-558-8	

Intermediary Institution:

Account With Institution:

(00004 80609)
THE TORONTO-DOMINION BANK
CALGARY PLACE PERSONAL BANKING
340-5 AVE SW
CALGARY AB CA

Beneficiary Account: 365028

Beneficiary Customer:
SANOVEST HOLDINGS LTD
224 WEST 5TH AVENUE
VANCOUVER BC CANADA

Sender To Receiver Information:

Instruction Code:

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A Commissioner for taking Affidavits for
British Columbia

ROYAL BANK OF CANADA
VAN BC-BC IBC-FXROYAL FUNDS TRANSFER
2017 JUL 19

Branch Ref No...	07940-17200-199978	Value Date.....	2017 JUL 19
ICN.....	From	Send Ref....	
Payment Amount.....\$	261,575.13	CAD	Charges For... Sender
Client Rate.....	1.000000000		Serial No.....
Conversion Amount.....\$			
Not Present Fee.....\$	Billed monthly		
Total Fees.....\$	Billed monthly		
Client Pays (Princ).....\$	261,575.13	CAD	SRF Client No. 196238679
Sender Pays (Fees).....\$	Billed monthly		

Client billed monthly as per negotiated fee.

Ordering Customer:
DLA PIPER (CANADA) LLP
SUITE 6000- FIRST CDN PLACE
PO BOX 367 STN 1ST CAN PLACE
TORONTO ON M5X 1E2

Remittance Information:

Debit Branch Name (Princ)...	VAN BC-MAIN BR-ROYAL CENTRE	Account
SOLE-OWNER	00010 126-600-6	
Debit Branch Name (Fees)...	VAN BC-MAIN BR-ROYAL CENTRE	
	00010 108-558-8	

Intermediary Institution:

Account With Institution:

(00004 80609)
THE TORONTO-DOMINION BANK
CALGARY PLACE PERSONAL BANKING
340-5 AVE SW
CALGARY AB CA

Beneficiary Account: 365028

Beneficiary Customer:
SANOVEST HOLDINGS LTD
224 WEST 5TH AVENUE
VANCOUVER BC CANADA

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SIGNATURE(S) : _____

This is Exhibit "67"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

ROYAL BANK OF CANADA
VAN BC-BC IBC-FXROYAL FUNDS TRANSFER
2017 JUL 26

Branch Ref No...	07940-17207-199976	Value Date.....	2017 JUL 26
ICN.....	From	Send Ref....	
Payment Amount.....\$	256,842.43	CAD	Charges For... Sender
Client Rate.....	1.00000000		Serial No.....
Conversion Amount.....\$			
Not Present Fee.....\$	Billed monthly		
Total Fees.....\$	Billed monthly		
Client Pays (Princ).....\$	256,842.43	CAD	SRF Client No. 196238679
Sender Pays (Fees).....\$	Billed monthly		
Client billed monthly as per negotiated fee.			

Ordering Customer:
DLA PIPER (CANADA) LLP
SUITE 6000- FIRST CDN PLACE
PO BOX 367 STN 1ST CAN PLACE
TORONTO ON M5X 1E2

Remittance Information:

Debit Branch Name (Princ)...	VAN BC-MAIN BR-ROYAL CENTRE	Account
SOLE-OWNER	00010 126-600-6	
Debit Branch Name (Fees)...	VAN BC-MAIN BR-ROYAL CENTRE	
	00010 108-558-8	

Intermediary Institution:

Account With Institution:

(00004 80609)
THE TORONTO-DOMINION BANK
CALGARY PLACE PERSONAL BANKING
340-5 AVE SW
CALGARY AB CA

Beneficiary Account: 365028

Beneficiary Customer:
SANOVEST HOLDINGS LTD
224 WEST 5TH AVENUE
VANCOUVER BC CANADA

Sender To Receiver Information:

Instruction Code:

Additional charges may be deducted from the payment amount by the receiving bank and/or its intermediaries ("Receiving Bank"). If this payment cannot be completed for any reasons beyond the control of Royal Bank of Canada ("RBC") you may ask RBC for a refund and RBC shall make best efforts to secure a refund from Receiving Bank and return those amounts to you. If conversion of funds is requested, the rate of exchange will be RBC's rate established at the time the refund is converted. If you need to make an inquiry regarding this payment or if you ask that RBC attempt to amend or cancel this payment, additional charges will apply (except in cases where an error has been established on the part of RBC or the Receiving Bank). RBC may, in its discretion and without notice to you, delay in making the payment or decide not proceed with the payment, in which case RBC shall refund of the payment amount and any applicable fees.

RBC will not be responsible for any loss or damage suffered by you except where there has been negligence on the part of RBC, and in any such case RBC will not be liable for any indirect, consequential or exemplary damages (including but not limited to loss of profits), regardless of the cause of action. In making the payment, your personal or business information and information on the recipient, may be revealed to third parties. Since the payment will travel, the information related to it will be subject to the laws of the jurisdiction in which the information is located or processed at that time.

SIGNATURE(S) : _____

This is Exhibit "68"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS, SOLICITORS, NOTARIES PUBLIC, TRADEMARK AGENTS

MICHAEL J. HARGREAVES*
PATRICK C. TRELAUNY*
CLAIRE L. PAGE*
KIRSTEN A. MCGHEE
BRIAN K. BEITZ

TERRANCE D. SWAN*
PHILIP J. PENNER*
SEAN FINN*
ALEX J. YOUNG

PETER VAARTNOL*
JEFFREY BEGGS
EMMA C. THOMAS
ZOE E. MARLER

SUITE #1212-1175 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
CANADA V8W 2E1
PHONE: (250) 382 7222
FAX: (250) 382-5436
E-MAIL: lawyers@jonesemery.com
WEBSITE: www.jonesemery.com

OUR FILE: 16-0898 PCT

July 27, 2017

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

Original to follow by overnight courier

DLA Piper (Canada) LLP

Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

Attention: Mark Schmidt

Dear Sir:

**Re: Sale of 2018 Pebble Place, Victoria, BC (Lot 26, Plan EPP63084 (Cypress Phase 1))
BM MOUNTAIN GOLF COURSE LTD., Trustee on behalf of
ECOASIS DEVELOPMENTS LLP to JUSTIN TOD SPEARING and RAUCHENE
MYAH SPEARING**

We confirm that the above-noted sale transaction has completed. Accordingly, we enclose an official bank draft in the amount of **\$385,328.84** representing the net balance of sale proceeds received under the transaction together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you upon your undertaking to provide us with a registerable discharge of **Mortgage No. CA3393751, Modified by CA5448655 and Extended by CA5455734** and **Assignment of Rents No. CA3393752, Extended by CA5455735** and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. and all necessary Priority Agreements as they relate to this Lot.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,

Per:


PATRICK C. TRELAUNY

7jd
encls.

c. Ecoasis Developments LLP

{00694739}

RECONCILIATION OF FUNDS & DIRECTION TO PAY

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of 2018 Pebble Place, Victoria, BC (Lot 26, Plan EPP63084 (Cypress, Phase 1))
to SPEARING, Justin Tod and Rauchene Myah
Completion Date: July 27, 2017

You are hereby authorized to disburse the full amount of funds herein as follows:

	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price		\$396,000.00
BY: GST Payable		\$19,800.00
BY: Buyer's portion of 2017 City of Langford Property Taxes paid by Seller (\$1,799.21 x 158 / 365 days)		\$778.84
TO: 2% Fee on Sale Price payable to HSBC Trust Company (Canada)	\$7,920.00	
TO: Ecoasis Developments LLP – GST Payable	\$19,800.00	
TO: Langford Municipal Amenity Fee Holdback	\$2,500.00	
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$700.00	
Disbursements:	241.10	
PST:	49.00	
GST:	<u>39.90</u>	\$1,030.00
TO: Balance due to SANOVEST HOLDINGS LTD. (Payable to: DLA Piper (Canada) LLP)		<u>\$385,328.84</u>
		<u>\$416,578.84</u> <u>\$416,578.84</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 27 day of July, 2017.

BM MOUNTAIN GOLF COURSE LTD.,
by its' authorized signatory:


David Clarke

ECOASIS DEVELOPMENTS LLP
by its' managing partner ECOASIS BEAR
MOUNTAIN DEVELOPMENTS LTD.


David Clarke

File No.: 16-0898 PCT

E. & O. E.



THIS CHEQUE CONTAINS SECURITY FEATURES

OFFICIAL CHEQUE
THE BAY CENTRE BRANCH
212 - 1150 DOUGLAS STREET
VICTORIA, BC V8W 3M9

24975648

20170728

DATE Y Y Y Y M M D D

REFERENCE _____

COAST CAPITAL 385,328.84

PAY _____

100 DOLLARS

\$ 385,328.84

O
1E
DER
IF

DLA PIPER (CANADA) LLP, in Trust

CANADIAN DOLLARS

COAST CAPITAL SAVINGS CREDIT UNION

PER _____

PER _____

⑈24975648⑈ ⑆30080⑈809⑆ 100613767605⑈

This is Exhibit "69"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.

A handwritten signature in blue ink, consisting of a stylized 'A' followed by several loops and a final flourish.

A Commissioner for taking Affidavits for
British Columbia

ROYAL BANK OF CANADA
VAN BC-BC IBC-FXROYAL FUNDS TRANSFER
2017 AUG 01

Branch Ref No....	07940-17213-199972	Value Date.....	2017 AUG 01
ICN.....	From	Send Ref....	
Payment Amount.....\$	341,071.89	CAD	Charges For... Sender
Client Rate.....	1.00000000		Serial No.....
Conversion Amount.....\$			
Not Present Fee.....\$	Billed monthly		
Total Fees.....\$	Billed monthly		
Client Pays (Princ).....\$	341,071.89	CAD	SRF Client No. 196238679
Sender Pays (Fees).....\$	Billed monthly		
Client billed monthly as per negotiated fee.			

Ordering Customer:
DLA PIPER (CANADA) LLP
SUITE 6000- FIRST CDN PLACE
PO BOX 367 STN 1ST CAN PLACE
TORONTO ON M5X 1E2

Remittance Information:

Debit Branch Name (Princ)...	VAN BC-MAIN BR-ROYAL CENTRE	Account
SOLE-OWNER	00010 126-600-6	
Debit Branch Name (Fees)...	VAN BC-MAIN BR-ROYAL CENTRE	
	00010 108-558-8	

Intermediary Institution:

Account With Institution:

(00004 80609)
THE TORONTO-DOMINION BANK
CALGARY PLACE PERSONAL BANKING
340-5 AVE SW
CALGARY AB CA

Beneficiary Account: 365028

Beneficiary Customer:
SANOVEST HOLDINGS LTD
224 WEST 5TH AVENUE
VANCOUVER BC CANADA

Sender To Receiver Information:

Instruction Code:

Additional charges may be deducted from the payment amount by the receiving bank and/or its intermediaries ("Receiving Bank"). If this payment cannot be completed for any reasons beyond the control of Royal Bank of Canada ("RBC") you may ask RBC for a refund and RBC shall make best efforts to secure a refund from Receiving Bank and return those amounts to you. If conversion of funds is requested, the rate of exchange will be RBC's rate established at the time the refund is converted. If you need to make an inquiry regarding this payment or if you ask that RBC attempt to amend or cancel this payment, additional charges will apply (except in cases where an error has been established on the part of RBC or the Receiving Bank). RBC may, in its discretion and without notice to you, delay in making the payment or decide not proceed with the payment, in which case RBC shall refund of the payment amount and any applicable fees.

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SIGNATURE(S): _____

ROYAL BANK OF CANADA
VAN BC-BC IBC-FXROYAL FUNDS TRANSFER
2017 AUG 01

Branch Ref No... 07940-17213-199973 Value Date.... 2017 AUG 01
 ICN..... From Send Ref....
 Payment Amount.....\$ 385,328.84 CAD Charges For... Sender
 Client Rate..... 1.00000000 Serial No.....
 Conversion Amount.....\$
 Not Present Fee.....\$ Billed monthly
 Total Fees.....\$ Billed monthly
 Client Pays (Princ).....\$ 385,328.84 CAD SRF Client No. 196238679
 Sender Pays (Fees).....\$ Billed monthly
 Client billed monthly as per negotiated fee.

Ordering Customer: Remittance Information:
 DLA PIPER (CANADA) LLP
 SUITE 6000- FIRST CDN PLACE
 PO BOX 367 STN 1ST CAN PLACE
 TORONTO ON M5X 1E2

Debit Branch Name (Princ).. VAN BC-MAIN BR-ROYAL CENTRE Account
 SOLE-OWNER.....00010 126-600-6
 Debit Branch Name (Fees)... VAN BC-MAIN BR-ROYAL CENTRE
 00010 108-558-8

Intermediary Institution: Account With Institution:
 (00004 80609)
 THE TORONTO-DOMINION BANK
 CALGARY PLACE PERSONAL BANKING
 340-5 AVE SW
 CALGARY AB CA

Beneficiary Account: 365028

Beneficiary Customer: Sender To Receiver Information:
 SANOVEST HOLDINGS LTD
 224 WEST 5TH AVENUE
 VANCOUVER BC CANADA

Instruction Code:

Additional charges may be deducted from the payment amount by the receiving bank and/or its intermediaries ("Receiving Bank"). If this payment cannot be completed for any reasons beyond the control of Royal Bank of Canada ("RBC") you may ask RBC for a refund and RBC shall make best efforts to secure a refund from Receiving Bank and return those amounts to you. If conversion of funds is requested, the rate of exchange will be RBC's rate established at the time the refund is converted. If you need to make an inquiry regarding this payment or if you ask that RBC attempt to amend or cancel this payment, additional charges will apply (except in cases where an error has been established on the part of RBC or the Receiving Bank). RBC may, in its discretion and without notice to you, delay in making the payment or decide not proceed with the payment, in which case RBC shall refund of the payment amount and any applicable fees.

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SIGNATURE(S): _____

This is Exhibit "70"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

ROYAL BANK OF CANADA
VAN BC-BC IBC-FXROYAL FUNDS TRANSFER
2017 AUG 03

Branch Ref No...	07940-17215-199969	Value Date.....	2017 AUG 03
ICN.....	From	Send Ref....	
Payment Amount.....\$	376,451.96	CAD	Charges For... Sender
Client Rate.....	1.00000000		Serial No.....
Conversion Amount.....\$			
Not Present Fee.....\$	Billed monthly		
Total Fees.....\$	Billed monthly		
Client Pays (Princ).....\$	376,451.96	CAD	SRF Client No. 196238679
Sender Pays (Fees).....\$	Billed monthly		
Client billed monthly as per negotiated fee.			

Ordering Customer:
DLA PIPER (CANADA) LLP
SUITE 6000- FIRST CDN PLACE
PO BOX 367 STN 1ST CAN PLACE
TORONTO ON M5X 1E2

Remittance Information:

Debit Branch Name (Princ)...	VAN BC-MAIN BR-ROYAL CENTRE	Account
SOLE-OWNER	00010 126-600-6	
Debit Branch Name (Fees)...	VAN BC-MAIN BR-ROYAL CENTRE	
	00010 108-558-8	

Intermediary Institution:

Account With Institution:

(00004 80609)
THE TORONTO-DOMINION BANK
CALGARY PLACE PERSONAL BANKING
340-5 AVE SW
CALGARY AB CA

Beneficiary Account: 365028

Beneficiary Customer:
SANOVEST HOLDINGS LTD
224 WEST 5TH AVENUE
VANCOUVER BC CANADA

Sender To Receiver Information:

Instruction Code:

Additional charges may be deducted from the payment amount by the receiving bank and/or its intermediaries ("Receiving Bank"). If this payment cannot be completed for any reasons beyond the control of Royal Bank of Canada ("RBC") you may ask RBC for a refund and RBC shall make best efforts to secure a refund from Receiving Bank and return those amounts to you. If conversion of funds is requested, the rate of exchange will be RBC's rate established at the time the refund is converted. If you need to make an inquiry regarding this payment or if you ask that RBC attempt to amend or cancel this payment, additional charges will apply (except in cases where an error has been established on the part of RBC or the Receiving Bank). RBC may, in its discretion and without notice to you, delay in making the payment or decide not proceed with the payment, in which case RBC shall refund of the payment amount and any applicable fees.

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SIGNATURE(S): _____

This is Exhibit "71"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

ROYAL BANK OF CANADA
VAN BC-BC IBC-FXROYAL FUNDS TRANSFER
2017 AUG 03

Branch Ref No...	07940-17215-199967	Value Date.....	2017 AUG 03
ICN.....	From	Send Ref....	
Payment Amount.....\$	346,430.71	CAD	Charges For... Sender
Client Rate.....	1.00000000		Serial No.....
Conversion Amount.....\$			
Not Present Fee.....\$	Billed monthly		
Total Fees.....\$	Billed monthly		
Client Pays (Princ).....\$	346,430.71	CAD	SRF Client No. 196238679
Sender Pays (Fees).....\$	Billed monthly		
Client billed monthly as per negotiated fee.			

Ordering Customer:
DLA PIPER (CANADA) LLP
SUITE 6000- FIRST CDN PLACE
PO BOX 367 STN 1ST CAN PLACE
TORONTO ON M5X 1E2

Remittance Information:

Debit Branch Name (Princ)...	VAN BC-MAIN BR-ROYAL CENTRE	Account
SOLE-OWNER	00010 126-600-6	
Debit Branch Name (Fees)...	VAN BC-MAIN BR-ROYAL CENTRE	
	00010 108-558-8	

Intermediary Institution:

Account With Institution:

(00004 80609)
THE TORONTO-DOMINION BANK
CALGARY PLACE PERSONAL BANKING
340-5 AVE SW
CALGARY AB CA

Beneficiary Account: 365028

Beneficiary Customer:
SANOVEST HOLDINGS LTD
224 WEST 5TH AVENUE
VANCOUVER BC CANADA

Sender To Receiver Information:

Instruction Code:

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SIGNATURE(S): _____

This is Exhibit "72"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.

A handwritten signature in blue ink, consisting of a stylized 'P' followed by several loops and a final flourish.

A Commissioner for taking Affidavits for
British Columbia

From: David Clarke <dclarke@ecoasis.ca>
Sent: August-05-17 8:31 AM
To: TRK
Cc: David Clarke; Dan Matthews; tom@sanovest.com
Subject: Re: update

Good morning Tian

Sorry for the delay in getting back to you.

Mews - loan is in place, first draw was funded on Thursday this week. I will be doing a transfer/deposit to Sanovest on Tuesday for +/- 550k as the residual funds from the draw after the trades have been paid.

Gates - some site work is continuing but we are repricing and reviewing the vertical costs and doing some value engineering to ensure that we can produce a profitable project. Greg (IWCD) has approached his bank as a financing option if we decide NOT to use Coast once we have the finalized budget and Gregs cash equity in place.

F&B - I will send a more detailed report that I have been putting together on Tuesday, however, F&B has done ok overall but there are some soft areas especially in our banquets and catering side of things. We have had multiple meetings with the Resort team to try and get them to improve in these areas and to look for opportunities to drive business to the restaurants and to sell group business as well. I will send you the YTD and the YOY numbers.

IRS - should be imminent according to Jessaca at Moss Adams (Accountant) I had her call in about 10 days ago to check. And the Lot 3 package is in to them as well to ensure that we will not have this withholding when that sells.

Thanks

David Clarke
 Chief Financial Officer
 Ecoasis Group of Companies
 250 213 3356 cell
 250 391 3752 office

On Aug 4, 2017, at 7:36 AM, TRK <TRK@SANOVEST.COM> wrote:

Hi David,
 Please give us a quick update on the following.

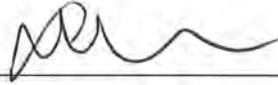
- Construction loan for Mews / Gates
- F&B performance this summer
- IRS refund in Hawaii

Thanks

Tian Kusumoto
 Sanovest Holding Ltd.

PH: 604.685.9161
CL: 778.321.9161
EM: trk@sanovest.com

This is Exhibit "73"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



Migrated Transaction History

This service provides, for your reference only, migrated historical transactions related to your company's business bank accounts and business credit cards (if available). Transaction information may not appear exactly the same as in your statements.* [Learn more](#)

Select Companies 

☐

ECOASIS DEVELOPMENTS LLP

☐

Other Companies

Select Account Type 

☐

Business Bank Accounts

☐

Business Credit Card Accounts

Select an Account 

HSBC Business Deposit Account (20-105746-1) CAD 

Select Dates

Sep 8, 2017 - Sep 13, 2017



Search

Account: HSBC Business Deposit Account (20-105746-1) ECOASIS DEVELOPMENTS (1002773)

Dates: 09/08/2017-09/13/2017

Reset
Filters

Showing 1 to 8 of 8

Display:

50 

per page



Print

Date	Transaction	Amount (CAD)
Sep 12, 2017	There's no information to display	-348,323.29
Sep 12, 2017	TRANSFER 65114ZX00IY5 CAH120977ZNDQP60	-150,000.00
Sep 11, 2017	There's no information to display	-1,000.00
Sep 8, 2017	There's no information to display	-182,809.30
Sep 8, 2017	There's no information to display	-1,400.00
Sep 8, 2017	1 CHQ DEP FR SANOVEST HOLDINGS LTD	550,000.00
Sep 8, 2017	1 CHQ DEP FR SANOVEST HOLDINGS LTD	550,000.00
Sep 8, 2017	TRANSFER 22474ZT01XG3 CAH080976EN0FR0G	200,000.00

First < 1 of 1 > Last

* Please note:

This is Exhibit "74"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



Migrated Transaction History

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Select Companies 

☐ ECOASIS DEVELOPMENTS LLP

☐ Other Companies

Select Account Type 

☐ Business Bank Accounts

☐ Business Credit Card Accounts

Select an Account 

HSBC Business Deposit Account (20-105746-1) CAD 

Select Dates

Nov 15, 2017 - Nov 17, 2017



Search

Account: HSBC Business Deposit Account (20-105746-1) ECOASIS DEVELOPMENTS (1002773)

Dates: 11/15/2017-11/17/2017

Reset
Filters

Showing 1 to 6 of 6

Display:

50



per page



Print

Date	Transaction	Amount (CAD)
Nov 17, 2017	There's no information to display	-886.98
Nov 16, 2017	There's no information to display	-787.50
Nov 15, 2017	CUST # VAN 1327 BUS EF016001070508598645451 4	-33,308.24
Nov 15, 2017	PAYROLL 141851P0189Z CAH151171TT8SW3K	-300,000.00
Nov 15, 2017	CHQ DEP FR SANOVEST HOLDINGS LTD.	650,000.00
Nov 15, 2017	CHQ DEP FR SANOVEST HOLDINGS LTD.	650,000.00

First < 1 of 1 > Last

*** Please note:**

Transaction information shown in this service may differ from what was originally provided. In case of a difference, please rely on the information in the statements originally provided to you.

For Business Credit Cards:

- Differences can also occur due to the way in which foreign currency transactions and their associated markups (if applicable) are described, or certain interest charges and markups appearing on separate lines. In case of a difference, you should rely on the information in the statements originally provided.

This is Exhibit "75"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



Migrated Transaction History

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Select Companies 

☐ ECOASIS DEVELOPMENTS LLP

☐ Other Companies

Select Account Type 

☐ Business Bank Accounts

☐ Business Credit Card Accounts

Select an Account 

HSBC Business Deposit Account (20-105746-1) CAD 

Select Dates

Dec 13, 2017 - Dec 15, 2017



Search

Account: HSBC Business Deposit Account (20-105746-1) ECOASIS DEVELOPMENTS (1002773)

Dates: 12/13/2017-12/15/2017

Reset
Filters

Showing 1 to 20 of 20

Display:

50



per page



Print

Date	Transaction	Amount (CAD)
Dec 13, 2017	1 TD CHQ DEP FROM SANOVEST HOLDINGS LTD	1,200,000.00
Dec 13, 2017	HOS- 047222VT02TV TO TELUS COMMUNICATIONS 2366180926 Nov 20 Bill	-111.82
Dec 13, 2017	HOS- 046422VT02TV TO TELUS COMMUNICATIONS 2372304658 Dec 1 Bill	-42.42
Dec 13, 2017	HOS- 045622VT02TV TO TELUS COMMUNICATIONS 2342203537 Dec 1 Bill	-1.31
Dec 13, 2017	HOS- 044722VT02TV TO TELUS COMMUNICATIONS 2347907651 Nov 20 Bill	-135.82
Dec 13, 2017	HOS- 043452G002TV TO SHAW DIRECT 20021927835 Nov 16 Bill	-114.26
Dec 15, 2017	There's no information to display	-2,663.74
Dec 15, 2017	There's no information to display	-1,137.16
Dec 15, 2017	There's no information to display	-150.00

This is Exhibit "76"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



Migrated Transaction History

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Select Companies

☐ ECOASIS DEVELOPMENTS LLP

☐ Other Companies

Select Account Type

☐ Business Bank Accounts

☐ Business Credit Card Accounts

Select an Account

HSBC Business Deposit Account (20-105746-1) CAD

Select Dates

Jan 26, 2018 - Jan 27, 2018



Search

Account: HSBC Business Deposit Account (20-105746-1) ECOASIS DEVELOPMENTS (1002773)

Dates: 01/26/2018-01/27/2018

[Reset
Filters](#)

Showing 1 to 5 of 5

Display:

50

per page



Print

Date	Transaction	Amount (CAD)
Jan 26, 2018	There's no information to display	-178,738.96
Jan 26, 2018	There's no information to display	-14,371.84
Jan 26, 2018	There's no information to display	-605.30
Jan 26, 2018	1 TD CHQ DEP FROM SANOVEST HOLDINGS LTD	900,000.00
Jan 26, 2018	1 TD CHQ DEP FROM SANOVEST HOLDINGS LTD	900,000.00

First < 1 of 1 > Last

*** Please note:**

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For Business Credit Cards:

- Differences can also occur due to the way in which foreign currency transactions and their associated markups (if applicable) are described, or certain interest charges and markups appearing on separate lines. In case of a difference, you should rely on the information in the statements originally provided.
- For credit card transactions posted after your last migrated statement, please refer to your RBC statements.

This is Exhibit "77"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



Migrated Transaction History

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Select Companies

☐

ECOASIS DEVELOPMENTS LLP

☐

Other Companies

Select Account Type

☐

Business Bank Accounts

☐

Business Credit Card Accounts

Select an Account

HSBC Business Deposit Account (20-105746-1) CAD

Select Dates

Feb 15, 2018 - Feb 20, 2018



Search

Account: HSBC Business Deposit Account (20-105746-1) ECOASIS DEVELOPMENTS (1002773)

Dates: 02/15/2018-02/20/2018

Reset
Filters

Showing 1 to 12 of 12

Display:

50

per page



Print

Date	Transaction	Amount (CAD)
Feb 20, 2018	There's no information to display	-798.00
Feb 20, 2018	There's no information to display	-471.31
Feb 20, 2018	1 CHQ DEP FR SANOVEST HOLDINGS LTD	700,000.00
Feb 20, 2018	1 CHQ DEP FR SANOVEST HOLDINGS LTD	700,000.00
Feb 20, 2018	NOV DEC JAN 248554B018WB CAH19028AM4E1HDS	-6,344.27
Feb 20, 2018	POOL SERVICE 132554B01J5T CAH190287Y4E47B4	-2,332.24
Feb 19, 2018	There's no information to display	-4,263.00
Feb 19, 2018	There's no information to display	-3,292.63
Feb 19, 2018	There's no information to display	-752.80
Feb 19, 2018	Bank Charges 01JAN2018 TO 31JAN2018 Invoice No	-335.96

This is Exhibit "78"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



Migrated Transaction History

This service provides, for your reference only, migrated historical transactions related to your company's business bank accounts and business credit cards (if available). Transaction information may not appear exactly the same as in your statements.* [Learn more](#)

Select Companies 

☐ ECOASIS DEVELOPMENTS LLP

☐ Other Companies

Select Account Type 

☐ Business Bank Accounts

☐ Business Credit Card Accounts

Select an Account 

HSBC Business Deposit Account (20-105746-1) CAD 

Select Dates

Apr 3, 2018 - Apr 5, 2018



Search

Account: HSBC Business Deposit Account (20-105746-1) ECOASIS DEVELOPMENTS (1002773)

Dates: 04/03/2018-04/05/2018

Reset
Filters

Showing 1 to 13 of 13

Display:

50 

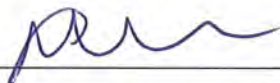
per page



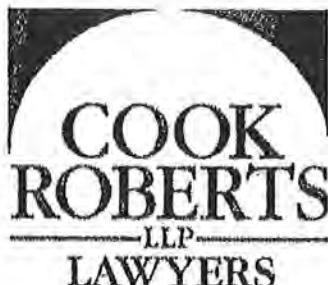
Print

Date	Transaction	Amount (CAD)
Apr 5, 2018	There's no information to display	-26,250.00
Apr 4, 2018	There's no information to display	-3,083.59
Apr 4, 2018	CUST # VAN 1327 BUS EF016001070527746402948 2	-33,248.08
Apr 4, 2018	1 TD CHQ DEP FR SANOVEST HOLDINGS LTD	1,225,000.00
Apr 4, 2018	1 TD CHQ DEP FR SANOVEST HOLDINGS LTD	1,225,000.00
Apr 4, 2018	HOS- 1759559W09W9 TO TELUS COMMUNICATIONS 2372304658 Mar 1 Bill	-42.42
Apr 4, 2018	HOS- 1748559W09W9 TO TELUS COMMUNICATIONS 2342203537 Mar 1 Bill	-3.41
Apr 4, 2018	HOS- 1740559W09W9 TO TELUS COMMUNICATIONS 2347907651 Mar 20 bill	-84.72
Apr 4, 2018	HOS- 1781559W09W9 TO SHAW DIRECT 20021927835 Mar 16 INvoice	-114.22

This is Exhibit "79"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



Seventh Floor
1175 Douglas Street
Victoria, British Columbia
CANADA V8W 2E1

Phone: 250-385-1411
Fax: 250-413-3300

RALSTON S. ALEXANDER, QC *
MICHAEL S. GREENE *
KATHRYN A. BERGE, QC *
JOHN C. ADAMS *
JOHN VAN CUYLENBORG *
J. ANDRE RACHERT *
KERRY L. BIMMONS, QC
BEATRICE C. MCGUTHGHEON
PATRICE B. NEWMAN *

LAYLEE ROHANI *
CRAIG D. YOUNG *
SHELLEY J. SPRING *
KYLE HAMILTON *
TODD R. FERGUSON
JENNIFER CAMERON
BIANCA M. KENDREGAN
DAN W. MELNICK

* denotes Personal Law Corporation

Reply Attention Ralston S. Alexander, Q.C.
Our File 110339

Email: ralexander@cookroberts.bc.ca
Direct Line: 250-413-3316

March 26, 2018

BY EMAIL: dsr@kkbl.com and sjc@kkbl.com

Koffman Kalef LLP
19th Floor, 885 West Georgia Street
Vancouver, BC V6C 3H4

Attention: Daniel S. Remick

Dear Sirs:

RE: Buyer: Draycor Developments Ltd.
Sellers: Ecoasis Developments LLP by its Managing Partner Ecoasis Bear
Mountain Developments Ltd. (beneficial Owner)
BM Mountain Golf Course Ltd. and BM 94 Lands Ltd. (registered owners)
Property: PID 030-384-877, Lot A, Section 84, Highland District, Plan EPP72419
Civic: 1950 Bear Mountain Parkway, Victoria, BC (Cypress Phase 2)

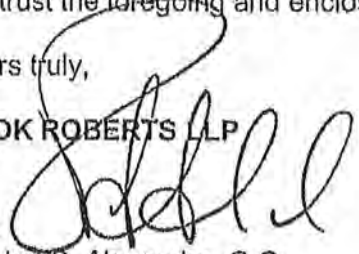
We confirm that on April 3, 2018, Transfer documentation was accepted for registration in the Land Title Office under filing number CA6711837 and the amount of \$3,167,439.63 has been deposited to your HSBC Bank Canada Trust account as requested. A copy of our certified trust cheque and deposit slip confirming same are attached for your records.

The above funds represent net proceeds due on completion in accordance with the Seller's Statement of Adjustments and are sent to you on your undertakings as set out in our letter of March 26, 2018 with the exception of undertaking 2 on page 3 of our letter.

We trust the foregoing and enclosed are in order.

Yours truly,

COOK ROBERTS LLP

Per: 
Ralston S. Alexander, Q.C.

RSA/mh
Enclosures

Cook Roberts LLP
7th Floor - 1175 Douglas Street
Victoria BC V8W 2E1

TD Canada Trust
1080 Douglas Street
Victoria BC V8W 2C3

40957

03042018
DATE DDMMYY

\$***3,167,439.63

APR 13 2018
Four Hundred Thirty Nine and 63/100
Million One Hundred Sixty Seven Thousand

CERTIFIED
Cheque

City Centre

1175 Douglas Street 9900

To Victoria BC V8W 2C3 Kalef, In Trust

Cook Roberts LLP
Trust Account

CERTIFIED CHEQUE
DO NOT DESTROY

the
Order
of

Per:

03042018

KW

9011500

140957 199000004 0940



HSBC BANK CANADA
869 DOUGLAS STREET

VICTORIA BC V8W 2B9

TRANSACTION CONFIRMATION

03Apr2018 600 ZZ10

DEPOSIT

03Apr2018 Br: 600 ZZ10 Ref: 05VM - 00046

Credit Account: CAHKBC020-204***-091

Clearing CHQ: CAD3,167,439.63

Available:

Value:

Number Of Cheques 1

Credit Amount: CAD3,167,439.63

Credit Narrative: TD CERTIFIED CHEQUE FR COOK ROBERTS LLP



KOFFMAN KALEF LLP
BUSINESS LAWYERS

Reply to: Daniel S. Remick
Direct line: 604-891-3646
E-mail: dsr@kkbl.com
File No.: 53119-9

April 3, 2018

DELIVERED BY COURIER

DLA Piper (Canada) LLP
2800 – 666 Burrard Street
Vancouver, BC V6C 2Z7

Attention: Mark Schmidt

Re: Mortgage CA3393769 (as extended by CA5448664 and CA6571462) and Assignment of Rents CA3393770 (as extended by CA6571463) (the "**Security**") and PPR Registration 601227H (the "**PPR Registration**") granted by BM Mountain Golf Course Ltd. and BM 84 Lands Ltd. (the "**Borrowers**") in favour of Sanovest Holdings Ltd. (the "**Lender**") and registered against title to property located in Phase 2 of the Cypress development, Langford, British Columbia and legally described as Parcel Identifier: 030-384-877 Lot A Section 84 Highland District Plan EPP72419 (the "**Property**")

We enclose our firm's **certified** trust cheque payable to DLA Piper (Canada) LLP in the amount of \$3,209,011.90 which represents the full balance owing under the Security as of today's date.

The enclosed sum is delivered to you, in trust, on the condition that you will provide us a registrable discharge of mortgage (the "**Discharge**") releasing the Security from title to the Property and a no interest letter in respect of the PPR Registration, executed by the Lender. **As you are aware, pursuant to the British Columbia Law Society's recent rulings, we are obligated to notify the Law Society if we do not receive the Discharge within 30 days from the date of this letter. Your early return of the Discharge is appreciated.**

Your negotiation of the enclosed cheque will signify your acceptance and agreement to be bound by this trust condition, therefore, if for any reason you cannot comply with this trust condition, contact the undersigned immediately.

Yours truly,

KOFFMAN KALEF LLP

Per:


Daniel S. Remick

DSR/sjc

Encl.

cc: Borrower (by email)

19th Floor, 885 West Georgia Street
Vancouver, British Columbia, Canada V6C 3H4
Telephone (604) 891-3688 Fax (604) 891-3788

KOFFMAN KALEF LLP
BUSINESS LAWYERS

Reply to: Daniel S. Remick
Direct line: 604-891-3646
E-mail: dsr@kkbl.com
File No.: 53119-9

April 3, 2018

DELIVERED BY COURIER

HSBC Trust Company (Canada)
2910 Virtual Way
Vancouver, BC
V5M 0B2

Attention: Paul Irving

Dear Sirs:

Re: Mortgage CA3393750 (as extended by CA5455736 and CA6571464) (the "**Security**") granted by BM Mountain Golf Course Ltd. and BM 84 Lands Ltd. (the "**Borrowers**") in favour of HSBC Trust Company (Canada) (the "**Lender**") and registered against title to property located in Phase 2 of the Cypress development, Langford, British Columbia and legally described as Parcel Identifier: 030-384-877 Lot A Section 84 Highland District Plan EPP72419 (the "**Property**")

Further to your emails of March 23, 2018, we enclose our firm's trust cheque payable to the Lender in the amount of \$60,000.00 which represents the Lender's 2% fee owing by the Borrowers in order to obtain a registrable discharge of the Security.

The enclosed sum is delivered to you, in trust, on the condition that you will provide us a registrable discharge of mortgage (the "**Discharge**") releasing the Security from title to the Property duly executed by the Lender. As you are aware, pursuant to the British Columbia Law Society's recent rulings, we are obligated to notify the Law Society if we do not receive the Discharge within 30 days from the date of this letter. Your early return of the Discharge is appreciated.

Your negotiation of the enclosed cheque will signify your acceptance and agreement to be bound by this trust condition, therefore, if for any reason you cannot comply with this trust condition, contact the undersigned immediately.

Yours truly,

KOFFMAN KALEF LLP

Per:


Daniel S. Remick

DSR/sjc
Encl.

csc: Borrowers (by email)

19th Floor, 885 West Georgia Street
Vancouver, British Columbia, Canada V6C 3H4
Telephone (604) 891-3688 Fax (604) 891-3788

KOFFMAN KALEF LLP
BUSINESS LAWYERS

Reply to: Daniel S. Remick
Direct line: 604-891-3646
E-mail: dsr@kkbl.com
File No.: 53119-9

April 3, 2018

DELIVERED BY EMAIL

Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC
V9B 6R3

Attention: Dan Matthews and David Clarke

Dear David:

Re: Ecoasis Developments LLP (the "**Vendor**") and BM Mountain Golf Course Ltd. and BM 84 Lands Ltd. (the "**Nominees**")
Sale of property located in Phase 2 of the "Cypress" development, Langford, British Columbia and legally described as Parcel Identifier: 030-384-877 Lot A Section 84 Highland District Plan EPP72419 (the "**Property**") to Draycor Developments Ltd. (the "**Purchaser**")
Completion Date: April 3, 2018 (the "**Completion Date**")

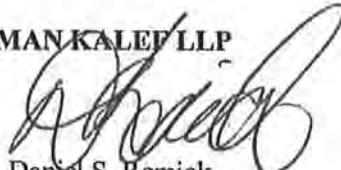
We are pleased to advise that the sale of the Property completed on the Completion Date.

Accordingly, please find enclosed a copy of our firm's trust cheque payable to Ecoasis Resort and Golf LLP in the amount of \$15,000.00 representing the GST paid on the purchase price for the golf memberships pursuant to the purchase and sale agreement between Ecoasis Resort and Golf LLP and the Purchaser.

Yours truly,

KOFFMAN KALEF LLP

Per:


Daniel S. Remick

DSR/sjc
Encl.

19th Floor, 885 West Georgia Street
Vancouver, British Columbia, Canada V6C 3H4
Telephone (604) 891-3688 Fax (604) 891-3788

DOCUMENT INCLUDES VISIBLE FIBERS, CHEMICAL REACTIVE PROPERTIES AND FEATURES A FOIL HOLOGRAM

KOFFMAN KALEF LLP
BUSINESS LAWYERS
TRUST ACCOUNT
19th FLOOR, 885 WEST GEORGIA STREET
VANCOUVER, BC V6C 3H4
TEL: 604-891-3688

HSBC BANK CANADA
885 W. Georgia Street
Vancouver, BC V6C 3G1

21739

04.04.2018
DD MM YYYY

PAY: **KOFFMAN KALEF LLP \$60,000.00**

TO THE ORDER OF **HSBC Trust Company (Canada)**

PER 

PER

\$60,000.00

Shield

⑈021739⑈ ⑆10020⑈016⑆ 201841⑈091⑈

DOCUMENT INCLUDES VISIBLE FIBERS, CHEMICAL REACTIVE PROPERTIES AND FEATURES A FOIL HOLOGRAM

KOFFMAN KALEF LLP
BUSINESS LAWYERS
TRUST ACCOUNT
19th FLOOR, 885 WEST GEORGIA STREET
VANCOUVER, BC V6C 3H4
TEL: 604-891-3688

HSBC BANK CANADA
885 W. Georgia Street
Vancouver, BC V6C 3G1

21740

04.04.2018
DD MM YYYY

PAY: **KOFFMAN KALEF LLP \$15,000.00**

TO THE ORDER OF **Boasis Resort and Golf LLP**

PER 

PER

\$15,000.00

Shield

⑈021740⑈ ⑆10020⑈016⑆ 201841⑈091⑈

DOCUMENT INCLUDES VISIBLE FIBERS, CHEMICAL REACTIVE PROPERTIES AND FEATURES A FOIL HOLOGRAM

KOFFMAN KALEF LLP
BUSINESS LAWYERS
TRUST ACCOUNT
19th FLOOR, 885 WEST GEORGIA STREET
VANCOUVER, BC V6C 3H4
TEL: 604-891-3688

HSBC BANK CANADA
885 W. Georgia Street
Vancouver, BC V6C 3G1

21741

04.04.2018
DD MM YYYY

PAY: **KOFFMAN KALEF LLP \$3,209,011.90**

TO THE ORDER OF **DLA Piper (Canada) LLP**

PER 

PER

\$3,209,011.90

Shield

⑈021741⑈ ⑆10020⑈016⑆ 201841⑈091⑈

KOFFMAN KALEF LLP
BUSINESS LAWYERS

Reply to: Daniel S. Remick
Direct line: 604-891-3646
E-mail: dsr@kkbl.com
File No.: 53119-9

April 4, 2018

DELIVERED BY COURIER

City of Langford
2nd Floor, 877 Goldstream Avenue
Langford, BC
V9B 2X8

Attention: Property Tax Department/Accounts Receivable

Dear Sirs/Madams:

Re: BM 84 Lands Ltd. (the "Registered Owner") of property located in Phase 2 of the Cypress development, Langford, British Columbia and now legally described as Parcel Identifier: 030-384-877 Lot A Section 84 Highland District Plan EPP72419 (the "Property")
Folio No. 15250-005

We act for the Registered Owner.

Please find enclosed our firm's trust cheque payable to City of Langford in the amount of \$27,627.73 representing full payment of the outstanding property tax arrears and interest as of April 5, 2018.

Please provide us with a receipt of payment in due course.

Yours truly,

KOFFMAN KALEF LLP


Per: Daniel S. Remick

DSR/sjc
Encl.

19th Floor, 885 West Georgia Street
Vancouver, British Columbia, Canada V6C 3H4
Telephone (604) 891-3688 Fax (604) 891-3788

DOCUMENT NUMBER		ISSUE DATE		ISSUE TIME		ISSUE LOCATION	
KOFFMAN KALEF LLP		BUSINESS LAWYERS		TRUST ACCOUNT		1001 FLOOR - 805 WEST GEORGIA STREET VANCOUVER, BC V6C 3H4 TEL: 604-891-3888	
HSBC BANK CANADA		805 W. Georgia Street		Vancouver, BC V6C 3G1		21738	
				04 04 2018		DD MM YYYY	
PAY:		KOFFMAN KALEF LLP		\$27,627.73		\$27,627.73	
TO THE ORDER OF		City of Langford					
OF							
PER		PER		PER		PER	
STREET							

**NOTICE OF CURRENT
REAL PROPERTY TAX LEVIES
2017**



CITY OF LANGFORD
2nd FLOOR, 877 GOLDSTREAM AVE.
LANGFORD, B.C. V9B 2X8
PH: (250) 391-3410
www.cityoflangford.ca

Section 84 (Skirt Lower)

RETURN BOTTOM PORTION WITH
YOUR PAYMENT - RETAIN
THE TOP PORTION FOR YOUR RECEIPT

FOLIO NO. 15250.005
MORTGAGE CO. & NO.

Lot Section Plan
FINLAYSON ARM RD
NAME & ADDRESS OF OWNERS (IF PROPERTY HAS MORE THAN ONE, PLEASE FORWARD COPIES TO EACH OWNER)

BM 84 Lands Ltd
2050 Country Club Way
Victoria BC V9B 6R3

FIN #
DUE DATE
JULY 4,
2017

- PENALTY & INTEREST**
- 10% PENALTY IF NOT PAID (INCLUDING UNCLAIMED GRANT) BY JULY 4, 2017
 - INTEREST ON ARREARS AND DELINQUENT TAXES CALCULATED FROM JANUARY 1, 2017 TO DUE DATE

TAXABLE VALUE	LAND	IMPROVEMENTS	TOTAL TAXABLE VALUE
Residential	\$5,079,000		\$5,079,000

CLASS	DESCRIPTION	TAXING JURISDICTION	ASSESSMENT	RATE	AMOUNT PAYABLE IF ELIGIBLE FOR PROVINCIAL HOMEOWNER GRANT		AMOUNT PAYABLE IF ELIGIBLE FOR HOMEOWNER GRANT
					IF UNDER AGE 65	IF OVER AGE 65	
0	Residential	Local School Tax	\$5,079,000	1.6669	\$8,466.19	\$8,466.19	\$8,466.19
	Less Home Owner Grant Basic				\$0.00	\$0.00	
	Total School				\$8,466.19	\$8,466.19	\$8,466.19
0	Residential	BCAA	\$5,079,000	0.0432	219.41	219.41	219.41
0	Residential	Capital Regional District	\$5,079,000	0.5976	3,035.21	3,035.21	3,035.21
0	Residential	Cap. Regional Hospital Dis	\$5,079,000	0.2592	1,316.48	1,316.48	1,316.48
0	Residential	General Municipal Debt	\$5,079,000	0.1057	536.85	536.85	536.85
0	Residential	General Municipal Tax	\$5,079,000	1.4389	7,308.17	7,308.17	7,308.17
0	Residential	Gr. Victoria Pub. Library	\$5,079,000	0.2202	1,118.40	1,118.40	1,118.40
0	Residential	JDF Recreation	\$5,079,000	0.2692	1,367.27	1,367.27	1,367.27
0	Residential	MFA	\$5,079,000	0.0002	1.02	1.02	1.02
0	Residential	Police services	\$5,079,000	0.6906	3,507.56	3,507.56	3,507.56
0	Residential	Regional Transit	\$5,079,000	0.2104	1,068.62	1,068.62	1,068.62
	SSA#11 (Goldie/Bear Mtn.) Interchange LNS				\$26,006.50	\$26,006.50	\$26,006.50
	Less: Home Owner Grant Residual				\$0.00	\$0.00	

PROVINCIAL HOME OWNER GRANT: APPLICATION BELOW. IN ORDER TO AVOID PENALTY, APPLICATION MUST BE PRESENTED ON OR BEFORE PENALTY DATE NOTED ABOVE AND BEFORE DECEMBER 31, 2017 TO AVOID LOSS OF GRANT, THE HOMEOWNER GRANT MUST BE CLAIMED EVERY YEAR. THE GRANT MAY BE CLAIMED ONLINE AT www.cityoflangford.ca
FULL PAYMENT IS NOT REQUIRED TO OBTAIN THE GRANT.
CHEQUES PAYABLE TO "CITY OF LANGFORD"

CURRENT TAX PAYABLE	ARREARS	DELINQUENT	INTEREST ON ARREARS AND DELINQUENT TO JULY 4, 2017	PREPAYMENT	TOTAL PAYABLE
\$53,951.68	\$28,607.15	\$0.00	\$808.60	\$0.00	\$83,367.43
A - Basic Grant	B - ADD'L Grant	C - No Grant			
\$53,367.43	\$83,367.43	\$83,367.43			

DETACH AND REMIT STUB

2017 APPLICATION FOR PROVINCIAL HOME OWNER GRANT
☐ CLAIMED BY 2017 HOME OWNER GRANT ONLINE, OTHERWISE COMPLETE THIS APPLICATION IF ELIGIBLE

I, _____, Print Name in Full
Address of Residence _____
I am the registered owner of the residence, or the spouse or relative of the deceased owner and at the date the owner passed away was both occupied this residence as our principal residence. I qualify for the following grant:
Please check only one:
☐ Basic Grant
☐ Senior Grant (Born 1962 or Prior) DATE OF BIRTH Year / Month / Day
☐ Other Additional Grant (See reverse for criteria. Check appropriate category and provide supporting documentation.)
I have read and understood the Home Owner Grant eligibility requirements on the reverse and I certify that the information on this form is correct and complete to the best of my knowledge.
SIGNATURE: _____ TELEPHONE: _____ DATE SIGNED: _____
It is an offence (subject to a penalty of up to \$10,000) to make a false application for Home Owner Grant.
DO NOT LEAVE HOME OWNER GRANT AT FINANCIAL INSTITUTION, SUBMIT TO LANGFORD CITY HALL

A - Basic Grant B - ADD'L Grant C - No Grant
\$53,367.43 \$83,367.43 \$83,367.43
Amount Paid: _____

Payment Received:
☐ Cash ☐ Cheque ☐ Interac

FOLIO 15250.005
OWNERS BM 84 Lands Ltd

CIVIC FINLAYSON ARM RD

22737-9000

96

tel to city:

\$27,585.50

+ interest

42.49

April 5

\$27,627.73

Cook Roberts LLP
7th Floor 1175 Douglas Street
Victoria, BC V8W 2E1

Seller Statement of Adjustments

BUYER: Draycor Developments Ltd. (Inc. No. BC0819712)
SELLER: Ecoasis Developments LLP by its Managing Partner Ecoasis Bear Mountain
Developments Ltd. (beneficial owner)
BM Mountain Golf Course Ltd. (Inc. No. BC0891422) and BM 84 LANDS LTD.
(Inc. No. BC0891426) (registered owners)
PROPERTY: PID 030-384-877, LOT A, SECTION 84, HIGHLAND DISTRICT PLAN EPP72419
1950 Bear Mountain Parkway, Victoria, BC (Cypress Phase 2)
FILE NUMBER: 110339 RSA/mh COMPLETION DATE: April 3, 2018
ADJUSTMENT DATE: April 3, 2018 POSSESSION DATE: April 4, 2018

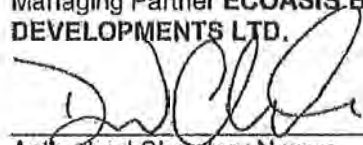
	<u>DEBIT</u>	<u>CREDIT</u>
Purchase Price		\$3,000,000.00
GST payable by Buyer (if applicable) (GST No. 8143 59816 RT0001)		0.00
Deposit paid to Koffman Kalef LLP, In Trust	\$150,000.00	
Buyer's portion of 2018 City of Langford taxes ^{estimated} to be paid by Seller when due		
re: Section 84: Estimated taxes for 2018 = \$32,317.69. Buyer's portion of land is 5.02%, equaling \$1,622.35		
re: Lot 1: Estimated taxes for 2018 = \$38,393.99. Buyer's portion of land is 4.27%, equaling \$1,639.42 (\$3,261.77 x 273/365 = \$2,439.63)		2,439.63
15 Golf Memberships in the Bear Mountain Golf Resort		300,000.00
GST on 15 Golf Memberships		15,000.00
Sub Totals	\$150,000.00	\$3,317,439.63
Payable to Koffman Kalef LLP, In Trust	\$3,167,439.63	
Totals	\$3,317,439.63	\$3,317,439.63

NOTES:

1. The Seller will be required to pay the 2018 parent property taxes (two parent parcels) because the ^{newly} just created parcel (the subject of this purchase) will not be separately assessed for 2018. An adjustment of the Buyer's share of the estimated 2018 taxes for the subject parcel has been provided on this statement. This estimate is based upon the proportion of the respective parent parcels that make up Lot A, Plan EPP72419. When actual property taxes for the parent parcels are known, a further tax adjustment to amend the estimated taxes may be required.
2. Adjustments for any items not included should be made directly between the parties.
3. All information contained herein is believed to be correct, but is subject to correction in the event of error.
4. Vendor warrants Canadian residency for income tax purposes

Approved this 29th day of March, 2018

ECOASIS DEVELOPMENTS LLP by its
Managing Partner **ECOASIS BEAR MOUNTAIN
DEVELOPMENTS LTD.**



Authorized Signatory Name:

FORM A_V23

LAND TITLE ACT
FORM A (Section 185(1))
FREEHOLD TRANSFER Province of British Columbia

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Cook Roberts LLP
 Barristers & Solicitors
 7th Floor, 1175 Douglas Street
 Victoria

BC V8W 2E1

Telephone: (250) 385-1411
 File No.: 110339 RSA/mh

Deduct LTSA Fees? Yes ☒

2a. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
 [PID] [LEGAL DESCRIPTION]

030-384-877 LOT A, SECTION 84, HIGHLAND DISTRICT, PLAN EPP72419

STC? YES ☐

2b. MARKET VALUE: \$ 3,000,000.00

3. CONSIDERATION: \$ 3,000,000.00

4. TRANSFEROR(S):

BM MOUNTAIN GOLF COURSE LTD., INC. NO. BC0891422 AND
 BM 84 LANDS LTD., INC. NO. BC0891426

5. FREEHOLD ESTATE TRANSFERRED: Fee Simple

6. TRANSFEREE(S): (including occupation(s), postal address(es) and postal code(s))

DRAYCOR DEVELOPMENTS LTD.

P.O. BOX 28055
 VICTORIA

V9B 6K8

BRITISH COLUMBIA
 CANADA

Incorporation No
 BC0819712

7. EXECUTION(S): The transferor(s) accept(s) the above consideration and understand(s) that the instrument operates to transfer the freehold estate in the land described above to the transferee(s)

Officer Signature(s)

Sylvia Gow Myron
 A Commissioner for Taking Affidavits for
 the Province of British Columbia
 My Commission Expires Feb 28, 2021 while
 employed at Brock T. Emberton Law Corporation
 #317, 877 Goldstream Avenue
 Victoria, British Columbia V9B 2X8
 (as to both signatures)

Execution Date		
Y	M	D
18	03	24

Transferor(s) Signature(s)

BM MOUNTAIN GOLF COURSE
 LTD., by its authorized signatory(ies):

Print Name: David Clarke

Print Name:

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

FORM D1 V23

LAND TITLE ACT
FORM D
EXECUTIONS CONTINUED

PAGE 2 of 2 pages

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

Sylvia Gow Myer
A Commissioner for Taking Affidavits for
the Province of British Columbia
My Commission Expires Feb 28, 2021 while
employed at Brock T. Emberton Law Corporation
#317, 877 Goldstream Avenue
Victoria, British Columbia V9B 2X8

Y	M	D
18	03	29

BM 84 LANDS LTD.,
by its authorized signatory(ies):

Print Name: DAVID CLARKE

Print Name:

(as to both signatures)

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

DIRECTION TO PAY

To: HSBC Trust Company (Canada)

And To: Sanovest Holdings Ltd.

And To: Koffman Kalef LLP

Re: Ecoasis Developments LLP (the "**Vendor**") and BM Mountain Golf Course Ltd. and BM 84 Lands Ltd. (the "**Nominees**")
 Sale of property located in Phase 2 of the Cypress development, Langford, British Columbia and legally described as Parcel Identifier: 030-384-877 Lot A Section 84 Highland District Plan EPP72419 (the "**Property**") to Draycor Developments Ltd. (the "**Purchaser**")
 Completion Date: April 3, 2018 (the "**Completion Date**")

This shall be your irrevocable authorization and direction to disburse the net sale proceeds from the sale of the Property in the amount of \$3,167,439.63 and the Purchaser's deposit in the amount of \$150,000.00, as follows:

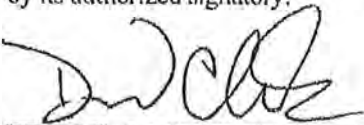
1. To: City of Langford – outstanding property taxes and arrears for parent property, Part of Section 84, Highland District (up to and including April 5, 2018)	\$27,627.73
2. To: HSBC Trust Company (Canada) – Mortgage CA3393750 (as extended by CA5455736 and CA6571464)	\$60,000.00
3. To: Koffman Kalef LLP – estimated fees, disbursements and taxes	\$5,800.00
4. To: Ecoasis Resort and Golf LLP – GST under golf membership contract of purchase and sale agreement between Ecoasis Resort and Golf LLP and the Purchaser	\$15,000.00
5. To: Sanovest Holdings Ltd. - Mortgage CA3393769 (as extended by CA5448664 and CA6571462) and Assignment of Rents CA3393770 (as extended by CA6571463) and PPR Registration 601227H	\$3,209,011.90
TOTAL:	<u>\$3,317,439.63</u>

DATED the 29th day of March, 2018

Ecoasis Developments LLP

by its managing partner, **Ecoasis Bear Mountain Developments Ltd.**

by its authorized signatory:



Name: David Clarke

CANADA)
 PROVINCE OF)
 BRITISH COLUMBIA)

IN THE MATTER OF THE INCOME TAX ACT
 R.S.C. 1985 C. 1 (5th supp.) AND SECTION 116
 OF THE INCOME TAX ACT AND IN THE
 MATTER OF PID 030-384-877, LOT 1, SECTION
 84, HIGHLAND DISTRICT, 1950 Bear Mountain
 Parkway, Victoria, BC (the "Property")

I/we, David Clarke of both BM Mountain Golf Course Ltd. and BM 84
 Lands Ltd. (the "Seller"), hereby solemnly declare to Draycor Developments Ltd. (the "Buyers") that:

1. The Seller is the owner of the Property and as such has knowledge of the matters in this statutory declaration.
2. The Seller is domiciled in Canada and is a Canadian resident within the meaning of the *Income Tax Act* of Canada.
3. The Seller makes this statutory declaration at the express request of the Buyers made pursuant to Section 116 of the *Income Tax Act* as to whether the Seller is a resident of Canada.
4. For the purpose of the Buyers complying with the Property Transfer Tax Return (version 29), I hereby certify and declare the following and hereby consent to the release of this information to the Buyers' solicitor/notary:

a. My address:

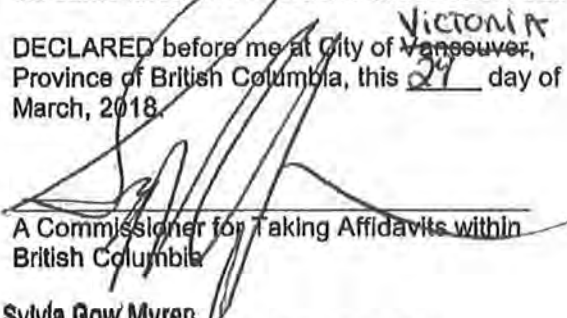
228 W. 5th Ave.
Vancouver, BC
V5Y 1J4

b. My telephone number:

604-685-9161

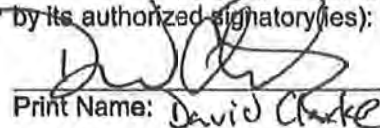
AND the Seller(s) makes this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at City of Victoria,
 Province of British Columbia, this 29 day of
 March, 2018.


 A Commissioner for Taking Affidavits within
 British Columbia

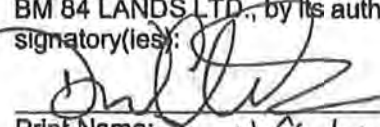
Sylvia Gow Myren
 A Commissioner for Taking Affidavits for
 the Province of British Columbia
 My Commission Expires Feb 28, 2021 while
 employed at Brock T. Emberton Law Corporation
 #317, 877 Goldstream Avenue
 Victoria, British Columbia V9B 2X8

BM MOUNTAIN GOLF COURSE LTD.,
 by its authorized signatory(ies):


 Print Name: David Clarke

Print Name:

BM 84 LANDS LTD., by its authorized
 signatory(ies):


 Print Name: David Clarke

Print Name:

Reg'd Apr. 10 335

LAND TITLE ACT
FORM C (Section 233) RELEASE
GENERAL INSTRUMENT - PART 1 Province of British Columbia

1521833626 PAGE 1 OF 1 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.



1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Koffman Kalef LLP

19th Floor

885 West Georgia Street

Vancouver

BC V6C 3H4

Serina Charleson, Applicant's Agent

604-891-3688

(File No. 53119-9/SJC-058222)

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
 [PID] [LEGAL DESCRIPTION]

030-384-877

LOT A SECTION 84 HIGHLAND DISTRICT PLAN EPP72419

STC? YES ☐

3. NATURE OF INTEREST BEING RELEASED

Mortgage

CHARGE NO.

CA3393750

ADDITIONAL INFORMATION

extended by CA5455736 and CA6571464

4. TERMS

The charge described in item 3 is released or discharged as a charge on the land described in item 2.

5. TRANSFEROR(S):

HSBC TRUST COMPANY (CANADA) (INC. NO. A0094460)

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

Registered owner

7. ADDITIONAL OR MODIFIED TERMS:

N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

KARA SKLAR

Notary Public, Barrister & Solicitor

LEGAL DEPARTMENT EAST

HSBC BANK CANADA

6TH FLOOR, 70 YORK STREET

TORONTO, ON M5J 1S9

Execution Date

Y	M	D
18	04	02

Transferor(s) Signature(s)

**HSBC TRUST COMPANY
 (CANADA) by its authorized
 signatory(ies):**

**Name: Alicia Evers
 Corporate Secretary**

**Name: Ruzhania Shahinyan
 Director**

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

VICTORIA LAND TITLE OFFICE

Apr-10-2018 11:31:35.001

CA6726004

LAND TITLE ACT

FORM C (Section 233) RELEASE

GENERAL INSTRUMENT - PART 1 Province of British Columbia

1521833626 PAGE 1 OF 1 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Daniel Solomon
Remick
CWZVDR

Digitally signed by Daniel
Solomon Remick CWZVDR
Date: 2018.04.10 11:20:17
-07'00'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Koffman Kalef LLP

19th Floor

885 West Georgia Street

Vancouver

BC V6C 3H4

Serina Charleson, Applicant's Agent

604-891-3688

(File No. 53119-9/SJC-058222)

Document Fees: \$28.63

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

030-384-877

LOT A SECTION 84 HIGHLAND DISTRICT PLAN EPP72419

STC? YES ☐

3. NATURE OF INTEREST BEING RELEASED

Mortgage

CHARGE NO.

CA3393750

ADDITIONAL INFORMATION

extended by CA5455736 and CA6571464

4. TERMS

The charge described in item 3 is released or discharged as a charge on the land described in item 2.

5. TRANSFEROR(S):

HSBC TRUST COMPANY (CANADA) (INC. NO. A0094460)

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

Registered owner

7. ADDITIONAL OR MODIFIED TERMS:

N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

CARA SKLAR

Notary, Barrister & Solicitor

LEGAL DEPARTMENT EAST

HSBC BANK CANADA

6TH FLOOR, 70 YORK STREET

TORONTO, ON M5J 1S9

Execution Date

Y	M	D
18	04	02

Transferor(s) Signature(s)

HSBC TRUST COMPANY
(CANADA) by its authorized
signatory(ies):

Name: Alicia Evers
Corporate Secretary

Name: Ruzana Shahinyan
Director

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

LAND TITLE ACT
FORM C (Section 233) RELEASE
GENERAL INSTRUMENT - PART 1 Province of British Columbia

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.



1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

DLA Piper (Canada) LLP
Barristers & Solicitors
2800 - 666 Burrard Street
Vancouver

BC V6C 2Z7

Tel: 604.687.9444
 LTO Client No. 10371 File Ref. BDM/meg
 (51024-00006)

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
 [PID] [LEGAL DESCRIPTION]

030-384-877 LOT A SECTION 84 HIGHLAND DISTRICT PLAN EPP72419

STC? YES ☐

3. NATURE OF INTEREST BEING RELEASED CHARGE NO. ADDITIONAL INFORMATION
SEE SCHEDULE

4. TERMS
 The charge described in item 3 is released or discharged as a charge on the land described in item 2.

5. TRANSFEROR(S):
SANOVEST HOLDINGS LTD. (INC. NO. A0081297)

6. TRANSFEREE(S): (including postal address(es) and postal code(s))
Registered owner

7. ADDITIONAL OR MODIFIED TERMS:
none

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

MARK A. SCHMIDT
Barrister and Solicitor
DLA Piper (Canada) LLP
 666 Burrard Street, Suite 2800
 Vancouver, BC V6C 2Z7
 604.643.6401
 mark.schmidt@dlapiper.com

Execution Date

Y	M	D
18	03	23

Transferor(s) Signature(s)

SANOVEST HOLDINGS LTD., by
its authorized signatory:

Tom Kusumoto

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

FORM E V23

LAND TITLE ACT
FORM E

SCHEDULE

PAGE 2 OF 2 PAGES

NATURE OF INTEREST BEING RELEASED

CHARGE NO.
CA3393769

ADDITIONAL INFORMATION

Mortgage

as modified by CA5448664 and extended by
CA6571462 (partial discharge as to the lands
described in Item 2 hereof only)NATURE OF INTEREST BEING RELEASED
Assignment Of RentsCHARGE NO.
CA3393770

ADDITIONAL INFORMATION

as extended by CA6571463 (partial discharge as to
the lands described in Item 2 hereof only)

NATURE OF INTEREST BEING RELEASED

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST BEING RELEASED

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST BEING RELEASED

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST BEING RELEASED

CHARGE NO.

ADDITIONAL INFORMATION

DATE: April 4, 2018

TO: 0884185 B.C. Ltd., 0884188 B.C. Ltd., 0884190 B.C. Ltd., 0884194 B.C. Ltd., BM 81/82 Lands Ltd., BM 83 Lands Ltd., BM 84 Lands Ltd., BM Capella Lands Ltd., BM Clubhouse 40 Ltd., BM Highlander Development Ltd., BM Highlands Golf Course Ltd., BM Highlands Lands Ltd., BM Mountain Golf Course Ltd., BM Resort Assets Ltd, Ecoasis Developments LLP and Ecoasis Resort and Golf LLP

AND TO: Draycor Developments Ltd.

AND TO: Cook Roberts LLP

Dear Sirs/Madams:

Re: The general security agreement (the "GSA") granted by 0884185 B.C. Ltd., 0884188 B.C. Ltd., 0884190 B.C. Ltd., 0884194 B.C. Ltd., BM 81/82 Lands Ltd., BM 83 Lands Ltd., BM 84 Lands Ltd., BM Capella Lands Ltd., BM Clubhouse 40 Ltd., BM Highlander Development Ltd., BM Highlands Golf Course Ltd., BM Highlands Lands Ltd., BM Mountain Golf Course Ltd., BM Resort Assets Ltd, Ecoasis Developments LLP and Ecoasis Resort and Golf LLP (the "Debtors") to Sanovest Holdings Ltd. (the "Secured Party") and evidenced by a financing statement filed in the Personal Property Security Registry for British Columbia under base registration no. 601227H (the "Security")

In consideration of \$1.00 and other good and valuable consideration now paid to the Secured Party (receipt of which is hereby acknowledged), the Secured Party hereby acknowledges and confirms that it has no interest, including security interests in respect to Parcel Identifier: 030-384-877 Lot A Section 84 Highland District Plan EPP72419 (the "Lot") and that the Security does not extend a charge to the Lot.

Yours truly,

SANOVEST HOLDINGS LTD.
by its authorized signatory(ies):


Name: Tom Kusumoto

VICTORIA LAND TITLE OFFICE

Apr-10-2018 11:21:31.001

CA6725948 CA6725949

LAND TITLE ACT

FORM C (Section 233) RELEASE

GENERAL INSTRUMENT - PART 1 Province of British Columbia

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Daniel Solomon
Remick
CWZVDR

Digitally signed by Daniel
Solomon Remick CWZVDR
Date: 2018.04.10 11:18:10
-07'00'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Koffman Kalef LLP

19th Floor

885 West Georgia Street

Vancouver

BC V6C 3H4

Serina Charleson, Applicant's Agent

604-891-3688

(File No. 53119-9)

Document Fees: \$57.26

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

030-384-877

LOT A SECTION 84 HIGHLAND DISTRICT PLAN EPP72419

STC? YES ☐

3. NATURE OF INTEREST BEING RELEASED

CHARGE NO.

ADDITIONAL INFORMATION

SEE SCHEDULE

4. TERMS

The charge described in item 3 is released or discharged as a charge on the land described in item 2.

5. TRANSFEROR(S):

SANOVEST HOLDINGS LTD. (INC. NO. A0081297)

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

Registered owner

7. ADDITIONAL OR MODIFIED TERMS:

none

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Execution Date

Transferor(s) Signature(s)

MARK A. SCHMIDT

Barrister & Solicitor

DLA Piper (Canada) LLP

666 Burrard Street, Suite 2800

Vancouver, BC V6C 2Z7

604.643.6401

mark.schmidt@dlapiper.com

Y	M	D
18	03	23

SANOVEST HOLDINGS LTD., by
its authorized signatory:

Tom Kusumoto

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

LAND TITLE ACT
FORM E

SCHEDULE

PAGE 2 OF 2 PAGES

NATURE OF INTEREST BEING RELEASED

CHARGE NO.

ADDITIONAL INFORMATION

Mortgage

CA3393769

as modified by CA5448664 and extended by
CA6571462 (partial discharge as to the lands
described in Item 2 hereof only)

NATURE OF INTEREST BEING RELEASED

CHARGE NO.

ADDITIONAL INFORMATION

Assignment Of Rents

CA3393770

as extended by CA6571463 (partial discharge as to
the lands described in Item 2 hereof only)

NATURE OF INTEREST BEING RELEASED

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST BEING RELEASED

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST BEING RELEASED

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST BEING RELEASED

CHARGE NO.

ADDITIONAL INFORMATION

This is Exhibit "80"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



Migrated Transaction History

This service provides, for your reference only, migrated historical transactions related to your company's business bank accounts and business credit cards (if available). Transaction information may not appear exactly the same as in your statements.* [Learn more](#)

Select Companies

☐

ECOASIS DEVELOPMENTS LLP

☐

Other Companies

Select Account Type

☐

Business Bank Accounts

☐

Business Credit Card Accounts

Select an Account

HSBC Business Deposit Account (20-105746-1) CAD

Select Dates

Apr 25, 2018 - Apr 27, 2018



Search

Account: HSBC Business Deposit Account (20-105746-1) ECOASIS DEVELOPMENTS (1002773)

Dates: 04/25/2018-04/27/2018

Reset
Filters

Showing 1 to 17 of 17

Display:

50



per page



Print

Date	Transaction	Amount (CAD)
Apr 25, 2018	HOS- 636666JE1UEJ TO FORTISBC-NATURAL GAS 1887468 Apr 6 Bill	-30.17
Apr 25, 2018	HOS- 637466JE1UEJ TO BC HYDRO 8755553 Apr 11 Bill	-2,073.59
Apr 25, 2018	1 CHQ DEP FR SANOVEST HOLDINGS LTD	400,000.00
Apr 25, 2018	1 CHQ DEP FR SANOVEST HOLDINGS LTD	400,000.00
Apr 27, 2018	There's no information to display	-6,479.00
Apr 27, 2018	There's no information to display	-2,517.38
Apr 27, 2018	There's no information to display	-2,358.00
Apr 26, 2018	There's no information to display	-25,272.00
Apr 26, 2018	There's no information to display	-130.72
Apr 26, 2018	ED PAYMENT 469956701CNU CAH2604813AONKAO	92,121.58

This is Exhibit "81"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



Migrated Transaction History

This service provides, for your reference only, migrated historical transactions related to your company's business bank accounts and business credit cards (if available). Transaction information may not appear exactly the same as in your statements.* [Learn more](#)

Select Companies 

☐ ECOASIS DEVELOPMENTS LLP

☐ Other Companies

Select Account Type 

☐ Business Bank Accounts

☐ Business Credit Card Accounts

Select an Account 

HSBC Business Deposit Account (20-105746-1) CAD 

Select Dates

Jun 18, 2018 - Jun 20, 2018



Search

Account: HSBC Business Deposit Account (20-105746-1) ECOASIS DEVELOPMENTS (1002773)

Dates: 06/18/2018-06/20/2018

[Reset Filters](#)

Showing 1 to 10 of 10

Display:

50 

per page



Print

Date	Transaction	Amount (CAD)
Jun 20, 2018	There's no information to display	-10,000.00
Jun 20, 2018	Bank Charges 01MAY2018 TO 31MAY2018 Invoice No 5889558	-225.80
Jun 19, 2018	There's no information to display	-8,170.00
Jun 18, 2018	There's no information to display	-7,803.03
Jun 18, 2018	There's no information to display	-310.00
Jun 18, 2018	There's no information to display	-184.61
Jun 18, 2018	1 CHQ DEP FR SANOVEST HOLDINGS LTD	665,203.00
Jun 18, 2018	1 CHQ DEP FR SANOVEST HOLDINGS LTD	665,203.00
Jun 18, 2018	PARTIC FEEGATES CAH18068 1DFIVVNK B/O ECOASIS DEV ELOPMENTS LLP /DAS/REF: 032057P00FPO	-32,000.00

Date	Transaction	Amount (CAD)
Jun 18, 2018	SANOVEST HOLDINGS LTD FUNDS FROZEN	-665,203.00

First < 1 of 1 > Last

*** Please note:**

Transaction information shown in this service may differ from what was originally provided. In case of a difference, please rely on the information in the statements originally provided to you.

For Business Credit Cards:

- Differences can also occur due to the way in which foreign currency transactions and their associated markups (if applicable) are described, or certain interest charges and markups appearing on separate lines. In case of a difference, you should rely on the information in the statements originally provided.
- For credit card transactions posted after your last migrated statement, please refer to your RBC statements.

Royal Bank of Canada Website, © 1995-2025

Legal [🔗](#) | Accessibility [🔗](#) | Privacy & Security [🔗](#)

Contact us at 1-800-769-2535 (Canada & USA) or 1-416-974-3334 (International).

This is Exhibit "82"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



Migrated Transaction History

This service provides, for your reference only, migrated historical transactions related to your company's business bank accounts and business credit cards (if available). Transaction information may not appear exactly the same as in your statements.* [Learn more](#)

Select Companies 

☐ ECOASIS DEVELOPMENTS LLP

☐ Other Companies

Select Account Type 

☐ Business Bank Accounts

☐ Business Credit Card Accounts

Select an Account 

HSBC Business Deposit Account (20-105746-1) CAD 

Select Dates

Jun 29, 2018 - Jul 3, 2018



Search

Account: HSBC Business Deposit Account (20-105746-1) ECOASIS DEVELOPMENTS (1002773)

Dates: 06/29/2018-07/03/2018

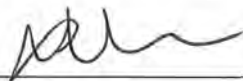
[Reset Filters](#)

Showing 1 to 8 of 8

Display: 50  per page  Print

Date	Transaction	Amount (CAD)
Jul 3, 2018	There's no information to display	-1,025,842.17
Jul 3, 2018	There's no information to display	-360.00
Jul 3, 2018	TRANSFER 289458400G01 CAH0307821GWQ1A8	50,000.00
Jul 3, 2018	AWM ALLIANCE RE MSP EF001601600818400000207 9	-672.68
Jul 3, 2018	AWM ALLIANCE RE MSP EF001601600818400000207 8	-22.55
Jun 29, 2018	There's no information to display	-11,174.63
Jun 29, 2018	1 CHQ DEP FR SANOVEST HOLDINGS LTD	1,100,000.00
Jun 29, 2018	1 CHQ DEP FR SANOVEST HOLDINGS LTD	1,100,000.00

This is Exhibit "83"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

From: David Clarke <dclarke@ecoasis.com>
Sent: July-06-18 5:36 PM
To: 'TRK'; 'tom kusumoto'
Cc: Dan Matthews
Subject: Deposit - Sanovest
Attachments: CORP_PRINTER_01@bearmountain.ca_20180706_163450.pdf

Hello all

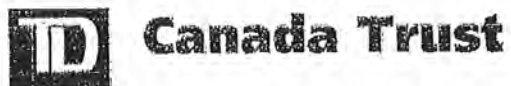
Please see attached deposit to Sanovest this afternoon for \$1.6m. This is the first \$900k (Land Value) from the Mews project and \$700k as Land/Equity credit from the first Gates draw.

There will be additional Mews funds at the end of July once the balance of the units close (exact amount yet to be determined.)

Thanks

DAVID
CLARKE
Chief Financial Officer
ECOASIS
2050 Country Club Way, Victoria BC, V9B 6R3 Canada T 250.391-3752 M 250.213.3356
www.ecoasis.ca www.bearmountain.ca

The information contained in this communication is confidential and may be legally privileged. It is intended solely for the use of the individual or entity to whom it is addressed and others authorized to receive it. If you are not the intended recipient you are hereby notified that any disclosure, copying, distribution or taking any action in reliance of the contents of this information is strictly prohibited and may be unlawful. Ecoasis Developments LLP or its subsidiaries is neither liable for the proper and complete transmission of the information contained in this communication nor for any delay in its receipt.



Branch: 9911 MILLSTREAM VILLAGE
2401G MILLSTREAM RD UNIT
149
VICTORIA, BC

Date: Jul 6, 2018, 04:21 PM
Ref #: 00942681/5 - ZSWE

From: Cheque Total
1,600,000.00

To: 8060-3***28
Deposit
Cash: 0.00
Number of Items: 2
SANOVEST HLD
1,600,000.00

Customer Signature

X

Banking can be this comfortable

This is Exhibit "84"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



Migrated Transaction History

This service provides, for your reference only, migrated historical transactions related to your company's business bank accounts and business credit cards (if available). Transaction information may not appear exactly the same as in your statements.* [Learn more](#)

Select Companies

☐

ECOASIS DEVELOPMENTS LLP

☐

Other Companies

Select Account Type

☐

Business Bank Accounts

☐

Business Credit Card Accounts

Select an Account

HSBC Business Deposit Account (20-105746-1) CAD

Select Dates

Nov 14, 2018 - Nov 16, 2018



Search

Account: HSBC Business Deposit Account (20-105746-1) ECOASIS DEVELOPMENTS (1002773)

Dates: 11/14/2018-11/16/2018

[Reset Filters](#)

Showing 1 to 8 of 8

Display:

50

per page



Print

Date	Transaction	Amount (CAD)
Nov 16, 2018	There's no information to display	-35,601.85
Nov 16, 2018	There's no information to display	-279.11
Nov 15, 2018	There's no information to display	-3,493.21
Nov 15, 2018	18-412 18-418 26305BV01HFP CAH151186AT8U400	-364,677.40
Nov 15, 2018	1 TD CHQ DEP FROM SANOVEST HOLDINGS LTD	900,000.00
Nov 15, 2018	1 TD CHQ DEP FROM SANOVEST HOLDINGS LTD	900,000.00
Nov 14, 2018	CUST # VAN 1327 BUS EF016001070562730503085 5	-22,203.66
Nov 14, 2018	TRANSFER 74965BU01ZMC CAH1411816T5GTTS	20,000.00

This is Exhibit "85"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

From: TRK <TRK@SANOVEST.COM>
Sent: Friday, July 12, 2019 2:24 PM
To: Griffin, Marilyn <marilyn.griffin@dlapiper.com>; 'tom kusumoto' <tomkusumoto@hotmail.com>
Cc: Schmidt, Mark <mark.schmidt@dlapiper.com>
Subject: [EXTERNAL] RE: Sale of Bear Mountain Hotel

Hi Marilyn,
I can confirm the wire payment was received today.
Thanks

Tian Kusumoto
Sanovest Holding Ltd.
PH: 604.685.9161
CL: 778.321.9161
EM: trk@sanovest.com

From: Griffin, Marilyn <marilyn.griffin@dlapiper.com>
Sent: Friday, July 12, 2019 9:37 AM
To: 'tom kusumoto' <tomkusumoto@hotmail.com>; TRK <TRK@SANOVEST.COM>
Cc: Schmidt, Mark <mark.schmidt@dlapiper.com>
Subject: Sale of Bear Mountain Hotel

Good morning Tom and Tian,

I am pleased to advise that we received the net sale proceeds in the sum of \$16,355,387.09 late last night. We are in the process of depositing funds to our trust account and will send to you by wire this morning. Once I have received wire confirmation I will forward a copy to you. Please confirm to me once you have received the funds in your account.

We will be releasing the Discharges to Koffman Kalef today.

If you have any questions please do not hesitate to contact us.

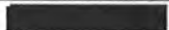
Best regards,

Marilyn Griffin
Paralegal

SANOVEST HOLDINGS LTD.
ATTN TIAN KUSUMOTO
228 WEST 5TH AVENUE
VANCOUVER BC

V5Y 1J4

ACCOUNT	
TRADING - CDN	
STATEMENT PERIOD	
JUL 1, 2019 TO JUL 31, 2019	
ACCOUNT NUMBER	PAGE
5J5063	1 OF 2
OFFICE SERVING YOUR ACCOUNT	
P.O.BOX 100 Toronto Dominion Centre Toronto, Ontario M5K 1G8	

PORTFOLIO SUMMARY		
		
		
TOTAL PORTFOLIO		
TOTAL PORTFOLIO AS OF 06/30/19		

<u>CASH</u>	THIS PERIOD
OPENING BALANCE	
SECURITIES SOLD	
SECURITIES BOUGHT	
OTHER CREDIT	
OTHER DEBIT	
CLOSING BALANCE	

<u>EARNINGS</u>	THIS PERIOD	YEAR-TO-DATE
DIVIDENDS		
INTEREST		
OTHER		
TOTAL		

<u>EXPENSES</u>	THIS PERIOD	YEAR-TO-DATE
FEES		
COMMISSIONS		
INTEREST		
OTHER		
TOTAL		

TRANSACTIONS DURING PERIOD						
Settlement Date	Bought or Received	Sold or Delivered	Description	Price and/or Entry	Amount	
					Debit	Credit
			MARGIN - OPENING BALANCE			
19/07/12			INC WIRE 190712S2776600	CR		16,355,387.09
			MARGIN - CLOSING BALANCE			

T5008/RELEVÉ 18 - SECURITIES TRANSACTIONS ARE DISCLOSED TO THE CANADA REVENUE AGENCY AND REVENU QUEBEC (RESIDENT OF QUEBEC ONLY) ON A YEARLY BASIS. THESE TRANSACTIONS ARE TO BE REPORTED ON YOUR ANNUAL RETURN OF INCOME. PLEASE RETAIN FOR INCOME TAX PURPOSES, AS NO OTHER FORM WILL BE ISSUED. MEMBER OF THE CANADIAN INVESTOR PROTECTION FUND.

This is Exhibit "86"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

IRREVOCABLE AUTHORITY TO PAY

TO: KOFFMAN KALEF LLP

RE: Ecoasis Developments LLP and BM Highlander Development Ltd. (together, the "**Vendor**") Sale (the "**Sale**") of lands and premises lands and premises legally described as Parcel Identifier: 027-024-644, Lot 1, Section 82, Highland District, Plan VIP82851 and Parcel Identifier: 027-024-768, Lot A, Section 82, Highland District, Plan VIP82853 (collectively, the "**Property**")

This shall be your irrevocable authorization and direction to disburse the net sale proceeds of the Sale in the amount of \$9,700,018.75 together with the \$500,000 deposit held by Koffman Kalef LLP in trust for a total of \$10,200,018.75, as follows:

1.	To: HSBC Trust Company (Canada) – 2% of the sale price required to discharge Mortgage CA3393750 transferred by CA4878355 and extended by CA5455736, CA6571464 and CA7452289	\$ 200,000.00
2.	To: Bank of Montreal the amount required to discharge Mortgage CA7518427 and Assignment of Rents CA7518428	\$ 4,020,556.85
3.	To: Saphira Group – 3% commission	\$ 300,000.00
4.	To: Koffman Kalef LLP – Accounts Receivables (copies of invoices attached)	\$ 95,642.52
5.	To: Koffman Kalef LLP - Estimated fees, disbursements and taxes for this transaction	\$ 35,000.00
6.	To: Sanovest Holdings Ltd. the balance	<u>\$ 5,548,819.38</u>
	Total:	<u>\$10,200,018.75</u>

(signature page to follow)

DATED as at the _____ day of October, 2019.

ECOASIS DEVELOPMENTS LLP
by its Managing Partner, **ECOASIS BEAR MOUNTAIN
DEVELOPMENTS LTD.**
by its authorized signatories:



DAN MATTHEWS

TOM KUSUMOTO

BM ~~HIGHLANDER~~ DEVELOPMENT LTD.
by its authorized signatories:



DAN MATTHEWS

TOM KUSUMOTO

This is Exhibit "87"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

Kim Picard

From: trk@sanovest.com
Sent: June-03-25 1:55 PM
To: 'Ryan Mogensen'
Subject: FW: HSBC 2% Elevate
Attachments: Wire Transfer - HSBC CAD Trust.pdf

Tian Kusumoto
 Sanovest Holding Ltd.
 PH: 604.685.9161
 CL: 778.321.9161
 EM: trk@sanovest.com

From: TRK <TRK@SANOVEST.COM>
Sent: Monday, December 30, 2019 8:17 AM
To: 'Leonardi, Claudio' <Claudio.Leonardi@tdsecurities.com>; 'TDS Prime Brokerage' <PrimeBrokerage@tdsecurities.com>
Cc: 'dsr@kkbl.com' <dsr@kkbl.com>
Subject: FW: HSBC 2% Elevate

Hi Claudio,
 Please wire CAD\$200,000 from 5j5063 to the attached wire instruction. The wire is going to a lawyers trusts account to be used for a missed closing adjustment on a real estate sale back in Oct. The proceeds of that sale went to Sanovest's TD Prime account and was \$200k over which is the reason for this wire.

Thanks

Tian Kusumoto
 Sanovest Holding Ltd.
 PH: 604.685.9161
 CL: 778.321.9161
 EM: trk@sanovest.com

From: dsr@kkbl.com <dsr@kkbl.com>
Sent: Monday, December 30, 2019 7:46 AM
To: TRK <TRK@SANOVEST.COM>
Cc: 'David Clarke' <dclarke@ecoasis.com>; dhh@kkbl.com; 'Dan Matthews | Ecoasis' <dmatthews@ecoasis.com>; 'tom kusumoto' <tomkusumoto@hotmail.com>
Subject: RE: HSBC 2% Elevate

Hi Tian,

Thanks very much for the prompt response and for arranging the outstanding payment to HSBC. In terms of the \$200K payment, the funds should be paid to Koffman Kalef LLP, In Trust, so that we can then issue a trust cheque to HSBC and send it on appropriate trust conditions for them to provide a discharge of their mortgage over the Elevate lands. The funds can either be by way of a bank draft or certified cheque and sent to our office, or by wire transfer to our trust account and I have re-attached our trust account information for any transfer. Please do let us know once the funds have been sent / transferred, so we can arrange for them to be turned around and paid to HSBC as quickly as possible. Please feel free to give me a call at the number below with any questions.

In terms of the second part of the Elevate closing, I understand that Dan has been discussing directly with Terracap, so he would likely have a better update as to the timing.

Thanks,
Daniel

Daniel S. Remick
Koffman Kalef LLP
604.891.3806 | dsr@kkbl.com
www.kkbl.com

Koffman Kalef LLP is a BC limited liability partnership of law corporations.

THIS EMAIL MESSAGE IS PRIVILEGED AND CONFIDENTIAL.

Wiring Instructions

****CANADIAN DOLLARS TRUST ACCOUNT****

Bank: HSBC Bank Canada
Bank Address: 885 West Georgia Street
Vancouver, British Columbia
Canada V6C 3G1
Account Name: Koffman Kalef LLP, In Trust
Transit #: 10020- 016
Account #: 204841- 091
Swift Code: HKBCCATT

If wiring from the USA, please add the following:

Via: HSBC Bank USA
ABA #: 021 001 088

This is Exhibit "88"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

FW: first wire confirmation



Lord, Richard <richard.lord@dlapiper.com>

To: ☐ 'TRK'

Cc: ☐ tom kusumoto; ☐ Dan Matthews; ☐ Schmidt, Mark; ☐ Griffin, Marilyn



Hi Tian,

See attached wire confirmation for the balance of the Elevate Unit sales proceeds to Sanovest's account.

Regards,
Richard

Richard Lord
Partner

T +1 604.643.6467

F +1 604.605.3761

E richard.lord@dlapiper.com



Called to the Bars of British Columbia and Saskatchewan

From: Griffin, Marilyn <marilyn.griffin@ca.dlapiper.com>

Sent: Tuesday, May 26, 2020 12:24 PM

To: Lord, Richard <richard.lord@ca.dlapiper.com>; Schmidt, Mark <mark.schmidt@ca.dlapiper.com>

Subject: FW: first wire confirmation

Wire confirmation for the net proceeds of the Unit Sale

Marilyn Griffin
Paralegal

T +1 604.643.6301

F +1 604.605.3702

E marilyn.griffin@dlapiper.com



DLA Piper (Canada) LLP

369



Tue 2020-05-26 12:43 PM

Template Name:

Template
Description:

Value Date: May 26, 2020

Debit Account: 00003-00010-1266006-CAD-Van. Trust (Cdn) M1 Amount Charged: 1,749,556.85 CAD

Credit Information: 00004-12532-317600-CAD-SANOVEST HOLDINGS LTD.

Amount Sent: 1,749,556.85 CAD

Exchange Rate: 0.0

Bank: TD CANADA TRUST
77 BLOOR ST W. 4TH FL
TORONTO ON
CANADA

Beneficiary: SANOVEST HOLDINGS LTD.
228 WEST 5TH AVE. 3RD FLOOR
VANCOUVER BC V5Y 1J4 CA

Payment Method: Credit Account no advice Comments:

Payment Details: Acct GRP Acct SANOVESTE

Foreign Exchange
Contract No:

Intermediary Bank: Bank to Bank
Details:

Status: Completed Bank Ref.#: 5014703416

This is Exhibit "89"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

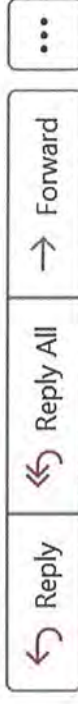
\$2 MILLION FIRST DEPOSIT FUNDS RECEIVED



Lord, Richard <richard.lord@dlapiper.com>

To ○ 'tom kusumoto'; ○ 'TRK'; ○ Dan Matthews

Cc ○ Schmidt, Mark; ○ Griffin, Marilyn



Tue 2020-05-26 9:32 AM

Hi Guys,

Just confirming that we have received the \$2 M first deposit funds from Terracap's lawyers. We will proceed with sending these funds to Sanovest as instructed.

Regards,
Richard

Richard Lord
Partner

T +1 604.643.6467

F +1 604.605.3761

E richard.lord@dlapiper.com



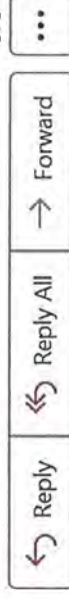
Called to the Bars of British Columbia and Saskatchewan

RE: [EXTERNAL] DLA PIPER (CANADA) LLP



Lord, Richard <richard.lord@dlapiper.com>
To: O TRK

373



Tue 2020-05-26 3:22 PM

Thanks for confirming receipt Tian.

Richard Lord
Partner

T +1 604.643.6467

F +1 604.605.3761

E richard.lord@dlapiper.com



Called to the Bars of British Columbia and Saskatchewan

From: TRK <TRK@SANOVEST.COM>

Sent: Tuesday, May 26, 2020 3:06 PM

To: 'Leonardi, Claudio' <Claudio.Leonardi@tdsecurities.com>

Cc: Lord, Richard <richard.lord@ca.dlapiper.com>; Griffin, Marilyn <marilyn.griffin@ca.dlapiper.com>

Subject: [EXTERNAL] RE: DLA PIPER (CANADA) LLP

Thanks Claudio

Tian Kusumoto
Sanovest Holding Ltd.
PH: 604.685.9161
CL: 778.321.9161
EM: trk@sanovest.com

From: Leonardi, Claudio <Claudio.Leonardi@tdsecurities.com>

Sent: Tuesday, May 26, 2020 1:36 PM

To: trk@sanovest.com

Subject: RE: DLA PIPER (CANADA) LLP

Also an additional receive of

\$ 2,000,000.00

From DLA PIPER

This is Exhibit "90"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

From: TRK <TRK@SANOVEST.COM>
Sent: September-08-20 9:04 AM
To: 'Lord, Richard'
Cc: 'Tom Kusumoto'; 'Schmidt, Mark'; 'Griffin, Marilyn'
Subject: RE: Ecoasis sale of Bear Mountain File no. 103212-00001 wire transfer - second deposit

Hi Richard,
 The wire was received.

Tian Kusumoto
 Sanovest Holding Ltd.
 PH: 604.685.9161
 CL: 778.321.9161
 EM: trk@sanovest.com

From: Lord, Richard <richard.lord@dlapiper.com>
Sent: Friday, September 4, 2020 3:21 PM
To: 'TRK' <TRK@SANOVEST.COM>
Cc: Tom Kusumoto <tomkusumoto@hotmail.com>; Schmidt, Mark <mark.schmidt@dlapiper.com>
Subject: FW: Ecoasis sale of Bear Mountain File no. 103212-00001 wire transfer - second deposit

Hi Tian,

See below tracking number and confirmation for the Sanovest wire.

Have a good weekend.

Richard

Richard Lord
 Partner

T +1 604.643.6467
 F +1 604.605.3761
 E richard.lord@dlapiper.com



Called to the Bars of British Columbia and Saskatchewan

From: Griffin, Marilyn <marilyn.griffin@ca.dlapiper.com>
Sent: Friday, September 04, 2020 3:20 PM
To: Lord, Richard <richard.lord@ca.dlapiper.com>
Subject: FW: Ecoasis sale of Bear Mountain File no. 103212-00001 wire transfer - second deposit

Below is the tracking number and confirmation

Marilyn Griffin
 Paralegal

T +1 604.643.6301

F +1 604.605.3702
E marilyn.griffin@dlapiper.com



DLA Piper (Canada) LLP
Suite 2800, Park Place
666 Burrard St
Vancouver BC V6C 2Z7
Canada
www.dlapiper.com

From: Yip, Jenmi <jenmi.yip@ca.dlapiper.com>
Sent: Friday, September 04, 2020 2:41 PM
To: Griffin, Marilyn <marilyn.griffin@ca.dlapiper.com>
Cc: Popa, Corina <corina.popa@ca.dlapiper.com>
Subject: RE: Ecoasis sale of Bear Mountain File no. 103212-00001

Hi Marilyn,

Tracking number & confirmation

Sep 3,	Sanovest Holdings Ltd.	<u>200904410097701</u>	00010-1266006	1,650
2020			CAD	CAD

Value Date:	Sep 04, 2020		
Debit Account:	00003-00010-1266006-CAD-Van. Trust (Cdn) M1	Amount Charged:	1,650,000.00 C
Credit Information:	00004-12532-317600GRP-CAD-Sanovest Holdings Ltd.		
Amount Sent:	1,650,000.00 CAD		
Exchange Rate:	0.0		
Bank:	TD Canada Trust 77 Bloor St W 4th floor Toronto CANADA	Beneficiary:	Sanovest Holdings 228 West 5th Ave. Vancouver BC V5'
Payment Method:	Credit Account under advice	Comments:	
Payment Details:	Partial payment of Sanovest Loan to Ecoasis Developments LLP		
Foreign Exchange Contract No:			
Intermediary Bank:		Bank to Bank Details:	
Status:	Completed	Bank Ref.#:	5024805561

From: Griffin, Marilyn <marilyn.griffin@ca.dlapiper.com>
Sent: Friday, September 04, 2020 2:30 PM
To: Yip, Jenmi <jenmi.yip@ca.dlapiper.com>
Cc: Lord, Richard <richard.lord@ca.dlapiper.com>
Subject: Ecoasis sale of Bear Mountain File no. 103212-00001

Hi Jenmi,

Do you have the wire confirmation yet for this file?

Marilyn Griffin
 Paralegal

T +1 604.643.6301
 F +1 604.605.3702
 E marilyn.griffin@dlapiper.com



DLA Piper (Canada) LLP
 Suite 2800, Park Place
 666 Burrard St
 Vancouver BC V6C 2Z7

This is Exhibit "91"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
 T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
 ptrelawny@jonesemery.com | jdemers@jonesemery.com

File No.: 20-1092 PCT

March 2, 2021

Via Email: mhodson@ecoasis.com

Original to follow by courier

ECOASIS DEVELOPMENTS LLP

2050 Country Club Way
 Victoria, BC V9B 6R3

Attention: Dan Matthews

Dear Sir;

**Re: Sale of 2006 Pinchurst Terrace, Victoria, BC
 Lot 1, Plan EPP101118
 BM 83 LANDS LTD. & BM 84 LANDS LTD. Trustees on behalf of
 ECOASIS DEVELOPMENTS LLP to DHAMI, Gurdeesh Kaur, Parmdip Kaur &
 Jeevanpal Singh**

We are writing to confirm that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We enclose our trust account cheque to your order in the amount of **\$21,450.00**, representing the GST payable on this transaction. We confirm that the balance of funds in the amount of **\$423,625.54** has been paid to Sanovest Holdings Ltd. A copy of our letter to DLA Piper (Canada) LLP is attached for your reference.

We also enclose copies of the following:

1. Seller's Statement of Adjustments;
2. Our Statement of Account - *which has been paid in full.*

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,

Per:

PATRICK C. TRELAUNY

/jd
 encls.

RECONCILIATION OF FUNDS & DIRECTION TO PAY

380

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of 2006 Pinehurst Terrace, Victoria, BC (Lot 1, Plan EPP101118)
to DHAMI, Gurdeesh Kaur, Parmdip Kaur & Jeevanpal Singh
Completion Date: February 26, 2021

You are hereby authorized to disburse the full amount of funds herein as follows:

	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price		\$429,000.00
BY: GST Payable by Purchaser		\$21,450.00
TO: Seller's portion of estimated 2021 City of Langford property taxes to be paid in full by Buyer 2021 Assessed value: \$462,000.00 x 2020 City of Langford Mil Rate 4.87768/1,000 + 5% increase \$2,253.48 + 5% (\$112.67) = \$2,366.15 \$2,366.15 x 56 / 365 days	\$363.03	
TO: Ecoasis Developments LLP – GST Payable	\$21,450.00	
TO: Listing Commission plus GST payable to Real Estate Company: Ecoasis Developments Ltd.	\$3,828.83	
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$800.00	
Disbursements:	280.08	
PST:	56.00	
GST:	46.52	\$1,182.60
TO: Balance due to DEA PIPER (CANADA) LLP IN TRUST :	\$423,625.54	
SANDVEST HOLDINGS LTD.	\$450,450.00	\$450,450.00

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 24 day of February, 2021.

ECOASIS DEVELOPMENTS LLP by its
Managing Partner **ECOASIS BEAR MOUNTAIN
DEVELOPMENTS LTD.**

Per:


Dan Matthews, Authorized Signatory

File No.: 20-1092 PCT

E. & O. E.

THIS CHECK CONTAINS SECURITY FEATURES. SEE REVERSE. • CE CHÈQUE COMPORTE DES CARACTÉRISTIQUES DE SÉCURITÉ VUS À L'ENVERS •

JONES EMERY HARGREAVES SWAN LLP
 BARRISTERS & SOLICITORS
 STE. 1212 - 1175 DOUGLAS STREET
 VICTORIA, B.C. V8W 2E1
 TELEPHONE: (250) 382-7222



ROYAL BANK OF CANADA
 1079 Douglas Street
 Victoria, B.C. V8W 2C5

60599 RBC 60599

DATE 0 2 2 6 2 0 2 1
 M M D D Y Y Y Y

PAY *****Twenty One Thousand Four Hundred Fifty & 00/100 dollars

\$ *****21,450.00

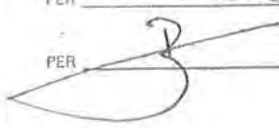
JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

TO THE
 ORDER
 OF

ECOASIS DEVELOPMENTS LLP

201092

PER 

PER 

⑈060599⑈ ⑈08000⑈003⑈

1 26 ⑈649⑈3⑈



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

382

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

Our File: 20-1092 PCT

March 2, 2021

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

Originals to follow by mail

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

Attention: Mark Schmidt

Dear Sir:

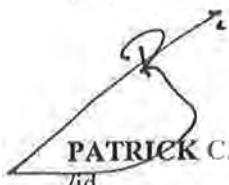
Re: Sale of 2006 Pinehurst Terrace, Victoria, BC
Lot 1, Plan EPP101118
BM 83 LANDS LTD. & BM 84 LANDS LTD. Trustees on behalf of ECOASIS
DEVELOPMENTS LLP to DHAMI, Gurdeesh Kaur, Parmdip Kaur & Jeevanpal Singh
Sanovest Holdings Ltd.

RBC We confirm that the above-noted sale transaction has completed. Accordingly, we enclose a copy of our ~~TD Canada Trust~~ wire transfer confirming that the amount of \$423,625.54, representing the net balance of sale proceeds received under the transaction, has been paid to Sanovest Holdings Ltd. together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you in trust subject to your obligation to deliver to our office a registerable discharge of Mortgage CA3393759 (modified by CA5448659 and extended by CA7502164) and Assignment of Rents CA3393760 (extended by CA7502165) together with all the Priority Agreements relating to this Lot and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. Copies are attached.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:


PATRICK C. TRELAWNY
/jd
encls.

cc. Ecoasis Developments LLP



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

FILE NO.: 20-1092 PCT

March 2, 2021

'Delivered by Hand'

ROYAL BANK OF CANADA

TD/CANADA TRUST

Victoria Main Branch

1079 1080 Douglas Street
Victoria, British Columbia

Attention: Current Accounts Dept.

Dear Sir/Madam:

Re WIRE TRANSFER of NET SALE PROCEEDS to SANOVEST HOLDINGS LTD.
Lot 1 Section 84 Highland District Plan EPP101118
2006 Pinchurst Terrace, Victoria, BC
Ecoasis Developments LLP
Sale to DHAMI, Gurdeesh Kaur, Parmdip Kaur & Jeevanpal Singh

Enclosed please find our trust cheque payable to **Sanovest Holdings Ltd.** in the amount of **\$423,625.54**. Please wire the enclosed funds to the TD/Canada Trust account as shown on the attached Sanovest Holdings Ltd. – Wire Instructions.

Yours very truly,

Per:

PATRICK C. TRELAWNY

/jd
encls.

cc. Mark Schmidt of DLA Piper (Canada) LLP
Dan Matthews of Ecoasis Developments LLP

ROYAL BANK OF CANADA
VICTORIA BC-MAIN-VICTORIA

ROYAL FUNDS TRANSFER
2021 MAR 02

Branch Ref No...	08000-21061-199990	Value Date....	2021 MAR 03
ICN.....	From	Send Ref....	
Payment Amount.....\$	423,625.54	CAD	Charges For... Sender
Client Rate.....	1.00000000		Serial No.....
Conversion Amount.....\$			
Wire Payment Fee.....\$	Billed monthly		
Total Fees.....\$	Billed monthly		
Client Pays (Princ).....\$	423,625.54	CAD	SRF Client No. 868853946
Sender Pays (Fees).....\$	Billed monthly		
Client billed monthly as per negotiated fee.			

Ordering Customer:
JONES EMERY HARGREAVES SWAN LLP
1175 DOUGLAS ST SUITE 1212
VICTORIA BC V8W 2E1

Remittance Information:

Debit Branch Name (Princ)...

Cheque

Debit Branch Name (Fees)... VICTORIA BC-MAIN-VICTORIA
08000 126-648-5

Intermediary Institution:

Account With Institution:

(00004 12532)
THE TORONTO-DOMINION BANK
GREEN LINE INVESTOR SERVICES
77 BLOOR ST W 7TH FLOOR
TORONTO ON CA

Beneficiary Account: 1253317600

Beneficiary Customer:
SANOVEST HOLDINGS LTD
228 WEST 5TH AVENUE
VANCOUVER
V5Y1J4

Sender To Receiver Information:
/ACC/5J5063E
/INS/FURTHER CREDIT NAME
/INT/SANOVEST HOLDINGS LTD

Instruction Code:

Additional charges may be deducted from the payment amount by the receiving bank and/or its intermediaries ("Receiving Bank"). If this payment cannot be completed for any reasons beyond the control of Royal Bank of Canada ("RBC") you may ask RBC for a refund and RBC shall make best efforts to secure a refund from Receiving Bank and return those amounts to you. If conversion of funds is requested, the rate of exchange will be RBC's rate established at the time the refund is converted. If you need to make an inquiry regarding this payment or if you ask that RBC attempt to amend or cancel this payment, additional charges will apply (except in cases where an error has been established on the part of RBC or the Receiving Bank). RBC may, in its discretion and without notice to you, delay in making the payment or decide not proceed with the payment, in which case RBC shall refund of the payment amount and any applicable fees.

RBC will not be responsible for any loss or damage suffered by you except where there has been negligence on the part of RBC, and in any such case RBC will not be liable for any indirect, consequential or exemplary damages (including but not limited to loss of profits), regardless of the cause of action. In making the payment, your personal or business information and information on the recipient, may be revealed to third parties. Since the payment will travel, the information related to it will be subject to the laws of the jurisdiction in which the information is located or processed at that time.

SIGNATURE(S): _____

08000-003
ROYAL BANK OF CANADA
MAIN BRANCH
MAR 02 2021
VICTORIA, BC
08000-003

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS & SOLICITORS
 STE. 1212 - 1175 DOUGLAS STREET
 VICTORIA, B.C. V8W 2E1
 TELEPHONE: (250) 382-7222

**Canada Trust**

1080 Douglas Street
 Victoria, BC V8W 2C3

10064 TD 10064

DATE

0 3 0 2 2 0 2 1
 M M D D Y Y Y Y

PAY

****Four Hundred Twenty Three Thousand Six Hundred Twenty Five & 54/100 dollars

\$ *****423,625.54

TO THE
 ORDER
 OF

SANOVEST HOLDINGS LTD.

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

PER

PER

201092

⑈0 10064⑈ 1:00 140 0041: 7 199 500 1764⑈

00906 JONES EMERY HARGREAVES SWAN LLP
BARRISTERS & SOLICITORS
1080 Douglas Street
VICTORIA, B.C. V8W 2E1
TELEPHONE: (250) 382-7222

Canada Trust
1080 Douglas Street
Victoria, BC V8W 2C3

10064 TD 10064

0 3 0 2 2 0 2 1
M M D D Y Y Y Y

DATE

PAY ****Four Hundred Twenty Three Thousand Six Hundred Twenty Five & 54/100 dollars \$ *****423,625.54

TO THE ORDER OF SANOVEST HOLDINGS LTD.

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

PER *[Signature]*

PER *[Signature]*

7149 500+264

9011500

DO NOT DESTROY

Nirwan Law Corporation
905 13737-96th Avenue
Surrey, BC V3V0C6

Seller Statement of Adjustments

BUYER:	Gurdeesh Kaur Dhani, Parmdip Kaur Dhani and Jeevanpal Singh Dhani		
SELLER:	Ecoasis Developments LLP		
PROPERTY:	PID 031-162-673, LOT 1 SECTION 84 HIGHLAND DISTRICT PLAN EPP101118 2006 Pinehurst Terrace, Victoria, BC V9B 3S3		
FILE NUMBER:	Dhani-P21-MD	COMPLETION DATE:	February 26, 2021
ADJUSTMENT DATE:	February 26, 2021	POSSESSION DATE:	February 27, 2021

	DEBIT	CREDIT
Price		\$429,000.00
GST charged on price (\$429,000.00 x 5.0% = \$21,450.00 (gross GST))		\$21,450.00
Deposit paid to Jones Emery Hargreaves Swan LLP	\$21,450.00	
Seller's portion of estimated 2021 City of Langford taxes to be paid by Buyer based on 2021 BC Assessment \$462,000.00 x 2020 City of Langford Mill Rate 4.87768/1000 plus 5.00% \$2,253.48 + 5.00% (\$112.67) = \$2,366.15 - \$0.00 (HOG) = \$2,366.15 x 56 / 365 days	\$363.03	
Sub Totals	\$21,813.03	\$450,450.00
Payable to Jones Emery Hargreaves Swan LLP In Trust	\$428,636.97	
Totals	\$450,450.00	\$450,450.00

1. This statement is based on information provided by Provincial and Municipal Offices, Lenders and others. The information is believed to be correct, but its accuracy cannot be guaranteed. Errors and/or omissions discovered after closing shall be adjusted directly between the parties.
2. Where property taxes and/or metered utilities are adjusted on an estimated amount, it represents an amount believed to be accurate on information obtained from the taxing authority and no responsibility is assumed for its correctness. The Seller and Buyer will be responsible for any further adjustment upon receipt of the current Tax Levy Notice and/or utility billing.
3. Covenants, representations, warranties and obligations contained in the Contract of Purchase and Sale and Addenda thereto shall survive the closing of this transaction and payment of the purchase price.
4. Any items not specifically adjusted on this statement will be adjusted and settled directly between the parties.
5. Each party shall retain his/her own solicitor or notary public and this transaction shall be completed according to the usual customs and practice of conveyancing solicitors/notaries public (including the use of solicitor or notarial undertakings) in British Columbia for like transactions.
6. The undersigned certify and warrant they are Canadian residents and that they will not be non-residents of Canada within the meaning of the Income Tax Act as at the time of sale.
7.  All accounts for work, labour and materials in connection with any building, repairing or renovating upon the said lands have been fully paid.
8. The undersigned agree to accept tender by way of trust cheque to be made payable to Jones Emery Hargreaves Swan LLP, In Trust.

APPROVED and consented to this 24 day of February, 2021.

Ecoasis Developments LLP
by its authorized signatory:

Print Name DAN MATTHEWS

Print Name _____

E. & O.E.

FILE NAME: ECOASIS DEVELOPMENTS LLP

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3



IN ACCOUNT WITH:
JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com

Your GST No.

Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: February 26, 2021

Re: Sale of 2006 Pinehurst Terrace, Victoria, BC
(Lot 1, Plan EPP101118)

File No.: 21-1092 PCT

Invoice No.: 46055

To receipt of instructions; attending upon Land Title Office search; review Contract of Purchase and Sale and adjustments; receipt of transfer documents from solicitors for Purchaser; review Vendor's Statement of Adjustments, Transfer and certificates; attending on execution of transfer documents and advising thereon; confirm undertakings and attend on closing; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; payment of charge holders (2) and obtaining and registering Discharge of Mortgage and Assignment of Rents AND TO all other necessary attendances and services related thereto:

OUR FEE:**\$800.00**

(5% GST \$40.00)

(7% PST \$56.00)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00
Land Title Office search charges	14.83
Courier charges	40.00
Office photocopies	15.00
Office Fax charges	15.00
Office postage	15.00
Trust Administration Fee	15.00
Law Society digital certification charges	5.50

\$130.33**DISBURSEMENTS & OTHER CHARGES (Non-Taxable):**

Registration of Form C - Discharges	\$149.75
-------------------------------------	----------

\$149.75

TOTAL DISBURSEMENTS

\$280.08

TOTAL FEES AND DISBURSEMENTS:

\$1,080.08

PLUS: 5% GST on \$930.33

46.52

PLUS 7% PST on \$800.00

56.00

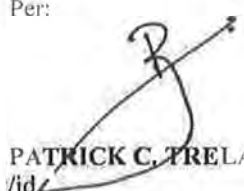
THIS IS OUR ACCOUNT:

\$1,182.60

LESS: Transferred from trust

\$1,182.60**\$0.00**

Per:


PATRICK C. TRELAUNY
/jd/

E. & O.E.

{01015096}



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

File No.: 20-0992 PCT

March 2, 2021

Via Email: mlhodson@ecoasis.com

Original to follow by courier

ECOASIS DEVELOPMENTS LLP

2050 Country Club Way

Victoria, BC V9B 6R3

Attention: Dan Matthews

Dear Sir:

**Re: Sale of 2018 Pinehurst Terrace, Victoria, BC
Lot 4, Plan EPP101118
BM 83 LANDS LTD. & BM 84 LANDS LTD. Trustees on behalf of
ECOASIS DEVELOPMENTS LLP to SCANSA CONSTRUCTION LTD.**

We are writing to confirm that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We confirm that the balance of funds in the amount of \$463,295.27 has been paid to Sanovest Holdings Ltd.. A copy of our letter to DLA Piper (Canada) LLP is attached for your reference.

We received confirmation that on the completion date Scansa Construction Ltd. was a GST registrant. The executed Form 221(2)(b/c) Certificate as to GST Registered Status of Buyer is attached. Based on this representation, Ecoasis Developments LLP is relieved of its obligation to collect GST in the amount of \$23,450.00 from the purchaser on closing, as Scansa Construction Ltd. is responsible to self-assess.

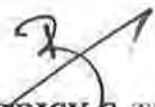
We also enclose copies of the following:

1. Seller's Statement of Adjustments;
2. Form 221(2)(b/c) Certificate as to GST Registered Status of Buyer;
3. Our Statement of Account - *which has been paid in full.*

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,

Per:


PATRICK C. TRELAWNY

jd
encls.

RECONCILIATION OF FUNDS & DIRECTION TO PAY

391

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of 2018 Pinehurst Terrace, Victoria, BC (Lot 4, Plan EPP101118)
to SCANSA CONSTRUCTION LTD.
Completion Date: February 26, 2021

You are hereby authorized to disburse the full amount of funds herein as follows:

	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price		\$469,000.00
BY: GST Payable by Purchaser – <i>Purchaser is a GST Registrant and will remit GST to CRA directly</i>		
TO: Seller's portion of estimated 2021 City of Langford property taxes to be paid in full by Buyer 2021 BC Assessment amount \$428,000.00 x 2020 City of Langford Mil Rates 4.87768/1,000 + 5% increase = \$2,192.02 \$2,192.02 x 56 / 365 days	\$336.30	
TO: Listing Commission plus GST payable to Real Estate Company: Ecoasis Developments Ltd.	\$4,185.83	
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$800.00	
Disbursements:	280.08	
PST:	56.00	
GST:	46.52	\$1,182.60
TO: Balance due to DLA PIPER (CANADA) LLP "IN TRUST" SANOVEST HOLDINGS LTD	\$463,295.27	
	<u>\$469,000.00</u>	<u>\$469,000.00</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 24th day of February, 2021.

ECOASIS DEVELOPMENTS LLP by its
Managing Partner ECOASIS BEAR MOUNTAIN
DEVELOPMENTS LTD.
Per: 

Dan Matthews, Authorized Signatory

File No.: 20-0992 PCT

E. & O. E.



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

392

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

Our File: 20-0992 PCT

March 2, 2021

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

Originals to follow by mail

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

Attention: Mark Schmidt

Dear Sir:

Re: Sale of 2018 Pinchurst Terrace, Victoria, BC
Lot 4, Plan EPP101118
BM 83 LANDS LTD. & BM 84 LANDS LTD. Trustees on behalf of
ECOASIS DEVELOPMENTS LLP to SCANSA CONSTRUCTION LTD.
Sanovest Holdings Ltd.

We confirm that the above-noted sale transaction has completed. Accordingly, we enclose a copy of the RBC wire transfer confirming that the amount of \$463,295.27, representing the net balance of sale proceeds received under the transaction, has been paid to Sanovest Holdings Ltd. together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you in trust subject to your obligation to deliver to our office a registerable discharge of Mortgage CA3393759 (modified by CA5448659 and extended by CA7502164) and Assignment of Rents CA3393760 (extended by CA7502165) together with all the Priority Agreements relating to this Lot and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. Copies are attached.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:

PATRICK C. TRELAWNY

/jd
encls.

cc. Ecoasis Developments LLP

{01015095}



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

FILE NO.: 20-0992 PCT

March 2, 2021

'Delivered by Hand'

ROYAL BANK OF CANADA

Victoria Main Branch
1079 Douglas Street
Victoria, British Columbia

Attention: Current Accounts Dept.

Dear Sir/Madam:

Re WIRE TRANSFER of NET SALE PROCEEDS to SANOVEST HOLDINGS LTD.
Lot 4 Section 84 Highland District Plan EPP101118
2018 Pinehurst Terrace, Victoria, BC
Ecoasis Developments LLP
Sale to SCANSA CONSTRUCTION LTD.

Enclosed please find our trust cheque payable to **Sanovest Holdings Ltd.** in the amount of **\$463,295.27 CAD**. Please wire the enclosed funds to the TD/Canada Trust account as shown on the attached Royal Bank of Canada – Instructions for Wire Transfer and Sanovest Holdings Ltd. – Wire Instructions.

Yours very truly,
Per:


PATRICK C. TRELAWNY

/jd
encls.

cc. Mark Schmidt of DLA Piper (Canada) LLP
Dan Matthews of Ecoasis Developments LLP

ROYAL BANK OF CANADA
VICTORIA BC-MAIN-VICTORIA

ROYAL FUNDS TRANSFER ³⁹⁴
2021 MAR 02

Branch Ref No... 08000-21061-199992 Value Date..... 2021 MAR 03
ICN..... From Send Ref....
Payment Amount.....\$ 463,295.27 CAD Charges For... Sender
Client Rate..... 1.00000000 Serial No.....
Conversion Amount.....\$
Wire Payment Fee.....\$ Billed monthly
Total Fees.....\$ Billed monthly
Client Pays (Princ).....\$ 463,295.27 CAD SRF Client No. 868853946
Sender Pays (Fees).....\$ Billed monthly
Client billed monthly as per negotiated fee.

Ordering Customer:
JONES EMERY HARGREAVES SWAN LLP
11/5 DOUGLAS ST SUITE 1212
VICTORIA BC V8W 2E1

Remittance Information:

Debit Branch Name (Princ)...

Cheque

Debit Branch Name (Fees).... VICTORIA BC-MAIN-VICTORIA
08000 126-648-5

Intermediary Institution:

Account With Institution:

(00004 12532)
THE TORONTO-DOMINION BANK
GREEN LINE INVESTOR SERVICES
77 BLOOR ST W 7TH FLOOR
TORONTO ON CA

Beneficiary Account: 1253317600

Beneficiary Customer:
SANOVEST HOLDINGS LTD
228 WEST 5TH AVENUE
VANCOUVER
V5Y1J4

Sender To Receiver Information:
/ACC/3J5063E
/INS/FURTHER CREDIT NAME
/INT/SANOVEST HOLDINGS LTD

Instruction Code:

Additional charges may be deducted from the payment amount by the receiving bank and/or its intermediaries ("Receiving Bank"). If this payment cannot be completed for any reasons beyond the control of Royal Bank of Canada ("RBC") you may ask RBC for a refund and RBC shall make best efforts to secure a refund from Receiving Bank and return those amounts to you. If conversion of funds is requested, the rate of exchange will be RBC's rate established at the time the refund is converted. If you need to make an inquiry regarding this payment or if you ask that RBC attempt to amend or cancel this payment, additional charges will apply (except in cases where an error has been established on the part of RBC or the Receiving Bank). RBC may, in its discretion and without notice to you, delay in making the payment or decide not proceed with the payment, in which case RBC shall refund of the payment amount and any applicable fees.

RBC will not be responsible for any loss or damage suffered by you except where there has been negligence on the part of RBC, and in any such case RBC will not be liable for any indirect, consequential or exemplary damages (including but not limited to loss of profits), regardless of the cause of action. In making the payment, your personal or business information and information on the recipient, may be revealed to third parties. Since the payment will travel, the information related to it will be subject to the laws of the jurisdiction in which the information is located or processed at that time.

SIGNATURE(S): _____



IF THIS CHEQUE CONTAINS SECURITY FEATURES, SEE REVERSE • CE CHEQUE COMPORTE DES CARACTÉRISTIQUES DE SÉCURITÉ VOTR À L'ENDOS.

JONES EMERY HARGREAVES SWAN LLP
BARRISTERS & SOLICITORS
 STE. 1212 - 1175 DOUGLAS STREET
 VICTORIA, B.C. V8W 2E1
 TELEPHONE: (250) 382-7222



ROYAL BANK OF CANADA
 1079 Douglas Street
 Victoria, B.C. V8W 2C5

60622 RBC 60622

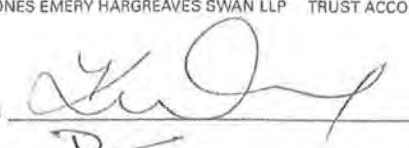
DATE 0 3 0 2 2 0 2 1
 M M D D Y Y Y Y

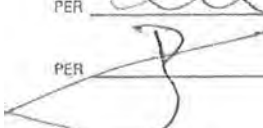
PAY *****Four Hundred Sixty Three Thousand Two Hundred Ninety Five & 27/100 dollars \$ *****463,295.27

TO THE
 ORDER
 OF

SANOVEST HOLDINGS LTD.

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

PER 

PER 

200992

⑈060622⑈ ⑆08000⑈003⑆ 126⑈649⑈3⑈

VENDOR'S STATEMENT OF ADJUSTMENTS

VENDOR: ECOASIS DEVELOPMENTS LLP
 PURCHASER: SCANSA CONSTRUCTION LTD.
 PROPERTY: Lot 4, Section 84, Highland District, Plan EPP101118 (the "Property")

COMPLETION DATE: February 26, 2021

ADJUSTMENT DATE: February 26, 2021

POSSESSION DATE: February 26, 2021

BY: Sale Price \$ 469,000.00

BY: GST payable by Purchaser (if applicable)

(GST No. 104738166)

\$ 00.00

BY: 2021 Property Tax Adjustment

2021 BC Assessment amount \$428,000 x 2020 City of \$ 336.30

Langford Mil Rates 4.87768/1,000 + 5% increase = \$2,192.02

2021 Property Taxes \$2,192.02 x 56/365 = \$336.30

TO: Deposit paid by Purchaser \$ 46,900.00

TO: Balance due on closing payable to

Jones Emery in Trust

\$ 421,763.70

TOTALS: \$ 469,000.00 \$ 469,000.00

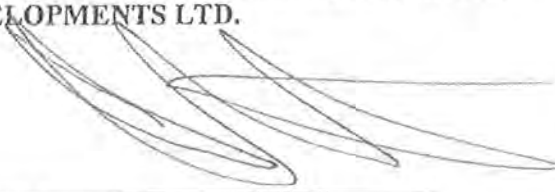
NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but it subject to correction in the event of error.
3. Vendor warrants Canadian residency for income tax purposes.

APPROVED this 24. day of FEBRUARY, 2021.

ECOASIS DEVELOPMENTS LLP by its
 Managing Partner ECOASIS BEAR MOUNTAIN
 DEVELOPMENTS LTD.

Per:


 Dan Matthews, Authorized Signatory

Form 221(2)(B/C)
(Paragraphs 221(2)(b) and (c))

CERTIFICATE AS TO GST REGISTERED STATUS OF PURCHASER

FROM: SCANSA CONSTRUCTION LTD.
(the "Purchaser")

TO: ECOASIS DEVELOPMENTS LLP (the "Vendor")

RE: Lot 4, Section 84, Highland District, EPP101118 (the "Property")

THE PURCHASER HEREBY CERTIFIES TO THE VENDOR PURSUANT TO PARAGRAPHS 221(2)(b) and (c) OF THE EXCISE TAX ACT (the "Act") THAT THE PURCHASER:

(1) is registered for GST purposes, the Purchaser's registration number is 104738166, and the Purchaser will account for the GST payable in respect of the purchaser of the Property.

The Purchaser acknowledges that the Vendor is relying on this Certificate in connection with the sale of the Property.

Each term that is used in this Certificate and that is defined in, and for the purposes of, Part IX of the Act has the meaning assigned to it in Part IX of the Act.

Dated: Feb 25, 2021.


Signature of Purchaser

FILE NAME: ECOASIS DEVELOPMENTS LLP

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3



IN ACCOUNT WITH:
JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com

Your GST No.

Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: February 26, 2021

Re: Sale of 2018 Pinehurst Terrace, Victoria, BC
(Lot 4, Plan EPP101118)

File No.: 20-0992 PCT

Invoice No.: 46054

To receipt of instructions; attending upon Land Title Office search; review Contract of Purchase and Sale and adjustments; receipt of transfer documents from solicitors for Purchaser; review Vendor's Statement of Adjustments, Transfer and certificates; attending on execution of transfer documents and advising thereon; confirm undertakings and attend on closing; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; payment of charge holders (2) and obtaining and registering Discharges of Mortgage and Assignment of Rents AND TO all other necessary attendances and services related thereto:

OUR FEE:

\$800.00

(5% GST \$40.00)

(7% PST \$56.00)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00
Land Title Office search charges	14.83
Courier charges	40.00
Office photocopies	15.00
Office Fax charges	15.00
Office postage	15.00
Trust Administration Fee	15.00
Law Society digital certification charges	5.50
(5% GST \$6.52)	
	\$130.33

DISBURSEMENTS & OTHER CHARGES (Non-Taxable):

Registration of Form C - Discharges	\$149.75
	\$149.75

TOTAL DISBURSEMENTS	\$280.08
TOTAL FEES AND DISBURSEMENTS:	\$1,080.08
PLUS: 5% GST on \$930.33	46.52
PLUS 7% PST on \$800.00	56.00

THIS IS OUR ACCOUNT:

\$1,182.60

LESS: Transferred from trust

\$1,182.60

\$0.00

Per:


PATRICK C. TRELAUNY
/jd

E. & O.E.

{01015095}



Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
 T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
 ptrelawny@jonesemery.com | jdemers@jonesemery.com

File No.: 21-0142 PCT

March 2, 2021

Via Email: mhodson@ecoasis.com

Original to follow by courier

ECOASIS DEVELOPMENTS LLP

2050 Country Club Way

Victoria, BC V9B 6R3

Attention: Dan Matthews

Dear Sir:

Re: Sale of 2050 Pinchurst Terrace, Victoria, BC
Lot 12, Plan EPP101118
BM 83 LANDS LTD. & BM 84 LANDS LTD. Trustees on behalf of
ECOASIS DEVELOPMENTS LLP to SHEPHEARD, James Royce & Alice Denise

We are writing to confirm that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We enclose our trust account cheque to your order in the amount of **\$24,950.00**, representing the GST payable on this transaction. We confirm that the balance of funds in the amount of **\$492,982.72** has been paid to Sanovest Holdings Ltd. A copy of our letter to DLA Piper (Canada) LLP is attached for your reference.

We also enclose copies of the following:

1. Seller's Statement of Adjustments;
2. Our Statement of Account - *which has been paid in full.*

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,

Per:


PATRICK C. TRELAWNY
 /jd
 encls.

RECONCILIATION OF FUNDS & DIRECTION TO PAY**TO: JONES EMERY HARGREAVES SWAN**

Re: Sale of 2050 Pinehurst Terrace, Victoria, BC (Lot 12, Plan EPP101118)
to SHEPHEARD, James Royce & Alice Denise
Completion Date: February 26, 2021

You are hereby authorized to disburse the full amount of funds herein as follows:

	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price		\$499,000.00
BY: GST Payable by Purchaser		\$24,950.00
TO: Seller's portion of estimated 2021 City of Langford property taxes to be paid in full by Buyer 2021 Assessed value: \$485,000.00 x 2020 City of Langford Mil Rate 4.87768/1,000 + 5% increase \$2,365.67 + 5% (\$118.28) = \$2,483.95 \$2,483.95 x 56 / 365 days	\$381.10	
TO: Ecoasis Developments LLP – GST Payable	\$24,950.00	
TO: Listing Commission plus GST payable to Real Estate Company: Ecoasis Developments Ltd.	\$4,453.58	
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$800.00	
Disbursements:	280.08	
PST:	56.00	
GST:	46.52	\$1,182.60
TO: Balance due to DIA PIPER (CANADA) LLP IN TRUST :	\$492,982.72	
SANDOVEST HOUSINGS LTD.	\$523,950.00	\$523,950.00

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 24 day of February, 2021.

ECOASIS DEVELOPMENTS LLP by its
Managing Partner ECOASIS BEAR MOUNTAIN
DEVELOPMENTS LTD.

Per:


 Dan Matthews, Authorized Signatory

File No.: 21-0142 PCT

E. & O. E.

THIS CHECK CONTAINS SECURITY FEATURES. SEE REVERSE - CE CHÈQUE COMPORTE DES CARACTÉRISTIQUES DE SÉCURITÉ. VOIR À L'ENVERS.

JONES EMERY HARGREAVES SWAN LLP
 BARRISTERS & SOLICITORS
 STE. 1212 - 1175 DOUGLAS STREET
 VICTORIA, B.C. V8W 2E1
 TELEPHONE: (250) 382-7222



ROYAL BANK OF CANADA
 1079 Douglas Street
 Victoria, B.C. V8W 2C5

6059 RBC 60591

DATE 0 2 2 6 2 0 2 1
 M M D D Y Y Y Y

PAY ****Twenty Four Thousand Nine Hundred Fifty & 00/100 dollars

\$ *****24,950.00

TO THE
 ORDER
 OF

ECOASIS DEVELOPMENTS LLP

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

PER

PER

210142

⑈060591⑈ ⑈08000⑈003⑈

126⑈649⑈3⑈



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

402

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

Our File: 21-0142 PCT

March 2, 2021

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

Originals to follow by mail

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

Attention: Mark Schmidt

Dear Sir:

Re: Sale of 2050 Pinchurst Terrace, Victoria, BC
Lot 12, Plan EPP101118
BM 83 LANDS LTD. & BM 84 LANDS LTD. Trustees on behalf of
ECOASIS DEVELOPMENTS LLP to SHEPHEARD, James Royce & Alice Denise
Sanovest Holdings Ltd.

We confirm that the above-noted sale transaction has completed. Accordingly, we enclose a copy of our RBC wire transfer confirming that the amount of \$492,982.72, representing the net balance of sale proceeds received under the transaction, has been paid to Sanovest Holdings Ltd. together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you in trust subject to your obligation to deliver to our office a registerable discharge of Mortgage CA3393759 (modified by CA5448659 and extended by CA7502164) and Assignment of Rents CA3393760 (extended by CA7502165) together with all the Priority Agreements relating to this Lot and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. Copies are attached.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:



PATRICK C. TRELAUNY

/jd
encls.

cc. Ecoasis Developments LLP



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

FILE NO.: 21-0142 PCT

March 2, 2021

'Delivered by Hand'

ROYAL BANK OF CANADA

Victoria Main Branch
1079 Douglas Street
Victoria, British Columbia

Attention: Current Accounts Dept.

Dear Sir/Madam:

Re WIRE TRANSFER OF NET SALE PROCEEDS to SANOVEST HOLDINGS LTD.
Lot 12 Section 84 Highland District Plan EPP101118
2050 Pinehurst Terrace, Victoria, BC
Ecoasis Developments LLP
Sale to Shephard, James Royce & Alice Denise

Enclosed please find our trust cheque payable to **Sanovest Holdings Ltd.** in the amount of **\$492,982.72 CAD**. Please wire the enclosed funds to the TD/Canada Trust account as shown on the attached Royal Bank of Canada – Instructions for Wire Transfer and Sanovest Holdings Ltd. – Wire Instructions.

Yours very truly,
Per:


PATRICK C. TRELAWNY

/jd
encls.

cc. Mark Schmidt of DLA Piper (Canada) LLP
Dan Matthews of Ecoasis Developments LLP

ROYAL BANK OF CANADA
VICTORIA BC-MAIN-VICTORIA

ROYAL FUNDS TRANSFER
2021 MAR 02

Branch Ref No... 08000-21061-199991 Value Date.... 2021 MAR 03
ICN..... From Send Ref....
Payment Amount.....\$ 492,982.72 CAD Charges For... Sender
Client Rate..... 1.00000000 Serial No....
Conversion Amount.....\$
Wire Payment Fee.....\$ Billed monthly
Total Fees.....\$ Billed monthly
Client Pays (Princ).....\$ 492,982.72 CAD SRF Client No. 868853946
Sender Pays (Fees).....\$ Billed monthly
Client billed monthly as per negotiated fee.

Ordering Customer:
JONES EMERY HARGREAVES SWAN LLP
1175 DOUGLAS ST SUITE 1212
VICTORIA BC V8W 2E1

Remittance Information:

Debit Branch Name (Princ)..
Debit Branch Name (Fees)... VICTORIA BC-MAIN-VICTORIA
08000 126-648-5

Cheque

Intermediary Institution:

Account With Institution:

(00004 12532)
THE TORONTO-DOMINION BANK
GREEN LINE INVESTOR SERVICES
77 BLOOR ST W 7TH FLOOR
TORONTO ON CA

Beneficiary Account: 1253317600

Beneficiary Customer:
SANOVEST HOLDINGS LTD
228 WEST 5TH AVENUE
VANCOUVER
V5Y1J4

Sender To Receiver Information:
/ACC/5J5063E
/INS/FURTHER CREDIT NAME
/INT/SANOVEST HOLDINGS LTD

Instruction Code:

Additional charges may be deducted from the payment amount by the receiving bank and/or its intermediaries ("Receiving Bank"). If this payment cannot be completed for any reasons beyond the control of Royal Bank of Canada ("RBC") you may ask RBC for a refund and RBC shall make best efforts to secure a refund from Receiving Bank and return those amounts to you. If conversion of funds is requested, the rate of exchange will be RBC's rate established at the time the refund is converted. If you need to make an inquiry regarding this payment or if you ask that RBC attempt to amend or cancel this payment, additional charges will apply (except in cases where an error has been established on the part of RBC or the Receiving Bank). RBC may, in its discretion and without notice to you, delay in making the payment or decide not proceed with the payment, in which case RBC shall refund of the payment amount and any applicable fees.

RBC will not be responsible for any loss or damage suffered by you except where there has been negligence on the part of RBC, and in any such case RBC will not be liable for any indirect, consequential or exemplary damages (including but not limited to loss of profits), regardless of the cause of action. In making the payment, your personal or business information and information on the recipient, may be revealed to third parties. Since the payment will travel, the information related to it will be subject to the laws of the jurisdiction in which the information is located or processed at that time.

SIGNATURE(S): _____

08000-003
ROYAL BANK OF CANADA
MAIN BRANCH
MAR 02 2021
VICTORIA, BC

1 THIS CHEQUE CONTAINS SECURITY FEATURES. SEE REVERSE. • CE CHEQUE COMPREND DES CARACTÉRISTIQUES DE SÉCURITÉ. VOIR À L'ENVERS 0

JONES EMERY HARGREAVES SWAN LLP
BARRISTERS & SOLICITORS
 STE. 1212 - 1175 DOUGLAS STREET
 VICTORIA, B.C. V8W 2E1
 TELEPHONE: (250) 382-7222



ROYAL BANK OF CANADA
 1079 Douglas Street
 Victoria, B.C. V8W 2C5

60623 RBC 60623

DATE 03022021
 M M D D Y Y Y Y

PAY ****Four Hundred Ninety Two Thousand Nine Hundred Eighty Two & 72/100 dollars \$ *****492,982.72

TO THE
 ORDER
 OF

SANOVEST HOLDINGS LTD.

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

PER

PER

210142

⑈060623⑈ ⑆08000⑈003⑈

126⑈649⑈3⑈

VENDOR'S STATEMENT OF ADJUSTMENTS

VENDOR: Ecoasis Developments LLP.
 PURCHASER: James Royce Shephard and Alice Denise Shephard
 PROPERTY: 2050 Pinehurst Terrace, Victoria, BC, V9B 3S3
 Completion Date: February 26, 2021
 Adjustment Date: February 26, 2021
 Possession Date: February 27, 2021

	DEBIT	CREDIT
Sale Price		\$499,000.00
5% GST Payable on Property		\$24,950.00
Deposit paid to Vendor's Notary/Lawyer	\$49,900.00	
Vendor's portion of estimated 2021 Property Taxes (2021 Assessed Value \$485,000.00/1,000 x 2020 mill rate 4.87768 = \$2,365.67 plus increase of 5.00%) = \$2,483.95 x 56/365 days	\$381.10	
Sub Totals	\$50,281.10	\$523,950.00
Payable to Jones Emery Hargreaves Swan in Trust	\$473,668.90	
TOTALS	\$523,950.00	\$523,950.00

ALL OTHER ADJUSTMENTS, IF ANY, TO BE MADE DIRECTLY BETWEEN THE PARTIES.

NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but it subject to correction in the event of error.
3. Vendor warrants Canadian residency for income tax purposes.

APPROVED this 24th day of FEBRUARY, 2020.

ECOASIS DEVELOPMENTS LLP by its
 Managing Partner ECOASIS BEAR MOUNTAIN
 DEVELOPMENTS LTD.

Per:


 Dan Matthews, Authorized Signatory

FILE NAME: ECOASIS DEVELOPMENTS LLP

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3



IN ACCOUNT WITH:

JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com

Your GST No.

Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: February 26, 2021

Re: Sale of 2050 Pinehurst Terrace, Victoria, BC
(Lot 12, Plan EPP101118)

File No.: 21-0142 PCT

Invoice No.: 46058

To receipt of instructions; attending upon Land Title Office search; review Contract of Purchase and Sale and adjustments; receipt of transfer documents from solicitors for Purchaser; review Vendor's Statement of Adjustments, Transfer and certificates; attending on execution of transfer documents and advising thereon; confirm undertakings and attend on closing; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; payment of charge holders (2) and obtaining and registering Discharge of Mortgage and Assignment of Rents AND TO all other necessary attendances and services related thereto;

OUR FEE:**\$800.00**

(5% GST \$40.00)

(7% PST \$56.00)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search charges	14.83	
Courier charges	40.00	
Office photocopies	15.00	
Office Fax charges	15.00	
Office postage	15.00	
Trust Administration Fee	15.00	
Law Society digital certification charges	5.50	
(5% GST \$6.52)		\$130.33

DISBURSEMENTS & OTHER CHARGES (Non-Taxable):

Registration of Form C - Discharges	\$149.75	
		\$149.75

TOTAL DISBURSEMENTS		\$280.08
TOTAL FEES AND DISBURSEMENTS:		\$1,080.08
PLUS: 5% GST on \$930.33		46.52
PLUS 7% PST on \$800.00		56.00

THIS IS OUR ACCOUNT:		\$1,182.60
LESS: Transferred from trust		\$1,182.60

\$0.00

Per:

PATRICK C. TRELAUNY

/jd

E. & O.E.

{01015737}



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

408

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

File No.: 21-0096 PCT

March 2, 2021

Via Email: mhodson@ecoasis.com

Original to follow by courier

ECOASIS DEVELOPMENTS LLP

2050 Country Club Way
Victoria, BC V9B 6R3

Attention: Dan Matthews

Dear Sir:

**Re: Sale of 1416 Pinehurst Place, Victoria, BC
Lot 32, Plan EPP101118
BM 83 LANDS LTD. & BM 84 LANDS LTD. Trustees on behalf of
ECOASIS DEVELOPMENTS LLP to RATCLIFF, Lewis Neil**

We are writing to confirm that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Amended Reconciliation of Funds & Direction to Pay. We enclose our trust account cheque to your order in the amount of **\$28,950.00**, representing the GST payable on this transaction. We confirm that the remaining balance owing on Mortgage **CA7921534** and Assignment of Rents **CA7921535** in the amount of **\$303,225.53** has been paid to Coast Capital Savings Federal Credit Union and separate trust cheques in the amounts of **\$44,350.00** and **\$197,000.00** have been delivered to Coast Capital Savings Federal Credit Union as security for the Letters of Credit. The net sale proceeds in the amount of **\$17,020.16** have been paid to Sanovest Holdings Ltd. Copies of our letters to Coast Capital Savings Federal Credit Union and DLA Piper (Canada) LLP are attached for your reference.

We also enclose copies of the following:

1. Seller's Statement of Adjustments;
2. Our Statement of Account - *which has been paid in full.*

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,

Per:


PATRICK C. TRELAUNY

/jd
encls.

A M E N D E D R E C O N C I L I A T I O N O F F U N D S & D I R E C T I O N T O P A Y

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of 1416 Pinehurst Place, Victoria, BC (Lot 32, Plan EPP101118)
to RATCLIFF, Lewis Neil

Completion Date: February 26, 2021

You are hereby authorized to disburse the full amount of funds herein as follows:

	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price		\$579,000.00
BY: GST Payable by Purchaser		\$28,950.00
TO: Seller's portion of estimated 2021 City of Langford property taxes to be paid in full by Buyer 2021 Assessed value: \$458,000.00 x 2020 City of Langford Mil Rate 4.87768/1,000 + 5% increase \$2,233.98 + 5% (\$111.70) = \$2,345.68 \$2,345.68 x 56 / 365 days	\$359.88	
TO: Ecoasis Developments LLP – GST Payable	\$28,950.00	
TO: Listing Commission plus GST payable to Real Estate Company: Ecoasis Developments Ltd.	\$5,167.58	
TO: Selling Commission plus GST payable to Real Estate Company: Engel & Volkers Vancouver Island	\$10,694.25	
TO: Balance owing to COAST CAPITAL SAVINGS FEDERAL CREDIT UNION on Inter Alia Commercial Mortgage (Loan no.: 10110017813975 / Member no.: 40110657) as at February 24, 2021: <u>\$972,230.27</u> PLUS per diem paid to Tuesday, March 2, 2021: <u>\$471.00</u> LESS net sale proceeds from Pinehurst Lot 3: <u>\$423,659.81</u> as at March 2, 2021: <u>\$544,575.53</u> Total balance owing: <u>\$544,575.53</u> (see attached updated mortgage payout statement from lender)		\$549,041.46 \$544,575.53
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$800.00	
Disbursements:	280.08	
PST:	56.00	
GST:	<u>46.52</u>	\$1,182.60
TO: Balance due to DLA PIPER (CANADA) LLP 'IN TRUST':	\$12,554.23	
Balance due to SANOVEST HOLDINGS LTD.:		<u>\$17,020.16</u>
	\$607,950.00	\$607,950.00

RECONCILIATION OF FUNDS & DIRECTION TO PAY

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of 1416 Pinehurst Place, Victoria, BC (Lot 32, Plan EPP101118)
to RATCLIFF, Lewis Neil
Completion Date: February 26, 2021

You are hereby authorized to disburse the full amount of funds herein as follows:

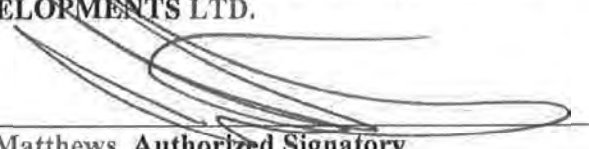
	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price		\$579,000.00
BY: GST Payable by Purchaser		\$28,950.00
TO: Seller's portion of estimated 2021 City of Langford property taxes to be paid in full by Buyer 2021 Assessed value: \$458,000.00 x 2020 City of Langford Mil Rate 4.87768/1,000 + 5% increase \$2,233.98 + 5% (\$111.70) = \$2,345.68 \$2,345.68 x 56 / 365 days	\$359.88	
TO: Ecoasis Developments LLP – GST Payable	\$28,950.00	
TO: Listing Commission plus GST payable to Real Estate Company: Ecoasis Developments Ltd.	\$5,167.58	
TO: Selling Commission plus GST payable to Real Estate Company: Engel & Volkers Vancouver Island	\$10,694.25	
TO: Balance owing to COAST CAPITAL SAVINGS FEDERAL CREDIT UNION on Inter Alia Commercial Mortgage (Loan no.: 10110017813975 / Member no.: 40110657) as at February 24, 2021: \$972,230.27 PLUS per diem paid to Tuesday, March 2, 2021: \$471.00 LESS net sale proceeds from Pinehurst Lot 3: - \$423,659.81 Remaining balance owing: *\$549,041.46 <i>(see attached mortgage payout statement from lender – payout amount to be confirmed with lender on payout date)</i>		
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$800.00	
Disbursements:	280.08	
PST:	56.00	
GST:	46.52	\$1,182.60
TO: Balance due to DLA PIPER (CANADA) LLP 'IN TRUST' : <i>(**amount subject to change)</i>	**\$12,554.23	
	<u>\$607,950.00</u>	<u>\$607,950.00</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 24 day of February, 2021.

ECOASIS DEVELOPMENTS LLP by its
Managing Partner ECOASIS BEAR MOUNTAIN
DEVELOPMENTS LTD.

Per:



Dan Matthews, Authorized Signatory

File No.: 21-0096 PCT

E. & O. E.



Coast Capital Savings Federal Credit Union
Commercial Lending Operations
800 - 9900 King George Blvd
Surrey, BC V3T 0K7
CommercialLendingOperations@coastcapitalsavings.com

February 23, 2021

PAYOUT STATEMENT For INTER ALIA COMMERCIAL MORTGAGE: FULL DISCHARGE

To: Jones, Emery, Hargreaves, Swen
Attention:
Phone: 1 (250) 382-7222
Fax: 1 (250) 382-5436
Email: pvaartnou@onesemery.com

Customer Name(s):	Member	Loan
Ecoasis Development LLC	40110557	10110017813975
Property Address	Mtg Reg	A/R Reg
Multiple Lots	CA7921534	CA7921535
Legal Description	P.I.D.	
Lots 1-40 Plan EPP101118	multiple PID's	
PPSA Secured	PPSA Reg	
PPSA	946046L	

PRINCIPAL BALANCE	\$ 726,552.60
Accrued Interest:	\$ 4,177.67
Discharge Fee:	\$ 150.00
Open:	
Cash Setoff For Letter Of Credit	\$ 44,350.00
Cash Setoff For Letter Of Credit	\$ 197,000.00

Total Payout Amount as at Feb. 24, 2021	\$ 972,230.27
	E. and O.E.
PER DIEM	\$ 78.50

NOTE: THIS QUOTE IS FOR REFERENCE PURPOSES, subject to subsequent transactions on this account.

We advise that you email CommercialLendingOperations@coastcapitalsavings.com on the day of remittance to confirm the exact amount to payout. Penalties quoted are subject to change.

PLEASE PROVIDE A DISCHARGE OF MORTGAGE FOR OUR EXECUTION AND A VENDOR'S STATEMENT OF ADJUSTMENTS AND AUTHORITY TO PAY IN SOFT COPY TO THE AFOREMENTIONED EMAIL ADDRESS.

We agree to execute a Discharge of Mortgage upon receipt of the above Payout Amount together with any Per Diem amount to the date of payment, provided that no additional charges and/or advances are made against the Loan, in particular, any payments which have been processed against the Loan and are subsequently charged back for any reason whatsoever.

UNTIL FURTHER NOTICE, PLEASE REMIT PAYMENT TO THE ATTENTION OF THE WRITER VIA WIRE TRANSFER.

If you need to issue paper cheques, please attach the enclosed branch processing instructions and direct proceeds to your nearest Coast Capital Savings branch for deposit by no later than 2:00pm PST. DUE TO COVID-19 MEASURES IN PLACE, PLEASE CONTACT THE BRANCH PRIOR TO SENDING TO ENSURE THAT THEY ARE OPEN.

Please ensure you are updating the Form C to:
COAST CAPITAL SAVINGS FEDERAL CREDIT UNION formerly COAST CAPITAL SAVINGS CREDIT UNION (F1 146)

The signature lines on the Form C document is:
COAST CAPITAL SAVINGS FEDERAL CREDIT UNION
(formerly Coast Capital Savings Credit Union)
by its authorized signatory(ies):

If you need to issue paper cheques, please attach the enclosed payout instructions and direct proceeds to your nearest Coast Capital Savings branch for deposit. DUE TO THE COVID-19 MEASURES IN PLACE, PLEASE CONTACT THE BRANCH PRIOR TO SENDING TO ENSURE THAT THEY ARE OPEN.

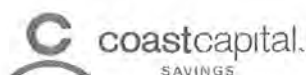
FOR THE MOST RECENT BRANCH CLOSURES AND UP-TO-DATE HOURS, PLEASE VISIT OUR WEBSITE AT
www.coastcapitalsavings.com

If you plan on sending cheques to our head office, please see the Payout Instructions document for further details.

Prepared by Chaisea Holaday	Department Commercial Lending Operations	Phone (604) 517-7385	For Internal Use Only Information Statement
--------------------------------	---	-------------------------	--

This document is intended solely for the use of the person to whom it is addressed. It may contain material that is privileged, confidential, or exempt from disclosure under applicable law. If you receive this transmission in error, please notify the sender and return it to the sender's fax number. Thank you for your co-operation.

REV: Jan 2019 OWNER: CL USER: CL



Coast Capital Savings Federal Credit Union
Commercial Lending Operations
800 - 9900 King George Blvd
Surrey, BC V3T 0K7
CommercialLendingOperations@coastcapitalsavings.com

March 1, 2021

PAYOUT STATEMENT For INTER ALIA COMMERCIAL MORTGAGE: FULL DISCHARGE

To:	Jones, Emery, Hargreaves, Swan
Attention:	
Phone:	1 (250) 382-7222
Fax:	1 (250) 382-5436
Email:	pvaarlnou@jonesemery.com

Customer Name(s):	Member	Loan
Ecoasis Developments LLP	40110857	10110017813976
Property Address	Mtg Reg	A/R Reg
Multiple Lots	CA7921534	CA7921535
Legal Description	P.I.D.	
Lots 1-40 Plan EPP101119	multiple P.I.D.'s	
PPSA Secured	PPSA Reg	
PPSA	946046L	

PRINCIPAL BALANCE	\$ 303,042.79
Accrued Interest:	\$ 32.74
Discharge Fee:	\$ 150.00
Open:	
Cash Security For Letter Of Credit	\$ 44,350.00
Cash Security For Letter Of Credit	\$ 197,000.00

Total Payout Amount as at March 2, 2021	\$ 544,575.53
--	----------------------

E. and O.E.	
PER DIEM	\$ 32.74

Additional Information

Quote based on March 1st payment being satisfied.

NOTE: THIS QUOTE IS FOR REFERENCE PURPOSES, subject to subsequent transactions on this account.

We advise that you email CommercialLendingOperations@coastcapitalsavings.com on the day of remittance to confirm the exact amount to payout. Penalties quoted are subject to change.

PLEASE PROVIDE A DISCHARGE OF MORTGAGE FOR OUR EXECUTION AND A VENDOR'S STATEMENT OF ADJUSTMENTS AND AUTHORITY TO PAY IN SOFT COPY TO THE AFOREMENTIONED EMAIL ADDRESS.

We agree to execute a Discharge of Mortgage upon receipt of the above Payout Amount together with any Per Diem amount to the date of payment, provided that no additional charges and/or advances are made against the Loan, in particular, any payments which have been processed against the Loan and are subsequently charged back for any reason whatsoever.

UNTIL FURTHER NOTICE, PLEASE REMIT PAYMENT TO THE ATTENTION OF THE WRITER VIA WIRE TRANSFER.

If you need to issue paper cheques, please attach the enclosed branch processing instructions and direct proceeds to your nearest Coast Capital Savings branch for deposit by no later than 2:00pm PST. DUE TO COVID-19 MEASURES IN PLACE, PLEASE CONTACT THE BRANCH PRIOR TO SENDING TO ENSURE THAT THEY ARE OPEN.

Please ensure you are updating the Form C to:
COAST CAPITAL SAVINGS FEDERAL CREDIT UNION formerly COAST CAPITAL SAVINGS CREDIT UNION (F1 146)

The signature lines on the Form C document is:
COAST CAPITAL SAVINGS FEDERAL CREDIT UNION
(formerly Coast Capital Savings Credit Union)
by its authorized signatory(ies):

If you need to issue paper cheques, please attach the enclosed payout instructions and direct proceeds to your nearest Coast Capital Savings branch for deposit. DUE TO THE COVID-19 MEASURES IN PLACE, PLEASE CONTACT THE BRANCH PRIOR TO SENDING TO ENSURE THAT THEY ARE OPEN.

FOR THE MOST RECENT BRANCH CLOSURES AND UP-TO-DATE HOURS, PLEASE VISIT OUR WEBSITE AT
www.coastcapitalsavings.com

If you plan on sending cheques to our head office, please see the Payout Instructions document for further details.

Prepared by Chelsea Holodsky	Department Commercial Lending Operations	Phone (804) 517-7385	For Internal Use Only Information Statement
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This document is intended solely for the use of the person to whom it is addressed. It may contain material that is privileged, confidential, or exempt from disclosure under applicable law. If you receive this transmission in error, please notify the sender and return it to the sender's fax number. Thank you for your co-operation.

REV: Jan 2019 OWNER SL USER CL

ON THIS CHEQUE CONTAINS SECURITY FEATURES. SEE REVERSE. • CE CHEQUE COMPOSITE DES CARACTÉRISTIQUES DE SÉCURITÉ VONT À L'ENVERS. B

JONES EMERY HARGREAVES SWAN LLP
BARRISTERS & SOLICITORS
 STE. 1212 - 1175 DOUGLAS STREET
 VICTORIA, B.C. V8W 2E1
 TELEPHONE: (250) 382-7222



ROYAL BANK OF CANADA
 1079 Douglas Street
 Victoria, B.C. V8W 2C5

60598 RBC 60598

DATE 0 2 2 6 2 0 2 1
 M M D D Y Y Y Y

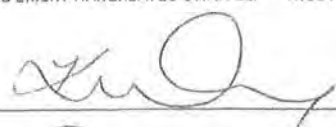
PAY *****Twenty Eight Thousand Nine Hundred Fifty & 00/100 dollars

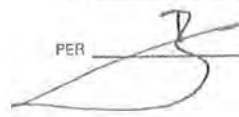
\$ *****28,950.00

TO THE
 ORDER
 OF

ECOASIS DEVELOPMENTS LLP

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

PER 

PER 

210096

⑈060598⑈ ⑆08000⑈003⑈

1 26 649 3 ⑈



Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
 T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

Our File: 21-0096 PCT

March 2, 2021

Via Email: CommercialLendingOperations@coastcapitalsavings.com

Originals to be delivered to Victoria Bay Centre Branch

**COAST CAPITAL SAVINGS
 FEDERAL CREDIT UNION**
 Commercial Lending Operations
 800 – 9900 King George Blvd.
 Surrey, BC V3T 0K7

Dear Sir/Madam:

**Re: Sale of 1416 Pinchurst Place, Victoria, BC
 Lot 32, Plan EPP101118
 BM 83 LANDS LTD. & BM 84 LANDS LTD. Trustees on behalf of
 ECOASIS DEVELOPMENTS LLP to RATCLIFF, Lewis Neil**

We confirm that the above-noted sale transaction has completed. Further to your recent payout statement dated March 2, 2021 (*see attached*), we enclose our trust cheque in the amount of **\$303,225.53**, representing the remaining amount required to pay out in full Mortgage **CA7921534** and Assignment of Rents **CA7921535**, together with our trust cheques in the amounts of **\$44,350.00** and **\$197,000.00** paid to you to be held on deposit for the benefit of our client as security for the two outstanding letters of credit issued by Coast Capital Savings Federal Credit Union.

The enclosed funds are forwarded to you in trust subject to your obligation to deliver to our office registerable discharges of Mortgage **CA7921534** and Assignment of Rents **CA7921535** together with all the Priority Agreements relating to Lots **1, 4, 12, 32** and **37**, and releases of all beneficial security registered in favour of Coast Capital Savings Federal Credit Union and all necessary Priority Agreements as they relate to these Lots. Copies are attached.

We confirm that we will forward to you for execution the Form C – Discharges of Mortgage **CA7921534** and Assignment of Rents **CA7921535** together with all the Priority Agreements relating to the remaining Pinchurst lots **7, 8, 15, 16, 17, 19, 24, 25, 26, 27** and **36**, and releases of all beneficial security registered against the aforementioned lots in favour of Coast Capital Savings Federal Credit Union

Also, please provide written confirmation that Personal Property Base Registration No.: **946046L** has been fully discharged from the Personal Property Registry or written authorization for our offices to complete the PPR discharge of this registration on behalf of Coast Capital Savings Federal Credit Union.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,

Per:



PATRICK C. TRELAWNY

/jd

encls.

cc. Ecoasis Developments LLP

JONES EMERY HARGREAVES SWAN LLP
BARRISTERS & SOLICITORS
STE. 1212 - 1175 DOUGLAS STREET
VICTORIA, B.C. V8W 2E1
TELEPHONE: (250) 382-7222



ROYAL BANK OF CANADA
1079 Douglas Street
Victoria, B.C. V8W 2C5

417
60624 RBC 60624

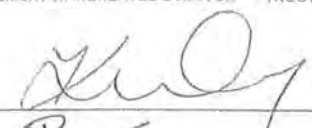
DATE 03022021
M M D D Y Y Y Y

PAY ****Three Hundred Three Thousand Two Hundred Twenty Five & 53/100 dollars \$ *****303,225.53

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

TO THE ORDER OF COAST CAPITAL SAVINGS CREDIT UNION

210096

PER 

PER 

⑈060624⑈ ⑆08000⑈003⑆ 126⑈649⑈3⑈

JONES EMERY HARGREAVES SWAN LLP
BARRISTERS & SOLICITORS
STE. 1212 - 1175 DOUGLAS STREET
VICTORIA, B.C. V8W 2E1
TELEPHONE: (250) 382-7222



ROYAL BANK OF CANADA
1079 Douglas Street
Victoria, B.C. V8W 2C5

60592 RBC 60592

DATE 02262021
M M D D Y Y Y Y

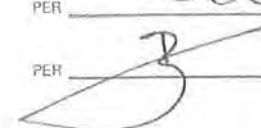
PAY ****Forty Four Thousand Three Hundred Fifty & 00/100 dollars \$ *****44,350.00

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

TO THE ORDER OF COAST CAPITAL SAVINGS FEDERAL CREDIT UNION

210096

PER 

PER 

⑈060592⑈ ⑆08000⑈003⑆ 126⑈649⑈3⑈

JONES EMERY HARGREAVES SWAN LLP
BARRISTERS & SOLICITORS
STE. 1212 - 1175 DOUGLAS STREET
VICTORIA, B.C. V8W 2E1
TELEPHONE: (250) 382-7222



ROYAL BANK OF CANADA
1079 Douglas Street
Victoria, B.C. V8W 2C5

60593 RBC 60593

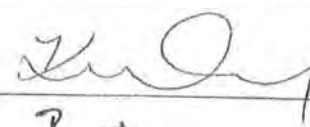
DATE 02262021
M M D D Y Y Y Y

PAY ****One Hundred Ninety Seven Thousand & 00/100 dollars \$ *****197,000.00

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

TO THE ORDER OF COAST CAPITAL SAVINGS FEDERAL CREDIT UNION

210096

PER 

PER 

⑈060593⑈ ⑆08000⑈003⑆ 126⑈649⑈3⑈



Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
 T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
 ptrelawny@jonesemery.com | jdemers@jonesemery.com

Our File: 21-0096 PCT

March 2, 2021

Via Email: CommercialLendingOperations@coastcapitalsavings.com

Originals to be delivered to Victoria Bay Centre Branch

**COAST CAPITAL SAVINGS
 FEDERAL CREDIT UNION**
 Commercial Lending Operations
 800 – 9900 King George Blvd.
 Surrey, BC V3T 0K7



Dear Sir/Madam:

**Re: Sale of 1416 Pinchurst Place, Victoria, BC
 Lot 32, Plan EPP101118
 BM 83 LANDS LTD. & BM 84 LANDS LTD. Trustees on behalf of
 ECOASIS DEVELOPMENTS LLP to RATCLIFF, Lewis Neil**

We confirm that the above-noted sale transaction has completed. Further to your recent payout statement dated March 2, 2021 (*see attached*), we enclose our trust cheque in the amount of \$303,225.53, representing the remaining amount required to pay out in full Mortgage CA7921534 and Assignment of Rents CA7921535, together with our trust cheques in the amounts of \$44,350.00 and \$197,000.00 paid to you to be held on deposit for the benefit of our client as security for the two outstanding letters of credit issued by Coast Capital Savings Federal Credit Union.

The enclosed funds are forwarded to you in trust subject to your obligation to deliver to our office registerable discharges of Mortgage CA7921534 and Assignment of Rents CA7921535 together with all the Priority Agreements relating to Lots 1, 4, 12, 32 and 37, and releases of all beneficial security registered in favour of Coast Capital Savings Federal Credit Union and all necessary Priority Agreements as they relate to these Lots. Copies are attached.

We confirm that we will forward to you for execution the Form C – Discharges of Mortgage CA7921534 and Assignment of Rents CA7921535 together with all the Priority Agreements relating to the remaining Pinchurst lots 7, 8, 15, 16, 17, 19, 24, 25, 26, 27 and 36, and releases of all beneficial security registered against the aforementioned lots in favour of Coast Capital Savings Federal Credit Union

Also, please provide written confirmation that Personal Property Base Registration No.: 946046L has been fully discharged from the Personal Property Registry or written authorization for our offices to complete the PPR discharge of this registration on behalf of Coast Capital Savings Federal Credit Union.



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

419

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

Our File: 21-0096 PCT

March 2, 2021

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

Originals to follow by mail

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

Attention: Mark Schmidt

Dear Sir:

Re: Sale of 1416 Pinehurst Place, Victoria, BC
Lot 32, Plan EPP101118
BM 83 LANDS LTD. & BM 84 LANDS LTD. Trustees on behalf of
ECOASIS DEVELOPMENTS LLP to RATCLIFF, Lewis Neil
Sanovest Holding Ltd.

We confirm that the above-noted sale transaction has completed. Accordingly, we enclose a copy of our RBC wire transfer confirming that the amount of \$17,020.16, representing the net balance of sale proceeds received under the transaction, has been paid to Sanovest Holdings Ltd. together with a copy of the Amended Reconciliation of Funds and Direction to Pay.

The enclosed funds have been forwarded to you in trust subject to your obligation to deliver to our office a registerable discharge of Mortgage CA3393759 (modified by CA5448659 and extended by CA7502164) and Assignment of Rents CA3393760 (extended by CA7502165) together with all the Priority Agreements relating to this Lot and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. Copies are attached.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:

PATRICK C. TRELAUNY

/jd
encls.

cc: Ecoasis Developments LLP
{01015565}



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

FILE NO.: 21-0096 PCT

March 2, 2021

'Delivered by Hand'

ROYAL BANK OF CANADA

Victoria Main Branch
1079 Douglas Street
Victoria, British Columbia

Attention: Current Accounts Dept.

Dear Sir/Madam:

Re **WIRE TRANSFER OF NET SALE PROCEEDS to SANOVEST HOLDINGS LTD.**
Lot 32 Section 84 Highland District Plan EPP101118
1416 Pinehurst Place, Victoria, BC
Ecoasis Developments LLP
Sale to RATCLIFF, Lewis Neil

Enclosed please find our trust cheque payable to **Sanovest Holdings Ltd.** in the amount of **\$17,020.16 CAD**. Please wire the enclosed funds to the TD/Canada Trust account as shown on the attached Royal Bank of Canada – Instructions for Wire Transfer and Sanovest Holdings Ltd. – Wire Instructions.

Yours very truly,

Per:



PATRICK C. TRELAWNY

/jd

encls.

cc. Mark Schmidt of DLA Piper (Canada) LLP
Dan Matthews of Ecoasis Developments LLP

ROYAL BANK OF CANADA
VICTORIA BC-MAIN-VICTORIA

ROYAL FUNDS TRANSFER
2021 MAR 02

Branch Ref No... 08000-21061-199993 Value Date.... 2021 MAR 03
ICN..... From Send Ref....
Payment Amount.....\$ 17,020.16 CAD Charges For... Sender
Client Rate..... 1.00000000 Serial No.....
Conversion Amount.....\$
Wire Payment Fee.....\$ Billed monthly
Total Fees.....\$ Billed monthly
Client Pays (Princ).....\$ 17,020.16 CAD SRF Client No. 868853946
Sender Pays (Fees).....\$ Billed monthly
Client billed monthly as per negotiated fee.

Ordering Customer:
JONES EMERY HARGREAVES SWAN LLP
1175 DOUGLAS ST SUITE 1212
VICTORIA BC V8W 2E1

Remittance Information:

Debit Branch Name (Princ)...

Cheque

Debit Branch Name (Fees)... VICTORIA BC-MAIN-VICTORIA
08000 126-648-5

Intermediary Institution:

Account With Institution:

{ 00004 12532 }
THE TORONTO-DOMINION BANK
GREEN LINE INVESTOR SERVICES
77 BLOOR ST W 7TH FLOOR
TORONTO ON CA

Beneficiary Account: 1253317600

Beneficiary Customer:
SANOVEST HOLDINGS LTD
228 WEST 5TH AVENUE
VANCOUVER
V5Y1J4

Sender To Receiver Information:
/ACC/5J5063E
/INS/FURTHER CREDIT NAME
/INT/SANOVEST HOLDINGS LTD

Instruction Code:

Additional charges may be deducted from the payment amount by the receiving bank and/or its intermediaries ("Receiving Bank"). If this payment cannot be completed for any reasons beyond the control of Royal Bank of Canada ("RBC") you may ask RBC for a refund and RBC shall make best efforts to secure a refund from Receiving Bank and return those amounts to you. If conversion of funds is requested, the rate of exchange will be RBC's rate established at the time the refund is converted. If you need to make an inquiry regarding this payment or if you ask that RBC attempt to amend or cancel this payment, additional charges will apply (except in cases where an error has been established on the part of RBC or the Receiving Bank). RBC may, in its discretion and without notice to you, delay in making the payment or decide not proceed with the payment, in which case RBC shall refund of the payment amount and any applicable fees.

RBC will not be responsible for any loss or damage suffered by you except where there has been negligence on the part of RBC, and in any such case RBC will not be liable for any indirect, consequential or exemplary damages (including but not limited to loss of profits), regardless of the cause of action. In making the payment, your personal or business information and information on the recipient, may be revealed to third parties. Since the payment will travel, the information related to it will be subject to the laws of the jurisdiction in which the information is located or processed at that time.

SIGNATURE(S): _____



THIS CHECK CONTAINS SECURITY FEATURES. SEE REVERSE. • CE CHÈQUE COMPORTE DES CARACTÉRISTIQUES DE SÉCURITÉ. VOIR A L'ENVERS. 11

JONES EMERY HARGREAVES SWAN LLP
BARRISTERS & SOLICITORS
 STE. 1212 - 1175 DOUGLAS STREET
 VICTORIA, B.C. V8W 2E1
 TELEPHONE: (250) 382-7222



ROYAL BANK OF CANADA
 1079 Douglas Street
 Victoria, B.C. V8W 2C5

60625 RBC 60625

DATE 0 3 0 2 2 0 2 1
 M M D D Y Y Y Y

PAY *****Seventeen Thousand Twenty & 16/100 dollars

\$ *****17,020.16

TO THE
 ORDER
 OF

SANOVEST HOLDINGS LTD.

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

PER

PER

210096

⑈060625⑈ ⑆08000⑈003⑈

⑆26⑈649⑈3⑈

Lextegic Law Corporation
 105 1090 Johnson Street
 Victoria, BC V8V 0B3

Seller Statement of Adjustments

BUYER: Lewis Neil Ratcliff
 SELLER: ECOASIS DEVELOPMENTS LLP.
 PROPERTY: PID 031-162-983, LOT 32 SECTION 84 HIGHLAND DISTRICT PLAN
 EPP101118
 1416 Pinehurst Place, Victoria, BC V9B 1Z1
 FILE NUMBER: CON071 RATCLIFF COMPLETION DATE: February 26, 2021
 ADJUSTMENT DATE: February 26, 2021 POSSESSION DATE: February 27, 2021

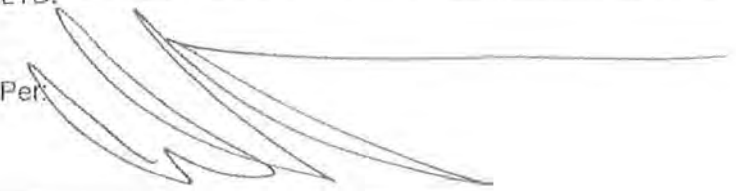
	<u>DEBIT</u>	<u>CREDIT</u>
Price		\$579,000.00
GST charged on price (\$579,000.00 x 5.0% = \$28,950.00 (gross GST))		\$28,950.00
Deposit paid to Jones Emery Hargreaves Swan LLP	\$28,950.00	
Seller's portion of estimated 2021 City of Langford taxes to be paid by Buyer based on last year's assessed value x 4.87768(mill rate)/1000 plus 5.00% $\$2,233.98 + 5.00\% (\$111.70) = \$2,345.68 \times 56 / 365 \text{ days}$	\$359.88	
Sub Totals	\$29,309.88	\$607,950.00
Payable to Jones Emery Hargreaves Swan LLP In Trust	\$578,640.12	
Totals	\$607,950.00	\$607,950.00

1. This statement is based on information provided by Provincial and Municipal Offices, Lenders and others. The information is believed to be correct, but its accuracy cannot be guaranteed. Errors and/or omissions discovered after closing shall be adjusted directly between the parties.
2. Where property taxes and/or metered utilities are adjusted on an estimated amount, it represents an amount believed to be accurate on information obtained from the taxing authority and no responsibility is assumed for its correctness. The Seller and Buyer will be responsible for any further adjustment upon receipt of the current Tax Levy Notice and/or utility billing.
3. Covenants, representations, warranties and obligations contained in the Contract of Purchase and Sale and Addenda thereto shall survive the closing of this transaction and payment of the purchase price.
4. Any items not specifically adjusted on this statement will be adjusted and settled directly between the parties.
5. Each party shall retain his/her own solicitor or notary public and this transaction shall be completed according to the usual customs and practice of conveyancing solicitors/notaries public (including the use of solicitor or notarial undertakings) in British Columbia for like transactions.
6. The undersigned certify and warrant they are Canadian residents and that they will not be non-residents of Canada within the meaning of the Income Tax Act as at the time of sale.
7. ~~All accounts for work, labour and materials in connection with any building, repairing or renovating upon the said lands have been fully paid.~~
8. The undersigned agree to accept tender by way of trust cheque to be made payable to Jones Emery Hargreaves Swan LLP, In Trust.

APPROVED and consented to this 24 day of February, 2021.

ECOASIS DEVELOPMENTS LLP by its

Managing Partner ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.

Per: 

Dan Matthews, Authorized Signatory

E. & O.E.

FILE NAME: ECOASIS DEVELOPMENTS LLP

ECOASIS DEVELOPMENTS LLP

2050 Country Club Way
Victoria, British Columbia
V9B 6R3

IN ACCOUNT WITH:

JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERSSuite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com

Your GST No

Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: February 26, 2021

Re: Sale of 1416 Pinehurst Place, Victoria, BC
(Lot 32, Plan EPP101118)

File No.: 21-0096 PCT

Invoice No.: 46057

To receipt of instructions; attending upon Land Title Office search; review Contract of Purchase and Sale and adjustments; receipt of transfer documents from solicitors for Purchaser; review Vendor's Statement of Adjustments, Transfer and certificates; attending on execution of transfer documents and advising thereon; confirm undertakings and attend on closing; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; payment of charge holders (2) and obtaining and registering Discharge of Mortgage and Assignment of Rents AND TO all other necessary attendances and services related thereto:

OUR FEE:

\$800.00

(5% GST \$40.00)

(7% PST \$56.00)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search charges	14.83	
Courier charges	40.00	
Office photocopies	15.00	
Office Fax charges	15.00	
Office postage	15.00	
Trust Administration Fee	15.00	
Law Society digital certification charges	5.50	
(5% GST \$6.52)		\$130.33

DISBURSEMENTS & OTHER CHARGES (Non-Taxable):

Registration of Form C - Discharges	\$149.75	
		\$149.75
TOTAL DISBURSEMENTS		\$280.08
TOTAL FEES AND DISBURSEMENTS:		\$1,080.08
PLUS: 5% GST on \$930.33		46.52
PLUS 7% PST on \$800.00		56.00
THIS IS OUR ACCOUNT:		\$1,182.60
LESS: Transferred from trust		\$1,182.60
		\$0.00

Per:



PATRICK C. TRELAUNY

/jd

E. & O.E.

{01015565}



Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
 T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
 ptrelawny@jonesemery.com | jdemers@jonesemery.com

File No.: 21-0133 PCT

March 2, 2021

Via Email: mhodson@ecoasis.com

Original to follow by courier

ECOASIS DEVELOPMENTS LLP

2050 Country Club Way

Victoria, BC V9B 6R3

Attention: Dan Matthews

Dear Sir:

Re: Sale of 1436 Pinehurst Place, Victoria, BC
 Lot 37, Plan EPP101118
 BM 83 LANDS LTD. & BM 84 LANDS LTD. Trustees on behalf of
 ECOASIS DEVELOPMENTS LLP to ALLMAN, Ryan Gordon

We are writing to confirm that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We enclose our trust account cheque to your order in the amount of **\$24,950.00**, representing the GST payable on this transaction. We confirm that the balance of funds in the amount of **\$493,021.33** has been paid to Sanovest Holdings Ltd. A copy of our letter to DLA Piper (Canada) LLP is attached for your reference.

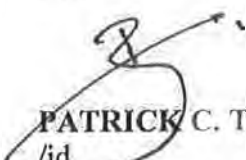
We also enclose copies of the following:

1. Seller's Statement of Adjustments;
2. Our Statement of Account - *which has been paid in full.*

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,

Per:


PATRICK C. TRELAWNY
 /jd
 encls.

RECONCILIATION OF FUNDS & DIRECTION TO PAY

427

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of 1436 Pinehurst Place, Victoria, BC (Lot 37, Plan EPP101118)
to ALLMAN, Ryan Gordon
Completion Date: February 26, 2021

You are hereby authorized to disburse the full amount of funds herein as follows:

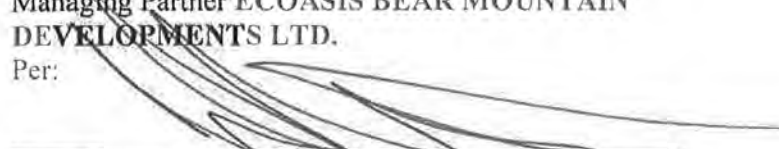
	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price		\$499,000.00
BY: GST Payable by Purchaser		\$24,950.00
TO: Seller's portion of estimated 2021 City of Langford property taxes to be paid in full by Buyer \$2,232.29 x 56 / 365 days	\$342.49	
TO: Ecoasis Developments LLP – GST Payable	\$24,950.00	
TO: Listing Commission plus GST payable to Real Estate Company: Ecoasis Developments Ltd.	\$4,453.58	
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$800.00	
Disbursements:	280.08	
PST:	56.00	
GST:	46.52	\$1,182.60
TO: Balance due to DLA PIPER (CANADA) LLP "IN TRUST" :	\$493,021.33	
SANOVEST HOLDINGS LTD.	\$523,950.00	\$523,950.00

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 24 day of February, 2021.

~~ECOASIS DEVELOPMENTS LLP~~ by its
Managing Partner ~~ECOASIS BEAR MOUNTAIN~~
~~DEVELOPMENTS LTD.~~

Per:



Dan Matthews, **Authorized** Signatory

File No.: 20-0133 PCT

E. & O. E.

THIS CHEQUE CONTAINS SECURITY FEATURES. SEE REVERSE. • CE CHEQUE COMPORTE DES CARACTERISTIQUES DE SECURITE. VOIR A L'ENVERS.

JONES EMERY HARGREAVES SWAN LLP
BARRISTERS & SOLICITORS
 STE. 1212 - 1175 DOUGLAS STREET
 VICTORIA, B.C. V8W 2E1
 TELEPHONE: (250) 382-7222



ROYAL BANK OF CANADA
 1079 Douglas Street
 Victoria, B.C. V8W 2C5

60602 RBC 60602

DATE 03012021
 M M D D Y Y Y Y

PAY ****Twenty Four Thousand Nine Hundred Fifty & 00/100 dollars

\$ *****24,950.00

TO THE
 ORDER
 OF

ECOASIS DEVELOPMENTS LLP

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

PER 

PER 

200133

⑈060602⑈ ⑈08000⑈003⑈

126⑈649⑈3⑈



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

FILE NO.: 20-0133 PCT

March 2, 2021

'Delivered by Hand'

ROYAL BANK OF CANADA

Victoria Main Branch
1079 Douglas Street
Victoria, British Columbia

Attention: Current Accounts Dept.

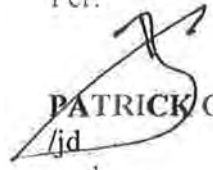
Dear Sir/Madam:

Re WIRE TRANSFER of NET SALE PROCEEDS to SANOVEST HOLDINGS LTD.
Lot 37 Section 84 Highland District Plan EPP101118
1436 Pinchurst Place, Victoria, BC
Ecoasis Developments LLP
Sale to ALLMAN, Ryan Gordon

Enclosed please find our trust cheque payable to **Sanovest Holdings Ltd.** in the amount of **\$19,313.82** and our certified cheque payable to **Sanovest Holdings Ltd.** in the amount of **\$473,707.51** for a total of **\$493,021.33**. Please wire the enclosed funds to the TD/Canada Trust account as shown on the attached Royal Bank of Canada – Instructions for Wire Transfer and Sanovest Holdings Ltd. – Wire Instructions.

Yours very truly,

Per:


PATRICK C. TRELAUNY

/jd
encls.

cc. Mark Schmidt of DLA Piper (Canada) LLP
Dan Matthews of Ecoasis Developments LLP

ROYAL BANK OF CANADA
VICTORIA BC-MAIN-VICTORIA

ROYAL FUNDS TRANSFER
2021 MAR 02

Branch Ref No... 08000-21061-199994 Value Date.... 2021 MAR 03
ICN..... From Send Ref....
Payment Amount.....\$ 493,021.33 CAD Charges For... Sender
Client Rate..... 1.00000000 Serial No....
Conversion Amount.....\$
Wire Payment Fee.....\$ Billed monthly
Total Fees.....\$ Billed monthly
Client Pays (Princ).....\$ 493,021.33 CAD SRF Client No. 868853946
Sender Pays (Fees).....\$ Billed monthly
Client billed monthly as per negotiated fee.

Ordering Customer:
JONES EMERY HARGREAVES SWAN LLP
1175 DOUGLAS ST SUITE 1212
VICTORIA BC V8W 2E1

Remittance Information:

Debit Branch Name (Princ)...

Cheque

Debit Branch Name (Fees)... VICTORIA BC-MAIN-VICTORIA
08000 126-648-5

Intermediary Institution:

Account With Institution:

(00004 12532)
THE TORONTO-DOMINION BANK
GREEN LINE INVESTOR SERVICES
77 BLOOR ST W 7TH FLOOR
TORONTO ON CA

Beneficiary Account: 1253317600

Beneficiary Customer:
SANOVEST HOLDINGS LTD
228 WEST 5TH AVENUE
VANCOUVER
V5Y1J4

Sender To Receiver Information:
/ACC/5J5063E
/INS/FURTHER CREDIT NAME
/INT/SANOVEST HOLDINGS LTD

Instruction Code:

Additional charges may be deducted from the payment amount by the receiving bank and/or its intermediaries ("Receiving Bank"). If this payment cannot be completed for any reasons beyond the control of Royal Bank of Canada ("RBC") you may ask RBC for a refund and RBC shall make best efforts to secure a refund from Receiving Bank and return those amounts to you. If conversion of funds is requested, the rate of exchange will be REC's rate established at the time the refund is converted. If you need to make an inquiry regarding this payment or if you ask that RBC attempt to amend or cancel this payment, additional charges will apply (except in cases where an error has been established on the part of RBC or the Receiving Bank). RBC may, in its discretion and without notice to you, delay in making the payment or decide not proceed with the payment, in which case RBC shall refund of the payment amount and any applicable fees.

RBC will not be responsible for any loss or damage suffered by you except where there has been negligence on the part of RBC, and in any such case RBC will not be liable for any indirect, consequential or exemplary damages (including but not limited to loss of profits), regardless of the cause of action. In making the payment, your personal or business information and information on the recipient, may be revealed to third parties. Since the payment will travel, the information related to it will be subject to the laws of the jurisdiction in which the information is located or processed at that time.

SIGNATURE(S): _____



THIS CHECK CONTAINS SECURITY FEATURES. SEE REVERSE. • CE CHEQUE COMPORTE DES CARACTERISTIQUES DE SECURITE. VOIR A L'ENVERS.

JONES EMERY HARGREAVES SWAN LLP
 BARRISTERS & SOLICITORS
 STE. 1212 - 1175 DOUGLAS STREET
 VICTORIA, B.C. V8W 2E1
 TELEPHONE: (250) 382-7222



ROYAL BANK OF CANADA
 1079 Douglas Street
 Victoria, B.C. V8W 2C5

60626 RBC 60626

DATE 03022021
 M M D D Y Y Y Y

PAY ****Nineteen Thousand Three Hundred Thirteen & 82/100 dollars

\$ *****19,313.82

TO THE
 ORDER
 OF

SANOVEST HOLDINGS LTD.

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

PER

PER

200133

⑈060626⑈ ⑆08000⑈003⑈

126⑈64⑈3⑈

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS & SOLICITORS
 STE. 1212 - 1175 DOUGLAS STREET
 VICTORIA, B.C. V8W 2E1
 TELEPHONE: (250) 382-7222

**Canada Trust**

1080 Douglas Street
 Victoria, BC V8W 2C3

10063 TD 10063

DATE

0 3 0 2 2 0 2 1
 M M D D Y Y Y Y

PAY

****Four Hundred Seventy Three Thousand Seven Hundred Seven & 51/100 dollars

\$ *****473,707.51

TO THE
 ORDER
 OF

SANOVEST HOLDINGS LTD.

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

PER

PER

200133

⑈010063⑈ ⑆00140⑆004⑆ 7199⑆5001764⑈

JONES EMERY HARGREAVES SWAN LLP
BARRISTERS & SOLICITORS
1175 DOUGLAS STREET
VICTORIA, B.C. V8W 2E1
PHONE: (250) 382-7222

MAR 02 2013

Canada Trust

Centre
1080 Douglas Street
Victoria, BC V8W2C3

****Four Hundred Seventy Three Thousand Seven Hundred Seven & 51/100 dollars

\$ *****473,707.51

TO THE
ORDER
OF

SANOVEST HOLDINGS LTD.

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

VOID

VOID CHEQUE

NOT DESTROY

7199 501764

⑈010063⑈ ⑈00140⑈001⑈

9011500⑈

Canada Trust
1080 Douglas Street
Victoria, BC V8W 2C3

10063 TD 10063

DATE 03 02 2013

Anniko, Hunter Law Corporation
 201 300 Gorge Road West
 Victoria, BC V9A 1M8

Seller Statement of Adjustments

BUYER: Ryan Gordon Allman
 SELLER: ~~BM-83 Lands Ltd. and BM-84 Lands Ltd.~~ *Ecusis Developments LP*
 PROPERTY: PID 031-163-033, LOT 37 SECTION 84 HIGHLAND DISTRICT PLAN
 EPP101118
 1436 Pinehurst Place, Victoria, BC V9B 3S3
 FILE NUMBER: 21488 COMPLETION DATE: February 26, 2021
 ADJUSTMENT DATE: February 26, 2021 POSSESSION DATE: February 26, 2021

	<u>DEBIT</u>	<u>CREDIT</u>
Price		\$499,000.00
GST charged on price (\$499,000.00 x 5.0% = \$24,950.00 (gross GST))		\$24,950.00
Deposit paid to Jones Emery Hargreaves Swan LLP	\$49,900.00	
Seller's portion of 2021 City of Langford taxes to be paid by Buyer \$2,232.29 x 56 / 365 days	\$342.49	
Sub Totals	\$50,242.49	\$523,950.00
Payable to Jones Emery Hargreaves Swan LLP In Trust	\$473,707.51	
Totals	\$523,950.00	\$523,950.00

1. This statement is based on information provided by Provincial and Municipal Offices, Lenders and others. The information is believed to be correct, but its accuracy cannot be guaranteed. Errors and/or omissions discovered after closing shall be adjusted directly between the parties.
2. Where property taxes and/or metered utilities are adjusted on an estimated amount, it represents an amount believed to be accurate on information obtained from the taxing authority and no responsibility is assumed for its correctness. The Seller and Buyer will be responsible for any further adjustment upon receipt of the current Tax Levy Notice and/or utility billing.
3. Covenants, representations, warranties and obligations contained in the Contract of Purchase and Sale and Addenda thereto shall survive the closing of this transaction and payment of the purchase price.
4. Any items not specifically adjusted on this statement will be adjusted and settled directly between the parties.
5. Each party shall retain his/her own solicitor or notary public and this transaction shall be completed according to the usual customs and practice of conveyancing solicitors/notaries public (including the use of solicitor or notarial undertakings) in British Columbia for like transactions.
6. The undersigned certify and warrant they are Canadian residents and that they will not be non-residents of Canada within the meaning of the Income Tax Act as at the time of sale.
7. ~~All accounts for work, labour and materials in connection with any building, repairing or renovating upon the said lands have been fully paid.~~
8. The undersigned agree to accept tender by way of trust cheque to be made payable to Jones Emery Hargreaves Swan LLP, In Trust.

APPROVED and consented to this 24 day of February, 2021.

~~BM-83 Lands Ltd. Ecosis Developments LLP~~
by its authorized signatory:

Print Name DAN MATTHEWS

Print Name _____

~~BM-84 Lands Ltd.~~
by its authorized signatory:

Print Name _____

Print Name _____

E. & O.E.

FILE NAME: ECOASIS DEVELOPMENTS LLP

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3



IN ACCOUNT WITH:
JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com

Your GST No.

Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: February 26, 2021

Re: Sale of 1436 Pinehurst Place, Victoria, BC
(Lot 37, Plan EPP101118)

File No.: 20-0133 PCT

Invoice No.: 46056

To receipt of instructions; attending upon Land Title Office search; review Contract of Purchase and Sale and adjustments; receipt of transfer documents from solicitors for Purchaser; review Vendor's Statement of Adjustments, Transfer and certificates; attending on execution of transfer documents and advising thereon; confirm undertakings and attend on closing; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; payment of charge holders (2) and obtaining and registering Discharge of Mortgage and Assignment of Rents AND TO all other necessary attendances and services related thereto:

OUR FEE:**\$800.00**

(5% GST \$40.00)

(7% PST \$56.00)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search charges	14.83	
Courier charges	40.00	
Office photocopies	15.00	
Office Fax charges	15.00	
Office postage	15.00	
Trust Administration Fee	15.00	
Law Society digital certification charges	5.50	
(5% GST \$6.52)		\$130.33

DISBURSEMENTS & OTHER CHARGES (Non-Taxable):

Registration of Form C - Discharges	\$149.75	
		\$149.75

TOTAL DISBURSEMENTS	\$280.08
TOTAL FEES AND DISBURSEMENTS:	\$1,080.08
PLUS: 5% GST on \$930.33	46.52
PLUS 7% PST on \$800.00	56.00

THIS IS OUR ACCOUNT:	\$1,182.60
LESS: Transferred from trust	\$1,182.60
	\$0.00

Per:

PATRICK C. TRELAWNY
/jd

E. & O.E.

{01015099}

This is Exhibit "92"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



DLA Piper (Canada) LLP
Suite 2800, Park Place
666 Burrard St
Vancouver BC V6C 2Z7
www.dlapiper.com

Richard J. Lord
richard.lord@dlapiper.com
T +1 604.643.6467
F +1 604.605.3761

April 30, 2021

FILE NUMBER: 103212-00001

DELIVERED BY EMAIL

Ecoasis Developments LLP and
Ecoasis Bear Mountain Developments Ltd.
2050 Country Club Way
Victoria, BC V9B 6R3

**Attention: Dan Matthews, Tom Kusumoto and Tian
Kusumoto**

Dear Dan, Tom and Tian:

Re: Sale by Ecoasis Developments LLP, by its Managing Partner, Ecoasis Bear Mountain Developments Ltd. (the "Turnberry Seller") and BM 81/82 Lands Ltd. (the "Turnberry Seller Nominee") of Bear Mountain Parkway, Victoria, British Columbia and legally described as PID: 026-867-494, Lot A Section 82 Highland District Plan VIP81958 Except Part in Plan EPP42751 (the "Turnberry Lands") to 360 Terracap Turnberry Development Limited Partnership, by its General Partner, 360 Terracap Turnberry Development GP Inc. (the "Turnberry Purchaser") and 1289877 B.C. Ltd. (the "Turnberry Purchaser Nominee") -and- Sale by Ecoasis Developments LLP, by its Managing Partner, Ecoasis Bear Mountain Developments Ltd. (the "Pinehurst Seller") and BM 83 Lands Ltd. and BM 84 Lands Ltd. (collectively, the "Pinehurst Seller Nominees") of certain lands located at Pinehurst Terrace Victoria, British Columbia, legally described as PID: Lot 7, Lot 8, Lot 19, Lot 24 and Lot 25 Section 84 Highland District Plan EPP101118 (collectively, the "Pinehurst Lands") to 360 Terracap Pinehurst Development Limited Partnership, by its General Partner, 360 Terracap Pinehurst Development GP Inc. (the "Pinehurst Purchaser") and 1289885 B.C. Ltd. (the "Pinehurst Purchaser Nominee")

Transfer of the Turnberry Lands

We confirm that the transfer of registered title to the Turnberry Lands from the Turnberry Seller Nominee to the Turnberry Purchaser Nominee was filed for registration in the Victoria Land Title Office (the "LTO") on March 9, 2021 (the "**Completion Date**") under registration number CA8830245. Beneficial title to the Turnberry Lands was transferred from the Turnberry Seller to the Turnberry Purchaser on the Completion Date pursuant to an unregistered transfer of beneficial title.

We confirm that we attended to the discharge of the Sanovest mortgage and assignment of rents registered against title to the Turnberry Lands under registration numbers CA8835976 to CA8835977.

Restrictive Covenant

The restrictive covenant (the "**Restrictive Covenant**") granted by the Turnberry Purchaser Nominee as the registered owner of the Turnberry Lands in favour of the RC Benefitted Lands (as defined below) was filed for registration in the LTO on the Completion Date under No. CA8830260. The lands benefitting from the Restrictive Covenant include:

1. BM 81/82 Lands Ltd. as registered owner in fee simple of 1445 Bear Mountain Parkway and 2050 Country Club Way, Victoria, BC:
 - PID: 009-853-103, Section 81 Highland District Except Parts in Plans VIP72556, VIP75509, EPP63084 and EPP80460; and
 - PID: 009-858-636, Section 82 Highland District Except Part in Plans VIP75509, VIP76197, VIP76364, VIP76365, VIP76988, VIP77878, VIP80330 and VIP81135, VIP88981, EPP27392, EPP46993, EPP54046 and EPP63084
2. BM Mountain Golf Course Ltd. as registered owner in fee simple of:
 - PID: 025-695-126, Lot 2 Sections 81, 82, 83 and 84 Highland District Plan VIP75509 Except Parts in Plans VIP76365, VIP78873, VIP81135, VIP81958, VIP82040, VIP89370, EPP46993, EPP80460 and EPP68922; and
 - PID: 025-695-118, Lot 1 Sections 81, 82 and 84 Highland District Plan VIP75509 Except Plans VIP76365, VIP79028, VIP82848, VIP82851, VIP85324, EPP19660, EPP63084, EPP72419, EPP80460 and EPP70640

(collectively, the "**RC Benefitted Lands**").

The Restrictive Covenant prohibits the construction of more than one hundred and fifty (150) Dwelling Units on the Turnberry Lands.

Please see Tab 12 of the document book for the full terms of the Restrictive Covenant.

Easements

The water line easement (the "**Water Line Easement**") granted by the Turnberry Purchaser Nominee as the registered owner of the Turnberry Lands in favour of the Water Line Easement Benefitted Lands (as defined below) was filed for registration in the LTO on the Completion Date under No. CA8830259. The lands benefitting from the Water Line Easement include:

1. BM Mountain Golf Course Ltd. as registered owner in fee simple of:
 - PID: 025-695-126, Lot 2 Sections 81, 82, 83 and 84 Highland District Plan VIP75509 Except Parts in Plans VIP76365, VIP78873, VIP81135, VIP81958, VIP82040, VIP89370, EPP46993, EPP80460 and EPP68922

(the "**Water Line Easement Benefitted Lands**")

The Water Line Easement grants the owner of the Water Line Easement Benefitted Lands and its Permitted Users the right to:

- (a) maintain, repair, replace, alter, remove and operate the Water Line Works within the Turnberry Lands; and

- (b) enter, work, pass and repass on, and along the Turnberry Lands, with or without vehicles or equipment, as required for the purposes set out in (a) above, subject to the terms and conditions set out in the Water Line Easement.

The terms of the Water Line Easement include relocation provisions (see Article 2 in the Water Line Easement) for the water line equipment that will become relevant when the owner of the Turnberry Lands develops the Turnberry Lands.

Please see Tab 13 of the document book for the full terms of the Water Line Easement.

The golf cart path easement (the "**Golf Cart Path Easement**") granted by the Turnberry Purchaser Nominee as the registered owner of the Turnberry Lands in favour of the Golf Path Easement Benefitted Lands (as defined below) was filed for registration in the LTO on the Completion Date under No. CA8830258. The lands benefitting from the Golf Cart Path Easement include:

1. BM Mountain Golf Course Ltd, as registered owner in fee simple of:
 - PID: 025-838-466, Air Space Lot A Sec 82 Highland District Air Space Plan VIP76364; and
 - PID: 024-695-126, Lot 2 Sections 81, 82, 83 and 84 Highland District Plan VIP75509 Except Parts in Plans VIP76365, VIP78873, VIP81135, VIP81958, VIP82040, VIP89370, EPP46993, EPP80460 and EPP68922

(collectively, the "**Golf Cart Path Easement Benefitted Lands**")

The Golf Cart Path Easement grants the owner of the Golf Cart Path Easement Benefitted Lands and its Permitted Users the right to enter, with or without vehicles and equipment, at all times of the day or night in, over and upon that portion of the Turnberry Lands where the current golf cart path is located between the lands comprising the Golf Cart Path Easement Benefitted Lands and one metre on either side of the existing cart path for the purposes of access between the lands comprising the Golf Cart Path Easement Benefitted Lands, on the terms and conditions set out in the Golf Cart Path Easement.

Please see Tab 14 of the document book for the full terms of the Golf Cart Path Easement.

Transfer of the Pinehurst Lands

We confirm that the transfer of registered title to the Pinehurst Lands from the Pinehurst Seller Nominees to the Pinehurst Purchaser Nominee was filed for registration in the LTO on the Completion Date under registration numbers CA8830217 to CA8830221, respectively. Beneficial Title to the Pinehurst Lands was transferred from the Pinehurst Seller to the Pinehurst Purchaser on the Completion Date pursuant to an unregistered transfer of beneficial title.

We confirm that we attended to the discharge of the Sanovest mortgages and assignment of rents registered against each title to the Pinehurst Lands under registration numbers CA8835966 to CA8835977.

We confirm that we also attended to the discharge of the Coast Capital mortgage and assignment of rents registered against each title to the Pinehurst Lands under registration numbers CA8858600 to CA8858601 and the Personal Property Security Registry discharges under Base Reg. No's 946058L, 946051L and 946046L.

**Sale Proceeds**

The sum of \$3,139,724.53, being the net sale proceeds, including the deposit funds held by us, were wired to Sanovest Holdings Ltd.'s TD account on March 10, 2021 as a pay down of Sanovest's loan to Ecoasis Developments LLP. The flow of the funds received and disbursed by us was as follows:

	FUNDS IN \$	FUNDS OUT \$
Received from Norton Rose Fulbright - Net Sale Proceeds as follows:	3,399,239.53	
Pinehurst Lot 7 \$ 363,254.73		
Pinehurst Lot 8 \$ 400,559.73		
Pinehurst Lot 19 \$ 554,504.86		
Pinehurst Lot 24 \$ 537,369.13		
Pinehurst Lot 25 \$ 545,917.25		
Turnberry Lot A \$ <u>997,633.83</u>		
Wire #1 \$ 3,339,239.53 - sub total Wire #1		
Wire #2 \$ <u>60,000.00</u> - wire #2		
Total: \$3,399,239.53		
Deposits received from Jones Emery	147,797.50	
Pinehurst Lot 7 \$ 40,427.50		
Pinehurst Lot 8 \$ 21,105.00		
Pinehurst Lot 19 \$ 29,205.00		
Pinehurst Lot 24 \$ 28,305.00		
Pinehurst Lot 25 \$ <u>28,755.00</u>		
Total: \$ 147,797.50		
Less: Payment to Saphira Group		106,545.00
Less: Payment to Coast Capital		750.00
Funds retained in trust (interest earned on deposit)		17.50
Retainers held by DLA Piper (Canada) LLP to be applied toward payment of outstanding and future accounts as shown in Authority to Pay		300,000.00
Balance payable to Sanovest Holdings Ltd. by wire transfer		3,139,724.53
TOTAL	3,547,037.03	3,547,037.03

We trust you will find the enclosed in order, but if you have any questions in respect of this transaction please don't hesitate to contact me.

Yours truly,
DLA Piper (Canada) LLP

Per: 

Richard J. Lord
RJL/jqj
Encl.

This is Exhibit "93"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
 T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
 ptrelawny@jonesemery.com | jdemers@jonesemery.com

File No.: 20-0201 PCF

April 1, 2021

Via Email: mlhodson@ecoasis.com

Original to follow by courier

ECOASIS DEVELOPMENTS LLP
 2050 Country Club Way
 Victoria, BC V9B 6R3

Attention: Dan Matthews

Dear Sir:

Re: Sale of 2053 Pinchurst Terrace, Victoria, BC
Lot 16, Plan EPP101118
BM 83 LANDS LTD. & BM 84 LANDS LTD. Trustees on behalf of
ECOASIS DEVELOPMENTS LLP to K.C. CUSTOM DESIGNS LTD.

We are writing to confirm that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We confirm that the balance of funds in the amount of \$508,627.01 has been paid to Sanovest Holdings Ltd. A copy of our letter to DLA Piper (Canada) LLP is attached for your reference.

We received confirmation that on the completion date K.C. Custom Designs Ltd. was a GST registrant. The executed Form 221(2)(b/c) Certificate as to GST Registered Status of Buyer is attached. Based on this representation, Ecoasis Developments LLP is relieved of its obligation to collect GST in the amount of \$25,750.00 from the purchaser on closing, as K.C. Custom Designs Ltd. is responsible to self-assess.

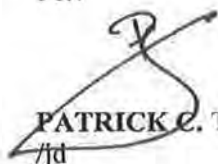
We also enclose copies of the following:

1. Seller's Statement of Adjustments;
2. Form 221(2)(b/c) Certificate as to GST Registered Status of Buyer;
3. Our Statement of Account - *which has been paid in full.*

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,

Per:


PATRICK C. TRELAUNY
 /jd

encls,

RECONCILIATION OF FUNDS & DIRECTION TO PAY

444

TO: JONES EMERY HARGREAVES SWAN**Re: Sale of 2053 Pinehurst Terrace, Victoria, BC (Lot 16, Plan EPP101118)
to K.C. CUSTOM DESIGNS LTD.
Completion Date: APRIL 1, 2021**

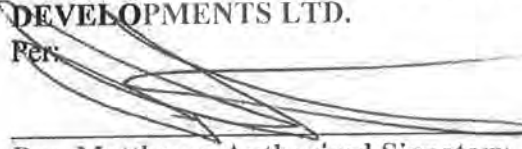
You are hereby authorized to disburse the full amount of funds herein as follows:

	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price		\$515,000.00
BY: GST Payable by Purchaser – <i>Purchaser is a GST Registrant</i>		
TO: Seller's portion of estimated 2021 City of Langford property taxes to be paid in full by Buyer 2021 BC Assessment amount \$403,000.00 x 2020 City of Langford Mil Rate 4.87768/1,000 + 5% increase = \$2,063.98 \$2,063.98 x 90 / 365 days	\$508.93	
TO: Listing Commission plus GST payable to Real Estate Company: Ecoasis Developments Ltd.	\$4,596.38	
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$800.00	
Disbursements:	362.58	
PST:	56.00	
GST:	49.10	\$1,267.68
TO: Balance due to SANOVEST HOLDINGS LTD.:	<u>\$508,627.01</u>	
	<u>\$515,000.00</u>	<u>\$515,000.00</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 30 day of March, 2021.**ECOASIS DEVELOPMENTS LLP by its
Managing Partner ECOASIS BEAR MOUNTAIN
DEVELOPMENTS LTD.**

Per:



Dan Matthews, Authorized Signatory

File No.: 20-0201 PCT

E. & O. E.



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

445

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5438 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

Our File: 20-0201 PCT

April 1, 2021

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

Originals to follow by mail

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

Attention: Mark Schmidt

Dear Sir:

Re: Sale of 2053 Pinchurst Terrace, Victoria, BC
Lot 16, Plan EPP101118
BM 83 LANDS LTD. & BM 84 LANDS LTD. Trustees on behalf of
ECOASIS DEVELOPMENTS LLP to K.C. CUSTOM DESIGNS LTD.
Sanovest Holdings Ltd.

We confirm that the above-noted sale transaction has completed. Accordingly, we enclose a copy of our RBC wire transfer confirming that the amount of \$508,627.01, representing the net balance of sale proceeds received under the transaction, has been paid to Sanovest Holdings Ltd. together with a copy of the signed Reconciliation of Funds and Direction to Pay.

The enclosed Form C - Discharge of Mortgage CA3393759 (modified by CA5448659 and extended by CA7502164) and Assignment of Rents CA3393760 (extended by CA7502165) together with all the Priority Agreements relating to Lot 16 and the Partial Release and Discharge of Beneficial Interest registered in favour of Sanovest Holdings Ltd. are provided to you on your undertaking to release the signed discharges to our office once your client, Sanovest Holdings Ltd., has confirmed receipt of the above-mentioned funds into their account.

We trust you will find the foregoing and enclosed in order; however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:



PATRICK C. TRELAUNY

/jd
encls.

cc. Ecoasis Developments LLP



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

FILE NO.: 20-0201 PCT

April 1, 2021

'Delivered by Hand'

ROYAL BANK OF CANADA

Victoria Main Branch
1079 Douglas Street
Victoria, British Columbia

Attention: Current Accounts Dept.

Dear Sir/Madam:

Re WIRE TRANSFER of NET SALE PROCEEDS to SANOVEST HOLDINGS LTD.
Lot 16 Section 84 Highland District Plan EPP101118
2053 Pinchurst Terrace, Victoria, BC
Ecoasis Developments LLP
Sale to K.C. CUSTOM DESIGNS LTD.

Enclosed please find our trust cheque in the amount of **\$19,835.94** and our certified trust cheque in the amount of **\$488,791.07**, both payable to **Sanovest Holdings Ltd.**, for a total of **\$508,627.01 CAD**. Please wire the enclosed funds to the TD/Canada Trust account as shown on the attached Royal Bank of Canada – Instructions for Wire Transfer and Sanovest Holdings Ltd. – Wire Instructions.

Yours very truly,
Per:


PATRICK C. TRELAWNY
/jd
encls.

cc, Mark Schmidt of DLA Piper (Canada) LLP
Dan Matthews of Ecoasis Developments LLP

ROYAL BANK OF CANADA
INSTRUCTIONS/AUTHORIZATION FOR WIRE TRANSFER

File # 447 20-0201 PCT
PINEHURST - LOT 16

To: RBC (xxxxxxx Branch) Attn: _____ Fax: _____	Internal Use Only Company Signature(s) Verified and Funds OK _____
---	--

FOR SAME DAY PROCESSING, YOUR INSTRUCTIONS TO US MUST BE RECEIVED BY THE ESTABLISHED CUT OFF TIMES

- 1) AMOUNT: \$ 508,627.01 CURRENCY: CAD
Amount in words : FIVE HUNDRED & EIGHT THOUSAND SIX HUNDRED TWENTY-SEVEN DOLLARS
& ONE CENT
- 2) ACCOUNT NAME (sender/remitter): JONES EMERY HARGREAVES SWAN LLP, IN TRUST
SRF # _____
DEBIT ACCOUNT# 126-649-3 TRANSIT# 08000 JEHS GENERAL ACCOUNT
If CHARGES to be taken from different account DEBIT ACCOUNT# 126-648-5 TRANSIT# 08000

3) BENEFICIARY INFORMATION:

CREDIT ACCOUNT# 1253317600 CC CODE & TRANSIT NO.: CC000412532

BENEFICIARY NAME: TD SECURITIES

BENEFICIARY ADDRESS: 228 WEST 5th AVENUE, VANCOUVER, BC V5Y 1J4

BENEFICIARY BANK NAME: THE TORONTO-DOMINION BANK

BENEFICIARY BANK ADDRESS: 77 BLOOR STREET WEST, 4th FLOOR

CITY: TORONTO STATE/PROV: ONTARIO

COUNTRY: CANADA TELEPHONE#: 416-944-4115

BENEFICIARY BANK SWIFT/SORT CODE # (foreign/overseas only): TDOMCATTTOR

~~XXXXXXXXXXXX~~ FURTHER CREDIT TO: SANOVEST HOLDINGS LTD.

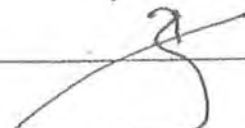
INTERMEDIARY BANK (foreign/overseas only): _____ ACCOUNT NO.: 5J5063E

- 4) DETAILS OF PAYMENT: NET SALE PROCEEDS FROM SALE OF 2053 PINEHURST TERRACE,
VICTORIA, BC (LOT 16)

Additional charges may be deducted from the transfer amount by the receiving bank and/or its intermediaries. If this transfer cannot be completed for reasons beyond this institutions control including, without limitation, other government regulations, time zone differences or actions or inactions of third parties, you may ask this institution for refund. This institution must get the refund before the funds can be disbursed in accordance with your instructions. If conversion of funds is requested, the rate of exchange will be this institution's rate established at the time the refund is converted. The institution will not be responsible for any loss or damage suffered or incurred by the client except in a case where there has been negligence on the part of the institution, and in any such case the institution will not be liable for any indirect, consequential or exemplary damages (including but not limited to loss of profits) regardless on the cause of action.

DATE: APRIL 1, 2021

Company Authorized Signature(s)



Wire Instructions - Sanovest - Pinehurst sales

Wire Instructions via MT103

Canadian Funds

Field 57 Swift CODE: TDOMCATTOR

OR

Cc Code & Transit Number: CC000412532

Bank Name: TD Canada Trust

Bank Address:

77 Bloor St W, 4th Fl

Toronto, Ontario - M5S 1M2, Canada phone no.: 416-944-4415

Field 59 Beneficiary Bank Account: 1253317600

Bank Name: Toronto Dominion Bank

Bank Address:

77 Bloor St W, 4th Fl

Toronto, Ontario - M5S 1M2, Canada

Field 70 For Further Credit Name: SANOVEST HOLDINGS LTD.

Account: 5J5063E

THIS CHECK CONTAINS SECURITY FEATURES. SEE REVERSE. • CE CHÉQUE COMPORTE DES CARACTÉRISTIQUES DE SÉCURITÉ. VOIR À L'ENDOS.

JONES EMERY HARGREAVES SWAN LLP
 BARRISTERS & SOLICITORS
 STE. 1212 - 1175 DOUGLAS STREET
 VICTORIA, B.C. V8W 2E1
 TELEPHONE: (250) 382-7222

TD Canada Trust
 1080 Douglas Street
 Victoria, BC V8W 2C3

10081 TD 10081

DATE **0 4 0 1 2 0 2 1**
 M M D D Y Y Y Y

PAY ****Four Hundred Eighty Eight Thousand Seven Hundred Ninety One & 07/100 dollars \$ *****488,791.07

TO THE ORDER OF SANOVEST HOLDINGS LTD.

200201

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

PER

PER

⑈010081⑈ ⑆00140⑈004⑆ 7199⑈5001764⑈

THIS CHECK CONTAINS SECURITY FEATURES. SEE REVERSE. • CE CHÉQUE COMPORTE DES CARACTÉRISTIQUES DE SÉCURITÉ. VOIR À L'ENDOS.

JONES EMERY HARGREAVES SWAN LLP
 BARRISTERS & SOLICITORS
 STE. 1212 - 1175 DOUGLAS STREET
 VICTORIA, B.C. V8W 2E1
 TELEPHONE: (250) 382-7222



ROYAL BANK OF CANADA
 1079 Douglas Street
 Victoria, B.C. V8W 2C5

60739 RBC 60739

DATE **0 4 0 1 2 0 2 1**
 M M D D Y Y Y Y

PAY ****Nineteen Thousand Eight Hundred Thirty Five & 94/100 dollars \$ *****19,835.94

TO THE ORDER OF SANOVEST HOLDINGS LTD.

200201

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

PER

PER

⑈060739⑈ ⑆08000⑈003⑆ 126⑈649⑈3⑈

ROYAL BANK OF CANADA
VICTORIA BC-MAIN-VICTORIA

ROYAL FUNDS TRANSFER
2021 APR 06

Branch Ref No... 08000-21096-199997 Value Date.... 2021 APR 06
ICN..... From Send Ref....
Payment Amount.....\$ 508,627.01 CAD Charges For... Sender
Client Rate..... 1.000000000 Serial No.....
Conversion Amount.....\$
Wire Payment Fee.....\$ Billed monthly
Total Fees.....\$ Billed monthly
Client Pays (Princ).....\$ 508,627.01 CAD SRF Client No. 868853946
Sender Pays (Fees).....\$ Billed monthly
Client billed monthly as per negotiated fee.

Ordering Customer:
JONES EMERY HARGREAVES SWAN LLP
1175 DOUGLAS ST SUITE 1212
VICTORIA BC V8W 2E1

Remittance Information:

Debit Branch Name (Princ)...

Cheque

Debit Branch Name (Fees)... VICTORIA BC-MAIN-VICTORIA
08000 126-648-5

Intermediary Institution:

Account With Institution:

(00004 12532)
THE TORONTO-DOMINION BANK
GREEN LINE INVESTOR SERVICES
77 BLOOR ST W 7TH FLOOR
TORONTO ON CA

Beneficiary Account: 1253317600

Beneficiary Customer:
SANOVEST HOLDINGS LTD
228 WEST 5TH AVENUE
VANCOUVER
V5Y1J4

Sender To Receiver Information:
/ACC/5J5063E
/INS/FURTHER CREDIT NAME
/INT/SANOVEST HOLDINGS LTD

Instruction Code:

Additional charges may be deducted from the payment amount by the receiving bank and its intermediaries ("Receiving Bank"). If this payment cannot be completed for any reasons beyond the control of Royal Bank of Canada ("RBC") you may ask RBC for a refund and RBC shall make best efforts to secure a refund from Receiving Bank and return those amounts to you. If conversion of funds is requested, the rate of exchange will be RBC's rate established at the time the refund is converted. If you need to make an inquiry regarding this payment or if you ask that RBC attempt to amend or cancel this payment, additional charges will apply (except in cases where an error has been established on the part of RBC or the Receiving Bank). RBC may, in its discretion and without notice to you, delay in making the payment or decide not proceed with the payment, in which case RBC shall refund of the payment amount and any applicable fees.

RBC will not be responsible for any loss or damage suffered by you except where there has been negligence on the part of RBC, and in any such case RBC will not be liable for any indirect, consequential or exemplary damages (including but not limited to loss of profits), regardless of the cause of action. In making the payment, your personal or business information and information on the recipient, may be revealed to third parties. Since the payment will travel, the information related to it will be subject to the laws of the jurisdiction in which the information is located or processed at that time.

SIGNATURE(S): _____

Wilson Marshall Law Corporation
 200 911 Yates Street
 Victoria, BC V8V 4X3

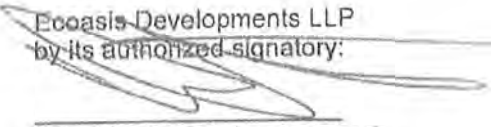
Seller Statement of Adjustments

BUYER: K.C. Custom Designs Ltd.
 SELLER: Ecoasis Developments LLP
 PROPERTY: PID 031-162-827, LOT 16 SECTION 84 HIGHLAND DISTRICT PLAN
 EPP101118
 2053 Pinehurst Terr, Victoria, BC V9B 3S3
 FILE NUMBER: 22429 COMPLETION DATE: April 1, 2021
 ADJUSTMENT DATE: April 1, 2021 POSSESSION DATE: April 1, 2021

	<u>DEBIT</u>	<u>CREDIT</u>
Price		\$515,000.00
Deposit paid to Jones Emery Hargreaves Swan LLP	\$25,700.00	
Seller's portion of 2021 City of Langford taxes to be paid by Buyer \$2,063.98 x 90 / 365 days	\$508.93	
Sub Totals	\$26,208.93	\$515,000.00
Payable to Jones Emery Hargreaves Swan LLP In Trust	\$488,791.07	
Totals	\$515,000.00	\$515,000.00

1. This statement is based on information provided by Provincial and Municipal Offices, Lenders and others. The information is believed to be correct, but its accuracy cannot be guaranteed. Errors and/or omissions discovered after closing shall be adjusted directly between the parties.
2. Where property taxes and/or metered utilities are adjusted on an estimated amount, it represents an amount believed to be accurate on information obtained from the taxing authority and no responsibility is assumed for its correctness. The Seller and Buyer will be responsible for any further adjustment upon receipt of the current Tax Levy Notice and/or utility billing.
3. Covenants, representations, warranties and obligations contained in the Contract of Purchase and Sale and Addenda thereto shall survive the closing of this transaction and payment of the purchase price.
4. Any items not specifically adjusted on this statement will be adjusted and settled directly between the parties.
5. Each party shall retain his/her own solicitor or notary public and this transaction shall be completed according to the usual customs and practice of conveyancing solicitors/notaries public (including the use of solicitor or notarial undertakings) in British Columbia for like transactions.
6. The undersigned certify and warrant they are Canadian residents and that they will not be non-residents of Canada within the meaning of the Income Tax Act as at the time of sale.
7. ~~All accounts for work, labour and materials in connection with any building, repairing or renovating upon the said lands have been fully paid.~~
8. The undersigned agree to accept tender by way of trust cheque to be made payable to Jones Emery Hargreaves Swan LLP, In Trust.

APPROVED and consented to this 30 day of March, 2021.


Ecoasis Developments LLP
by its authorized signatory:

Print Name DAY MATTHEWS

E. & O.E.

FORM 221(2)(b/c) CERTIFICATE AS TO GST/HST REGISTERED STATUS OF BUYER
(Paragraphs 221(2)(b) and (c))

FROM K.C. Custom Designs Ltd (the "Buyer")
TO BM 83 Lands Ltd and BM 84 Lands Ltd (the "Seller")
RE PID 031-162-827, LOT 16 SECTION 84 HIGHLAND DISTRICT PLAN EPP101118 (the
"Property")

THE BUYER HEREBY CERTIFIES TO THE SELLER PURSUANT TO PARAGRAPHS 221(2)(b) AND (c) OF
THE EXCISE TAX ACT (THE "ACT") THAT THE BUYER:

☐ is a prescribed recipient under the Act;

☒ is

* is registered under Part IX of the Act, its registration number is 858769946RT0001 and the Buyer will account
for the tax payable in respect of the purchase of the Property in accordance with the Act

The Buyer acknowledges that the Seller is relying on this Certificate in connection with the sale of the Property.

Each term that is used in this Certificate and that is defined in, and for the purposes of, Part IX of the Act has
the meaning assigned to it in Part IX of the Act.

Dated the 31 day of March 2021

K.C. CUSTOM DESIGNS LTD by its authorized signatory

Garry Scott

FILE NAME: ECOASIS DEVELOPMENTS LLP

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3



IN ACCOUNT WITH:
JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com

Your GST No.

Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: April 1, 2021

Re: Sale of 2053 Pinchurst Terrace, Victoria, BC
(Lot 16, Plan EPP101118)

File No.: 20-0201 PCT

Invoice No.: 46468

To receipt of instructions; attending upon Land Title Office search; review Contract of Purchase and Sale and adjustments; receipt of transfer documents from solicitors for Purchaser; review Vendor's Statement of Adjustments, Transfer and certificates; attending on execution of transfer documents and advising thereon; confirm undertakings and attend on closing; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; payment of charge holders (2) and obtaining and registering Discharges of Mortgage and Assignment of Rents AND TO all other necessary attendances and services related thereto:

OUR FEE:

\$800.00

(5% GST \$40.00)

(7% PST \$56.00)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search charges	21.48	
Courier charges	40.00	
Office photocopies	15.00	
Office Fax charges	15.00	
Office postage	15.00	
Wiring Fee	45.00	
Trust Administration Fee	15.00	
Law Society digital certification charges	5.56	
(5% GST \$9.10)		\$182.04

DISBURSEMENTS & OTHER CHARGES (Non-Taxable):

Registration of Form C - Discharges	\$180.54	
		\$180.54

TOTAL DISBURSEMENTS		\$362.58
TOTAL FEES AND DISBURSEMENTS:		\$1,162.58
PLUS: 5% GST on \$982.04		49.10
PLUS 7% PST on \$800.00		56.00

THIS IS OUR ACCOUNT:

\$1,267.68

LESS: Transferred from trust

\$1,267.68

\$0.00

Per:



PATRICK C. TRELAUNY

E. & O.E.

{01026459}



Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
 T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
 ptrelawny@jonesemery.com | jdemers@jonesemery.com

File No.: 21-0125 PCT

April 1, 2021

Via Email: mhodson@ecoasis.com

Original to follow by courier

ECOASIS DEVELOPMENTS LLP

2050 Country Club Way
 Victoria, BC V9B 6R3

Attention: Dan Matthews

Dear Sir:

Re: Sale of 2049 Pinehurst Terrace, Victoria, BC
 Lot 17, Plan EPP101118
 BM 83 LANDS LTD. & BM 84 LANDS LTD. Trustees on behalf of
 ECOASIS DEVELOPMENTS LLP to J. CAMPEAU DEVELOPMENT CORP.

We are writing to confirm that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We confirm that the balance of funds in the amount of \$562,625.45 has been paid to Sanovest Holdings Ltd. A copy of our letter to DLA Piper (Canada) LLP is attached for your reference.

We received confirmation that on the completion date J. Campeau Development Corp. was a GST registrant. The executed Form 221(2)(b/c) Certificate as to GST Registered Status of Buyer is attached. Based on this representation, Ecoasis Developments LLP is relieved of its obligation to collect GST in the amount of \$28,475.00 from the purchaser on closing, as J. Campeau Development Corp. is responsible to self-assess.

We also enclose copies of the following:

1. Seller's Statement of Adjustments;
2. Form 221(2)(b/c) Certificate as to GST Registered Status of Buyer;
3. Our Statement of Account - *which has been paid in full.*

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,

Per:


PATRICK C. TRELAWNY
 /jd
 encls.

RECONCILIATION OF FUNDS & DIRECTION TO PAY

456

TO: JONES EMERY HARGREAVES SWAN

**Re: Sale of 2049 Pinchurst Terrace, Victoria, BC (Lot 17, Plan EPP101118)
to J. CAMPEAU DEVELOPMENT CORP.
Completion Date: APRIL 1, 2021**

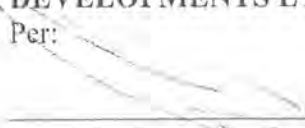
You are hereby authorized to disburse the full amount of funds herein as follows:

	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price		\$569,500.00
BY: GST Payable by Purchaser – <i>Purchaser is a GST Registrant</i>		
TO: Seller's portion of estimated 2021 City of Langford property taxes to be paid in full by Buyer 2021 BC Assessment amount \$415,000.00 x 2020 City of Langford Mil Rates 4.87768/1,000 + 5% increase = \$2,125.45 \$2,125.45 x 90 / 365 days	\$524.08	
TO: Listing Commission plus GST payable to Real Estate Company: Ecoasis Developments Ltd.	\$5,082.79	
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$800.00	
Disbursements:	362.58	
PST:	56.00	
GST:	49.10	\$1,267.68
TO: Balance due to SANOVEST HOLDINGS LTD.:	\$562,625.45	
	<u>\$569,500.00</u>	<u>\$569,500.00</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 30 day of March, 2021.

ECOASIS DEVELOPMENTS LLP by its
Managing Partner **ECOASIS BEAR MOUNTAIN
DEVELOPMENTS LTD.**

Per: 

Dan Matthews, Authorized Signatory

File No.: 21-0125 PCT

E. & O. E.



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

457

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

Our File: 21-0125 PCT

April 1, 2021

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

Originals to follow by mail

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

Attention: Mark Schmidt

Dear Sir;

Re: Sale of 2049 Pinchurst Terrace, Victoria, BC
Lot 17, Plan EPP101118
BM 83 LANDS LTD. & BM 84 LANDS LTD. Trustees on behalf of
ECOASIS DEVELOPMENTS LLP to J. CAMPEAU DEVELOPMENT CORP.
Sanovest Holdings Ltd.

We confirm that the above-noted sale transaction has completed. Accordingly, we enclose a copy of our RBC wire transfer confirming that the amount of \$562,625.45, representing the net balance of sale proceeds received under the transaction, has been paid to Sanovest Holdings Ltd. together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed Form C - Discharge of Mortgage CA3393759 (modified by CA5448659 and extended by CA7502164) and Assignment of Rents CA3393760 (extended by CA7502165) together with all the Priority Agreements relating to Lot 17 and the Partial Release and Discharge of Beneficial Interest registered in favour of Sanovest Holdings Ltd. are provided to you on your undertaking to release the signed discharges to our office once your client, Sanovest Holdings Ltd., has confirmed receipt of the above-mentioned funds into their account.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:



PATRICK C. TRELAWNY

/jd
encls.

cc. Ecoasis Developments LLP



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

FILE NO.: 21-0125 PCT

April 1, 2021

'Delivered by Hand'

ROYAL BANK OF CANADA

Victoria Main Branch
1079 Douglas Street
Victoria, British Columbia

Attention: Current Accounts Dept.

Dear Sir/Madam:

Re WIRE TRANSFER of NET SALE PROCEEDS to SANOVEST HOLDINGS LTD.
Lot 17 Section 84 Highland District Plan EPP101118
2049 Pinhurst Terrace, Victoria, BC
Ecoasis Developments LLP
Sale to J. CAMPEAU DEVELOPMENT CORP.

Enclosed please find our trust cheque payable to **Sanovest Holdings Ltd.** in the amount of **\$562,625.45 CAD**. Please wire the enclosed funds to the TD/Canada Trust account as shown on the attached Royal Bank of Canada – Instructions for Wire Transfer and Sanovest Holdings Ltd. – Wire Instructions.

Yours very truly,

Per:

PATRICK C. TRELAWNY

/jd
encls.

cc. Mark Schmidt of DLA Piper (Canada) LLP
Dan Matthews of Ecoasis Developments LLP

ROYAL BANK OF CANADA

File # 459 21-0125 PCT
PINEHURST - LOT 17

INSTRUCTIONS/AUTHORIZATION FOR WIRE TRANSFER

To: RBC (xxxxxxxx Branch) Attn: _____ Fax: _____	Internal Use Only Company Signature(s) Verified and Funds OK _____
--	--

FOR SAME DAY PROCESSING, YOUR INSTRUCTIONS TO US MUST BE RECEIVED BY THE ESTABLISHED CUT OFF TIMES

1) AMOUNT: \$ 562,625.45 CURRENCY: CAD
Amount in words: FIVE HUNDRED & SIXTY-TWO THOUSAND SIX HUNDRED TWENTY-FIVE DOLLARS & FORTY-FIVE CENTS

2) ACCOUNT NAME (sender/remitter): JONES EMERY HARGREAVES SWAN LLP, IN TRUST

SRF # _____

DEBIT ACCOUNT# 126-649-3 TRANSIT# 08000 JEHS GENERAL ACCOUNTIf CHARGES to be taken from different account DEBIT ACCOUNT# 126-648-5 TRANSIT# 08000

3) BENEFICIARY INFORMATION:

CREDIT ACCOUNT# 1253317600 CC CODE & TRANSIT NO.: CC000412532BENEFICIARY NAME: TD SECURITIESBENEFICIARY ADDRESS: 228 WEST 5th AVENUE, VANCOUVER, BC V5Y 1J4BENEFICIARY BANK NAME: THE TORONTO-DOMINION BANKBENEFICIARY BANK ADDRESS: 77 BLOOR STREET WEST, 4th FLOORCITY: TORONTO STATE/PROV: ONTARIOCOUNTRY: CANADA TELEPHONE#: 416-944-4115BENEFICIARY BANK SWIFT/SORT CODE # (foreign/overseas only): TDOMCATTTOR~~XXXXXXXXXXXXXXXXXXXX~~ FURTHER CREDIT TO: SANOVEST HOLDINGS LTD.INTERMEDIARY BANK (foreign/overseas only): _____ ACCOUNT NO.: 5J5063E

4) DETAILS OF PAYMENT: NET SALE PROCEEDS FROM SALE OF 2049 PINEHURST TERRACE,
VICTORIA, BC (LOT 17)

Additional charges may be deducted from the transfer amount by the receiving bank and/or its intermediaries. If this transfer cannot be completed for reasons beyond this institutions control including, without limitation, other government regulations, time zone differences or actions or inactions of third parties, you may ask this institution for refund. This institution must get the refund before the funds can be disbursed in accordance with your instructions. If conversion of funds is requested, the rate of exchange will be this Institution's rate established at the time the refund is converted. The Institution will not be responsible for any loss or damage suffered or incurred by the client except in a case where there has been negligence on the part of the Institution, and in any such case the institution will not be liable for any indirect, consequential or exemplary damages (including but not limited to loss of profits) regardless on the cause of action.

DATE: APRIL 1, 2021Company Authorized Signature(s)

Wire Instructions - Sanovest - Pinehurst sales

Wire Instructions via MT103

Canadian Funds

Field 57Swift CODE: TDOMCATTTOR

OR

Cc Code & Transit Number: CC000412532

Bank Name: TD Canada Trust

Bank Address:

77 Bloor St W, 4th Fl

Toronto, Ontario - M5S 1M2, Canada phone no.: 416-944-4415

Field 59Beneficiary Bank Account: 1253317600

Bank Name: Toronto Dominion Bank

Bank Address:

77 Bloor St W, 4th Fl

Toronto, Ontario - M5S 1M2, Canada

Field 70For Further Credit Name: SANOVEST HOLDINGS LTD.

Account:5J5063E

THIS CHEQUE CONTAINS SECURITY FEATURES. SEE REVERSE • CE CHÉQUE COMPORTE DES CARACTÉRISTIQUES DE SÉCURITÉ. VOIR À L'ENVERS.

JONES EMERY HARGREAVES SWAN LLP
BARRISTERS & SOLICITORS
 STE. 1212 - 1175 DOUGLAS STREET
 VICTORIA, B.C. V8W 2E1
 TELEPHONE: (250) 382-7222



ROYAL BANK OF CANADA
 1079 Douglas Street
 Victoria, B.C. V8W 2C5

60740 RBC 60740

DATE 0 4 0 1 2 0 2 1
 M M D D Y Y Y Y

PAY

****Five Hundred Sixty Two Thousand Six Hundred Twenty Five & 45/100 dollars

\$ *****562,625.45

TO THE
 ORDER
 OF

SANOVEST HOLDINGS LTD.

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

PER

PER

210125

⑈060740⑈ ⑆08000⑈003⑆ 126⑈649⑈3⑈

JONES EMERY HARGREAVES SWAN LLP

BARRISTERS & SOLICITORS

STE. 1212 - 1175 DOUGLAS STREET

VICTORIA, B.C. V8W 2E1

TELEPHONE: (250) 382-7222

TD Canada Trust

1080 Douglas Street
Victoria, BC V8W 2C3

10081 TD 10081

DATE **0 4 0 1 2 0 2 1**
M M D D Y Y Y Y

APR 01 2021



Canada Trust

PAY TO THE ORDER OF

City Centre
1080 Douglas Street

V8W 2C3

Victoria, BC V8W 2C3

TO THE
ORDER
OF

SANOVEST HOLDINGS LTD.

Four Hundred Eighty Eight Thousand Seven Hundred Ninety One & 07/100 dollars

\$ *****488,791.07

CERTIFIED CHEQUE
DO NOT DESTROY

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

PER

PER

200201

7-199-5001-164

⑈010081⑈ ⑆00140⑈004⑆

9011500⑈

ROYAL BANK OF CANADA
VICTORIA BC-MAIN-VICTORIA

ROYAL FUNDS TRANSFER
2021 APR 06

Branch Ref No... 08000-21096-199998 Value Date..... 2021 APR 06
ICN..... From Send Ref....
Payment Amount.....\$ 562,625.45 CAD Charges For... Sender
Client Rate..... 1.00000000 Serial No....
Conversion Amount.....\$
Wire Payment Fee.....\$ Billed monthly
Total Fees.....\$ Billed monthly
Client Pays (Princ).....\$ 562,625.45 CAD SRF Client No. 868853946
Sender Pays (Fees).....\$ Billed monthly
Client billed monthly as per negotiated fee.

Ordering Customer:
JONES EMERY HARGREAVES SWAN LLP
1175 DOUGLAS ST SUITE 1212
VICTORIA BC V8W 2E1

Remittance Information:

Debit Branch Name (Princ)...

Cheque

Debit Branch Name (Fees)... VICTORIA BC-MAIN-VICTORIA
08000 126-648-5

Intermediary Institution:

Account With Institution:

(00004 12532)
THE TORONTO-DOMINION BANK
GREEN LINE INVESTOR SERVICES
77 BLOOR ST W 7TH FLOOR
TORONTO

ON CA

Beneficiary Account: 1253317600

Beneficiary Customer:
SANOVEST HOLDINGS LTD
228 WEST 5TH AVENUE
VANCOUVER
V5Y1J4

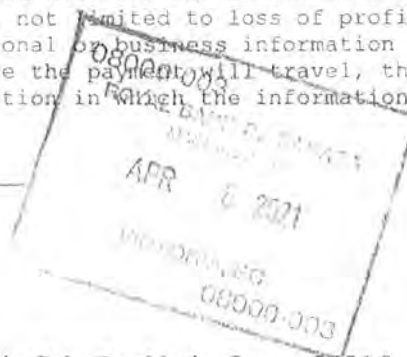
Sender To Receiver Information:
/ACC/5J5063E
/INS/FURTHER CREDIT NAME
/INT/SANOVEST HOLDINGS LTD

Instruction Code:

Additional charges may be deducted from the payment amount by the receiving bank and/or its intermediaries ("Receiving Bank"). If this payment cannot be completed for any reasons beyond the control of Royal Bank of Canada ("RBC") you may ask RBC for a refund and RBC shall make best efforts to secure a refund from Receiving Bank and return those amounts to you. If conversion of funds is requested, the rate of exchange will be RBC's rate established at the time the refund is converted. If you need to make an inquiry regarding this payment or if you ask that RBC attempt to amend or cancel this payment, additional charges will apply (except in cases where an error has been established on the part of RBC or the Receiving Bank). RBC may, in its discretion and without notice to you, delay in making the payment or decide not proceed with the payment, in which case RBC shall refund of the payment amount and any applicable fees.

RBC will not be responsible for any loss or damage suffered by you except where there has been negligence on the part of RBC, and in any such case RBC will not be liable for any indirect, consequential or exemplary damages (including but not limited to loss of profits), regardless of the cause of action. In making the payment, your personal or business information and information on the recipient, may be revealed to third parties. Since the payment will travel, the information related to it will be subject to the laws of the jurisdiction in which the information is located or processed at that time.

SIGNATURE(S):



ERA LAW
101 797 Goldstream Avenue
Victoria, BC V9B 2X5

Revised Seller Statement of Adjustments

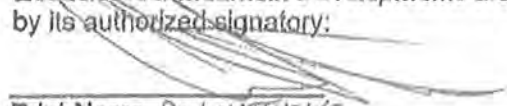
BUYER: J. Campeau Developments Ltd.
SELLER: Ecoasis Developments LLP by its Managing Partner Ecoasis Bear Mountain
PROPERTY: PID 031-162-835, LOT 17 SECTION 84 HIGHLAND DISTRICT PLAN
EPP101118
2049 Pinehurst Terrace, Victoria, BC
FILE NUMBER: 8466 J. Campeau Development Corp. COMPLETION DATE: April 1, 2021
ADJUSTMENT DATE: April 1, 2021 POSSESSION DATE: April 1, 2021

	<u>DEBIT</u>	<u>CREDIT</u>
Price		\$569,500.00
Deposit paid to Jones Emery Hargreaves Swan LLP	\$28,500.00	
Seller's portion of estimated 2021 City of Langford taxes to be paid by Buyer based on last year's taxes plus 5.00% $\$2,024.24 + 5.00\% (\$101.21) = \$2,125.45 \times 90 / 365 \text{ days}$	\$524.08	
Sub Totals	\$29,024.08	\$569,500.00
Payable to Jones Emery Hargreaves Swan LLP In Trust	\$540,475.92	
Totals	\$569,500.00	\$569,500.00

1. Adjustments for any Items not Included should be made directly between the parties.
2. All information contained herein is believed to be correct, but is subject to correction in the event of error.
3. Vendor warrants Canadian residency for Income tax purposes.
4. The undersigned agree to accept tender by way of trust cheque to be made payable to Jones Emery Hargreaves Swan LLP, In Trust.

APPROVED and consented to this 30 day of March, 2021.

Ecoasis Developments LLP by its Managing Partner
Ecoasis Bear Mountain Developments Ltd.
by its authorized signatory:


Print Name DAN MATTHEWS

Print Name

E. & O.E.

Form 221(2)(B/C)
(Paragraphs 221(2)(b) and (c))

CERTIFICATE AS TO GST REGISTERED STATUS OF PURCHASER

FROM: J. CAMPEAU DEVELOPMENT CORP.
(the "Purchaser")

TO: ECOASIS DEVELOPMENTS LLP (the "Vendor")

RE: Lot 17, Section 84, Highland District, EPP101118 (the "Property")

THE PURCHASER HEREBY CERTIFIES TO THE VENDOR PURSUANT TO PARAGRAPHS 221(2)(b) and (c) OF THE EXCISE TAX ACT (the "Act") THAT THE PURCHASER:

- (1) is registered for GST purposes, the Purchaser's registration number is 808814974RT0001, and the Purchaser will account for the GST payable in respect of the purchaser of the Property.

The Purchaser acknowledges that the Vendor is relying on this Certificate in connection with the sale of the Property.

Each term that is used in this Certificate and that is defined in, and for the purposes of, Part IX of the Act has the meaning assigned to it in Part IX of the Act.

Dated: March 29, 2021.


Signature of Purchaser Jordan Campeau

FILE NAME: ECOASIS DEVELOPMENTS LLP

ECOASIS DEVELOPMENTS LLP

2050 Country Club Way
Victoria, British Columbia
V9B 6R3

IN ACCOUNT WITH:

JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERSSuite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com

Your GST No.

Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: April 1, 2021

Re: Sale of 2049 Pinchurst Terrace, Victoria, BC
(Lot 17, Plan EPP101118)

File No.: 21-0125 PCT

Invoice No.: 46464

To receipt of instructions; attending upon Land Title Office search; review Contract of Purchase and Sale and adjustments; receipt of transfer documents from solicitors for Purchaser; review Vendor's Statement of Adjustments, Transfer and certificates; attending on execution of transfer documents and advising thereon; confirm undertakings and attend on closing; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; payment of charge holders (2) and obtaining and registering Discharges of Mortgage and Assignment of Rents AND TO all other necessary attendances and services related thereto;

OUR FEE:

\$800.00

(5% GST \$40.00)

(7% PST \$56.00)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search charges	21.48	
Courier charges	40.00	
Office photocopies	15.00	
Office Fax charges	15.00	
Office postage	15.00	
Wiring Fee	45.00	
Trust Administration Fee	15.00	
Law Society digital certification charges	5.56	
(5% GST \$9.10)		\$182.04

DISBURSEMENTS & OTHER CHARGES (Non-Taxable):

Registration of Form C - Discharges	\$180.54	
		\$180.54
TOTAL DISBURSEMENTS		\$362.58
TOTAL FEES AND DISBURSEMENTS:		\$1,162.58
PLUS: 5% GST on \$982.04		49.10
PLUS 7% PST on \$800.00		56.00
THIS IS OUR ACCOUNT:		\$1,267.68
LESS: Transferred from trust		\$1,267.68
		\$0.00

Per:

PATRICK C. TRELAUNY

/jd

E. & O.E.

{01026311}



Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
 T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
 ptrelawny@jonesemery.com | jdemers@jonesemery.com

File No.: 21-0098 PCT

April 1, 2021

Via Email: mhodson@ecoasis.com

Original to follow by courier

ECOASIS DEVELOPMENTS LLP

2050 Country Club Way
 Victoria, BC V9B 6R3

Attention: Dan Matthews

Dear Sir:

**Re: Sale of 2013 Pinehurst Terrace, Victoria, BC
 Lot 26, Plan EPP101118
 BM 83 LANDS LTD. & BM 84 LANDS LTD. Trustees on behalf of
 ECOASIS DEVELOPMENTS LLP to LIDA DEVELOPMENTS INC.**

We are writing to confirm that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We confirm that the balance of funds in the amount of **\$581,673.81** has been paid to Sanovest Holdings Ltd. A copy of our letter to DLA Piper (Canada) LLP is attached for your reference.

We received confirmation that on the completion date Lida Developments Inc. was a GST registrant. The executed Form 221(2)(b/c) Certificate as to GST Registered Status of Buyer is attached. Based on this representation, Ecoasis Developments LLP is relieved of its obligation to collect GST in the amount of **\$29,995.00** from the purchaser on closing, as Lida Developments Inc. is responsible to self-assess.

We also enclose copies of the following:

1. Seller's Statement of Adjustments;
2. Form 221(2)(b/c) Certificate as to GST Registered Status of Buyer;
3. Our Statement of Account - *which has been paid in full.*

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,

Per:


PATRICK C. TRELAWNY

/s/
 encls.

RECONCILIATION OF FUNDS & DIRECTION TO PAY

469

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of 2013 Pinehurst Terrace, Victoria, BC (Lot 26, Plan EPP101118)
to LIDA DEVELOPMENTS INC.

Completion Date: APRIL 1, 2021

You are hereby authorized to disburse the full amount of funds herein as follows:

	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price		\$599,900.00
BY: GST Payable by Purchaser – <i>Purchaser is a GST Registrant</i>		
TO: Seller's portion of estimated 2021 City of Langford property taxes to be paid in full by Buyer 2021 BC Assessment amount \$455,000.00 x 2020 City of Langford Mil Rates 4.87768/1,000 + 5% increase = \$2,330.30 \$2,330.30 x 90 / 365 days	\$580.97	
TO: Real Estate Commissions plus GST payable to Real Estate Company: Ecoasis Developments Ltd.: \$5,354.11 Engel & Volkers Vancouver Island: \$11,023.43 Total Commission including GST payable:	\$16,377.54	
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$800.00	
Disbursements:	362.58	
PST:	56.00	
GST:	49.10	\$1,267.68
TO: Balance due to SANOVEST HOLDINGS LTD.:	\$581,673.81	
	\$599,900.00	\$599,900.00

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 30th day of March, 2021.

ECOASIS DEVELOPMENTS LLP by its
Managing Partner ECOASIS BEAR MOUNTAIN
DEVELOPMENTS LTD.

Per:


Dan Matthews, Authorized Signatory

File No.: 21-0098 PCT

E. & O. E.



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

470

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

Our File: 21-0098 PCT

April 1, 2021

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

Originals to follow by mail

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

Attention: Mark Schmidt

Dear Sir:

Re: Sale of 2013 Pinehurst Terrace, Victoria, BC
Lot 26, Plan EPP101118
BM 83 LANDS LTD. & BM 84 LANDS LTD. Trustees on behalf of
ECOASIS DEVELOPMENTS LLP to LIDA DEVELOPMENTS INC.
Sanovest Holdings Ltd.

We confirm that the above-noted sale transaction has completed. Accordingly, we enclose a copy of our RBC wire transfer confirming that the amount of \$581,673.81, representing the net balance of sale proceeds received under the transaction, has been paid to Sanovest Holdings Ltd. together with a copy of the Reconciliation of Funds and Direction to Pay.

The enclosed Form C - Discharge of Mortgage CA3393759 (modified by CA5448659 and extended by CA7502164) and Assignment of Rents CA3393760 (extended by CA7502165) together with all the Priority Agreements relating to Lot 16 and the Partial Release and Discharge of Beneficial Interest registered in favour of Sanovest Holdings Ltd. are provided to you on your undertaking to release the signed discharges to our office once your client, Sanovest Holdings Ltd., has confirmed receipt of the above-mentioned funds into their account.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:

PATRICK C. TRELAUNY

/jd
encls.

cc. Ecoasis Developments LLP



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

FILE NO.: 21-0098 PCT

April 1, 2021

'Delivered by Hand'

ROYAL BANK OF CANADA

Victoria Main Branch
1079 Douglas Street
Victoria, British Columbia

Attention: Current Accounts Dept.

Dear Sir/Madam:

Re WIRE TRANSFER of NET SALE PROCEEDS to SANOVEST HOLDINGS LTD.
Lot 26 Section 84 Highland District Plan EPP101118
2013 Pinchurst Terrace, Victoria, BC
Ecoasis Developments LLP
Sale to LIDA DEVELOPMENTS INC.

Enclosed please find our trust cheque payable to **Sanovest Holdings Ltd.** in the amount of **\$581,673.81 CAD**. Please wire the enclosed funds to the TD/Canada Trust account as shown on the attached Royal Bank of Canada – Instructions for Wire Transfer and Sanovest Holdings Ltd. – Wire Instructions.

Yours very truly,
Per:



PATRICK C. TRELAWNY

/jd
encls.

cc. Mark Schmidt of DLA Piper (Canada) LLP
Dan Matthews of Ecoasis Developments LLP

ROYAL BANK OF CANADA
INSTRUCTIONS/AUTHORIZATION FOR WIRE TRANSFER

File # 472 21-0098 PCT
PINEHURST - LOT 26

To: RBC (xxxxxxxx Branch) Attn: _____ Fax: _____	Internal Use Only Company Signature(s) Verified and Funds OK _____
--	--

FOR SAME DAY PROCESSING, YOUR INSTRUCTIONS TO US MUST BE RECEIVED BY THE ESTABLISHED CUT OFF TIMES

1) AMOUNT: \$ 581,673.81 CURRENCY: CAD
Amount in words : FIVE HUNDRED & EIGHTY-ONE THOUSAND SIX HUNDRED SEVENTY-THREE DOLLARS
& EIGHTY-ONE CENTS

2) ACCOUNT NAME (sender/remitter): JONES EMERY HARGREAVES SWAN LLP, IN TRUST
SRF # _____

DEBIT ACCOUNT# 126-649-3 TRANSIT# 08000 JEHS GENERAL ACCOUNT

If CHARGES to be taken from different account DEBIT ACCOUNT# 126-648-5 TRANSIT# 08000

3) BENEFICIARY INFORMATION:

CREDIT ACCOUNT# 1253317600 CC CODE & TRANSIT NO.: CC000412532

BENEFICIARY NAME: TD SECURITIES

BENEFICIARY ADDRESS: 228 WEST 5th AVENUE, VANCOUVER, BC V5Y 1J4

BENEFICIARY BANK NAME: THE TORONTO-DOMINION BANK

BENEFICIARY BANK ADDRESS: 77 BLOOR STREET WEST, 4th FLOOR

CITY: TORONTO STATE/PROV: ONTARIO

COUNTRY: CANADA TELEPHONE#: 416-944-4115

BENEFICIARY BANK SWIFT/SORT CODE # (foreign/overseas only): TDOMCATTOR

~~XXXXXXXXXXXX~~ FURTHER CREDIT TO: SANOVEST HOLDINGS LTD.

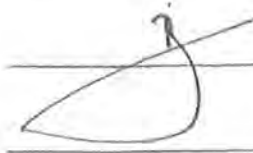
INTERMEDIARY BANK (foreign/overseas only): _____ ACCOUNT NO.: 5J5063E

4) DETAILS OF PAYMENT: NET SALE PROCEEDS FROM SALE OF 2013 PINEHURST TERRACE,
VICTORIA, BC (LOT 26)

Additional charges may be deducted from the transfer amount by the receiving bank and/or its intermediaries. If this transfer cannot be completed for reasons beyond this institutions control including, without limitation, other government regulations, time zone differences or actions or inactions of third parties, you may ask this institution for refund. This institution must get the refund before the funds can be disbursed in accordance with your instructions. If conversion of funds is requested, the rate of exchange will be this Institution's rate established at the time the refund is converted. The institution will not be responsible for any loss or damage suffered or incurred by the client except in a case where there has been negligence on the part of the institution, and in any such case the institution will not be liable for any indirect, consequential or exemplary damages (including but not limited to loss of profits) regardless on the cause of action.

DATE: APRIL 1, 2021

Company Authorized Signature(s)



Wire Instructions - Sanovest - Pinehurst sales

Wire Instructions via MT103

Canadian Funds

Field 57Swift CODE: TDOMCATTOR

OR

Cc Code & Transit Number: CC000412532

Bank Name: TD Canada Trust

Bank Address:

77 Bloor St W, 4th Fl

Toronto, Ontario - M5S 1M2, Canada phone no.: 416-944-4415

Field 59Beneficiary Bank Account: 1253317600

Bank Name: Toronto Dominion Bank

Bank Address:

77 Bloor St W, 4th Fl

Toronto, Ontario - M5S 1M2, Canada

Field 70For Further Credit Name: SANOVEST HOLDINGS LTD.

Account:5J5063E

|| THIS CHEQUE CONTAINS SECURITY FEATURES. SEE REVERSE. * CE CHEQUE COMPORTE DES CARACTÉRISTIQUES DE SÉCURITÉ. VOIR À L'ENDOS. ||

JONES EMERY HARGREAVES SWAN LLP
BARRISTERS & SOLICITORS
 STE. 1212 - 1175 DOUGLAS STREET
 VICTORIA, B.C. V8W 2E1
 TELEPHONE: (250) 382-7222



ROYAL BANK OF CANADA
 1079 Douglas Street
 Victoria, B.C. V8W 2C5

60735 RBC 60735

DATE 0 4 0 1 2 0 2 1
 M M D D Y Y Y Y

PAY ****Five Hundred Eighty One Thousand Six Hundred Seventy Three & 81/100 dollars \$ *****581,673.81

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

TO THE
 ORDER
 OF

SANOVEST HOLDINGS LTD.

210098

PER 

PER 

⑈060735⑈ ⑈08000⑈003⑈

126⑈649⑈3⑈

ROYAL BANK OF CANADA
VICTORIA BC-MAIN-VICTORIA

475
ROYAL FUNDS TRANSFER
2021 APR 06

Branch Ref No...	08000-21096-199996	Value Date.....	2021 APR 06
ICN.....	From	Send Ref....	
Payment Amount.....\$	581,673.81	CAD	Charges For... Sender
Client Rate.....	1,00000000		Serial No.....
Conversion Amount.....\$			
Wire Payment Fee.....\$	Billed monthly		
Total Fees.....\$	Billed monthly		
Client Pays (Princ).....\$	581,673.81	CAD	SRF Client No. 868853946
Sender Pays (Fees).....\$	Billed monthly		
Client billed monthly as per negotiated fee.			

Ordering Customer:
JONES EMERY HARGREAVES SWAN LLP
1175 DOUGLAS ST SUITE 1212
VICTORIA BC V8W 2E1

Remittance Information:

Debit Branch Name (Princ)...	Cheque
.....	
Debit Branch Name (Fees)...	VICTORIA BC-MAIN-VICTORIA
	08000 126-648-5

Intermediary Institution:

Account With Institution:

(00004 12532)
THE TORONTO-DOMINION BANK
GREEN LINE INVESTOR SERVICES
77 BLOOR ST W 7TH FLOOR
TORONTO ON CA

Beneficiary Account: 1253317600

Beneficiary Customer:
SANOVEST HOLDINGS LTD
228 WEST 5TH AVENUE
VANCOUVER
V5Y1J4

Sender To Receiver Information:
/ACC/5J5063E
/INS/FURTHER CREDIT NAME
/INT/SANOVEST HOLDINGS LTD

Instruction Code:

Additional charges may be deducted from the payment amount by the receiving bank and/or its intermediaries ("Receiving Bank"). If this payment cannot be completed for any reasons beyond the control of Royal Bank of Canada ("RBC") you may ask RBC for a refund and RBC shall make best efforts to secure a refund from Receiving Bank and return those amounts to you. If conversion of funds is requested, the rate of exchange will be RBC's rate established at the time the refund is converted. If you need to make an inquiry regarding this payment or if you ask that RBC attempt to amend or cancel this payment, additional charges will apply (except in cases where an error has been established on the part of RBC or the Receiving Bank). RBC may, in its discretion and without notice to you, delay in making the payment or decide not proceed with the payment, in which case RBC shall refund of the payment amount and any applicable fees.

RBC will not be responsible for any loss or damage suffered by you except where there has been negligence on the part of RBC, and in any such case RBC will not be liable for any indirect, consequential or exemplary damages (including but not limited to loss of profits), regardless of the cause of action. In making the payment, your personal or business information and information on the recipient, may be revealed to third parties. Since the payment will travel, the information related to it will be subject to the laws of the jurisdiction in which the information is located or processed at that time.

SIGNATURE(S): _____

VENDOR'S STATEMENT OF ADJUSTMENTS

VENDOR: ECOASIS DEVELOPMENTS LLP
 PURCHASER: LIDA DEVELOPMENTS INC.
 PROPERTY: Lot 26, Section 84, Highland District, Plan EPP101118 (the "Property")

COMPLETION DATE: April 1, 2021
 ADJUSTMENT DATE: April 1, 2021
 POSSESSION DATE: April 1, 2021

BY: Sale Price		\$ 599,900.00
BY: GST payable by Purchaser (if applicable)		
(GST No. 790990139 RT0001)		\$ 00.00

BY: 2021 Property Tax Adjustment

2021 BC Assessment amount \$455,000 x 2020 City of Langford Mil Rates 4,87768/1,000 + 5% increase = \$2,330.30
 2021 Property Taxes \$2,330.30 x 91/365 = \$580.97

TO: Deposit paid by Purchaser	\$ 59,900.00
TO: Balance due on closing payable to Jones Emery in Trust	\$ 539,419.03

TOTALS:	\$ 599,900.00	\$ 599,900.00
---------	---------------	---------------

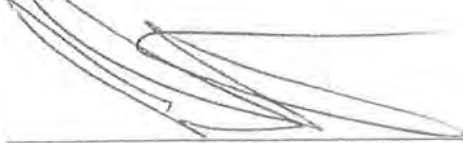
NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but it subject to correction in the event of error.
3. Vendor warrants Canadian residency for income tax purposes.

APPROVED this 30 day of MARCH, 2021.

ECOASIS DEVELOPMENTS LLP by its
 Managing Partner ECOASIS BEAR MOUNTAIN
 DEVELOPMENTS LTD.

Per:



Dan Matthews, Authorized Signatory

Form 221(2)(B/C)
(Paragraphs 221(2)(b) and (c))

CERTIFICATE AS TO GST REGISTERED STATUS OF PURCHASER

FROM: LIDA DEVELOPMENTS INC.
(the "Purchaser")

TO: ECOASIS DEVELOPMENTS LLP (the "Vendor")

RE: Lot 26, Section 84, Highland District, EPP101118 (the "Property")

THE PURCHASER HEREBY CERTIFIES TO THE VENDOR PURSUANT TO PARAGRAPHS 221(2)(b) and (c) OF THE EXCISE TAX ACT (the "Act") THAT THE PURCHASER:

- (1) is registered for GST purposes, the Purchaser's registration number is 790990139 RT0001, and the Purchaser will account for the GST payable in respect of the purchaser of the Property.

The Purchaser acknowledges that the Vendor is relying on this Certificate in connection with the sale of the Property.

Each term that is used in this Certificate and that is defined in, and for the purposes of, Part IX of the Act has the meaning assigned to it in Part IX of the Act.

Dated: March 31, 2021.



Signature of Purchaser

FILE NAME: ECOASIS DEVELOPMENTS LLP

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3



IN ACCOUNT WITH:
JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com

Your GST No.

Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: April 1, 2021

Re: Sale of 2013 Pinehurst Terrace, Victoria, BC
(Lot 26, Plan EPP101118)

File No.: 21-0098 PCT

Invoice No.: 46467

To receipt of instructions; attending upon Land Title Office search; review Contract of Purchase and Sale and adjustments; receipt of transfer documents from solicitors for Purchaser; review Vendor's Statement of Adjustments, Transfer and certificates; attending on execution of transfer documents and advising thereon; confirm undertakings and attend on closing; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; payment of charge holders (2) and obtaining and registering Discharges of Mortgage and Assignment of Rents AND TO all other necessary attendances and services related thereto:

OUR FEE:

\$800.00

(5% GST \$40.00)

(7% PST \$56.00)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search charges	21.48	
Courier charges	40.00	
Office photocopies	15.00	
Office Fax charges	15.00	
Office postage	15.00	
Wiring Fee	45.00	
Trust Administration Fee	15.00	
Law Society digital certification charges	5.56	
(5% GST \$9.10)		\$182.04

DISBURSEMENTS & OTHER CHARGES (Non-Taxable):

Registration of Form C - Discharges	\$180.54	
		\$180.54

TOTAL DISBURSEMENTS		\$362.58
TOTAL FEES AND DISBURSEMENTS:		\$1,162.58
PLUS: 5% GST on \$982.04		49.10
PLUS 7% PST on \$800.00		56.00

THIS IS OUR ACCOUNT:

\$1,267.68

LESS: Transferred from trust

\$1,267.68

\$0.00

Per:



PATRICK C. TRELAWNY

/jd

E. & O.E.

(01026452)

This is Exhibit "94"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

File No.: 21-0097 PCT

April 15, 2021

Via Email: mhodson@ecoasis.com

Original to follow by courier

ECOASIS DEVELOPMENTS LLP

2050 Country Club Way

Victoria, BC V9B 6R3

Attention: Dan Matthews

Dear Sir:

**Re: Sale of 2009 Pinehurst Terrace, Victoria, BC
Lot 27, Plan EPP101118
BM 83 LANDS LTD. & BM 84 LANDS LTD. Trustees on behalf of
ECOASIS DEVELOPMENTS LLP to LIDA DEVELOPMENTS INC.**

We are writing to confirm that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Reconciliation of Funds & Direction to Pay. We confirm that the balance of funds in the amount of \$580,705.16 has been paid to Sanovest Holdings Ltd. A copy of our letter to DLA Piper (Canada) LLP is attached for your reference.

We received confirmation that on the completion date Lida Developments Inc. was a GST registrant. The executed Form 221(2)(b/c) Certificate as to GST Registered Status of Buyer is attached. Based on this representation, Ecoasis Developments LLP is relieved of its obligation to collect GST in the amount of \$29,950.00 from the purchaser on closing, as Lida Developments Inc. is responsible to self-assess.

We also enclose copies of the following:

1. Seller's Statement of Adjustments;
2. Form 221(2)(b/c) Certificate as to GST Registered Status of Buyer;
3. Our Statement of Account - *which has been paid in full.*

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,

Per:


PATRICK C. TRELAWNY

/jd
encls.

RECONCILIATION OF FUNDS & DIRECTION TO PAY

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of 2009 Pinchurst Terrace, Victoria, BC (Lot 27, Plan EPP101118)
to LIDA DEVELOPMENTS INC.

Completion Date: APRIL 15, 2021

You are hereby authorized to disburse the full amount of funds herein as follows:

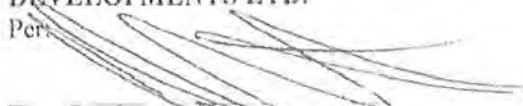
	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price		\$599,000.00
BY: GST Payable by Purchaser - <i>Purchaser is a GST Registrant</i>		
TO: Seller's portion of estimated 2021 City of Langford property taxes to be paid in full by Buyer 2021 BC Assessment amount \$456,000.00 x 2020 City of Langford Mil Rates 4.87768/1,000 = 5% increase = \$2,335.43 \$2,335.43 x 105 / 365 days	\$671.83	
TO: Real Estate Commissions plus GST payable to Real Estate Company: Ecoasis Developments Ltd.: \$5,346.08 Engel & Volkers Vancouver Island: \$11,009.25 Total Commission including GST payable:	\$16,355.33	
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$800.00	
Disbursements:	362.58	
PST:	56.00	
GST:	49.10	\$1,267.68
TO: Balance due to SANOVEST HOLDINGS LTD.:	\$580,705.16	
	\$599,000.00	\$599,000.00

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 15 day of April, 2021.

ECOASIS DEVELOPMENTS LLP by its
Managing Partner ECOASIS BEAR MOUNTAIN
DEVELOPMENTS LTD.

Per:


Dan Matthews, Authorized Signatory

File No.: 21-0097 PCT

E. & O. E.



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

FILE NO.: 21-0097 PCT

April 15, 2021

'Delivered by Hand'

ROYAL BANK OF CANADA

Victoria Main Branch
1079 Douglas Street
Victoria, British Columbia

Attention: Current Accounts Dept.

Dear Sir/Madam:

Re **WIRE TRANSFER of NET SALE PROCEEDS to SANOVEST HOLDINGS LTD.**
Lot 27 Section 84 Highland District Plan EPP101118
20009 Pinehurst Terrace, Victoria, BC
Ecoasis Developments LLP
Sale to LIDA DEVELOPMENTS INC.

Enclosed please find our trust cheque payable to **Sanovest Holdings Ltd.** in the amount of **\$580,705.16 CAD**. Please wire the enclosed funds to the TD/Canada Trust account as shown on the attached Royal Bank of Canada – Instructions for Wire Transfer and Sanovest Holdings Ltd. – Wire Instructions.

Yours very truly,

Per:



PATRICK C. TRELAWNY

jd
encls.

cc. **Mark Schmidt of DLA Piper (Canada) LLP**
Dan Matthews of Ecoasis Developments LLP

ROYAL BANK OF CANADA

INSTRUCTIONS/AUTHORIZATION FOR WIRE TRANSFER

483
File # 21-0097 PCT
PINEHURST - LOT 27

To: RBC (xxxxxxx Branch) Attn: _____ Fax: _____	Internal Use Only Company Signature(s) Verified and Funds OK _____
---	--

FOR SAME DAY PROCESSING, YOUR INSTRUCTIONS TO US MUST BE RECEIVED BY THE ESTABLISHED CUT OFF TIMES

- 1) AMOUNT: \$ 580,705.16 CURRENCY: CAD
Amount in words: FIVE HUNDRED & EIGHTY THOUSAND SEVEN HUNDRED FIVE DOLLARS
& SIXTEEN CENTS
- 2) ACCOUNT NAME (sender/remitter): JONES EMERY HARGREAVES SWAN LLP, IN TRUST
SRF # _____
DEBIT ACCOUNT# 126-649-3 TRANSIT# 08000 JEHS GENERAL ACCOUNT
If CHARGES to be taken from different account DEBIT ACCOUNT# 126-648-5 TRANSIT# 08000

3) BENEFICIARY INFORMATION:

CREDIT ACCOUNT# 1253317600 CC CODE & TRANSIT NO.: CC000412532BENEFICIARY NAME: TD SECURITIESBENEFICIARY ADDRESS: 228 WEST 5th AVENUE, VANCOUVER, BC V5Y 1J4BENEFICIARY BANK NAME: THE TORONTO-DOMINION BANKBENEFICIARY BANK ADDRESS: 77 BLOOR STREET WEST, 4th FLOORCITY: TORONTOSTATE/PROV: ONTARIOCOUNTRY: CANADATELEPHONE#: 416-944-4115BENEFICIARY BANK SWIFT/SORT CODE # (foreign/overseas only): TDOMCATTTOR~~XXXXXXXXXXXX~~ FURTHER CREDIT TO: SANOVEST HOLDINGS LTD.INTERMEDIARY BANK (foreign/overseas only): _____ ACCOUNT NO.: 5J5063E

- 4) DETAILS OF PAYMENT: NET SALE PROCEEDS FROM SALE OF 2009 PINEHURST TERRACE,
VICTORIA, BC (LOT 27)

Additional charges may be deducted from the transfer amount by the receiving bank and/or its intermediaries. If this transfer cannot be completed for reasons beyond this institutions control including, without limitation, other government regulations, time zone differences or actions or inactions of third parties, you may ask this institution for refund. This institution must get the refund before the funds can be disbursed in accordance with your instructions. If conversion of funds is requested, the rate of exchange will be this institution's rate established at the time the refund is converted. The institution will not be responsible for any loss or damage suffered or incurred by the client except in a case where there has been negligence on the part of the institution, and in any such case the institution will not be liable for any indirect, consequential or exemplary damages (including but not limited to loss of profits) regardless on the cause of action.

DATE: APRIL 15, 2021

Company Authorized Signature(s)



Wire Instructions - Sanovest - Pinehurst sales

Wire Instructions via MT103

Canadian Funds

Field 57 Swift CODE: TDOMCATTOR

OR

Cc Code & Transit Number: CC000412532

Bank Name: TD Canada Trust

Bank Address:

77 Bloor St W. 4th Fl

Toronto, Ontario - M5S 1M2, Canada phone no.: 416-944-4415

Field 59 Beneficiary Bank Account: 1253317600

Bank Name: Toronto Dominion Bank

Bank Address:

77 Bloor St W. 4th Fl

Toronto, Ontario - M5S 1M2, Canada

Field 70 For Further Credit Name: SANOVEST HOLDINGS LTD.

Account: 5J5063E

THIS CHECK CONTAINS SECURITY FEATURES. SEE REVERSE - CE CHÈQUE COMPORTE DES CARACTÉRISTIQUES DE SÉCURITÉ. VOIR À L'ENVERS.

JONES EMERY HARGREAVES SWAN LLP
BARRISTERS & SOLICITORS
 STE. 1212 - 1175 DOUGLAS STREET
 VICTORIA, B.C. V8W 2E1
 TELEPHONE: (250) 382-7222



ROYAL BANK OF CANADA
 1079 Douglas Street
 Victoria, B.C. V8W 2C5

60799 **RBC 60799**

DATE **0 4 1 5 2 0 2 1**
 M M D D Y Y Y Y

PAY ****Five Hundred Eighty Thousand Seven Hundred Five & 16/100 dollars

\$ *****580,705.16

TO THE
 ORDER
 OF

SANOVEST HOLDINGS LTD.

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

PER 

PER 

210097

⑈060799⑈ ⑆08000⑈003⑆ 126⑈649⑈3⑈

486

ROYAL BANK OF CANADA
VICTORIA BC-MAIN-VICTORIA

ROYAL FUNDS TRANSFER
2021 APR 16

Branch Ref No... 08000-21106-199997 Value Date... 2021 APR 19
ICN..... From Send Ref....
Payment Amount.....\$ 580,705.16 CAD Charges For... Sender
Client Rate..... 1.00000000 Serial No.....
Conversion Amount.....\$
Wire Payment Fee.....\$ Billed monthly
Total Fees.....\$ Billed monthly
Client Pays (Princ).....\$ 580,705.16 CAD SRF Client No. 868853946
Sender Pays (Fees).....\$ Billed monthly
Client billed monthly as per negotiated fee.

Ordering Customer:
JONES EMERY HARGREAVES SWAN LLP
1175 DOUGLAS ST SUITE 1212
VICTORIA BC V8W 2E1

Remittance Information:

Debit Branch Name (Princ)...

Cheque

Debit Branch Name (Fees).... VICTORIA BC-MAIN-VICTORIA
08000 126-648-5

Intermediary Institution:

Account With Institution:

(00004 12532)
THE TORONTO-DOMINION BANK
GREEN LINE INVESTOR SERVICES
77 BLOOR ST W 7TH FLOOR
TORONTO

ON CA

Beneficiary Account: 1253317600

Beneficiary Customer:
SANOVEST HOLDINGS LTD
228 WEST 5TH AVENUE
VANCOUVER
V5Y1J4

Sender To Receiver Information:
/ACC/5J5063E
/INS/FURTHER CREDIT NAME
/INT/SANOVEST HOLDINGS LTD

Instruction Code:

Additional charges may be deducted from the payment amount by the receiving bank and/or its intermediaries ("Receiving Bank"). If this payment cannot be completed for any reasons beyond the control of Royal Bank of Canada ("RBC") you may ask RBC for a refund and RBC shall make best efforts to secure a refund from Receiving Bank and return those amounts to you. If conversion of funds is requested, the rate of exchange will be RBC's rate established at the time the refund is converted. If you need to make an inquiry regarding this payment or if you ask that RBC attempt to amend or cancel this payment, additional charges will apply (except in cases where an error has been established on the part of RBC or the Receiving Bank). RBC may, in its discretion and without notice to you, delay in making the payment or decide not proceed with the payment, in which case RBC shall refund of the payment amount and any applicable fees.

RBC will not be responsible for any loss or damage suffered by you except where there has been negligence on the part of RBC, and in any such case RBC will not be liable for any indirect, consequential or exemplary damages (including but not limited to loss of profits), regardless of the cause of action. In making the payment, your personal or business information and information on the recipient, may be revealed to third parties. Since the payment will travel through the information related to it will be subject to the laws of the jurisdiction in which the information is located or processed at that time.

SIGNATURE(S): _____



VENDOR'S STATEMENT OF ADJUSTMENTS

VENDOR: ECOASIS DEVELOPMENTS LLP
 PURCHASER: LIDA DEVELOPMENTS INC.
 PROPERTY: Lot 27, Section 84, Highland District, Plan EPP101118 (the "Property")

COMPLETION DATE: April 15, 2021
 ADJUSTMENT DATE: April 15, 2021
 POSSESSION DATE: April 15, 2021

BY: Sale Price		\$ 599,000.00
BY: GST payable by Purchaser (if applicable)		
(GST No. 790990139RT0001)		\$ 00.00
BY: 2021 Property Tax Adjustment		
2021 BC Assessment amount \$456,000 x 2020 City of	\$ 671.83	
Langford Mill Rates 4.87768/1,000 + 5% increase	\$2,335.43	
2021 Property Taxes \$2,335.43 x 105/365 =	\$671.83	
TO: Deposit paid by Purchaser	\$ 29,950.00	
TO: Balance due on closing payable to		
Jones Emery in Trust	\$ 568,378.17	

TOTALS: \$ 599,000.00 \$ 599,000.00

NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but it subject to correction in the event of error.
3. Vendor warrants Canadian residency for income tax purposes.

APPROVED this 15 day of APRIL, 2021.

ECOASIS DEVELOPMENTS LLP by its
 Managing Partner ECOASIS BEAR MOUNTAIN
 DEVELOPMENTS LTD.

Per:


 Dan Matthews, Authorized Signatory

Form 221(2)(B/C)
(Paragraphs 221(2)(b) and (c))

CERTIFICATE AS TO GST REGISTERED STATUS OF PURCHASER

FROM: LIDA DEVELOPMENTS INC.
(the "Purchaser")

TO: ECOASIS DEVELOPMENTS LLP (the "Vendor")

RE: Lot 27, Section 84, Highland District, EPP101118 (the "Property")

THE PURCHASER HEREBY CERTIFIES TO THE VENDOR PURSUANT TO PARAGRAPHS 221(2)(b) and (c) OF THE EXCISE TAX ACT (the "Act") THAT THE PURCHASER:

(1) is registered for GST purposes, the Purchaser's registration number is 790990139RT0001, and the Purchaser will account for the GST payable in respect of the purchaser of the Property.

The Purchaser acknowledges that the Vendor is relying on this Certificate in connection with the sale of the Property.

Each term that is used in this Certificate and that is defined in, and for the purposes of, Part IX of the Act has the meaning assigned to it in Part IX of the Act.

Dated: April 14, 2021.

LIDA DEVELOPMENTS INC.,
by its authorized signatory


Signature of Purchaser
David Bradley Stephens

FILE NAME: ECOASIS DEVELOPMENTS LLP

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, British Columbia
V9B 6R3



IN ACCOUNT WITH:
JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com

Your GST No.

Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: April 15, 2021

Re: Sale of 2009 Pinehurst Terrace, Victoria, BC
(Lot 27, Plan EPP101118)

File No.: 21-0097 PCT

Invoice No.: 46558

To receipt of instructions; attending upon Land Title Office search; review Contract of Purchase and Sale and adjustments; receipt of transfer documents from solicitors for Purchaser; review Vendor's Statement of Adjustments, Transfer and certificates; attending on execution of transfer documents and advising thereon; confirm undertakings and attend on closing; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; payment of charge holders (2) and obtaining and registering Discharges of Mortgage and Assignment of Rents AND TO all other necessary attendances and services related thereto:

OUR FEE:**\$800.00**

(5% GST \$40.00)

(7% PST \$56.00)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search charges	21.48	
Courier charges	40.00	
Office photocopies	15.00	
Office Fax charges	15.00	
Office postage	15.00	
Wiring Fee	45.00	
Trust Administration Fee	15.00	
Law Society digital certification charges	5.56	
(5% GST \$9.10)		\$182.04

DISBURSEMENTS & OTHER CHARGES (Non-Taxable):

Registration of Form C - Discharges	\$180.54	
		\$180.54

TOTAL DISBURSEMENTS		\$362.58
TOTAL FEES AND DISBURSEMENTS:		\$1,162.58
PLUS: 5% GST on \$982.04		49.10
PLUS 7% PST on \$800.00		56.00

THIS IS OUR ACCOUNT:

\$1,267.68

LESS: Transferred from trust

\$1,267.68

\$0.00

Per:

PATRICK C. TRELAWNY

/jd

E. & O.E.

This is Exhibit "95"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

File No.: 21-0279 PCT

May 31, 2021

Via Email: mhodson@ecoasis.com

Original to follow by courier

ECOASIS DEVELOPMENTS LLP

2050 Country Club Way
Victoria, BC V9B 6R3

Attention: Dan Matthews

Dear Sir:

**Re: Sale of 2045 Pinehurst Terrace, Victoria, BC
Lot 18, Plan EPP101118
BM 83 LANDS LTD. & BM 84 LANDS LTD. Trustees on behalf of
ECOASIS DEVELOPMENTS LLP to FINERTY PROPERTIES LTD.**

We are writing to confirm that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Amended Reconciliation of Funds & Direction to Pay. We confirm that the balance of funds in the amount of **\$592,488.50** has been paid to Sanovest Holdings Ltd. A copy of our letter to DLA Piper (Canada) LLP is attached for your reference.

We received confirmation that on the completion date Finerty Properties Ltd. was a GST registrant. The executed Form 221(2)(b/c) Certificate as to GST Registered Status of Buyer is attached. Based on this representation, Ecoasis Developments LLP is relieved of its obligation to collect GST in the amount of **\$30,000.00** from the purchaser on closing, as Finerty Properties Ltd. is responsible to self-assess.

We also enclose copies of the following:

1. Seller's Statement of Adjustments;
2. Form 221(2)(b/c) Certificate as to GST Registered Status of Buyer;
3. Our Statement of Account - *which has been paid in full.*

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,
Per:


PATRICK C. TRELAUNY

/s/
encls.

A M E N D E D RECONCILIATION OF FUNDS & DIRECTION TO PAY

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of 2045 Pinehurst Terrace, Victoria, BC (Lot 18, Plan EPP101118)
to FINERTY PROPERTIES LTD.

Completion Date: May 31, 2021

You are hereby authorized to disburse the full amount of funds herein as follows:

		<u>DEBIT</u>	<u>CREDIT</u>
BY:	Sale Price		\$600,000.00
BY:	GST Payable by Purchaser – <i>Purchaser is a GST Registrant and will remit GST to CRA directly</i>		
TO:	<u>Commissions plus GST payable to Real Estate Company:</u> <u>Ecoasis Developments Ltd.</u>	<u>\$5,355.00</u>	
TO:	Seller's portion of 2021 City of Langford property taxes to be paid in full by Buyer \$2,181.21 x 150 / 365 days	\$896.39	
TO:	JONES EMERY Fees, Disbursements & Taxes:		
	Fees:	\$800.00	
	Disbursements:	355.37	
	PST:	56.00	
	GST:	<u>48.74</u>	\$1,260.11
		<u>\$597,843.50</u>	
TO:	Balance due to SANOVEST HOLDINGS LTD.	<u>\$592,488.50</u>	
		<u>\$600,000.00</u>	<u>\$600,000.00</u>

RECONCILIATION OF FUNDS & DIRECTION TO PAY

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of 2045 Pinehurst Terrace, Victoria, BC (Lot 18, Plan EPP101118)
to FINERTY PROPERTIES LTD.Completion Date: ~~February 26, 2021~~ MAY 31, 2021

You are hereby authorized to disburse the full amount of funds herein as follows:

		<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price			\$600,000.00
BY: GST Payable by Purchaser – <i>Purchaser is a GST Registrant and will remit GST to CRA directly</i>			
TO: Seller's portion of 2021 City of Langford property taxes to be paid in full by Buyer \$2,181.21 x 150 / 365 days		\$896.39	
TO: JONES EMERY Fees, Disbursements & Taxes:			
Fees:	\$800.00		
Disbursements:	355.37		
PST:	56.00		
GST:	<u>48.74</u>	\$1,260.11	
TO: Balance due to SANOVEST HOLDINGS LTD.		<u>\$597,843.50</u>	
		<u>\$600,000.00</u>	<u>\$600,000.00</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 31st day of May, 2021.

ECOASIS DEVELOPMENTS LLP by its
Managing Partner ECOASIS BEAR MOUNTAIN
DEVELOPMENTS LTD.

Per:


 Dan Matthews, Authorized Signatory

File No.: 21-0279 PCT

E. & O. E.



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

494

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

Our File: 21-0279 PCT

May 31, 2021

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

Originals to follow by mail

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

Attention: Mark Schmidt

Dear Sir:

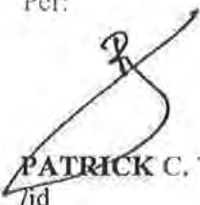
Re: Sale of 2045 Pinehurst Terrace, Victoria, BC
Lot 18, Plan EPP101118
BM 83 LANDS LTD. & BM 84 LANDS LTD. Trustees on behalf of
ECOASIS DEVELOPMENTS LLP to FINERTY PROPERTIES LTD.
Sanovest Holdings Ltd.

We confirm that the above-noted sale transaction has completed. Accordingly, we enclose a copy of the RBC wire transfer confirming that the amount of \$592,488.50, representing the net balance of sale proceeds received under the transaction, has been paid to Sanovest Holdings Ltd. together with a copy of the Amended Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you in trust subject to your obligation to deliver to our office a registerable discharge of Mortgage CA3393759 (modified by CA5448659 and extended by CA7502164) and Assignment of Rents CA3393760 (extended by CA7502165) together with all the Priority Agreements relating to this Lot and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. Copies are attached.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:



PATRICK C. TRELAWNY

/jd
encls.

cc. Ecoasis Developments LLP

ROYAL BANK OF CANADA
VICTORIA BC-MAIN-VICTORIA

ROYAL FUNDS TRANSFER
2021 JUN 01

Branch Ref No...	08000-21152-199994	Value Date.....	2021 JUN 02
ICN.....	From	Send Ref....	
Payment Amount.....\$	592,488.50	CAD	Charges For... Sender
Client Rate.....	1.00000000		Serial No.....
Conversion Amount.....\$			
Wire Payment Fee.....\$	Billed monthly		
Total Fees.....\$	Billed monthly		
Client Pays (Princ).....\$	592,488.50	CAD	SRF Client No. 868853946
Sender Pays (Fees).....\$	Billed monthly		
Client billed monthly as per negotiated fee.			

Ordering Customer:
JONES EMERY HARGREAVES SWAN LLP
1175 DOUGLAS ST SUITE 1212
VICTORIA BC V8W 2E1

Remittance Information:

Debit Branch Name (Princ)...

Cheque

Debit Branch Name (Fees)... VICTORIA BC-MAIN-VICTORIA
08000 126-648-5

Intermediary Institution:

Account With Institution:

(00004 12532)
THE TORONTO-DOMINION BANK
GREEN LINE INVESTOR SERVICES
77 BLOOR ST W 7TH FLOOR
TORONTO

ON CA

Beneficiary Account: 1253317600

Beneficiary Customer:
TD SECURITIES
228 WEST 5TH AVENUE

Sender To Receiver Information:
/INS/ NET SALE PROCEEDS FROM SALE
/ACC/ OF 2045 PINEHURST TERRACE
VICTORIA, BC (LOT 18)

VANCOUVER

BC V5Y1J4



Instruction Code:

Additional charges may be deducted from the payment amount by the receiving bank and/or its intermediaries ("Receiving Bank"). If this payment cannot be completed for any reasons beyond the control of Royal Bank of Canada ("RBC") you may ask RBC for a refund and RBC shall make best efforts to secure a refund from Receiving Bank and return those amounts to you. If conversion of funds is requested, the rate of exchange will be RBC's rate established at the time the refund is converted. If you need to make an inquiry regarding this payment or if you ask that RBC attempt to amend or cancel this payment, additional charges will apply (except in cases where an error has been established on the part of RBC or the Receiving Bank). RBC may, in its discretion and without notice to you, delay in making the payment or decide not proceed with the payment, in which case RBC shall refund of the payment amount and any applicable fees.

RBC will not be responsible for any loss or damage suffered by you except where there has been negligence on the part of RBC, and in any such case RBC will not be liable for any indirect, consequential or exemplary damages (including but not limited to loss of profits), regardless of the cause of action. In making the payment, your personal or business information and information on the recipient, may be revealed to third parties. Since the payment will travel, the information related to it will be subject to the laws of the jurisdiction in which the information is located or processed at that time.

SIGNATURE(S): _____



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

FILE NO.: 21-0279 PCT

May 31, 2021

'Delivered by Hand'

ROYAL BANK OF CANADA

Victoria Main Branch
1079 Douglas Street
Victoria, British Columbia

Attention: Current Accounts Dept.

Dear Sir/Madam:

Re WIRE TRANSFER of NET SALE PROCEEDS to SANOVEST HOLDINGS LTD.
Lot 18 Section 84 Highland District Plan EPP101118
2045 Pinhurst Terrace, Victoria, BC
Ecoasis Developments LLP
Sale to FINERTY PROPERTIES LTD.

Enclosed please find our trust cheque payable to **Sanovest Holdings Ltd.** in the amount of **\$592,488.50 CAD**. Please wire the enclosed funds to the TD/Canada Trust account as shown on the attached Royal Bank of Canada – Instructions for Wire Transfer and Sanovest Holdings Ltd. – Wire Instructions.

Yours very truly,

Per:


PATRICK C. TRELAUNY

/jd

encls.

cc. Mark Schmidt of DLA Piper (Canada) LLP
Dan Matthews of Ecoasis Developments LLP

ROYAL BANK OF CANADA
 INSTRUCTIONS/AUTHORIZATION FOR WIRE TRANSFER

To: RBC (xxxxxxxx Branch) Attn: _____ Fax: _____	Internal Use Only Company Signature(s) Verified and Funds OK _____
--	---

FOR SAME DAY PROCESSING, YOUR INSTRUCTIONS TO US MUST BE RECEIVED BY THE ESTABLISHED CUT OFF TIMES

- 1) AMOUNT: \$ 592,488.50 CURRENCY: CAD
 Amount in words : FIVE HUNDRED & NINETY-TWO THOUSAND FOUR HUNDRED EIGHTY-EIGHT DOLLARS & FIFTY CENTS
- 2) ACCOUNT NAME (sender/remitter): JONES EMERY HARGREAVES SWAN LLP, IN TRUST
 SRF # _____
 DEBIT ACCOUNT# 126-649-3 TRANSIT# 08000 JEHS GENERAL ACCOUNT
 If CHARGES to be taken from different account DEBIT ACCOUNT# 126-648-5 TRANSIT# 08000
- 3) BENEFICIARY INFORMATION:
 CREDIT ACCOUNT# 1253317600 CC CODE & TRANSIT NO.: CC000412532
 BENEFICIARY NAME: TD SECURITIES
 BENEFICIARY ADDRESS: 228 WEST 5th AVENUE, VANCOUVER, BC V5Y 1J4
 BENEFICIARY BANK NAME: THE TORONTO-DOMINION BANK
 BENEFICIARY BANK ADDRESS: 77 BLOOR STREET WEST, 4th FLOOR
 CITY: TORONTO STATE/PROV: ONTARIO
 COUNTRY: CANADA TELEPHONE#: 416-944-4115
 BENEFICIARY BANK SWIFT/SORT CODE # (foreign/overseas only): TDOMCATTTOR
~~XXXXXXXXXXXX~~ FURTHER CREDIT TO: SANOVEST HOLDINGS LTD.
 INTERMEDIARY BANK (foreign/overseas only): _____ ACCOUNT NO.: 5J5063E
- 4) DETAILS OF PAYMENT: NET SALE PROCEEDS FROM SALE OF 2045 PINEHURST TERRACE,
VICTORIA, BC (LOT 18)

Additional charges may be deducted from the transfer amount by the receiving bank and/or its intermediaries. If this transfer cannot be completed for reasons beyond this institutions control including, without limitation, other government regulations, time zone differences or actions or inactions of third parties, you may ask this institution for refund. This institution must get the refund before the funds can be disbursed in accordance with your instructions. If conversion of funds is requested, the rate of exchange will be this institution's rate established at the time the refund is converted. The institution will not be responsible for any loss or damage suffered or incurred by the client except in a case where there has been negligence on the part of the institution, and in any such case the institution will not be liable for any indirect, consequential or exemplary damages (including but not limited to loss of profits) regardless on the cause of action.

 DATE: MAY 31, 2021

Company Authorized Signature(s)

 PATRICK C. TRELAUNY

Wire Instructions - Sanovest - Pinehurst sales

Wire Instructions via MT103

Canadian Funds

Field 57 Swift CODE: TDOMCATTOR

OR

Cc Code & Transit Number: CC000412532

Bank Name: TD Canada Trust

Bank Address:

77 Bloor St W, 4th Fl

Toronto, Ontario - M5S 1M2, Canada phone no.: 416-944-4415

Field 59 Beneficiary Bank Account: 1253317600

Bank Name: Toronto Dominion Bank

Bank Address:

77 Bloor St W, 4th Fl

Toronto, Ontario - M5S 1M2, Canada

Field 70 For Further Credit Name: SANOVEST HOLDINGS LTD.

Account: 5J5063E

THIS CHECK CONTAINS SECURITY FEATURES SEE REVERSE * CE CHEQUE COMPREND DES CARACTÉRISTIQUES DE SÉCURITÉ VOIR À L'ENVERS *

JONES EMERY HARGREAVES SWAN LLP
BARRISTERS & SOLICITORS
 STE. 1212 - 1175 DOUGLAS STREET
 VICTORIA, B.C. V8W 2E1
 TELEPHONE: (250) 382-7222



ROYAL BANK OF CANADA
 1079 Douglas Street
 Victoria, B.C. V8W 2C6

60967 RBC 60967

DATE

0 5 3 1 2 0 2 1
 M M D D Y Y Y Y

PAY

****Five Hundred Ninety Two Thousand Four Hundred Eighty Eight & 50/100 dollars

\$ *****592,488.50

TO THE
 ORDER
 OF

SANOVEST HOLDINGS LTD.

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

PER

PER

210279

⑈060967⑈ ⑈08000⑈003⑈

⑈26⑈649⑈3⑈

VENDOR'S STATEMENT OF ADJUSTMENTS

VENDOR: Ecoasis Developments LLP
PURCHASER: Finerty Properties Ltd.
PROPERTY: 2045 Pinehurst Terrace, Victoria, BC
Completion Date: May 31, 2021
Adjustment Date: May 31, 2021
Possession Date: May 31, 2021

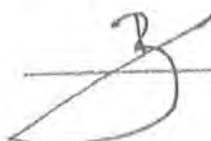
	DEBIT	CREDIT
Sale Price		\$600,000.00
Deposit held by Selling Realtor	\$59,900.00	
Vendor's portion of 2021 Property Taxes		
\$2,181.21 x 150/365 days	\$896.39	
Sub Totals	<u>\$60,796.39</u>	<u>\$600,000.00</u>
Payable to Jones Emery Hargreaves Swan in Trust	<u>\$539,203.61</u>	
TOTALS	<u>\$600,000.00</u>	<u>\$600,000.00</u>

NOTES:

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but is subject to correction in the event of an error.
3. Vendor warrants Canadian residency for income tax purposes.

APPROVED this 31st day of May, 2021.

WITNESS:

 (By 20M)

Ecoasis Developments LLP
by its Managing Partner, Ecoasis Bear Mountain
Developments Ltd.

Per:


Dan Matthews, Authorized Signatory

CERTIFICATE AS TO REGISTRATION STATUS OF PURCHASER

(Paragraph 221(2)(b))

FROM: Finerty Properties Ltd.
 TO: Ecoasis Developments LLP
 RE: 2045 Pinehurst Terrace, Victoria, BC
 Lot 18 Section 84 Highland District Plan EPP101118

THE PURCHASER HEREBY CERTIFIES TO THE VENDOR PURSUANT TO PARAGRAPH 221(2)(b) OF THE *EXCISE TAX ACT* (THE "ACT") THAT THE PURCHASER:

is a prescribed recipient under the Act.

[OR]

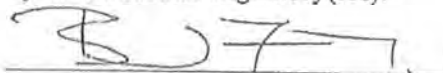
is registered for under Part IX of the Act, its registration number is 77353 7667 RT0001 and the Purchaser will account for any tax payable in respect of the purchase of the Property in accordance with the Act.

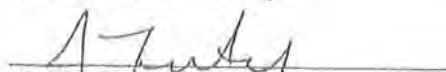
The Purchaser acknowledges that the Vendor is relying on this Certificate in connection with the sale of the Property.

Each term that is used in the Certificate and that is defined in, and for the purposes of, Part IX of the Act has the meaning assigned to it in Part IX of the Act.

DATED this 27 day of May, 2021.

Finerty Properties Ltd.
 by its authorized signatory(ies):


 Bradley James Finerty


 Jessica Lynne Finerty

FILE NAME: ECOASIS DEVELOPMENTS LLP

ECOASIS DEVELOPMENTS LLP

2050 Country Club Way
 Victoria, British Columbia
 V9B 6R3

JE

IN ACCOUNT WITH:

JONES
 EMERY
 HARGREAVES
 SWAN LLP
 LAWYERS

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
 T 250.382.7222 | F 250.382.5436 | www.jonesemery.com

Your GST No.

Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: May 31, 2021

Re: Sale of 2045 Pinehurst Terrace, Victoria, BC
 (Lot 18, Plan EPP101118)

File No.: 21-0279 PCT

Invoice No.: 47000

To receipt of instructions; attending upon Land Title Office search; review Contract of Purchase and Sale and adjustments; receipt of transfer documents from solicitors for Purchaser; review Vendor's Statement of Adjustments, Transfer and certificates; attending on execution of transfer documents and advising thereon; confirm undertakings and attend on closing; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; payment of charge holders (2) and obtaining and registering Discharges of Mortgage and Assignment of Rents AND TO all other necessary attendances and services related thereto:

OUR FEE:

\$800.00

(5% GST \$40.00)

(7% PST \$56.00)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$10.00	
Land Title Office search charges	14.83	
Courier charges	40.00	
Office photocopies	15.00	
Office Fax charges	15.00	
Office postage	15.00	
Wire Transfer fee	45.00	
Trust Administration Fee	15.00	
Law Society digital certification charges	5.00	
(5% GST \$8.74)		\$174.83

DISBURSEMENTS & OTHER CHARGES (Non-Taxable):

Registration of Form C - Discharges	\$180.54	
		\$180.54

TOTAL DISBURSEMENTS		\$355.37
TOTAL FEES AND DISBURSEMENTS;		\$1,155.37
PLUS: 5% GST on \$974.83		48.74
PLUS 7% PST on \$800.00		56.00

THIS IS OUR ACCOUNT:

\$1,260.11

LESS: Transferred from trust

\$1,260.11

 \$0.00

Per:

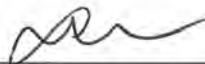

 PATRICK C. TRELAWNY

/s/

E. & O.E.

(01042855)

This is Exhibit "96"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



DLA Piper (Canada) LLP
Suite 2800, Park Place
666 Burrard St
Vancouver BC V6C 2Z7
www.dlapiper.com

Richard J. Lord
richard.lord@dlapiper.com
T +1 604.643.6467
F +1 604.605.3761

July 29, 2021

FILE NUMBER: 103212-00001

DELIVERED BY EMAIL

1100189 B.C. Ltd.
c/o Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V9B 6R3

Attention: Dan Matthews and Tian Kusumoto

Dear Dan and Tian:

Re: Sale by 1100189 B.C. Ltd. (the "Seller") of 1450 Grand Forest Close, Victoria, British Columbia and legally described as PID: 030-759-102, Lot A Section 83 Highland District Plan EPP68922 (the "Grand Forest Lands") to Draycor Developments Ltd. (the "Purchaser")

Transfer of the Grand Forest Lands

We confirm that the transfer of registered title to the Grand Forest Lands from the Seller to the Purchaser was filed for registration in the Victoria Land Title Office (the "LTO") on July 7, 2021 (the "**Completion Date**") under registration number CA9168458.

We confirm that we have attended to the discharge of the Sanovest mortgage and assignment of rents registered against title to the Grand Forest Lands under registration numbers CA3393769 as modified by CA5448664 and extended by CA6571462 and CA7452290 to CA3393770 as extended by CA6571463 and CA7452291.

We also confirm that we have attended to the discharge of the HSBC mortgage CA3393750 as extended by CA7452289.

Restrictive Covenant

The restrictive covenant (the "**Restrictive Covenant**") granted by the Purchaser as the registered owner of the Grand Forest Lands in favour of the RC Benefitted Lands (as defined below) was filed for registration in the LTO on the Completion Date under No. CA9168459. The lands benefitting from the Restrictive Covenant are PID: 009-858-652, Section 83 Highland District Except Parts in Plans VIP75509, VIP77878, VIP78873, VIP80330, VIP82040, VIP82483, VIP82960, VIP88981, VIP88983, EPP33056, EPP80460, EPP68922 and EPP86748 (the "**RC Benefitted Lands**"), the registered owner of which is BM 83 Lands Ltd. (a nominee corporation that holds the RC Benefitted Lands in trust for Ecoasis Developments Ltd.).

The Restrictive Covenant prohibits the development of the RC Benefitted Lands except for single family residential lot use, it being understood that the RC Benefitted Lands will not be developed for multifamily residential use.

Please see Tab 11 of the document book for the full terms of the Restrictive Covenant.

Collateral Agreements

We also remind you of the collateral agreements contained in Article 5 of the Purchase Agreement which we have set out below for ease of reference:

ARTICLE V COLLATERAL AGREEMENTS

5.01 In consideration of the Purchaser completing the purchase of the Land, the Vendor agrees that:

- (a) for a period of six (6) months following the Closing Date, the Purchaser will be entitled to dispose excess soil generated by the development of the Land within a portion of the lands located directly adjacent to the Land and legally described as PID: 009-858-652, Section 83 Highland District Except Parts in Plans VIP75509, VIP77878, VIP78873, VIP80330, VIP82040, VIP82483, VIP82960, VIP88981, VIP88983, EPP33056, EPP80460, EPP68922 and EPP86748 (the "Adjacent Lands") that is first approved in writing by the Vendor taking into consideration reasonable factors relating to the same including, for example, slope stability. The Purchaser shall be responsible for all costs and obtaining any requires government approvals relating to the disposal of the soil within the approved area on the Adjacent Lands but will not be required to pay to the Vendor any fees in respect of the soil disposal. Upon completion of the Purchaser's soil disposal activities, the Purchaser shall be required to hydro seed the area where the soil was disposed of and otherwise leave the area in a condition reasonably required by the Vendor;
- (b) for a period of six (6) months following the Closing Date, the Purchaser will be entitled to take without payment of fees or other charges to the Vendor, but at the Purchaser's sole cost with respect to removal costs, any rock/boulder material that is available on the lands outlined in bold and shaded on Schedule C (the "Players Peak Lands") for use in the development of the Land, provided that if the Players Peak Lands or any portion thereof are to be sold prior to the end of the aforementioned six (6) month period the Vendor shall be entitled to terminate the Purchaser's rights under this

paragraph effective as of the date of the sale on at least thirty (30) days prior written notice to the Purchaser;

- (c) the Vendor acknowledges that the Land is, as of the date of this Agreement, located within the lands eligible for the Bear Mountain golf membership eligible address (GMEA) program currently run by the owner/operator of the Bear Mountain Golf Course, an entity related to the Vendor, and that if such program is in place when a purchaser of a lot resulting from the Land acquires such lot if the owner/operator of the Bear Mountain Golf Course is still an entity related to the Vendor, the Vendor shall ensure that the purchaser shall be entitled to participate under the GMEA program on the terms then applicable to the program; and
- (d) the agreements set out in this Section 5 will survive the completion of the purchase contemplated by this Agreement and will not be merged on that closing.

Sale Proceeds

The sum of \$1,858,026.48, being the net sale proceeds, were wired to Sanovest Holdings Ltd.'s TD account on July 7, 2021 as a pay down of Sanovest's loan to Ecoasis Developments LLP as required to obtain a discharge of Sanovest's security against the Grand Forest Lands. The flow of the funds received and disbursed by us was as follows:



	FUNDS IN \$	FUNDS OUT \$
Received from Cook Roberts LLP - Net Sale Proceeds	1,903,445.98	
Payment to City of Langford for 2021 Property Taxes		\$7,419.50
Payment to HSBC (2% of Purchase Price as per terms of Participation Agreement with HSBC)		\$38,000.00
Balance payable to Sanovest Holdings Ltd. by wire transfer		\$1,858,026.48
TOTAL	1,903,445.98	1,903,445.98

We trust you will find the enclosed in order, but if you have any questions in respect of this transaction please don't hesitate to contact me.

Yours truly,

DLA Piper (Canada) LLP

Per:

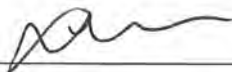
A handwritten signature in black ink, appearing to be 'RJL'.

Richard J. Lord

RJL/jqj

Encl.

This is Exhibit "97"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
 T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
 ptrelawny@jonesemery.com | jdemers@jonesemery.com

File No.: 20-0059 PCT

February 1, 2022

Via Email: mhodson@ecoasis.com

Original to follow by courier

ECOASIS DEVELOPMENTS LLP
 2050 Country Club Way
 Victoria, BC V9B 6R3

Attention: Dan Matthews

Dear Sir:

Re: Sale of 2057 Pinchurst Terrace, Victoria, BC
Lot 15, Plan EPP101118
BM 83 LANDS LTD. & BM 84 LANDS LTD. Trustees on behalf of
ECOASIS DEVELOPMENTS LLP to RUTHANNE JOYCE DOYLE & ROBBIE
FRANCIS DOYLE

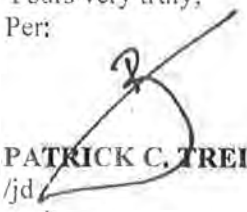
We are writing to confirm that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Amended Reconciliation of Funds & Direction to Pay. We enclose our trust account cheque to your order in the amount of **\$24,255.00**, representing the GST payable on this transaction. We confirm that the balance of funds in the amount of **\$481,048.64** has been paid to Sanovest Holdings Ltd. A copy of our letter to DLA Piper (Canada) LLP is attached for your reference.

We also enclose copies of the following:

1. Seller's Statement of Adjustments;
2. Our Statement of Account - *which has been paid in full.*

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,
 Per:


PATRICK C. TRELAWNY
 /jd
 encls.

THIS CHEQUE CONTAINS SECURITY FEATURES, SEE REVERSE • CE CHÈQUE COMPORTE DES CARACTÉRISTIQUES DE SÉCURITÉ, VUS À L'ENDOS.

JONES EMERY HARGREAVES SWAN LLP
BARRISTERS & SOLICITORS
 STE. 1212 - 1175 DOUGLAS STREET
 VICTORIA, B.C. V8W 2E1
 TELEPHONE: (250) 382-7222



ROYAL BANK OF CANADA
 1079 Douglas Street
 Victoria, B.C. V8W 2C5

62008 RBC 62008

DATE 0 2 0 1 2 0 2 2
 M M D D Y Y Y Y

PAY

****Twenty Four Thousand Two Hundred Fifty Five & 00/100 dollars

\$ *****24,255.00

TO THE
 ORDER
 OF

ECOASIS DEVELOPMENTS LLP

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

200059

PER

PER



⑈06 2008⑈ ⑆08000⑈003⑆

1 26 649 3 ⑈



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

510

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

Our File: 20-0059 PCT

February 1, 2022

Email: mark.schmidt@dlapiper.com
marilyn.griffin@dlapiper.com

Originals to follow by mail

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

Attention: Mark Schmidt

Dear Sir:

Re: Sale of 2057 Pinhurst Terrace, Victoria, BC
Lot 15, Plan EPP101118
BM 83 LANDS LTD. & BM 84 LANDS LTD. Trustees on behalf of
ECOASIS DEVELOPMENTS LLP to RUTHANNE JOYCE DOYLE & ROBBIE FRANCIS
DOYLE
Sanovest Holdings Ltd.

We confirm that the above-noted sale transaction has completed. Accordingly, we enclose a copy of the RBC wire transfer confirming that the amount of \$481,048.64, representing the net balance of sale proceeds received under the transaction, has been paid to Sanovest Holdings Ltd. together with a copy of the Amended Reconciliation of Funds and Direction to Pay.

The enclosed funds are forwarded to you in trust subject to your obligation to deliver to our office a registerable discharge of Mortgage CA3393759 (modified by CA5448659 and extended by CA7502164) and Assignment of Rents CA3393760 (extended by CA7502165) together with all the Priority Agreements relating to this Lot and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. Copies are attached.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,
Per:


PATRICK C. TRELAUNY
/jd
encls.

cc. Ecoasis Developments LLP

{01104274}

ROYAL BANK OF CANADA
VICTORIA BC-MAIN-VICTORIA

ROYAL FUNDS TRANSFER
2022 FEB 02

Branch Ref No...	08000-22033-199998	Value Date....	2022 FEB 02
ICN.....	From	Send Ref....	
Payment Amount.....\$	481,048.64	CAD Charges For...	Sender
Client Rate.....	1.00000000	Serial No.....	
Conversion Amount.....\$			
Wire Payment Fee.....\$	Billed monthly		
Total Fees.....\$	Billed monthly		
Client Pays (Princ).....\$	481,048.64	CAD SRF Client No.	868853946
Sender Pays (Fees).....\$	Billed monthly		
Client billed monthly as per negotiated fee.			

Ordering Customer:
JONES EMERY HARGREAVES SWAN LLP
1175 DOUGLAS ST SUITE 1212
VICTORIA BC V8W 2E1

Remittance Information:

Debit Branch Name (Princ)...

Cheque

Debit Branch Name (Fees)... VICTORIA BC-MAIN-VICTORIA
08000 126-648-5

Intermediary Institution:

Account With Institution:

(00004 12532)
THE TORONTO-DOMINION BANK
GREEN LINE INVESTOR SERVICES
77 BLOOR ST W 7TH FLOOR
TORONTO

ON CA

Beneficiary Account: 1253317600

Beneficiary Customer:
SANOVEST HOLDINGS LTD
228 WEST 5TH AVENUE

VANCOOVER BC

Instruction Code:

08000-003 Sender To Receiver Information:
ROYAL BANK OF CANADA
MAIN BRANCH INS/FURTHER CREDIT NAME
INT/SANOVEST HOLDINGS LTD
CA FEB 02 2022
VICTORIA, BC
08000-003

Additional charges may be deducted from the payment amount by the receiving bank and/or its intermediaries ("Receiving Bank"). If this payment cannot be completed for any reasons beyond the control of Royal Bank of Canada ("RBC") you may ask RBC for a refund and RBC shall make best efforts to secure a refund from Receiving Bank and return those amounts to you. If conversion of funds is requested, the rate of exchange will be RBC's rate established at the time the refund is converted. If you need to make an inquiry regarding this payment or if you ask that RBC attempt to amend or cancel this payment, additional charges will apply (except in cases where an error has been established on the part of RBC or the Receiving Bank). RBC may, in its discretion and without notice to you, delay in making the payment or decide not proceed with the payment, in which case RBC shall refund of the payment amount and any applicable fees.

RBC will not be responsible for any loss or damage suffered by you except where there has been negligence on the part of RBC, and in any such case RBC will not be liable for any indirect, consequential or exemplary damages (including but not limited to loss of profits), regardless of the cause of action. In making the payment, your personal or business information and information on the recipient, may be revealed to third parties. Since the payment will travel, the information related to it will be subject to the laws of the jurisdiction in which the information is located or processed at that time.

SIGNATURE(S): _____



Royal Bank Of Canada
1079 DOUGLAS ST
VICTORIA, BC
V8W 2C5

Transaction Record

Transit: 08000
Date: 02 Feb 2022
Time: 11:33:24

Reference #: 9220334160409608000

Items Received
Cheque

481048.64 CAD

Thank you for choosing RBC Royal Bank.



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

FILE NO.: 20-0059 PCT

February 1, 2022

'Delivered by Hand'

ROYAL BANK OF CANADA

Victoria Main Branch
1079 Douglas Street
Victoria, British Columbia

Attention: Current Accounts Dept.

Dear Sir/Madam:

Re WIRE TRANSFER of NET SALE PROCEEDS to SANOVEST HOLDINGS LTD.
Lot 15 Section 84 Highland District Plan EPP101118
2057 Pinhurst Terrace, Victoria, BC
Ecoasis Developments LLP
Sale to Ruthanne Joyce Doyle and Robbie Francis Doyle

Enclosed please find our trust cheque payable to **Sanovest Holdings Ltd.** in the amount of **\$481,048.64 CAD**. Please wire the enclosed funds to the TD/Canada Trust account as shown on the attached Royal Bank of Canada – Instructions for Wire Transfer and Sanovest Holdings Ltd. – Wire Instructions.

Yours very truly,

Per:


PATRICK C. TRELAWNY
/jd
encls.

cc. Mark Schmidt of DLA Piper (Canada) LLP
Dan Matthews of Ecoasis Developments LLP

File # 20-0059 PCT
PINEHURST - LOT 15

ROYAL BANK OF CANADA
INSTRUCTIONS/AUTHORIZATION FOR WIRE TRANSFER

To: RBC (xxxxxxx Branch)	Internal Use Only
Attn: _____	Company Signature(s) Verified and Funds OK
Fax: _____	_____

FOR SAME DAY PROCESSING, YOUR INSTRUCTIONS TO US MUST BE RECEIVED BY THE ESTABLISHED CUT OFF TIMES

- 1) AMOUNT: \$ 481,048.64 CURRENCY: CAD
Amount in words: FOUR HUNDRED EIGHTY-ONE THOUSAND FORTY-EIGHT DOLLARS & SIXTY-FOUR CENTS
- 2) ACCOUNT NAME (sender/remitter): JONES EMERY HARGREAVES SWAN LLP, IN TRUST
SRF # _____
DEBIT ACCOUNT# 126-649-3 TRANSIT# 08000 JEHS GENERAL ACCOUNT
If CHARGES to be taken from different account DEBIT ACCOUNT# 126-648-5 TRANSIT# 08000

3) BENEFICIARY INFORMATION:

CREDIT ACCOUNT# 1253317600 CC CODE & TRANSIT NO.: CC000412532

BENEFICIARY NAME: TD SECURITIES

BENEFICIARY ADDRESS: 228 WEST 5th AVENUE, VANCOUVER, BC V5Y 1J4

BENEFICIARY BANK NAME: THE TORONTO-DOMINION BANK

BENEFICIARY BANK ADDRESS: 77 BLOOR STREET WEST, 4th FLOOR

CITY: TORONTO STATE/PROV: ONTARIO

COUNTRY: CANADA TELEPHONE#: 416-944-4115

BENEFICIARY BANK SWIFT/SORT CODE # (foreign/overseas only): TDOMCATTTOR

~~XXXXXXXXXXXX~~ FURTHER CREDIT TO: SANOVEST HOLDINGS LTD.

INTERMEDIARY BANK (foreign/overseas only): _____ ACCOUNT NO.: 5J5063E

- 4) DETAILS OF PAYMENT: NET SALE PROCEEDS FROM SALE OF 2057 PINEHURST TERRACE,
VICTORIA, BC (LOT 15)

Additional charges may be deducted from the transfer amount by the receiving bank and/or its intermediaries. If this transfer cannot be completed for reasons beyond this institution's control including, without limitation, other government regulations, time zone differences or actions or inactions of third parties, you may ask this institution for refund. This institution must get the refund before the funds can be disbursed in accordance with your instructions. If conversion of funds is requested, the rate of exchange will be this institution's rate established at the time the refund is converted. The institution will not be responsible for any loss or damage suffered or incurred by the client except in a case where there has been negligence on the part of the institution, and in any such case the institution will not be liable for any indirect, consequential or exemplary damages (including but not limited to loss of profits) regardless on the cause of action.

DATE: FEBRUARY 1, 2022

Company Authorized Signature(s)


PATRICK C. TRELAWNY

Wire Instructions - Sanovest - Pinehurst sales

Wire Instructions via MT103

Canadian Funds

Field 57 Swift CODE: TDOMCATTTOR

OR

Cc Code & Transit Number: CC000412532

Bank Name: TD Canada Trust

Bank Address:

77 Bloor St W. 4th Fl

Toronto, Ontario - M5S 1M2, Canada phone no.: 416-944-4415

Field 59 Beneficiary Bank Account: 1253317600

Bank Name: Toronto Dominion Bank

Bank Address:

77 Bloor St W. 4th Fl

Toronto, Ontario - M5S 1M2, Canada

Field 70 For Further Credit Name: SANOVEST HOLDINGS LTD.

Account: 5J5063E

THIS CHEQUE CONTAINS SECURITY FEATURES. SEE REVERSE • CE CHEQUE COMPOSITE DES CARACTÉRISTIQUES DE SÉCURITÉ. VOIR À L'ENVERS

JONES EMERY HARGREAVES SWAN LLP
BARRISTERS & SOLICITORS
 STE. 1212 - 1175 DOUGLAS STREET
 VICTORIA, B.C. V8W 2E1
 TELEPHONE: (250) 382-7222



ROYAL BANK OF CANADA
 1079 Douglas Street
 Victoria, B.C. V8W 2C5

62009 RBC 62009

DATE 0 2 0 1 2 0 2 2
 M M D D Y Y Y Y

PAY

****Four Hundred Eighty One Thousand Forty Eight & 64/100 dollars

\$ *****481,048.64

TO THE
 ORDER
 OF

SANOVEST HOLDINGS LTD.

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

200059



PER

PER

⑈06 2009⑈ ⑆08000⑈003⑆

1 2 6 6 4 9 3 ⑈

A M E N D E D R E C O N C I L I A T I O N O F F U N D S & D I R E C T I O N T O P A Y

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of 2057 Pinehurst Terrace, Victoria, BC (Lot 15, Plan EPP101118)
to DOYLE, Ruthanne Joyce & Robbie Francis
Completion Date: February 1, 2022

You are hereby authorized to disburse the full amount of funds herein as follows:

		<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price			\$485,100.00
BY: GST Payable by Purchaser (\$485,100.00 x 5.0% = \$24,255.00 (gross GST))			\$24,255.00
TO: Seller's portion of estimated 2022 City of Langford property taxes to be paid in full by Buyers based on last year's property taxes plus 5.00% \$2,318.99 + 5.00% (\$115.95) = \$2,434.91 \$2,434.94 x 31 / 365 days		\$206.80	
TO: Payment of outstanding 2021 City of Langford property taxes: \$2,560.79 plus \$2.66 per diem paid to February 3, 2022 Total balance owing: (see attached 2021 City of Langford property tax certificate)		\$2,563.45	
TO: <u>Ecoasis Developments LLP – GST Payable</u>		<u>\$24,255.00</u>	
TO: JONES EMERY Fees, Disbursements & Taxes:			
Fees:	\$800.00		
Disbursements:	375.37		
PST:	56.00		
GST:	<u>49.74</u>	\$1,281.11	
		\$505,303.64	
TO: Balance due to SANOVEST HOLDINGS LTD.		\$481,048.64	
		<u>\$509,355.00</u>	<u>\$509,355.00</u>

RECONCILIATION OF FUNDS & DIRECTION TO PAY

TO: JONES EMERY HARGREAVES SWAN

Re: Sale of 2057 Pinehurst Terrace, Victoria, BC (Lot 15, Plan EPP101118)
to DOYLE, Ruthanne Joyce & Robbie Francis
Completion Date: February 1, 2022

You are hereby authorized to disburse the full amount of funds herein as follows:

	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price		\$485,100.00
BY: GST Payable by Purchaser (\$485,100.00 x 5.0% = \$24,255.00 (gross GST))		\$24,250.00
TO: Seller's portion of estimated 2022 City of Langford property taxes to be paid in full by Buyers based on last year's property taxes plus 5.00% \$2,318.99 + 5.00% (\$115.95) = \$2,434.91 \$2,434.94 x 31 / 365 days	\$206.80	
TO: Payment of outstanding 2021 City of Langford property taxes: \$2,560.79 plus \$2.66 per diem paid to February 3, 2022 Total balance owing: (see attached 2021 City of Langford property tax certificate)	\$2,563.45	
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$800.00	
Disbursements:	375.37	
PST:	56.00	
GST:	<u>49.74</u>	\$1,281.11
TO: Balance due to SANOVEST HOLDINGS LTD.	<u>\$505,303.64</u>	
	<u>\$509,355.00</u>	<u>\$509,355.00</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery Hargreaves Swan to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 28 day of January, 2022.

ECOASIS DEVELOPMENTS LLP by its
Managing Partner ECOASIS BEAR MOUNTAIN
DEVELOPMENTS LTD.

Per:


 Dan Matthews, Authorized Signatory

File No.: 20-0059 PCT

E. & O. E.

City of Langford

2nd Floor, 877 Goldstream Ave
Victoria, BC V9B 2X8



Administration and Finance

Phone: (250) 478-7882

Fax: (250) 391-3428

Website: <http://cityoflangford.ca>

PROPERTY INFORMATION REQUEST

Doc No. PBkxbo3ul
Your Ref. No. 9586
Applicant: andrea@eralaw.ca
Linked Roll
Number:

Tax Roll No: 32715250.044
Assessed Owners: Bm 83 Lands Ltd
Bm 84 Lands Ltd

Property Address: 2057 Pinehurst TER

Legal Description	Lot: 15	Plan: EPP101118	PID: 031-162-819	
Current Gross:	2022	\$0.00	plus penalties	\$0.00
Arrears*	2021	\$2,550.89	plus Interest	\$9.90
Delinquent*	2020	\$0.00	plus Interest	\$0.00

Gross Property Taxes for 2021 were \$2,318.99

Home Owners Grant Claimed?	No	
Property Tax Account Balance as of:	27/01/2022	\$2,560.79
Add per Dlem Interest of		\$0.38 /Day

*Arrears/Delinquent taxes are subject to a variable interest rate per annum from January 1st to payment date.

FOR WATER UTILITIES - PLEASE CONTACT C.R.D. WATER DEPARTMENT	(250) 474-9600
FOR SEWER UTILITIES - PLEASE CONTACT WEST SHORE ENVIRONMENTAL	(250) 478-2187

BCAA AUTHENTICATED VALUES FOR YEAR

2022

LAND: \$552,000.00

IMPROVEMENTS: \$0.00

TOTAL: \$552,000.00

As per the Community Charter, Sub Section 249(3): "An error in a statement or certificate given under this section does not subject the municipality to damages."

Date: 27/01/2022	Additional Comments:
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ERA LAW
101 797 Goldstream Avenue
Victoria, BC V9B 2X5

Seller Statement of Adjustments

BUYER: Ruthanne Joyce Doyle and Robbie Francis Doyle
SELLER: Ecoasis Development LLP by its Managing Partner Ecoasis Bear Mountain Development Ltd.
PROPERTY: PID 031-162-819, LOT 15 SECTION 84 HIGHLAND DISTRICT PLAN EPP101118
2057 Pinehurst Terr., Victoria, BC V9B 3S3
FILE NUMBER: 9586 Doyle
ADJUSTMENT DATE: February 1, 2022
COMPLETION DATE: February 1, 2022
POSSESSION DATE: February 1, 2022

	<u>DEBIT</u>	<u>CREDIT</u>
Price		\$485,100.00
GST charged on price (\$485,100.00 x 5.0% = \$24,255.00 (gross GST))		\$24,255.00
Deposit paid to Jones Emery Hargreaves Swan LLP	\$31,590.00	
Seller's portion of estimated 2022 City of Langford taxes to be paid by Buyer based on last year's taxes plus 5.00% \$2,318.99 + 5.00% (\$115.95) = \$2,434.94 x 31 / 365 days	\$206.80	
Sub Totals	\$31,796.80	\$509,355.00
Payable to Jones Emery Hargreaves Swan LLP In Trust	\$477,558.20	
Totals	\$509,355.00	\$509,355.00

1. Adjustments for any items not included should be made directly between the parties.
2. All information contained herein is believed to be correct, but is subject to correction in the event of an error.
3. Vendor warrants Canadian residency for income tax purposes.
4. The undersigned agree to accept tender by way of trust cheque to be made payable to Jones Emery Hargreaves Swan LLP, In Trust.

APPROVED and consented to this 28 day of January, 2022.

Ecoasis Development LLP by its Managing Partner
Ecoasis Bear Mountain Development Ltd. by its
authorized signatory:


Dan Matthews

E. & O.E.



JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERS

521

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

File No: 20-0059 PCT

February 1, 2022

'Via Courier'

CITY OF LANGFORD

2nd Floor – 877 Goldstream Avenue
Victoria, BC V9B 2X8

Attention: Property Tax Department

Dear Sir/Madam:

Re: Civic Address: 2057 Pinchurst Terrace, Victoria, British Columbia
Legal Description: Lot 15 Section 84 Highland District Plan EPP101118 (PID: 031-162-819)
Registered Owners: BM 83 Lands Ltd., Inc. No. BC0891425 (as to an undivided 26/1000 interest) and BM 84 Lands Ltd., Inc. No. BC0891426 (as to an undivided 974/1000 interest)
Tax Roll No.: 32715250.044

Please be advised that we are the legal representative of **BM 83 Lands Ltd., Inc. No. BC0891425** and **BM 84 Lands Ltd., Inc. No. BC0891426** connection with their sale of **2057 Pinchurst Terrace, Victoria, BC** that completed on February 1, 2022.

For your reference, please find attached hereto the following:

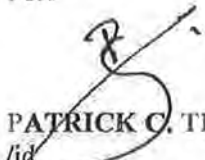
1. Copy of the 2021 City of Langford property tax certificate for the above-mentioned property
2. Our trust cheque in the amount of \$2,563.45 being payment in full of the outstanding 2021 property taxes owing on the above-mentioned property **including interest calculated to February 3, 2022.**

Please confirm receipt of payment in full of the outstanding 2021 property taxes over above-mentioned property to our office email (jdemers@jonesemery.com) or fax (250-382-5436) in due course.

We trust you will find the above and enclosed to be in order.

Yours very truly,

Per:


PATRICK C. TRELAUNY

/jd
encls.

cc. Ritchelle Randhawa-Pagely of ERA Law
Ecoasis Developments LLP

City of Langford

2nd Floor, 877 Goldstream Ave
Victoria, BC V9B 2X8



Administration and Finance

Phone: (250) 478-7882

Fax: (250) 391-3428

Website: <http://cityoflangford.ca>

PROPERTY INFORMATION REQUEST

Doc No. PBkxbo3ul
Your Ref. No. 9586
Applicant: andrea@eralaw.ca
Linked Roll
Number:

Tax Roll No: 32715250.044
Assessed Owners: Bm 83 Lands Ltd
Bm 84 Lands Ltd

Property Address: 2057 Pinehurst TER

Legal Description	Lot: 15	Plan: EPP101118	PID: 031-162-819
Current Gross:	2022	\$0.00	plus penalties \$0.00
Arrears*	2021	\$2,550.89	plus Interest \$9.90
Delinquent*	2020	\$0.00	plus Interest \$0.00

Gross Property Taxes for 2021 were \$2,318.99

Home Owners Grant Claimed?	No
Property Tax Account Balance as of:	27/01/2022 \$2,560.79
Add per Dlem Interest of	\$0.38 /Day

*Arrears/Delinquent taxes are subject to a variable Interest rate per annum from January 1st to payment date.

FOR WATER UTILITIES - PLEASE CONTACT C.R.D. WATER DEPARTMENT	(250) 474-9600
FOR SEWER UTILITIES - PLEASE CONTACT WEST SHORE ENVIRONMENTAL	(250) 478-2187

BCAA AUTHENTICATED VALUES FOR YEAR 2022

LAND: \$552,000.00	IMPROVEMENTS: \$0.00	TOTAL: \$552,000.00
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As per the Community Charter, Sub Section 249(3): "An error in a statement or certificate given under this section does not subject the municipality to damages."	
---	--

Date: 27/01/2022

Additional Comments:

THIS CHEQUE CONTAINS SECURITY FEATURES. SEE REVERSE • CE CHÈQUE COMPORTE DES CARACTÉRISTIQUES DE SÉCURITÉ. VÉRIFIEZ À L'ENVERS.

JONES EMERY HARGREAVES SWAN LLP
 BARRISTERS & SOLICITORS
 STE. 1212 - 1175 DOUGLAS STREET
 VICTORIA, B.C. V8W 2E1
 TELEPHONE: (250) 382-7222



ROYAL BANK OF CANADA
 1079 Douglas Street
 Victoria, B.C. V8W 2C5

61999

RBC 61999

DATE 0 2 0 1 2 0 2 2
 M M D D Y Y Y Y

PAY *****Two Thousand Five Hundred Sixty Three & 45/100 dollars

\$ *****2,563.45

TO THE
 ORDER
 OF

CITY OF LANGFORD

JONES EMERY HARGREAVES SWAN LLP TRUST ACCOUNT

200059



PER

PER

⑈061999⑈ ⑆08000⑈003⑆

⑆26⑈649⑈3⑈

FILE NAME: ECOASIS DEVELOPMENTS LLP

ECOASIS DEVELOPMENTS LLP

2050 Country Club Way
Victoria, British Columbia
V9B 6R3

IN ACCOUNT WITH:

JONES
EMERY
HARGREAVES
SWAN LLP
LAWYERSSuite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com

Your GST No.

Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: February 1, 2022

Re: Sale of 2057 Pinhurst Terrace, Victoria, BC
(Lot 15, Plan EPP101118)

File No.: 20-0059 PCT

Invoice No.: 49225

To receipt of instructions; attending upon Land Title Office search; review Contract of Purchase and Sale and adjustments; receipt of transfer documents from solicitors for Purchaser; review Vendor's Statement of Adjustments, Transfer and certificates; attending on execution of transfer documents and advising thereon; confirm undertakings and attend on closing; receipt of sale proceeds on your behalf; disbursing balance of proceeds to you; payment of charge holders (2) and obtaining and registering Discharges of Mortgage and Assignment of Rents AND TO all other necessary attendances and services related thereto:

OUR FEE:

\$800.00

(5% GST \$40.00)

(7% PST \$56.00)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$30.00
Land Title Office search charges	14.83
Courier charges	40.00
Office photocopies	15.00
Office fax charges	15.00
Office postage	15.00
Wire Transfer fee	45.00
Trust Administration Fee	15.00
Law Society digital certification charges	5.00
(5% GST \$9.74)	\$194.83

DISBURSEMENTS & OTHER CHARGES (Non-Taxable):

Registration of Form C - Discharges	\$180.54
	<u>\$180.54</u>

TOTAL DISBURSEMENTS	\$375.37
TOTAL FEES AND DISBURSEMENTS:	\$1,175.37
PLUS: 5% GST on \$994.83	49.74
PLUS 7% PST on \$800.00	56.00

THIS IS OUR ACCOUNT:	\$1,281.11
LESS: Transferred from trust	<u>\$1,281.11</u>

\$0.00

Per:

PATRICK C. TRELAUNY

/jd

E. & O.E.

{01104274}

This is Exhibit "98"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

AUTHORITY TO PAY

January 27, 2022

DLA Piper (Canada) LLP
Barristers and Solicitors
2800 Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

Dear Madam or Sir:

Re: Payout of proceeds (the "Proceeds") from the vendor take back loan provided by Ecoasis Developments LLP ("Ecoasis") to 1281661 B.C. Ltd. and 1281662 B.C. Ltd. (collectively, the "Borrower") in respect of the sale of Ecoasis' remaining interest in Elevate Sustainable Ventures Limited Partnership

This is your irrevocable authority to disburse the full amount of the Proceeds, together with interest that has accrued on the Proceeds while in your trust account, as follows:

1. to pay to the Bank of Montreal, the sum required to pay out the loan provided to Ecoasis and secured by a mortgage and assignment of rents registered against the Players Peak Lands under reg. no. CA8233874 and CA8233875 pursuant to the payout statement attached as Schedule A;
2. to pay to the City of Langford and the District of Highlands, the outstanding property taxes owing (including any interest or penalties) in respect of the lands referenced in the attached Schedule B, which aggregate amount is estimated to be **\$1,253,381.18**;
3. to pay to Canada Revenue Agency, GST owing by Ecoasis and Ecoasis Resort And Golf LLP ("**Ecoasis Resort and Golf**") as of December 31, 2021 (including any interest or penalties), which amount is aggregate amount is estimated to be **\$679,104.00**, comprising \$357,948 (\$317,948 plus \$40,000 estimated penalties and interest) owing by Ecoasis and \$321,156 (\$296,156 plus \$25,000 estimated penalties and interest) owing Ecoasis Resort and Golf;
4. to pay DLA Piper (Canada) LLP ("**DLA**") the sum of **\$793,840.81** representing all legal fees, disbursements and taxes (but excluding \$21,123.12 in interest on overdue accounts which DLA is prepared to waive) outstanding as of January 26, 2022 with respect to Ecoasis and Ecoasis Resort and Golf matters and any Sanovest Holdings Ltd. matters for which Ecoasis is responsible for payment of the accounts, all as set out in the attached Schedule D; and
5. to pay the balance of the Proceeds, to Sanovest Holdings Ltd. to be applied toward partial payment of indebtedness owed to Sanovest Holdings Ltd. by Ecoasis.

[EXECUTION PAGE FOLLOWS]

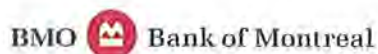
Yours truly,

ECOASIS DEVELOPMENTS LLP
by its Managing Partner, ECOASIS BEAR
MOUNTAIN DEVELOPMENTS LTD., by
its authorized signatories:

Dan Matthews

Tian Kusumoto

SCHEDULE A
BMO LOAN PAYOUT STATEMENT



Real Estate Finance
P.O. Box 49400, First Bank
6th Floor, 595 Burrard Street
Vancouver, BC V7X 1L5
Tel. No. 604-665-2543
Fax No. 604-665-7102

January 27, 2022

Ecoasis Development Limited Partnership
2050 Country Club Way
Victoria, B.C. V9B 6R3

Attention: Tian Kusumoto
Email: trk@sanovest.com

Re: Ecoasis Development Limited Partnership
Canadian Prime Loan # Alias 371780440001

As requested, we advise the balance on the loan as of January 28, 2022 as follows:

Canadian Prime Loan

Principal Outstanding as of January 27, 2022	\$ 5,500,000.00
Interest from Jan 1 to Jan 27, 2022	\$ 18,104.80
Payout balance as of January 28, 2022	\$ 5,518,104.80
 Per Diem Interest	 \$ 670.55

Total pay-out proceeds of \$5,518,104.80 must be received by our office no later than 2:00PM in order not to incur any per diem interest. We will execute the Discharge documents upon receipt of the full payout proceeds with your prepared Discharge Documents. Please direct any enquiries to the undersigned at 604-665-2543.

Sincerely,

Sharon Hao
Director, Real Estate Finance
604-665-2543

SCHEDULE B

PROPERTY TAX PAYMENT INFORMATION

TYPE	Description	Nominee	Beneficial Owner	Folio	Class	Taxable Value	2020 Taxes	Arrears	Interest	TOTAL TAXES 2020	TOTAL TAXES 2021
LANGFORD DEVELOPMENT LANDS	Section 84 (Shir Mountain Lower)	BM 84 Lands Ltd.	Excasis Developments LLP	327-15250.005	1	755,000	44,148.47	25,713.89	833.10	70,695.46	26,010.87
LANGFORD DEVELOPMENT LANDS	Section 81 (Village / West)	BM 81/82 Lands Ltd.	Excasis Developments LLP	327-15247.005	1	5,065,000	46,898.52	8,625.54	279.46	55,803.52	47,002.57
LANGFORD DEVELOPMENT LANDS	Lot 1 Plan V1978035 - Hedgestone Remainder	BM 81/82 Lands Ltd.	Excasis Developments LLP	327-15248.210	1	133,000	648.75			648.75	664.55
PINEHURST	Lot 15	BM 83 Lands Ltd. and BM 84 Lands Ltd.	Excasis Developments LLP	327-15250.004	1						2,318.99
LANGFORD DEVELOPMENT LANDS	Lot 36	BM 83 Lands Ltd. and BM 84 Lands Ltd.	Excasis Developments LLP	327-15250.005	1						2,469.04
PLAYERS DRIVE SITE	Lot A Plan V1983310 (Capella)	BM Capella Lands Ltd.	Excasis Developments LLP	327-15249.435	1	104,000	507.27			507.27	525.90
PLAYERS DRIVE SITE	Lot B Plan V1983309 (Capella)	BM Capella Lands Ltd.	Excasis Developments LLP	327-15249.643	1	2,126,000	33,174.54			33,174.54	33,351.29
PLAYERS DRIVE SITE	Lot 4 Plan V1983700 (Capella)	084194 BC Ltd.	Excasis Developments LLP	327-15379.642	1	1,424,000	9,134.32			9,134.32	9,313.69
HIGHLANDS	Highlands Lands	084188 BC Ltd.	Excasis Developments LLP	327-15379.642	1	1,139,000	7,985.55			7,985.55	8,033.92
LANGFORD DEVELOPMENT LAND	2165 Qualls Run, Remainder Phase 7	BM Highlands Golf Course Ltd. and BM Highlands Lands Ltd. (as Tenants in Common)	Excasis Developments LLP	362-15372.010	1		4,318.32			4,318.32	4,377.32
LANGFORD DEVELOPMENT LANDS	Section 82 (Upper Hedgestone / Active Living)	BM 81/82 Lands Ltd.	Excasis Developments LLP	327-15378.940	1	291,000	1,419.42			1,419.42	1,415.14
LANGFORD DEVELOPMENT LANDS	Section 82 (Shir Mountain)	BM 83 Lands Ltd.	Excasis Developments LLP	327-15248.000	1, 6	5,209,000	117,415.56	65,364.16	2,211.68	187,891.22	129,301.10
PLAYERS DRIVE SITE	Lot A Plan V1983332 (Arcum site)	BM 81/82 Lands Ltd.	Excasis Developments LLP	327-15251.040	6	21,950,000	649,810.29	402,348.14	13,035.64	1,065,194.07	667,402.91
PLAYERS DRIVE SITE	Lot B Plan V1983310 (Capella)	BM Capella Lands Ltd.	Excasis Developments LLP	327-15379.644	1, 6	954,000	37,549.42	28,184.01	913.13	66,646.56	40,637.03
PLAYERS DRIVE SITE	Lot A Plan V1983309 (Capella)	084190 BC Ltd.	Excasis Developments LLP	327-15379.643	1, 6	1,424,000	10,003.70			10,003.70	10,801.40
PLAYERS DRIVE SITE	Lot 3 Plan V1983700 (Capella)	084187 BC Ltd.	Excasis Developments LLP	327-15379.680	1, 6	2,416,000	17,391.59			17,391.59	17,581.59
RESORT-MOUNTAIN GOLF COURSE	Lot 2 Plan V1975259 (Mountain GC - Improvement Comp / Land c BM Mountain Golf Course Ltd.	084187 BC Ltd.	Excasis Developments LLP	327-15250.100	1, 6, 8	2,716,000	22,854.34			22,854.34	25,916.20
RESORT-MOUNTAIN GOLF COURSE	Lot 1 Plan V1975259 (Mountain GC - Improvement Comp / Land c BM Mountain Golf Course Ltd.	BM Mountain Golf Course Ltd.	Excasis Developments LLP	327-15250.100	1, 6, 8	5,006,000	104,503.47	44,148.02	1,430.15	150,081.64	169,265.99
RESORT-MOUNTAIN GOLF COURSE	Lot 1 Plan V1975259 (Mountain GC - Improvement Comp / Land c BM Mountain Golf Course Ltd.	BM Mountain Golf Course Ltd.	Excasis Developments LLP	327-15250.200	1, 6, 8	66,200	735.19			735.19	951.76
HIGHLANDS	Highlands Lands	BM Highlands Golf Course Ltd. and BM Highlands Lands Ltd. (as Tenants in Common)	Excasis Developments LLP	362-15381.000	1, 6, 8	3,875,000	30,339.34			30,339.34	32,451.19
HIGHLANDS	Highlands Lands	BM Highlands Golf Course Ltd. and BM Highlands Lands Ltd. (as Tenants in Common)	Excasis Developments LLP	362-15381.000	1, 6, 8		9,084.68			9,084.68	9,688.25
HIGHLANDS	Highlands Lands	BM Highlands Golf Course Ltd. and BM Highlands Lands Ltd. (as Tenants in Common)	Excasis Developments LLP	362-15381.000	1, 6, 8		10,377.18			10,377.18	12,114.41
HIGHLANDS	Highlands Lands	BM Highlands Golf Course Ltd. and BM Highlands Lands Ltd. (as Tenants in Common)	Excasis Developments LLP	362-15381.000	1, 6, 8		14,016.71			14,016.71	16,372.08
HIGHLANDS	Highlands Lands	BM Highlands Golf Course Ltd. and BM Highlands Lands Ltd. (as Tenants in Common)	Excasis Developments LLP	362-15381.000	1, 6, 8		35,015.52			35,015.52	40,122.96
HIGHLANDS	Highlands Lands	BM Highlands Golf Course Ltd. and BM Highlands Lands Ltd. (as Tenants in Common)	Excasis Developments LLP	362-15381.000	1, 6, 8		8,076.88			8,076.88	9,430.06
HIGHLANDS	Highlands Lands	BM Highlands Golf Course Ltd. and BM Highlands Lands Ltd. (as Tenants in Common)	Excasis Developments LLP	362-15381.000	1, 6, 8		2,532.06			2,532.06	3,281.27
											\$1,253,381.18

SCHEDULE C

DLA OUTSTANDING ACCOUNTS

Ecoasis & Sanovest Summary of Account Balances Owing as at January 26, 2022

Ecoasis Developments LLP re Sale of Bear Mountain (103212-00001)

Type	Invoice	Date	Fees	Cost	Other	Tax	Interest	Total
BILL	2022938	4/20/2021	\$ 11,100.00	\$ 605.67	\$ -	\$ 1,334.91	\$ -	\$ 13,040.58
BILL	2032921	5/31/2021	\$ 28,500.00	\$ 178.13	\$ -	\$ 3,421.71	\$ -	\$ 32,099.84
BILL	2035233	6/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 48.36	\$ 48.36
BILL	2039628	6/28/2021	\$ 7,100.00	\$ 37.73	\$ -	\$ 852.24	\$ -	\$ 7,989.97
BILL	2042369	7/5/2021	\$ -	\$ -	\$ -	\$ -	\$ 167.58	\$ 167.58
BILL	2046577	7/27/2021	\$ 13,300.00	\$ 371.76	\$ -	\$ 1,598.50	\$ -	\$ 15,270.26
BILL	2049142	8/3/2021	\$ -	\$ -	\$ -	\$ -	\$ 197.20	\$ 197.20
BILL	2051169	8/11/2021	\$ 15,000.00	\$ 291.87	\$ -	\$ 1,802.76	\$ -	\$ 17,094.63
BILL	2055552	9/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 254.45	\$ 254.45
BILL	2057375	9/13/2021	\$ 4,900.00	\$ 54.87	\$ -	\$ 590.74	\$ -	\$ 5,545.61
BILL	2062146	10/4/2021	\$ -	\$ -	\$ -	\$ -	\$ 319.52	\$ 319.52
BILL	2064255	10/13/2021	\$ 685.00	\$ -	\$ -	\$ 82.20	\$ -	\$ 767.20
BILL	2069007	11/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 340.09	\$ 340.09
BILL	2075766	12/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 345.38	\$ 345.38
BILL	2078938	12/13/2021	\$ 5,345.00	\$ 11.50	\$ -	\$ 641.48	\$ -	\$ 5,997.98
BILL	2083035	1/5/2022	\$ -	\$ -	\$ -	\$ -	\$ 346.66	\$ 346.66
BILL	2085258	1/13/2022	\$ 5,545.00	\$ 85.68	\$ -	\$ 669.68	\$ -	\$ 6,300.36
GRAND TOTAL			\$ 91,475.00	\$ 1,637.21	\$ -	\$ 10,994.22	\$ 2,019.24	\$ 106,125.67

Ecoasis Developments LLP re Shadow Creek Project (103212-00002)

Type	Invoice	Date	Fees	Cost	Other	Tax	Interest	Total
BILL	2039629	6/28/2021	\$ 9,300.00	\$ -	\$ -	\$ 1,116.00	\$ -	\$ 10,416.00
BILL	2045307	7/19/2021	\$ 14,200.00	\$ 52.89	\$ -	\$ 1,704.24	\$ -	\$ 15,957.13
BILL	2049143	8/3/2021	\$ -	\$ -	\$ -	\$ -	\$ 38.63	\$ 38.63
BILL	2055553	9/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 97.80	\$ 97.80
BILL	2062147	10/4/2021	\$ -	\$ -	\$ -	\$ -	\$ 98.31	\$ 98.31
BILL	2069008	11/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 98.31	\$ 98.31
BILL	2075767	12/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 99.04	\$ 99.04
BILL	2083036	1/5/2022	\$ -	\$ -	\$ -	\$ -	\$ 99.40	\$ 99.40

- 2 -

GRAND TOTAL			\$ 23,500.00	\$ 52.89	\$ -	\$ 2,820.24	\$ 531.49	\$ 26,904.62
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Ecoasis Developments LLP re Gateway Park - Park Dedication (103212-00003)

Type	Invoice	Date	Fees	Cost	Other	Tax	Interest	Total
BILL	2039805	6/29/2021	\$ 2,100.00	\$ 58.46	\$ -	\$ 252.32	\$ -	\$ 2,410.78
BILL	2045308	7/19/2021	\$ 625.00	\$ -	\$ -	\$ 75.00	\$ -	\$ 700.00
BILL	2049144	8/3/2021	\$ -	\$ -	\$ -	\$ -	\$ 8.94	\$ 8.94
BILL	2051170	8/11/2021	\$ 500.00	\$ -	\$ -	\$ 60.00	\$ -	\$ 560.00
BILL	2055554	9/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 11.54	\$ 11.54
BILL	2057113	9/9/2021	\$ 800.00	\$ 101.19	\$ -	\$ 96.34	\$ -	\$ 997.53
BILL	2062148	10/4/2021	\$ -	\$ -	\$ -	\$ -	\$ 13.69	\$ 13.69
BILL	2064256	10/13/2021	\$ 482.50	\$ -	\$ -	\$ 57.91	\$ -	\$ 540.41
BILL	2069009	11/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 17.39	\$ 17.39
BILL	2075768	12/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 19.51	\$ 19.51
BILL	2083037	1/5/2022	\$ -	\$ -	\$ -	\$ -	\$ 19.58	\$ 19.58
GRAND TOTAL			\$ 4,507.50	\$ 159.65	\$ -	\$ 541.57	\$ 90.65	\$ 5,299.37

Ecoasis Developments LLP re Restrictive Covenant - Lot 25, Pebble Drive, Langford, BC (103212-00004)

Type	Invoice	Date	Fees	Cost	Other	Tax	Interest	Total
BILL	2039630	6/28/2021	\$ 1,100.00	\$ 11.60	\$ -	\$ 132.08	\$ -	\$ 1,243.68
BILL	2045309	7/19/2021	\$ 330.00	\$ -	\$ -	\$ 39.60	\$ -	\$ 369.60
BILL	2049145	8/3/2021	\$ -	\$ -	\$ -	\$ -	\$ 4.61	\$ 4.61
BILL	2051171	8/11/2021	\$ 400.00	\$ -	\$ -	\$ 48.00	\$ -	\$ 448.00
BILL	2055555	9/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 5.98	\$ 5.98
BILL	2062149	10/4/2021	\$ -	\$ -	\$ -	\$ -	\$ 7.68	\$ 7.68
BILL	2069010	11/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 7.68	\$ 7.68
BILL	2075769	12/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 7.74	\$ 7.74
BILL	2083038	1/5/2022	\$ -	\$ -	\$ -	\$ -	\$ 7.77	\$ 7.77
GRAND TOTAL			\$ 1,830.00	\$ 11.60	\$ -	\$ 219.68	\$ 41.46	\$ 2,102.74

Ecoasis Developments LLP re Corporate Services (103212-00005)

Type	Invoice	Date	Fees	Cost	Other	Tax	Interest	Total
BILL	2046743	7/28/2021	\$ 12,550.00	\$ 563.53	\$ -	\$ 1,512.77	\$ -	\$ 14,626.30
BILL	2051172	8/11/2021	\$ 3,700.00	\$ 577.56	\$ -	\$ 448.03	\$ -	\$ 4,725.59
BILL	2055556	9/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 54.24	\$ 54.24

BILL	2057127	9/9/2021	\$ 6,965.00	\$ 506.85	\$ -	\$ 842.04	\$ -	\$ 8,313.89
BILL	2062150	10/4/2021	\$ -	\$ -	\$ -	\$ -	\$ 71.96	\$ 71.96
BILL	2064257	10/13/2021	\$ 2,255.00	\$ -	\$ -	\$ 271.00	\$ -	\$ 2,526.00
BILL	2069011	11/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 102.80	\$ 102.80
BILL	2075770	12/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 112.81	\$ 112.81
BILL	2078940	12/13/2021	\$ 1,120.00	\$ 148.00	\$ -	\$ 139.64	\$ -	\$ 1,407.64
BILL	2083039	1/5/2022	\$ -	\$ -	\$ -	\$ -	\$ 113.23	\$ 113.23
GRAND TOTAL			\$ 26,590.00	\$ 1,795.94	\$ -	\$ 3,213.48	\$ 455.04	\$ 32,054.46

Total Outstanding for Ecoasis Developments LLP Inclusive of Interest

\$ 172,486.86

Aggregate amount owed on Ecoasis Developments LLP matters less interest on overdue accounts = \$172,486.86 - \$3,137.88 = \$169,348.98

Ecoasis Resort & Golf LLP re Hotel Dispute (104687-00001)

Type	Invoice	Date	Fees	Cost	Other	Tax	Interest	Total
BILL	2000698	1/12/2021	\$ 200,000.00	\$ 8,145.69	\$ -	\$ 24,407.29	\$ -	\$ 232,552.98
PAYVRB	TRUST	3/22/2021	\$ (16,771.51)	#####	\$ -	\$ (2,919.93)	\$ -	\$ (27,837.13)
PAYVRB	20629	10/18/2021	\$ (26,851.14)	\$ -	\$ -	\$ (3,148.86)	\$ -	\$ (30,000.00)
Total	2000698	1/12/2021	\$ 156,377.35	\$ -	\$ -	\$ 18,338.50	\$ -	\$ 174,715.85
BILL	2007776	2/12/2021	\$ 160,000.00	\$ 943.85	\$ -	\$ 19,247.20	\$ -	\$ 180,191.05
BILL	2019876	4/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 1,427.36	\$ 1,427.36
BILL	2022217	4/15/2021	\$ 8,500.00	\$ -	\$ -	\$ 1,020.00	\$ -	\$ 9,520.00
BILL	2027140	5/3/2021	\$ -	\$ -	\$ -	\$ -	\$ 1,432.66	\$ 1,432.66
BILL	2030045	5/10/2021	\$ 5,000.00	\$ 44.00	\$ -	\$ 601.91	\$ -	\$ 5,645.91
BILL	2035538	6/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 1,467.96	\$ 1,467.96
BILL	2037590	6/11/2021	\$ 24,067.50	\$ 5.00	\$ -	\$ 2,888.36	\$ -	\$ 26,960.86
BILL	2042655	7/5/2021	\$ -	\$ -	\$ -	\$ -	\$ 1,499.65	\$ 1,499.65
BILL	2045310	7/19/2021	\$ 24,000.00	\$ 662.50	\$ -	\$ 2,913.13	\$ -	\$ 27,575.63
BILL	2049353	8/3/2021	\$ -	\$ -	\$ -	\$ -	\$ 1,599.63	\$ 1,599.63
BILL	2051368	8/12/2021	\$ 3,000.00	\$ -	\$ -	\$ 360.00	\$ -	\$ 3,360.00
BILL	2055771	9/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 1,707.45	\$ 1,707.45
BILL	2062375	10/4/2021	\$ -	\$ -	\$ -	\$ -	\$ 1,732.18	\$ 1,732.18
BILL	2069221	11/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 1,620.93	\$ 1,620.93
BILL	2070500	11/8/2021	\$ 4,600.00	\$ 15.00	\$ -	\$ 552.75	\$ -	\$ 5,167.75
BILL	2075985	12/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 1,633.36	\$ 1,633.36
BILL	2078962	12/13/2021	\$ 14,500.00	\$ -	\$ -	\$ 1,740.00	\$ -	\$ 16,240.00
BILL	2083254	1/5/2022	\$ -	\$ -	\$ -	\$ -	\$ 1,658.58	\$ 1,658.58
BILL	2085281	1/13/2022	\$ 7,750.00	\$ 12.99	\$ -	\$ 930.65	\$ -	\$ 8,693.64
GRAND TOTAL			\$ 407,794.85	\$ 1,683.34	\$ -	\$ 48,592.50	\$ 15,779.76	\$ 473,850.45

Ecoasis Resort & Golf LLP re The Fairways at Bear Mountain Resort - Arbitration (104687-00002)

Type	Invoice	Date	Fees	Cost	Other	Tax	Interest	Total
BILL	2022218	4/15/2021	\$ 3,875.00	\$ 0.90	\$ -	\$ 465.05	\$ -	\$ 4,340.95
BILL	2030182	5/11/2021	\$ 52,680.00	\$ 8.50	\$ -	\$ 6,321.68	\$ -	\$ 59,010.18
BILL	2045311	7/19/2021	\$ 17,000.00	\$ 121.00	\$ -	\$ 2,046.05	\$ -	\$ 19,167.05
BILL	2051367	8/12/2021	\$ 35,000.00	\$ 206.75	\$ -	\$ 4,210.34	\$ -	\$ 39,417.09

BILL	2069222	11/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 452.18	\$ 452.18
BILL	2070502	11/8/2021	\$ 2,800.00	\$ -	\$ -	\$ 336.00	\$ -	\$ 3,136.00
BILL	2075986	12/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 453.85	\$ 453.85
BILL	2083255	1/5/2022	\$ -	\$ -	\$ -	\$ -	\$ 467.17	\$ 467.17
BILL	2085282	1/13/2022	\$ 7,500.00	\$ -	\$ -	\$ 900.00	\$ -	\$ 8,400.00
GRAND TOTAL			\$ 118,855.00	\$ 337.15	\$ -	\$ 14,279.12	\$ 1,373.20	\$ 134,844.47

Total Outstanding for Ecoasis Resort & Golf LLP Inclusive of Interest

\$ 608,694.92

Aggregate amount owed on Ecoasis Golf And Resort LLP matters less interest on overdue accounts = \$608,694.92 - \$17,152.96 = \$591,541.96

Sanovest Holdings Ltd re Bear Mountain (051024-00006)

Type	Invoice	Date	Fees	Cost	Other	Tax	Interest	Total
BILL	1996611	12/30/2020	\$ 1,375.00	\$ -	\$ -	\$ 165.00	\$ -	\$ 1,540.00
BILL	2001992	1/20/2021	\$ 2,500.00	\$ -	\$ -	\$ 300.00	\$ -	\$ 2,800.00
BILL	2004554	2/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 5.71	\$ 5.71
BILL	2008308	2/17/2021	\$ 1,950.00	\$ 11.53	\$ -	\$ 234.08	\$ -	\$ 2,195.61
BILL	2011483	3/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 16.09	\$ 16.09
BILL	2018557	4/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 24.32	\$ 24.32
BILL	2022926	4/20/2021	\$ 11,000.00	\$ 26.50	\$ -	\$ 1,320.08	\$ -	\$ 12,346.58
BILL	2025860	5/3/2021	\$ -	\$ -	\$ -	\$ -	\$ 24.41	\$ 24.41
BILL	2034192	6/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 70.19	\$ 70.19
BILL	2037552	6/11/2021	\$ 1,850.00	\$ -	\$ -	\$ 222.00	\$ -	\$ 2,072.00
BILL	2041296	7/5/2021	\$ -	\$ -	\$ -	\$ -	\$ 70.54	\$ 70.54
BILL	2046766	7/28/2021	\$ 7,000.00	\$ 11.60	\$ -	\$ 840.08	\$ -	\$ 7,851.68
BILL	2048152	8/3/2021	\$ -	\$ -	\$ -	\$ -	\$ 78.23	\$ 78.23

BILL	2054607	9/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 107.61	\$ 107.61
BILL	2061165	10/4/2021	\$ -	\$ -	\$ -	\$ -	\$ 108.29	\$ 108.29
BILL	2068012	11/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 108.29	\$ 108.29
BILL	2074848	12/1/2021	\$ -	\$ -	\$ -	\$ -	\$ 109.10	\$ 109.10
BILL	2082107	1/5/2022	\$ -	\$ -	\$ -	\$ -	\$ 109.50	\$ 109.50
BILL	2086430	1/25/2022	\$ 3,700.00	\$ -	\$ -	\$ 444.00	\$ -	\$ 4,144.00
GRAND TOTAL			\$ 29,375.00	\$ 49.63	\$ -	\$ 3,525.24	\$ 832.28	\$ 33,782.15

Aggregate amount owed on Sanovest Holdings Ltd. matters for which Ecoasis is responsible less interest on overdue accounts = \$33,782.15 - \$832.28 = **\$32,949.87**

TOTAL OWING TO DLA PIPER TO BE PAID OUT FROM THE PROCEEDS:

\$172,486.86 + \$608,694.92 + \$33,782.15 - \$21,123.12 (Waived Interest) = **\$793,840.81**

TRUST RECONCILIATION FOR FILE 103212-00001
Prepared: October 1, 2025

CLIENT: ECOASIS DEVELOPMENTS LLP ECOASIS RESORT AND GOLF LLP
MATTER: RE: SALE OF BEAR MOUNTAIN

	<u>Funds In</u>	<u>Funds Out</u>
Amount withdrawn from DIS	\$8,507,600.13	
Less: Payment to Bank of Montreal to payout Mortgage CA8233874 as of January 31, 2022 (\$5,518,104.80 as of January 28, 2022 plus per diem of \$670.55 x 3 days)		\$5,520,116.45
Less: Payment to the City of Langford for outstanding property taxes (\$1,269,576.56 as of February 1, 2022 plus per diem of \$188.47 x 3 days)		\$1,270,141.97
Less: Payment to the District of Highlands for outstanding property taxes (\$113,147.44 as of February 1, 2022 plus per diem of \$16.82 x 3 days)		\$113,197.90
Balance of funds in trust		\$1,604,143.81
Totals	\$8,507,600.13	\$8,507,600.13

This is Exhibit "99"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



HSBC Business

ECOASIS DEVELOPMENTS LLP
2050 COUNTRY CLUB WAY
VICTORIA BC V9B 6R3

HSBC BANK CANADA
885 WEST GEORGIA ST.
VANCOUVER, BC V6C 3G1

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Statement Details

Statement Date	29JUL2022
Account Number	020-105746-001
Currency	CAD
Account Name	CURRENT ACCOUNT

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
30JUN2022	STATEMENT PERIOD IS 01JUL2022 TO 29JUL2022			
04JUL2022	OPENING BALANCE			55,704.27
	*PRE-AUTH PYMT Telus Comm BPY EF0160003008306617159354			
	REF ZEFT-04617	5.04		55,699.23
	*PRE-AUTH PYMT Telus Comm BPY EF0160003008306617159355			
	REF ZEFT-04617	111.99		55,587.24
	*PRE-AUTH PYMT B.C. HYDRO-PAP CHB EF0160001001262000014895			
	REF ZEFT-04617	1,114.03		54,473.21
	*INTEREST INT TO 03-07-22			
	REF ZDD4-90012	12.72		54,460.49
	CHEQUE 000000004623			
	REF ZTAP-05238	178.62		54,281.87
	CHEQUE 000000004638			
	REF ZTAP-05238	181.43		54,100.44
	CHEQUE 000000004672			
	REF ZTAP-05238	1,709.40		52,391.04
	CHEQUE 000000004632			
	REF ZTAP-05238	23,000.00		29,391.04
05JUL2022	CHEQUE 000000004635			
	REF ZTAP-05239	431.19		28,959.85
	CHEQUE 000000004643			
	REF ZTAP-05239	630.00		28,329.85
	CHEQUE 000000004669			
	BALANCE CARRIED FORWARD			28,329.85

Please review this statement carefully and contact us at the numbers below if you find any errors.
You can find details about your rights and obligations on billing errors on the last page of this statement.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere) (Collect calls accepted)

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
	BALANCE BROUGHT FORWARD			28,329.85
	REF ZTAP-05239	1,942.50		26,387.35
	CHEQUE 000000004649			
	REF ZTAP-05239	8,199.16		18,188.19
	CHEQUE 000000004617			
	REF ZTAP-05239	10,500.00		7,688.19
	CHEQUE 000000004670			
06JUL2022	REF ZTAP-05239	26,957.22		19,269.03 DR
	*TRANSFER			
	RESORT TO DEVL			
	82906CU00LE7			
	CAH06072FAH5WDDS			
	ECOASIS RESORT AND GOLF LLP			
	REF YPI3-48220		25,000.00	5,730.97
	*PRE-AUTH PYMT			
	ECOASIS DEVELOP BUS			
	EF0160002207963466137104			
	REF ZEFT-04622	17,999.31		12,268.34 DR
	*SERVICE CHARGE			
	05JUL2022			
	ADVANCE POSTING S/C			
07JUL2022	REF ZDD4-00184	5.00		12,273.34 DR
	*TRANSFER			
	RESORT TO DEVL			
	65036CW01FPN			
	CAH07072FAH9HPVL			
	ECOASIS RESORT AND GOLF LLP			
	REF YPI2-50144		25,000.00	12,726.66
	*SERVICE CHARGE			
	06JUL2022			
	ADVANCE POSTING S/C			
	REF ZDD4-00185	5.00		12,721.66
	CHEQUE 000000004660			
	REF ZTAP-05239	472.50		12,249.16
	CHEQUE 000000004620			
	REF ZTAP-05239	564.16		11,685.00
	CHEQUE 000000004671			
	REF ZTAP-05239	1,181.82		10,503.18
	CHEQUE 000000004645			
08JUL2022	REF ZTAP-05239	6,142.50		4,360.68
	DEPOSIT			
	CHEQ. DEP.			
	REF 01DH-00035		42.00	4,402.68
	CHEQUE 000000004641			
11JUL2022	REF ZTAP-05240	33.60		4,369.08
	CHEQUE 000000004618			
	REF ZTAP-05240	113.12		4,255.96
	CHEQUE 000000004636			
	REF ZTAP-05240	113.12		4,142.84
	CHEQUE 000000004646			
	REF ZTAP-05240	735.00		3,407.84
	CHEQUE 000000004707			
	BALANCE CARRIED FORWARD			3,407.84

Please review this statement carefully and contact us at the numbers below if you find any errors.
 You can find details about your rights and obligations on billing errors on the last page of this statement.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere) (Collect calls accepted)



HSBC Business

ECOASIS DEVELOPMENTS LLP
2050 COUNTRY CLUB WAY
VICTORIA BC V9B 6R3

HSBC BANK CANADA
885 WEST GEORGIA ST.
VANCOUVER, BC V6C 3G1

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Account Number: 020-105746-001

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
	BALANCE BROUGHT FORWARD			3,407.84
12JUL2022	REF ZTAP-05240	1,000.00		2,407.84
	CHEQUE 000000004647			
	REF ZTAP-05240	773.16		1,634.68
13JUL2022	*PRE-AUTH PYMT			
	SHAW CABLE TV BPY			
	EF0160004208386921052495			
	REF ZEFT-04625	128.80		1,505.88
	CHEQUE 000000004706			
	REF ZTAP-05241	500.00		1,005.88
14JUL2022	*PRE-AUTH PYMT			
	SHAW CABLE TV BPY			
	EF0160004208389930572836			
	REF ZEFT-04626	190.40		815.48
	CHEQUE 000000004694			
	REF ZTAP-05241	472.50		342.98
15JUL2022	*PRE-AUTH PYMT			
	Jenner Chev RLS			
	EF0160002207983473878849			
	REF ZEFT-04627	633.25		290.27 DR
	*TRANSFER			
	RESORT TO DEVL			
	63416D4000AM			
	CAH15072NMI02OJK			
	ECOASIS RESORT AND GOLF LLP			
	REF YPI7-61740		25,000.00	24,709.73
	*PRE-AUTH PYMT			
	SCB LTD INS			
	EF0160001001318000001391			
	REF ZEFT-04628	2,368.17		22,341.56
18JUL2022	*PRE-AUTH PYMT			
	AMEX FTD			
	EF0160001001322000003239			
	REF ZEFT-04628	37,860.58		15,519.02 DR
	*TRANSFER			
	RESORT TO DEVL			
	32826D7005A7			
	CAH1807232I9VTS0			
	ECOASIS RESORT AND GOLF LLP			
	REF YPI5-64432		40,000.00	24,480.98
19JUL2022	*SERVICE CHARGE			
	Bank Charges			
	01JUN2022 TO 30JUN2022			
	BALANCE CARRIED FORWARD			24,480.98

Please review this statement carefully and contact us at the numbers below if you find any errors.
You can find details about your rights and obligations on billing errors on the last page of this statement.
Personal: 1-888-310-HSBC (4722)
Business: 1-866-808-HSBC (4722)
HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere) (Collect calls accepted)

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
	BALANCE BROUGHT FORWARD			24,480.98
	Invoice No 8822074			
	REF ZBI0-53960	291.70		24,189.28
	*PRE-AUTH PYMT			
	Shaw Direct BPY			
	EF0160004208398990515586			
	REF ZEFT-04629	133.26		24,056.02
	CHEQUE 000000004713			
	REF ZTAP-05242	273.37		23,782.65
20JUL2022	*PRE-AUTH PYMT			
	ECOASIS DEVELOP BUS			
	EF0160002207994478727617			
	REF ZEFT-04630	17,887.35		5,895.30
	CHEQUE 000000004711			
	REF ZTAP-05242	533.51		5,361.79
	CHEQUE 000000004722			
	REF ZTAP-05242	4,434.68		927.11
22JUL2022	CHEQUE 000000004710			
	REF ZTAP-05242	66.21		860.90
	CHEQUE 000000004718			
	REF ZTAP-05242	130.48		730.42
25JUL2022	CHEQUE 000000004708			
	REF ZTAP-05243	127.57		602.85
	CHEQUE 000000004715			
	REF ZTAP-05243	155.58		447.27
	CHEQUE 000000004719			
	REF ZTAP-05243	1,120.00		672.73 DR
26JUL2022	DEPOSIT			
	DEP TD CHQ# 0259			
	FR SANOVEST HOLDINGS LTD			
	REF 04GS-00001		650,000.00	649,327.27
	*SERVICE CHARGE			
	25JUL2022			
	ADVANCE POSTING S/C			
	REF ZDD4-90002	5.00		649,322.27
27JUL2022	*TRANSFER			
	DEV'L TO RESORT			
	12016DG01PUR			
	CAH27072FAJ3EKCG			
	ECOASIS RESORT AND GOLF LLP			
	REF YPI8-77101	400,000.00		249,322.27
28JUL2022	DEPOSIT			
	2 CHEQS DEP			
	REF 02DH-00028		1,685.00	251,007.27
	CHEQUE 000000004716			
	REF ZTAP-05243	2,500.00		248,507.27
29JUL2022	*PRE-AUTH PYMT			
	FortisBC Energy BPY			
	EF0160004208423101520969			
	REF ZEFT-04637	39.34		248,467.93
	CHEQUE 000000004699			
	REF ZTAP-05244	178.62		248,289.31
	BALANCE CARRIED FORWARD			248,289.31

Please review this statement carefully and contact us at the numbers below if you find any errors.
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HSBC Business

ECOASIS DEVELOPMENTS LLP
2050 COUNTRY CLUB WAY
VICTORIA BC V9B 6R3

HSBC BANK CANADA
885 WEST GEORGIA ST.
VANCOUVER, BC V6C 3G1

Page 5 of 10

Account Number: 020-105746-001

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
	BALANCE BROUGHT FORWARD			248,289.31
	CHEQUE 000000004717 REF ZTAP-05244	178.62		248,110.69
	CHEQUE 000000004714 REF ZTAP-05244	266.45		247,844.24
	CHEQUE 000000004695 REF ZTAP-05244	297.47		247,546.77
	CHEQUE 000000004696 REF ZTAP-05244	682.50		246,864.27
	CHEQUE 000000004644 REF ZTAP-05244	10,500.00		236,364.27
	CLOSING BALANCE			236,364.27
Withdrawals	586,067.00 DR	As of		29JUL2022
Deposits	766,727.00	Balance		236,364.27
For customers borrowing at rates based on Prime, Prime is 4.70%				

YOUR COMMERCIAL OPERATING AGREEMENT AND SOME OF OUR FEES WILL BE CHANGING EFFECTIVE OCTOBER 1, 2022. PLEASE REFER TO ACCOUNTS, FEES AND POLICIES SECTION OF THE BANK'S WEBSITE (WWW.BUSINESS.HSBC.CA) OR VISIT YOUR LOCAL BRANCH FOR A DETAILED DESCRIPTION OF THE FEES THAT APPLY TO YOUR ACCOUNT.

Your rights and obligations on billing errors are: Under the terms of your account banking agreement with us, you need to inform us in writing of any errors or unauthorized activity in this statement within 30 days of the date on which you actually receive or we consider that you receive the statement. If not, this means you agree that all transactions are correct and authorized by you, and you release us from liability for the transactions on this statement.

***** END OF STATEMENT *****

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HSBC Business

Account Number: 020-105746-001

Page 7 of 10

 ISN: 003467015446
 Cheque # 000000004641

\$33.60

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V9B 6R3

HSBC Bank Canada
881 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

4641

DATE 04052022
DDMMYYYY

PAY Thirty-three and 00/100 \$ **33.60

TO THE ORDER OF Van Isle Containers
AS - 6702 Raptor Place
Saanichton BC V8M 1Z5

PER [Signature]

004641 *10020=016* 105746=001*

 ISN: 003567031382
 Cheque # 000000004643

\$630.00

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V9B 6R3

HSBC Bank Canada
881 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

4643

DATE 18052022
DDMMYYYY

PAY Six hundred thirty and 00/100 \$ **630.00

TO THE ORDER OF Cunningham & Rinald Appraisals Ltd
70 Phileas Street
Nanaimo BC V9R 2M5

PER [Signature]

004643 *10020=016* 105746=001*

 ISN: 003367868736
 Cheque # 000000004644

\$10500.00

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2050 Country Club Way
Victoria, BC V9B 6R3

HSBC Bank Canada
881 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

4644

DATE 18052022
DDMMYYYY

PAY Ten thousand five hundred and 00/100 \$ **10500.00

TO THE ORDER OF DMCI
700 - 2755 Leighton Highway
Port Moody BC V3B 5Y5

PER [Signature]

004644 *10020=016* 105746=001*

 ISN: 003567069158
 Cheque # 000000004645

\$6142.50

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V9B 6R3

HSBC Bank Canada
881 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

4645

DATE 18052022
DDMMYYYY

PAY Six thousand one hundred forty-two and 50/100 \$ **6142.50

TO THE ORDER OF Draycor Construction Ltd
PO Box 2805
Victoria BC V9B 6K8

PER [Signature]

004645 *10020=016* 105746=001*

 ISN: 003160080826
 Cheque # 000000004646

\$735.00

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V9B 6R3

HSBC Bank Canada
881 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

4646

DATE 18052022
DDMMYYYY

PAY Seven hundred thirty-five and 00/100 \$ **735.00

TO THE ORDER OF Eclipse Creative Inc
200 - 602 Broughton Street
Victoria BC V9W 1C7

PER [Signature]

004646 *10020=016* 105746=001*

 ISN: 003467048326
 Cheque # 000000004647

\$773.16

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V9B 6R3

HSBC Bank Canada
881 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

4647

DATE 18052022
DDMMYYYY

PAY Seven hundred seventy-three and 16/100 \$ **773.16

TO THE ORDER OF Innov8 Digital Solutions Inc
809 Finns Road
Kelowna BC V1X 5B8

PER [Signature]

004647 *10020=016* 105746=001*

 ISN: 001360759815
 Cheque # 000000004649

\$8199.16

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Victoria, BC V9B 6R3

HSBC Bank Canada
881 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

4649

DATE 18052022
DDMMYYYY

PAY Eight thousand one hundred ninety-nine and 16/100 \$ **8199.16

TO THE ORDER OF Koffman Kal'el LLP
19th Floor - 885 West Georgia Street
Vancouver BC V6C 3H4

PER [Signature]

004649 *10020=016* 105746=001*

 ISN: 003367644417
 Cheque # 000000004660

\$472.50

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Victoria, BC V9B 6R3

HSBC Bank Canada
881 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

4660

DATE 02052022
DDMMYYYY

PAY Four hundred seventy-two and 50/100 \$ **472.50

TO THE ORDER OF 3am-King Vancouver Island
202 - 2753 Quadra Street
Victoria BC V8T 4E9

PER [Signature]

004660 *10020=016* 105746=001*

Account Number: 020-105746-001

Page 8 of 10

ISN: 003367615722

ISN: 003367615725

Cheque # 000000004669

Cheque # 000000004670

\$1942.50

\$26957.22

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2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
4669
4811 127
4671
4670
4672

DATE 01072022
DDMMYYYY

PAY One thousand nine hundred forty-two and 50/100 \$ **1,942.50

TO THE ORDER OF Bear Mountain Resort & Spa Ltd

Ecoasis Developments LLP

004669 *10020=016* 105746=001*

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Victoria, BC V8B 6R3

HSBC Bank Canada
4670
4811 127
4671
4670
4672

DATE 01072022
DDMMYYYY

PAY Twenty-six thousand nine hundred fifty-seven and 22/100 \$ **26,957.22

TO THE ORDER OF BM Management Holdings Ltd
1950 Country Club Way
Victoria BC V8B 6R3

Ecoasis Developments LLP

004670 *10020=016* 105746=001*

ISN: 003567068120

ISN: 003466942531

Cheque # 000000004671

Cheque # 000000004672

\$1181.82

\$1709.40

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Victoria, BC V8B 6R3

HSBC Bank Canada
4671
4811 127
4671
4670
4672

DATE 01072022
DDMMYYYY

PAY One thousand one hundred eighty-one and 82/100 \$ **1,181.82

TO THE ORDER OF Brown Bagg, Agriology Ltd
1125 Broadland Street
Victoria BC V8W 2H7

Ecoasis Developments LLP

004671 *10020=016* 105746=001*

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Victoria, BC V8B 6R3

HSBC Bank Canada
4672
4811 127
4671
4670
4672

DATE 01072022
DDMMYYYY

PAY One thousand seven hundred nine and 40/100 \$ **1,709.40

TO THE ORDER OF Island Advertising Inc
103 - 9820 Seaport Place
Surrey BC V9V 6R3

Ecoasis Developments LLP

004672 *10020=016* 105746=001*

ISN: 003367736586

ISN: 003567283496

Cheque # 000000004694

Cheque # 000000004695

\$472.50

\$297.47

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Victoria, BC V8B 6R3

HSBC Bank Canada
4694
4811 127
4671
4670
4672

DATE 15062022
DDMMYYYY

PAY Four hundred seventy-two and 50/100 \$ **472.50

TO THE ORDER OF Jankling Vancouver Island
202 - 2750 Quadra Street
Victoria BC V8T 4E8

Ecoasis Developments LLP

004694 *10020=016* 105746=001*

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2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
4695
4811 127
4671
4670
4672

DATE 15062022
DDMMYYYY

PAY Two hundred ninety-seven and 47/100 \$ **297.47

TO THE ORDER OF Monk Office Supply Ltd
800 Viewfield Road
Victoria BC V8A 4V1

Ecoasis Developments LLP

004695 *10020=016* 105746=001*

ISN: 003260585735

ISN: 003260584259

Cheque # 000000004696

Cheque # 000000004699

\$682.50

\$178.62

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
4696
4811 127
4671
4670
4672

DATE 15062022
DDMMYYYY

PAY Six hundred eighty-two and 50/100 \$ **682.50

TO THE ORDER OF Monahan's Monumental Works Ltd
708 Kings Road
Victoria BC V8T 1W4

Ecoasis Developments LLP

004696 *10020=016* 105746=001*

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Victoria, BC V8B 6R3

HSBC Bank Canada
4699
4811 127
4671
4670
4672

DATE 15062022
DDMMYYYY

PAY One hundred seventy-eight and 62/100 \$ **178.62

TO THE ORDER OF Super Save Fence Rentals Inc
19305 Langley Bypass
Surrey BC V3S 6A1

Ecoasis Developments LLP

004699 *10020=016* 105746=001*



HSBC Business

Account Number: 020-105746-001

Page 9 of 10

 ISN: 003160117600
 Cheque # 000000004706

\$500.00

Ecoasis Developments LLP
 2050 Country Club Way
 Victoria, BC V9B 6R3

HSBC Bank Canada
 881 W. GEORGIA ST.
 VANCOUVER, BC V6C 3G1

4706

DATE 07072022
DDMMYYYY

PAY Five hundred and 00/100 \$ **500.00

TO THE ORDER OF Henry Rodmans

PER [Signature] ECOASIS DEVELOPMENTS LLP

⑈004706⑈ ⑆10020⑉016⑆ 105746⑉001⑈

 ISN: 003367700823
 Cheque # 000000004707

\$1000.00

Ecoasis Developments LLP
 2050 Country Club Way
 Victoria, BC V9B 6R3

HSBC Bank Canada
 881 W. GEORGIA ST.
 VANCOUVER, BC V6C 3G1

4707

DATE 07072022
DDMMYYYY

PAY One thousand and 00/100 \$ **1,000.00

TO THE ORDER OF Victoria Seawolves U11 Tier 1 c/o Scott MacAusland

PER [Signature] ECOASIS DEVELOPMENTS LLP

⑈004707⑈ ⑆10020⑉016⑆ 105746⑉001⑈

 ISN: 003467220460
 Cheque # 000000004708

\$127.57

Ecoasis Developments LLP
 2050 Country Club Way
 Victoria, BC V9B 6R3

HSBC Bank Canada
 881 W. GEORGIA ST.
 VANCOUVER, BC V6C 3G1

4708

DATE 13072022
DDMMYYYY

PAY One hundred twenty-seven and 57/100 \$ **127.57

TO THE ORDER OF Capital Regional District Integrated Water Services 479 Island Highway Victoria BC V9B 1H7

PER [Signature] ECOASIS DEVELOPMENTS LLP

⑈004708⑈ ⑆10020⑉016⑆ 105746⑉001⑈

 ISN: 003160242148
 Cheque # 000000004710

\$66.21

Ecoasis Developments LLP
 2050 Country Club Way
 Victoria, BC V9B 6R3

HSBC Bank Canada
 881 W. GEORGIA ST.
 VANCOUVER, BC V6C 3G1

4710

DATE 13072022
DDMMYYYY

PAY Sixty-six and 21/100 \$ **66.21

TO THE ORDER OF Innovix Digital Solutions Inc 800 Pines Road Kelowna BC V1X 5B8

PER [Signature] ECOASIS DEVELOPMENTS LLP

⑈004710⑈ ⑆10020⑉016⑆ 105746⑉001⑈

 ISN: 003567188393
 Cheque # 000000004711

\$533.51

Ecoasis Developments LLP
 2050 Country Club Way
 Victoria, BC V9B 6R3

HSBC Bank Canada
 881 W. GEORGIA ST.
 VANCOUVER, BC V6C 3G1

4711

DATE 13072022
DDMMYYYY

PAY Five hundred thirty-three and 51/100 \$ **533.51

TO THE ORDER OF Kay Szeina

PER [Signature] ECOASIS DEVELOPMENTS LLP

⑈004711⑈ ⑆10020⑉016⑆ 105746⑉001⑈

 ISN: 003260461682
 Cheque # 000000004713

\$273.37

Ecoasis Developments LLP
 2050 Country Club Way
 Victoria, BC V9B 6R3

HSBC Bank Canada
 881 W. GEORGIA ST.
 VANCOUVER, BC V6C 3G1

4713

DATE 13072022
DDMMYYYY

PAY Two hundred seventy-three and 37/100 \$ **273.37

TO THE ORDER OF Melissa Hodson

PER [Signature] ECOASIS DEVELOPMENTS LLP

⑈004713⑈ ⑆10020⑉016⑆ 105746⑉001⑈

 ISN: 003567283508
 Cheque # 000000004714

\$266.45

Ecoasis Developments LLP
 2050 Country Club Way
 Victoria, BC V9B 6R3

HSBC Bank Canada
 881 W. GEORGIA ST.
 VANCOUVER, BC V6C 3G1

4714

DATE 13072022
DDMMYYYY

PAY Two hundred sixty-six and 45/100 \$ **266.45

TO THE ORDER OF Monk Office Supply Ltd 800 Viewfield Road Victoria BC V9A 4V1

PER [Signature] ECOASIS DEVELOPMENTS LLP

⑈004714⑈ ⑆10020⑉016⑆ 105746⑉001⑈

 ISN: 003467218045
 Cheque # 000000004715

\$155.58

Ecoasis Developments LLP
 2050 Country Club Way
 Victoria, BC V9B 6R3

HSBC Bank Canada
 881 W. GEORGIA ST.
 VANCOUVER, BC V6C 3G1

4715

DATE 13072022
DDMMYYYY

PAY One hundred fifty-five and 58/100 \$ **155.58

TO THE ORDER OF Ryan Mogensen

PER [Signature] ECOASIS DEVELOPMENTS LLP

⑈004715⑈ ⑆10020⑉016⑆ 105746⑉001⑈

Account Number: 020-105746-001

Page 10 of 10

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\$2500.00

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2050 Country Club Way
Victoria BC V8B 6P3

FEDIC Bank Canada
511 W. OCEANA ST.
VICTORIA BC V8T 1C1

4716

PAY **DATE** **13.07.2022**
TWO THOUSAND FIVE HUNDRED AND 20/100 **COMMUNITY**
\$ **2,500.00**

TO THE ORDER OF **ST Paul Fire & Marine Insurance Company**

ECOAASIS DEVELOPMENTS LLP

FOR **PER**

00471616 0100200150 1057450010

ISSN: 0032-6058/4262
 Cheque # 000000004717

\$178.62

Ecosys Developments LLP
 2050 Country Club Way
 Victoria, BC V8B 6R3

FISCAL BANK CALLER
 ATTN: 00043431
 PRODUCE BC SEC INC

4717

DATE 13072022
 DDMMYYYY

PAY \$ ****175.62

One hundred seventy-eight and 62/100

to the
 order of
 Super Save Fence Rentals Inc.
 19325 Langley Bypass
 Surrey BC V3S 6K1

ECOSYS DEVELOPMENTS LLP
 PER
 PER
 PER

00434317 1100300165 1057650010

ISSN: 003567215336
 Cheque # 000000004718

\$130.48

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Ecosis Developments LLP
2050 Country Club Way
Vancouver, BC, V6B 6N3

HBC Bank Canada
481 W. GORDON ST.
VANCOUVER BC V6C 1C1

4718

DATE 13672822
DDMMYYYY

\$ 130.18

Ecosis Developments LLP

FAX _____
TEL _____

TO THE
ORDER
OF

Telco
PO Box 7575
Vancouver BC V6B 6N9

⑈0047618⑈ ⑆100020⑆15⑆ 105746⑆001⑆

ISSN: 0034-6720/92/04
 Cheque # 000000004719

\$1120.00

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 ECOSIS DEVELOPMENTS LLP
 2050 Country Club Way
 Victoria, BC V8B 6R3
 HSTIC Bank Canada
 484 N. DECATIE ST.
 VANCOUVER, BC V6C 3G1
 4719
 DATE 13/07/2022
 \$ 0000000000
 **1,123.00
 PAY One (thousand one hundred twenty and 00/100)
 TO THE ORDER OF Vicki Gammon
 2399 Florence Street
 Victoria BC V8N 2E7
 TOL PER
 ECOSIS DEVELOPMENTS LLP
 P004719P C10020C0161 1057460010

ISBN: 003467146483
 Cheque # 000000004722

\$4434.68

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Eccasid Developments LLP
2050 Country Club Way
Victoria, BC V8B 6A2

MHC Bank Canada
BRAN GEORGIA ST
VICTORIA, BC V8C 9S1

4722

DATE 130720ZZ
DDMMYYYY
F -4 434 58

PAY Four thousand four hundred thirty-four and 68/100

TO THE ORDER OF Island Pacific Inspection Services Ltd

ECCASID DEVELOPMENTS LLP

10044722Z 100200161 1059460010

From: TRK <TRK@SANOVEST.COM>
Sent: July-26-22 1:05 PM
To: 'Dan Matthews'
Cc: 'Kay Szteina'; 'tjensen'
Subject: RE: GST

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[Help](#)


You have successfully made your payment(s). Thank you for banking with TD.

Confirmation Number [?]	Status
L2X9R8	Successful
Payment To	BC - EMPLOYER HEALTH TAX - EHT11635397 (Ecoasis R&G)
From Account	SANOVEST CDN\$ 365028
Current Balance [?] Jul 26, 2022	\$2,046,785.53
Amount	\$57,706.56
Frequency	One Time
Take from my account on	Jul 26, 2022

Tian Kusumoto
 Sanovest Holding Ltd.
 PH: 604.685.9161
 CL: 778.321.9161
 EM: trk@sanovest.com

From: Dan Matthews [mailto:dmatthews@ecoasis.ca] **On Behalf Of** Dan Matthews
Sent: Tuesday, July 26, 2022 11:49 AM
To: Trk D,z,ws S <TRK@SANOVEST.COM>
Cc: Dan Matthews <dmatthews@ecoasis.com>; Kay Szteina <KSzteina@ecoasis.com>; tjensen <tjensen@ecoasis.ca>
Subject: Re: GST

Hi Tian

I just grabbed the notice off Tonys desk.

Business Number: 84601 3571 BT 0003
 Account number: EHT- 1163- 5397
 Amount: \$57,706.56

Thank you
 Dan Matthews

President and CEO
 ECOASIS DEVELOPMENTS LLP
 2050 Country Club Way, Victoria BC, V9B 6R3 Canada
 T: 250-391-3795.
 C: 250-888-7386 (Melissa: EA)
www.ecoasis.com

The information contained in this communication is confidential and may be legally privileged. It is intended solely for the use of the individual or entity to whom it is addressed and others authorized to receive it. If you are not the intended recipient you are hereby notified that any disclosure, copying, distribution or taking any action in reliance of the contents of this information is strictly prohibited and may be unlawful. Ecoasis Developments LLP or its subsidiaries are neither liable for the proper and complete transmission of the information contained in this communication nor for any delay in its receipt.
 please consider the environment before printing this e-mail

On Jul 26, 2022, at 11:30 AM, TRK <TRK@SANOVEST.COM> wrote:

Please send me the EHT number. I will pay directly through TD.

<image001.png>

Tian Kusumoto
 Sanovest Holding Ltd.
 PH: 604.685.9161
 CL: 778.321.9161
 EM: trk@sanovest.com

From: Dan Matthews [<mailto:dmatthews@ecoasis.ca>] **On Behalf Of** Dan Matthews
Sent: Tuesday, July 26, 2022 11:08 AM
To: Trk D,z,ws S <TRK@SANOVEST.COM>
Cc: Kay Szteina <KSzteina@ecoasis.com>; tjensen@ecoasis.ca
Subject: Re: GST

Hi Tian,

Kay has stepped out but I know the checks have been sent.

Thanks on the GST, and historically the health tax has been paid by check but Tony can advise otherwise

Dan Matthews

President and CEO
 ECOASIS DEVELOPMENTS LLP
 2050 Country Club Way, Victoria BC, V9B 6R3 Canada
 T: 250-391-3795.
 C: 250-888-7386 (Melissa: EA)

www.ecoasis.com

The information contained in this communication is confidential and may be legally privileged. It is intended solely for the use of the individual or entity to whom it is addressed and others authorized to receive it. If you are not the intended recipient you are hereby notified that any disclosure, copying, distribution or taking any action in reliance of the contents of this information is strictly prohibited and may be unlawful. Ecoasis Developments LLP or its subsidiaries are neither liable for the proper and complete transmission of the information contained in this communication nor for any delay in its receipt.
please consider the environment before printing this e-mail

On Jul 26, 2022, at 11:00 AM, TRK <TRK@SANOVEST.COM> wrote:

Hi Kay,

Please see attached for the GST payments. I didn't see the EHT on the CRA website or in TD bill payments, do you pay this online?

Thanks

Tian Kusumoto
Sanovest Holding Ltd.
PH: 604.685.9161
CL: 778.321.9161
EM: trk@sanovest.com

<GST Tax Filing _ ERGLLP_July26_2022.pdf><GST Tax Filing _
EDLLP_July26_2022.pdf>

**Business Banking****Tax Payment & Filing Service**

Government Payment & Filing Service

Payment from SANOVEST HOLDINGS LTD

PFS ID 41007590

Print date & time 2022 Jul 26 01:51 PM ET

Federal - GST/HST Balance Due -- GST-B

Payment from 80609-**5028

Tax account to pay 846013571RT0001

Status To be processed

Confirmation number 59DKr-6778972

Payment details

Period ending: 2022 May 31

Payment amount: \$61,021.42

Payment date: 2022 Jul 27

Please retain your confirmation number, noted above, for future reference.

**Business Banking****Tax Payment & Filing Service**

Government Payment & Filing Service

Payment from SANOVEST HOLDINGS LTD

PFS ID 41007590

Print date & time 2022 Jul 26 01:47 PM ET

Federal - GST/HST Balance Due -- GST-B

Payment from 80609-**5028

Tax account to pay 837887637RT0001

Status To be processed

Confirmation number 59DEF-6774870

Payment details

Period ending: 2022 May 31

Payment amount: **\$153,292.80**Payment date: **2022 Jul 27**Please retain your confirmation number, noted above, for future reference.

This is Exhibit "**100**"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

To Payee	Amount	Payment Date	Paid	
HGHLNDS TAX - 36215035000	\$20,439.23	18-Aug-22	\$23,561.19	Dev ✓ 554 2/10/22
HGHLNDS TAX - 36215051000	\$54,552.40	18-Aug-22	\$57,280.02	Dev ✓
HGHLNDS TAX - 36215052240	\$4,114.13	18-Aug-22	\$4,319.84	Dev ✓
HGHLNDS TAX - 36215225100	\$11,871.09	18-Aug-22	\$12,464.64	Dev ✓
HGHLNDS TAX - 36215372010	\$5,148.80	18-Aug-22	\$5,406.25	Dev ✓
HGHLNDS TAX - 36215381000	\$12,581.56	18-Aug-22	\$13,210.64	Dev ✓
HGHLNDS TAX - 36215382000	\$15,592.48	18-Aug-22	\$16,372.10	Dev ✓
LANGFORD TAX - 15247005 ✓	\$50,342.41	18-Aug-22	\$52,859.53	Dev ✓
LANGFORD TAX - 15248000 ✓	\$129,666.17	18-Aug-22	\$136,149.48	Dev ✓
LANGFORD TAX - 15248400 ✓	\$905.90	18-Aug-22	\$951.20	Dev ✓
LANGFORD TAX - 15248410 ✓	\$745.55	18-Aug-22	\$782.83	Dev ✓
LANGFORD TAX - 15249000 ✓	\$366,084.15	18-Aug-22	\$384,388.36	Dev ✓ 699,365.36 Det
LANGFORD TAX - 15249000 ✓	\$300,000.00	18-Aug-22	\$315,000.00	Dev ✓
LANGFORD TAX - 15249435 ✓	\$570.38	18-Aug-22	\$598.90	Dev ✓
LANGFORD TAX - 15250005 ✓	\$39,380.72	18-Aug-22	\$41,349.76	Dev ✓
LANGFORD TAX - 15250065 ✓	\$2,820.16	18-Aug-22	\$2,961.17	Dev ✓
LANGFORD TAX - 15250200 ✓	\$34,579.48	18-Aug-22	\$36,308.45	Dev ✓ Golf 22,144.24
LANGFORD TAX - 15250300 ✓	\$110,444.21	18-Aug-22	\$115,966.42	Dev ✓ Golf 202
LANGFORD TAX - 15251040 ✓	\$39,809.58	18-Aug-22	\$41,800.06	Dev ✓
LANGFORD TAX - 15379500 ✓	\$1,539.99	18-Aug-22	\$1,616.99	Dev ✓
LANGFORD TAX - 15379641 ✓	\$17,977.31	18-Aug-22	\$18,876.18	Dev ✓
LANGFORD TAX - 15379642 ✓	\$9,951.55	18-Aug-22	\$10,449.13	Dev ✓
LANGFORD TAX - 15379643 ✓	\$14,301.57	18-Aug-22	\$15,016.65	Dev ✓
LANGFORD TAX - 15379644 ✓	\$11,690.04	18-Aug-22	\$12,274.54	Dev ✓
LANGFORD TAX - 15379660 ✓	\$29,821.18	18-Aug-22	\$31,312.24	Dev ✓
LANGFORD TAX - 15379670 ✓	\$8,516.93	18-Aug-22	\$8,942.78	Dev ✓
LANGFORD TAX - 15250258 ✓	\$9,183.76	18-Aug-22	\$9,183.76	Dev ✓ cypress
LANGFORD TAX - 15250259 ✓	\$9,255.84	18-Aug-22	\$9,255.84	Dev ✓ gates
LANGFORD TAX - 15250239 ✓	\$19,987.25	18-Aug-22	\$19,987.25	Dev ✓

\$1,331,873.82

\$1,398,646.17

City Of Langford

2nd Floor, 877 Goldstream Ave
Langford, BC V9B 2X8

555

Cashier: DS

Receipt: 510104

2022-08-18

SANOVEST HOLDINGS LTD

Trace: 0004Y9Y2A6R

Batch trace: 000459052

Origin: TD - 1004

Origin Trace: 000459052

File date: 2022-08-19

SANOVEST HOLDINGS LTD

15250.005 \$41,349.76

*GST: \$0.00

Amount Due: \$41,349.76

\$41,349.76

Other: \$41,349.76

Thank you for your payment

GST #:13004 3177 RT0001

Amount Tendered: \$41,349.76

Change Due: \$0.00

Balance: \$0.00

Printed on: 12:39:40 PM 2022-10-17

City Of Langford

2nd Floor, 877 Goldstream Ave
Langford, BC V9B 2X8

556

Cashier: DS

Receipt: 510111

2022-08-18

SANOVEST HOLDINGS LTD

Trace: 0004Y9Y2A7R

Batch trace: 000459052

Origin: TD - 1004

Origin Trace: 000459052

File date: 2022-08-19

SANOVEST HOLDINGS LTD

15247.005 \$52,859.53

*GST: \$0.00

Amount Due: \$52,859.53

\$52,859.53

Other: \$52,859.53

Thank you for your payment

GST #:13004 3177 RT0001

Amount Tendered: \$52,859.53

Change Due: \$0.00

Balance: \$0.00

Printed on: 12:40:02 PM 2022-10-17

City Of Langford

2nd Floor, 877 Goldstream Ave
Langford, BC V9B 2X8

557

Cashier: DS

Receipt: 510108

2022-08-18

SANOVEST HOLDINGS LTD

Trace: 0004Y9Y2A8R

Batch trace: 000459052

Origin: TD - 1004

Origin Trace: 000459052

File date: 2022-08-19

SANOVEST HOLDINGS LTD

15248.410

\$782.83

*GST: \$0.00

Amount Due: \$782.83

\$782.83

Other: \$782.83

Thank you for your payment

GST #: 13004 3177 RT0001

Amount Tendered: \$782.83

Change Due: \$0.00

Balance: \$0.00

Printed on: 12:40:22 PM 2022-10-17

City Of Langford

2nd Floor, 877 Goldstream Ave
Langford, BC V9B 2X8

558

Cashier: DS

Receipt: 510102

2022-08-18

SANOVEST HOLDINGS LTD

Trace: 0004Y9Y2A9R

Batch trace: 000459052

Origin: TD - 1004

Origin Trace: 000459052

File date: 2022-08-19

SANOVEST HOLDINGS LTD

15250.065 \$2,961.17

*GST: \$0.00

Amount Due: \$2,961.17

\$2,961.17

Other: \$2,961.17

Thank you for your payment

GST #: 13004 3177 RT0001

Amount Tendered: \$2,961.17

Change Due: \$0.00

Balance: \$0.00

Printed on: 12:40:45 PM 2022-10-17

City Of Langford

2nd Floor, 877 Goldstream Ave
Langford, BC V9B 2X8

559

Cashier: DS

Receipt: 510105

2022-08-18

SANOVEST HOLDINGS LTD

Trace: 0004Y9Y2H2R

Batch trace: 000459052

Origin: TD - 1004

Origin Trace: 000459052

File date: 2022-08-19

SANOVEST HOLDINGS LTD

15249.435 \$598.90

*GST: \$0.00

Amount Due: \$598.90

\$598.90

Other: \$598.90

Thank you for your payment

GST #: 13004 3177 RT0001

Amount Tendered: \$598.90

Change Due: \$0.00

Balance: \$0.00

Printed on: 12:41:45 PM 2022-10-17

=====

City Of Langford

2nd Floor, 877 Goldstream Ave
Langford, BC V9B 2X8

560

Cashier: DS

Receipt: 510093

2022-08-18

SANOVEST HOLDINGS LTD

Trace: 0004Y9Y2H3R

Batch trace: 000459052

Origin: TD - 1004

Origin Trace: 000459052

File date: 2022-08-19

SANOVEST HOLDINGS LTD

15379.643 \$15,016.65

*GST: \$0.00

Amount Due: \$15,016.65

\$15,016.65

Other: \$15,016.65

Thank you for your payment

GST #: 13004 3177 RT0001

Amount Tendered: \$15,016.65

Change Due: \$0.00

Balance: \$0.00

Printed on: 12:42:03 PM 2022-10-17

City Of Langford

2nd Floor, 877 Goldstream Ave
Langford, BC V9B 2X8

561

Cashier: DS

Receipt: 510094

2022-08-18

SANOVEST HOLDINGS LTD

Trace: 0004Y9Y2H4R

Batch trace: 000459052

Origin: TD - 1004

Origin Trace: 000459052

File date: 2022-08-19

SANOVEST HOLDINGS LTD

15379.642 \$10,449.13

*GST: \$0.00

Amount Due: \$10,449.13

\$10,449.13

Other: \$10,449.13

Thank you for your payment

GST #: 13004 3177 RT0001

Amount Tendered: \$10,449.13

Change Due: \$0.00

Balance: \$0.00

Printed on: 12:42:20 PM 2022-10-17

City Of Langford

2nd Floor, 877 Goldstream Ave
Langford, BC V9B 2X8

562

Cashier: DS

Receipt: 510100

2022-08-18

SANOVEST HOLDINGS LTD

Trace: 0004Y9Y2H5R

Batch trace: 000459052

Origin: TD - 1004

Origin Trace: 000459052

File date: 2022-08-19

SANOVEST HOLDINGS LTD

15379.670 \$8,942.78

*GST: \$0.00

Amount Due: \$8,942.78

\$8,942.78

Other: \$8,942.78

Thank you for your payment

GST #:13004 3177 RT0001

Amount Tendered: \$8,942.78

Change Due: \$0.00

Balance: \$0.00

Printed on: 12:42:38 PM 2022-10-17

City Of Langford

2nd Floor, 877 Goldstream Ave
Langford, BC V9B 2X8

563

Cashier: DS

Receipt: 510096

2022-08-18

SANOVEST HOLDINGS LTD

Trace: 0004Y9Y2H6R

Batch trace: 000459052

Origin: TD - 1004

Origin Trace: 000459052

File date: 2022-08-19

SANOVEST HOLDINGS LTD

15379.500 \$1,616.99

*GST: \$0.00

Amount Due: \$1,616.99

\$1,616.99

Other: \$1,616.99

Thank you for your payment

GST #: 13004 3177 RT0001

Amount Tendered: \$1,616.99

Change Due: \$0.00

Balance: \$0.00

Printed on: 12:42:56 PM 2022-10-17

City Of Langford

2nd Floor, 877 Goldstream Ave
Langford, BC V9B 2X8

564

Cashier: DS

Receipt: 510110

2022-08-18

SANOVEST HOLDINGS LTD

Trace: 0004Y9Y2H7R

Batch trace: 000459052

Origin: TD - 1004

Origin Trace: 000459052

File date: 2022-08-19

SANOVEST HOLDINGS LTD

15248.000 \$136,149.48

*GST: \$0.00

Amount Due: \$136,149.48

\$136,149.48

Other: \$136,149.48

Thank you for your payment

GST #:13004 3177 RT0001

Amount Tendered: \$136,149.48

Change Due: \$0.00

Balance: \$0.00

Printed on: 12:43:15 PM 2022-10-17

City Of Langford

2nd Floor, 877 Goldstream Ave
Langford, BC V9B 2X8

565

Cashier: DS

Receipt: 510106

2022-08-18

SANOVEST HOLDINGS LTD

Trace: 0004Y9Y2H8R

Batch trace: 000459052

Origin: TD - 1004

Origin Trace: 000459052

File date: 2022-08-19

SANOVEST HOLDINGS LTD

15249.000 \$384,388.36

*GST: \$0.00

Amount Due: \$384,388.36

\$699,388.36

Other: \$384,388.36

Thank you for your payment

GST #:13004 3177 RT0001

Amount Tendered: \$384,388.36

Change Due: \$0.00

Balance: \$315,000.00

- see next receipt

Printed on: 12:43:38 PM 2022-10-17

=====

City Of Langford

2nd Floor, 877 Goldstream Ave
Langford, BC V9B 2X8

566

Cashier: DS

Receipt: 510107

2022-08-18

SANOVEST HOLDINGS LTD

Trace: 0004Y9Y2K4R

Batch trace: 000459052

Origin: TD - 1004

Origin Trace: 000459052

File date: 2022-08-19

SANOVEST HOLDINGS LTD

15249.000 \$315,000.00

*GST: \$0.00

Amount Due: \$315,000.00

\$315,000.00

Other: \$315,000.00

Thank you for your payment

GST #:13004 3177 RT0001

Amount Tendered: \$315,000.00

Change Due: \$0.00

Balance: \$0.00

Printed on: 12:43:48 PM 2022-10-17

City Of Langford

2nd Floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

567

Cashier: DS

Receipt: 510097

2022-08-18

SANOVEST HOLDINGS LTD

Trace: 0004Y9Y2H9R

Batch trace: 000459052

Origin: TD - 1004

Origin Trace: 000459052

File date: 2022-08-19

SANOVEST HOLDINGS LTD

15251.040 \$41,800.06

*GST: \$0.00

Amount Due: \$41,800.06

\$41,800.06

Other: \$41,800.06

Thank you for your payment

GST #:13004 3177 RT0001

Amount Tendered: \$41,800.06

Change Due: \$0.00

Balance: \$0.00

Printed on: 12:44:05 PM 2022-10-17

City Of Langford

2nd Floor, 877 Goldstream Ave
Langford, BC V9B 2X8

568

Cashier: DS

Receipt: 510112

2022-08-18

SANOVEST HOLDINGS LTD

Trace: 0004Y9Y2J2R

Batch trace: 000459052

Origin: TD - 1004

Origin Trace: 000459052

File date: 2022-08-19

SANOVEST HOLDINGS LTD

15379.644 \$12,274.54

*GST: \$0.00

Amount Due: \$12,274.54

\$12,274.54

Other: \$12,274.54

Thank you for your payment

GST #: 13004 3177 RT0001

Amount Tendered: \$12,274.54

Change Due: \$0.00

Balance: \$0.00

Printed on: 12:44:24 PM 2022-10-17

City Of Langford

2nd Floor, 877 Goldstream Ave
Langford, BC V9B 2X8

569

Cashier: DS

Receipt: 510095

2022-08-18

SANOVEST HOLDINGS LTD

Trace: 0004Y9Y2J3R

Batch trace: 000459052

Origin: TD - 1004

Origin Trace: 000459052

File date: 2022-08-19

SANOVEST HOLDINGS LTD

15379.641 \$18,876.18

*GST: \$0.00

Amount Due: \$18,876.18

\$18,876.18

Other: \$18,876.18

Thank you for your payment

GST #:13004 3177 RT0001

Amount Tendered: \$18,876.18

Change Due: \$0.00

Balance: \$0.00

Printed on: 12:44:41 PM 2022-10-17

City Of Langford

2nd Floor, 877 Goldstream Ave
Langford, BC V9B 2X8

570

Cashier: DS

Receipt: 510092

2022-08-18

SANOVEST HOLDINGS LTD

Trace: 0004Y9Y2J4R

Batch trace: 000459052

Origin: TD - 1004

Origin Trace: 000459052

File date: 2022-08-19

SANOVEST HOLDINGS LTD

15379.660 \$31,312.24

*GST: \$0.00

Amount Due: \$31,312.24

\$31,312.24

Other: \$31,312.24

Thank you for your payment

GST #: 13004 3177 RT0001

Amount Tendered: \$31,312.24

Change Due: \$0.00

Balance: \$0.00

Printed on: 12:45:00 PM 2022-10-17

City Of Langford

2nd Floor, 877 Goldstream Ave
Langford, BC V9B 2X8

571

Cashier: DS

Receipt: 510098

2022-08-18

SANOVEST HOLDINGS LTD

Trace: 0004Y9Y2J5R

Batch trace: 000459052

Origin: TD - 1004

Origin Trace: 000459052

File date: 2022-08-19

SANOVEST HOLDINGS LTD

15250.300 \$115,966.42

*GST: \$0.00

Amount Due: \$115,966.42

\$115,966.42

Other: \$115,966.42

Thank you for your payment

GST #:13004 3177 RT0001

Amount Tendered: \$115,966.42

Change Due: \$0.00

Balance: \$0.00

Printed on: 12:45:18 PM 2022-10-17

City Of Langford

2nd Floor, 877 Goldstream Ave
Langford, BC V9B 2X8

572

Cashier: DS

Receipt: 510109

2022-08-18

SANOVEST HOLDINGS LTD

Trace: 0004Y9Y2J7R

Batch trace: 000459052

Origin: TD - 1004

Origin Trace: 000459052

File date: 2022-08-19

SANOVEST HOLDINGS LTD

15248.400 \$951.20

*GST: \$0.00

Amount Due: \$951.20

\$951.20

Other: \$951.20

Thank you for your payment

GST #:13004 3177 RT0001

Amount Tendered: \$951.20

Change Due: \$0.00

Balance: \$0.00

Printed on: 12:45:35 PM 2022-10-17

=====

City Of Langford

2nd Floor, 877 Goldstream Ave
Langford, BC V9B 2X8

573

Cashier: DS

Receipt: 510091

2022-08-18

SANOVEST HOLDINGS LTD

Trace: 0004Y9Y2J6R

Batch trace: 000459052

Origin: TD - 1004

Origin Trace: 000459052

File date: 2022-08-19

SANOVEST HOLDINGS LTD

15250.200 \$36,308.45

*GST: \$0.00

Amount Due: \$36,308.45

\$36,308.45

Other: \$36,308.45

Thank you for your payment

GST #:13004 3177 RT0001

Amount Tendered: \$36,308.45

Change Due: \$0.00

Balance: \$0.00

Printed on: 12:45:53 PM 2022-10-17

District of Highlands
Re-print Receipt



CR2010
Date : Oct 14, 2022

Page :2
Time :9:38 am

574

Receipt No. :25584
Batch ID 2022081901

Status : A

Current 5406.25

Account Balance 5406.25
Payment -5406.25

New Balance 0.00

--- Item ID #0006 ---
PT Property Taxes
Folio # : 362 15381.000
BM HIGHLANDS GOLF COURSE LTD
1100 HANINGTON RD (SIPHON)

Current 13210.64

Account Balance 13210.64
Payment -13210.64

New Balance 0.00

--- Item ID #0007 ---
PT Property Taxes
Folio # : 362 15382.000
BM HIGHLANDS GOLF COURSE LTD
MILLSTREAM ROAD

Current 16372.10

Account Balance 16372.10
Payment -16372.10

New Balance 0.00

Payment Subtotal 132614.68
PST 0.00
GST 138378831RP 0.00

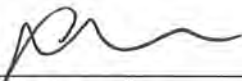
Payment Total 132614.68
=====

EFT 132614.68
N: SANOVEST HOLDINGS LTD
DESC: 7X BM PT PMTS
;: TDAUG19/22
Change 0.00

19-Aug-22 10:33:04
D:0000004322 B:2022081901
BRIGITTE R:0000025584

<end of receipt>

This is Exhibit "101"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

City Of Langford
2nd Floor, 877 Goldstream Ave
Langford, BC V9B 2X8

CONDO LA

576

Cashier: DS

Receipt: 510416

2022-08-26

SANOVEST HOLDINGS LTD

Trace: 0004H5Z3U4R

Batch trace: 000459052

Origin: TD - 1004

Origin Trace: 000459052

File date: 2022-08-29

SANOVEST HOLDINGS LTD

15250.202 \$22,144.29

*GST: \$0.00

Amount Due: \$22,144.29

\$22,565.68

Other: \$22,144.29

Thank you for your payment

GST #:13004 3177 RT0001

Amount Tendered: \$22,144.29

Change Due: \$0.00

Balance: \$421.39 Interest

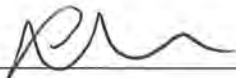
Printed on: 12:47:17 PM 2022-10-17

~~In receipt post to FND RMAC.~~

\$MAC post to expense + Fnd
2600

POSTED

This is Exhibit "**102**"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

Kim Picard

From: TRK <TRK@SANOVEST.COM>
Sent: September-30-22 5:33 PM
To: 'Dan Matthews'
Cc: tjensen@ecoasis.ca; 'Kevin Isomura'
Subject: RE: Related Party Approval

Thanks

		Ecoasis Developments LLP		
		Bear Mountain		
			Sanovest Loan and Interest	
Date	Description	Payment	Principal	Days
1-Nov-21	Extension Fee	(700,000.00)	(46,112,245.81)	32
31-Dec-21	Capitalize Int	(924,915.42)	(47,037,161.23)	60
3-Feb-22	Ruthane lot	481,048.64	(46,556,112.59)	34
29-Mar-22	DLA Trust	131,181.50	(46,424,931.09)	54
31-Mar-22	Capitalize Int	(921,894.45)	(47,346,825.54)	2
30-Jun-22	Capitalize Int	(944,342.16)	(48,291,167.71)	91
26-Jul-22	Advance	(922,020.78)	(49,213,188.49)	26
18-Aug-22	Advance - PPT	(1,398,646.17)	(50,611,834.66)	23
18-Aug-22	Loan Fee > \$50M	(100,000.00)	(50,711,834.66)	-
26-Aug-22	Gondola Property Tax	(22,144.29)	(50,733,978.95)	8
30-Sep-22	GST Ecoasis	(82,000.00)	(50,815,978.95)	35
30-Sep-22	Capitalize Int	(1,001,393.45)	(51,817,372.41)	-

Tian Kusumoto
 Sanovest Holding Ltd.
 PH: 604.685.9161
 CL: 778.321.9161
 EM: trk@sanovest.com

From: Dan Matthews [mailto:dmatthews@ecoasis.ca] On Behalf Of Dan Matthews
Sent: Friday, September 30, 2022 4:31 PM
To: TRK <TRK@sanovest.com>
Cc: Dan Matthews <dmatthews@ecoasis.com>; tjensen@ecoasis.ca; Kevin Isomura <kisomura@dmcl.ca>
Subject: Re: Related Party Approval

Yes

Dan Matthews

President and CEO
ECOASIS DEVELOPMENTS LLP
2050 Country Club Way, Victoria BC, V9B 6R3 Canada
T: 250-391-3795 C: 250-888-7386
www.ecoasis.com

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please consider the environment before printing this e-mail

On Sep 30, 2022, at 4:28 PM, TRK <TRK@sanovest.com> wrote:

Hi Dan,
I didn't hear from you but I assume this payment is ok. Please confirm when you read this email.

Thanks

Federal - GST/HST Balance Due



Enter payment details



Verify and



Payment has been successfully scheduled to
number: 5lvu0-0941640

Accounts

Pay from

80609-365028

Tax acco

846013571F

Payment

Period ending

2022 Aug 31

Payment amount

\$82 000 00

Tian Kusumoto
Sanovest Holding Ltd.
PH: 604.685.9161
CL: 778.321.9161
EM: trk@sanovest.com

From: TRK [<mailto:TRK@SANOVEST.COM>]
Sent: Friday, September 30, 2022 10:32 AM
To: 'Dan Matthews' <dmatthews@ecoasis.com>
Cc: 'tjensen@ecoasis.ca' <tjensen@ecoasis.ca>; 'Kevin Isomura' <kisomura@dmcl.ca>
Subject: Related Party Approval

Hi Dan,
Please confirm your agreement for Sanovest (the related party) to forward approximately \$75k under the Sanovest Loan agreement to bring the GST and PST for Ecoasis up to date.

Thanks

Tian Kusumoto
Sanovest Holding Ltd.
PH: 604.685.9161
CL: 778.321.9161
EM: trk@sanovest.com

This is Exhibit "103"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



HSBC Business

ECOASIS DEVELOPMENTS LLP
2050 COUNTRY CLUB WAY
VICTORIA BC V9B 6R3

HSBC BANK CANADA
885 WEST GEORGIA ST.
VANCOUVER, BC V6C 3G1

Page 1 of 10

Statement Details

Statement Date	31OCT2022
Account Number	020-105746-001
Currency	CAD
Account Name	CURRENT ACCOUNT

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
	STATEMENT PERIOD IS 01OCT2022 TO 31OCT2022			
29SEP2022	OPENING BALANCE			36,451.22
03OCT2022	*PRE-AUTH PYMT			
	OTFS FEE BPY			
	EF0016016002276000003768			
	REF ZEFT-04678	40.00		36,411.22
	*TRANSFER			
	EIC MONTHLY FEES			
	69646F9019YS			
	CAH031023FPAKZGG			
	ECOASIS INNOVATIVE COMMUNITIES INC.			
	000105080118			
	REF YPI1-76999	15,750.00		20,661.22
	*PRE-AUTH PYMT			
	FortisBC Energy BPY			
	EF0160004208555764361478			
	REF ZEFT-04680	35.04		20,626.18
	*PRE-AUTH PYMT			
	Telus Comm BPY			
	EF0160003008496613508026			
	REF ZEFT-04680	111.99		20,514.19
	CHEQUE 000000004769			
	REF ZTAP-05254	1,942.50		18,571.69
	CHEQUE 000000004806			
	REF ZTAP-05254	2,520.00		16,051.69
	CHEQUE 000000004770			
	REF ZTAP-05254	26,957.22		10,905.53 DR
04OCT2022	*TRANSFER			
	RESORT TO ECL			
	BALANCE CARRIED FORWARD			10,905.53 DR

Please review this statement carefully and contact us at the numbers below if you find any errors.
You can find details about your rights and obligations on billing errors on the last page of this statement.

Personal: 1-888-310-HSBC (4722)

Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere) (Collect calls accepted)

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
	BALANCE BROUGHT FORWARD 07166FD01FFD CAH04102HHPE6ZEO ECOASIS RESORT AND GOLF LLP REF YPI9-79229		25,000.00	10,905.53 DR 14,094.47
	*SERVICE CHARGE 03OCT2022 ADVANCE POSTING S/C REF ZDD4-00009	5.00		14,089.47
05OCT2022	CHEQUE 000000004772 REF ZTAP-05254	1,709.40		12,380.07
06OCT2022	CHEQUE 000000004785 REF ZTAP-05255	113.12		12,266.95
07OCT2022	CHEQUE 000000004771 REF ZTAP-05255	1,181.82		11,085.13
	DEPOSIT CHEQ DEP REF 01DH-00022		36,750.00	47,835.13
	*TRANSFER TO221007B2220400 CAR07102E8POH5A8 TD SECURITIES INC. MORTGAGE FOR PARTNERSHIP WE OWN E COASIS DEVELOPMENTS REF YPI7-84632		2,000,000.00	2,047,835.13
12OCT2022	*TRANSFER ECL TO RESORT 09626FG01E3D CAH07102HHPOL1OG ECOASIS RESORT AND GOLF LLP REF YPI0-84694	1,000,000.00		1,047,835.13
	*PRE-AUTH PYMT ECOASIS DEVELOP BUS EF0160002208164555455847			
	REF ZEFT-04686	17,151.71		1,030,683.42
	CHEQUE 000000004809 REF ZTAP-05256	133.94		1,030,549.48
	CHEQUE 000000004810 REF ZTAP-05256	342.91		1,030,206.57
	CHEQUE 000000004811 REF ZTAP-05256	500.00		1,029,706.57
	CHEQUE 000000004808 REF ZTAP-05256	4,114.35		1,025,592.22
	CHEQUE 000000004752 REF ZTAP-05256	15,064.00		1,010,528.22
13OCT2022	*PRE-AUTH PYMT SHAW CABLE TV BPY EF0160004208575841643203			
14OCT2022	REF ZEFT-04686	128.80		1,010,399.42
	*PRE-AUTH PYMT SHAW CABLE TV BPY BALANCE CARRIED FORWARD			1,010,399.42

Please review this statement carefully and contact us at the numbers below if you find any errors.
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HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere) (Collect calls accepted)



HSBC Business

ECOASIS DEVELOPMENTS LLP
2050 COUNTRY CLUB WAY
VICTORIA BC V9B 6R3

HSBC BANK CANADA
885 WEST GEORGIA ST.
VANCOUVER, BC V6C 3G1

Page 3 of 10

Account Number: 020-105746-001

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
	BALANCE BROUGHT FORWARD			1,010,399.42
	EF0160004208578850636942			
	REF ZEFT-04688	190.40		1,010,209.02
	*PRE-AUTH PYMT			
	SCB LTD INS			
	EF0160001001690000000677			
	REF ZEFT-04688	2,368.17		1,007,840.85
	CHEQUE 000000004800			
	REF ZTAP-05256	472.50		1,007,368.35
	CHEQUE 000000004796			
	REF ZTAP-05256	10,500.00		996,868.35
	CHEQUE 000000004795			
	REF ZTAP-05256	10,683.75		986,184.60
17OCT2022	*PRE-AUTH PYMT			
	Jenner Chev RLS			
	EF0160002208172558825147			
	REF ZEFT-04689	633.25		985,551.35
	TERM DEPOSIT			
	NEW DEPOSIT			
	020-105746-550			
	REF 06RF-00002	50,000.00		935,551.35
	CHEQUE 000000004812			
	REF ZTAP-05256	91.56		935,459.79
	CHEQUE 000000004803			
	REF ZTAP-05256	178.62		935,281.17
	CHEQUE 000000004801			
	REF ZTAP-05256	371.84		934,909.33
18OCT2022	*PRE-AUTH PYMT			
	AMEX FTD			
	EF0160001001700000000993			
	REF ZEFT-04690	29,486.21		905,423.12
	CHEQUE 000000004805			
	REF ZTAP-05257	336.00		905,087.12
19OCT2022	*PRE-AUTH PYMT			
	Shaw Direct BPY			
	EF0160004208587900877208			
	REF ZEFT-04690	133.26		904,953.86
	CHEQUE 000000004799			
	REF ZTAP-05257	457.48		904,496.38
	CHEQUE 000000004794			
	REF ZTAP-05257	1,962.76		902,533.62
20OCT2022	CHEQUE 000000004807			
	REF ZTAP-05257	1,142.39		901,391.23
	BALANCE CARRIED FORWARD			901,391.23

Please review this statement carefully and contact us at the numbers below if you find any errors.
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Personal: 1-888-310-HSBC (4722)
Business: 1-866-808-HSBC (4722)
HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere) (Collect calls accepted)

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
	BALANCE BROUGHT FORWARD			901,391.23
	CHEQUE 000000004804			
	REF ZTAP-05257	3,257.57		898,133.66
	CHEQUE 000000004813			
	REF ZTAP-05257	7,514.92		890,618.74
21OCT2022	*SERVICE CHARGE			
	Bank Charges			
	01SEP2022 TO 30SEP2022			
	Invoice No 8999052			
	REF ZBIO-68389	205.10		890,413.64
	CHEQUE 000000004797			
	REF ZTAP-05258	367.50		890,046.14
24OCT2022	CHEQUE 000000004798			
	REF ZTAP-05258	113.12		889,933.02
	CHEQUE 000000004733			
	REF ZTAP-05258	600.00		889,333.02
26OCT2022	*PRE-AUTH PYMT			
	ECOASIS DEVELOP BUS			
	EF0160002208194567889718			
	REF ZEFT-04695	17,151.67		872,181.35
27OCT2022	TRANSFER			
	PPSA SEARCH DATED ON 18			
	OCT 2022			
	BRITISH COLUMBIA			
	REF H54C-00026	12.70		872,168.65
	TRANSFER			
	PPSA NEW REGISTRATION			
	SECURITY OVER CASH			
	BRITISH COLUMBIA			
	REF H54C-00025	39.10		872,129.55
	CHEQUE 000000004822			
	REF ZTAP-05259	178.62		871,950.93
	CHEQUE 000000004821			
	REF ZTAP-05259	184.19		871,766.74
	CHEQUE 000000004823			
	REF ZTAP-05259	336.00		871,430.74
	CHEQUE 000000004818			
	REF ZTAP-05259	637.07		870,793.67
28OCT2022	CHEQUE 000000004815			
	REF ZTAP-05259	1,855.02		868,938.65
31OCT2022	*PRE-AUTH PYMT			
	FortisBC Energy BPY			
	EF0160004208612041694571			
	REF ZEFT-04699	38.70		868,899.95
	CHEQUE 000000004817			
	REF ZTAP-05259	290.74		868,609.21
	CHEQUE 000000004814			
	REF ZTAP-05259	431.19		868,178.02
	CHEQUE 000000004824			
	REF ZTAP-05259	1,140.00		867,038.02
	CLOSING BALANCE			867,038.02

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Business: 1-866-808-HSBC (4722)

HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere) (Collect calls accepted)


HSBC Business

ECOASIS DEVELOPMENTS LLP
2050 COUNTRY CLUB WAY
VICTORIA BC V9B 6R3

HSBC BANK CANADA
885 WEST GEORGIA ST.
VANCOUVER, BC V6C 3G1

Page 5 of 10

Account Number: 020-105746-001

Date	Transaction Details	Withdrawals	Deposits	Balance (DR=Debit)
Withdrawals	1,231,163.20 DR	As of		31OCT2022
Deposits	2,061,750.00	Balance		867,038.02
For customers borrowing at rates based on Prime, Prime is 5.95%				

Your rights and obligations on billing errors are: Under the terms of your account banking agreement with us, you need to inform us in writing of any errors or unauthorized activity in this statement within 30 days of the date on which you actually receive or we consider that you receive the statement. If not, this means you agree that all transactions are correct and authorized by you, and you release us from liability for the transactions on this statement.

***** END OF STATEMENT *****

Please review this statement carefully and contact us at the numbers below if you find any errors.
You can find details about your rights and obligations on billing errors on the last page of this statement.
Personal: 1-888-310-HSBC (4722)
Business: 1-866-808-HSBC (4722)
HSBC Premier: 1-866-233-3838 (Canada & US) or 1-604-216-8800 (elsewhere) (Collect calls accepted)

Account Number: 020-105746-001

Total Number of Cheques: 00034

Page 6 of 10

ISN: 003261327005

Cheque # 000000004733

\$600.00

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
880 W. Georgia St.
Vancouver, BC V6C 3G1

4733

DATE: 27072022
DDMMYYYY

PAY: Six hundred and 00/100 \$ **600.00

TO THE ORDER OF: VSDA Development Group Society
PO Box 28032
RPO 28032018
Victoria BC V8B 6K8

Ecoasis Developments LLP

004733 *10020=016* 105746=001*

ISN: 003261229427

Cheque # 000000004752

\$15064.00

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
880 W. Georgia St.
Vancouver, BC V6C 3G1

4752

DATE: 03102022
DDMMYYYY

PAY: Fifteen thousand sixty-four and 00/100 \$ **15,064.00

TO THE ORDER OF: Megson Fitzpatrick Inc.
3561 Shelbourne Street
Victoria BC V8P 4G8

Ecoasis Developments LLP

(NW # 123586)

004752 *10020=016* 105746=001*

ISN: 003360526926

Cheque # 000000004769

\$1942.50

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
880 W. Georgia St.
Vancouver, BC V6C 3G1

4769

DATE: 01102022
DDMMYYYY

PAY: One thousand nine hundred forty-two and 50/100 \$ **1,942.50

TO THE ORDER OF: Bear Mountain Resort & Spa Ltd

Ecoasis Developments LLP

004769 *10020=016* 105746=001*

ISN: 003360527115

Cheque # 000000004770

\$26957.22

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
880 W. Georgia St.
Vancouver, BC V6C 3G1

4770

DATE: 01102022
DDMMYYYY

PAY: Twenty-six thousand nine hundred fifty-seven and 22/100 \$ **26,957.22

TO THE ORDER OF: BM Management Holdings Ltd
1959 Country Club Way
Victoria BC V8B 6R3

Ecoasis Developments LLP

004770 *10020=016* 105746=001*

ISN: 003261201101

Cheque # 000000004771

\$1181.82

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
880 W. Georgia St.
Vancouver, BC V6C 3G1

4771

DATE: 01102022
DDMMYYYY

PAY: One thousand one hundred eighty-one and 82/100 \$ **1,181.82

TO THE ORDER OF: Brian Bros. Agencies Ltd
1125 Blanchard Street
Victoria BC V8W 2H7
370 - 124
370 - 124

Ecoasis Developments LLP

004771 *10020=016* 105746=001*

ISN: 003160882954

Cheque # 000000004772

\$1709.40

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
880 W. Georgia St.
Vancouver, BC V6C 3G1

4772

DATE: 01102022
DDMMYYYY

PAY: One thousand seven hundred nine and 40/100 \$ **1,709.40

TO THE ORDER OF: Island Advertising Inc.
103 - 5620 Seaport Place
Surrey BC V9V 6H3

Ecoasis Developments LLP

004772 *10020=016* 105746=001*

ISN: 003467815711

Cheque # 000000004785

\$113.12

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
880 W. Georgia St.
Vancouver, BC V6C 3G1

4785

DATE: 06092022
DDMMYYYY

PAY: One hundred thirteen and 12/100 \$ **113.12

TO THE ORDER OF: Fencer Variable Rentals Ltd
1045 Briarwood Crescent
Mid Bay BC V0K 2T2

Ecoasis Developments LLP

004785 *10020=016* 105746=001*

ISN: 003161046703

Cheque # 000000004794

\$1962.76

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
880 W. Georgia St.
Vancouver, BC V6C 3G1

4794

DATE: 22092022
DDMMYYYY

PAY: One thousand nine hundred sixty-two and 76/100 \$ **1,962.76

TO THE ORDER OF: Capital Regional District
Integrated Water Services
479 Island Highway
Victoria BC V8B 1H7

Ecoasis Developments LLP

004794 *10020=016* 105746=001*



HSBC Business

Account Number: 020-105746-001

Page 7 of 10

 ISN: 003261256133
 Cheque # 000000004795

\$10683.75

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
88 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

4795

DATE 22092022
DDMMYYYY

PAY Ten thousand six hundred eighty-three and 75/100 \$ **10683.75

TO THE ORDER OF Cunningham & Rivard Appraisals Ltd
79 Proteus Street
Nanaimo BC V9R 2M5

PER [Signature]

⑈004795⑈ ⑆10020⑆016⑆ 105746⑆001⑆

 ISN: 003160985053
 Cheque # 000000004796

\$10500.00

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
88 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

4796

DATE 22092022
DDMMYYYY

PAY Ten thousand five hundred and 00/100 \$ **10,500.00

TO THE ORDER OF CMCL
700 - 2755 Lougheed Highway
Port Coquitlam BC V3B 5Y9

PER [Signature]

⑈004796⑈ ⑆10020⑆016⑆ 105746⑆001⑆

 ISN: 003161067301
 Cheque # 000000004797

\$367.50

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
88 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

4797

DATE 22092022
DDMMYYYY

PAY Three hundred sixty-seven and 50/100 \$ **367.50

TO THE ORDER OF Eclipse Creative Inc
200 - 602 Broughton Street
Victoria BC V8W 1C7

PER [Signature]

⑈004797⑈ ⑆10020⑆016⑆ 105746⑆001⑆

 ISN: 003360733254
 Cheque # 000000004798

\$113.12

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
88 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

4798

DATE 22092022
DDMMYYYY

PAY One hundred thirteen and 12/100 \$ **113.12

TO THE ORDER OF Fencer Vanisle Rentals Ltd
1048 Briarwood Crescent
Mill Bay BC V0R 2P2

PER [Signature]

⑈004798⑈ ⑆10020⑆016⑆ 105746⑆001⑆

 ISN: 003460037281
 Cheque # 000000004799

\$457.48

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
88 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

4799

DATE 22092022
DDMMYYYY

PAY Four hundred fifty-seven and 48/100 \$ **457.48

TO THE ORDER OF Innov8 Digital Solutions Inc
809 Finns Road
Kelowna BC V1X 5B8

PER [Signature]

⑈004799⑈ ⑆10020⑆016⑆ 105746⑆001⑆

 ISN: 003261248648
 Cheque # 000000004800

\$472.50

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Victoria, BC V8B 6R3

HSBC Bank Canada
88 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

4800

DATE 22092022
DDMMYYYY

PAY Four hundred seventy-two and 50/100 \$ **472.50

TO THE ORDER OF Jani-King Vancouver Island
202 - 2750 Quadra Street
Victoria BC V8T 4E8

PER [Signature]

⑈004800⑈ ⑆10020⑆016⑆ 105746⑆001⑆

 ISN: 003161004700
 Cheque # 000000004801

\$371.84

WARNING: THIS ORIGINAL DOCUMENT HAS A TRUE WATERMARK IN THE PAPER, MICRO PRINTING, INVISIBLE FIBRES, CHEMICAL SENSITIVITY, SEE REVERSE

Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
88 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

4801

DATE 22092022
DDMMYYYY

PAY Three hundred seventy-one and 84/100 \$ **371.84

TO THE ORDER OF Jenkins Marzban Logan LLP
600 - 808 Nelson Street
Vancouver BC V6Z 2H2

PER [Signature]

⑈004801⑈ ⑆10020⑆016⑆ 105746⑆001⑆

 ISN: 003161004613
 Cheque # 000000004803

\$178.62

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
88 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

4803

DATE 22092022
DDMMYYYY

PAY One hundred seventy-eight and 62/100 \$ **178.62

TO THE ORDER OF Super Save Fence Rentals Inc
19395 Langley Bypass
Surrey BC V3S 6K1

PER [Signature]

⑈004803⑈ ⑆10020⑆016⑆ 105746⑆001⑆

Account Number: 020-105746-001

Page 8 of 10

ISN: 003460053028
Cheque # 000000004804

\$3257.57

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8S 6R3

HSC Bank Canada
880 W. GEORGIA ST.
VANCOUVER, BC V6C 3E1

4804

DATE 22092022
DDMMYYYY

PAY Three thousand two hundred fifty-seven and 57/100 \$ **3257.57

TO THE ORDER OF Think Communications Inc.
202 - 1221 Broad Street
Victoria BC V8W 2A4

PER: [Signature]

⑈004804⑈ ⑆10020⑈016⑆ 105746⑈001⑈

ISN: 003261293183
Cheque # 000000004805

\$336.00

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8S 6R3

HSC Bank Canada
880 W. GEORGIA ST.
VANCOUVER, BC V6C 3E1

4805

DATE 22092022
DDMMYYYY

PAY Three hundred thirty-six and 00/100 \$ **336.00

TO THE ORDER OF Van Isle Containers
45 - 4702 Raptor Place
Saanichton BC V8M 1Z6

PER: [Signature]

⑈004805⑈ ⑆10020⑈016⑆ 105746⑈001⑈

ISN: 003360533520
Cheque # 000000004806

\$2520.00

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8S 6R3

HSC Bank Canada
880 W. GEORGIA ST.
VANCOUVER, BC V6C 3E1

4806

DATE 22092022
DDMMYYYY

PAY Two thousand five hundred twenty and 00/100 \$ **2520.00

TO THE ORDER OF Vicki Gannon
2399 Florence Street
Victoria BC V8R 5E7

PER: [Signature]

⑈004806⑈ ⑆10020⑈016⑆ 105746⑈001⑈

ISN: 003560118920
Cheque # 000000004807

\$1142.39

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8S 6R3

HSC Bank Canada
880 W. GEORGIA ST.
VANCOUVER, BC V6C 3E1

4807

DATE 22092022
DDMMYYYY

PAY One thousand one hundred forty-two and 39/100 \$ **1142.39

TO THE ORDER OF Western Water Associates Ltd
1023 Kalamanka Lake Road
Vernon BC V1T 6V6

PER: [Signature]

⑈004807⑈ ⑆10020⑈016⑆ 105746⑈001⑈

ISN: 003467881240
Cheque # 000000004808

\$4114.35

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8S 6R3

HSC Bank Canada
880 W. GEORGIA ST.
VANCOUVER, BC V6C 3E1

4808

DATE 04102022
DDMMYYYY

PAY Four thousand one hundred fourteen and 35/100 \$ **4114.35

TO THE ORDER OF Island Pacific Inspection Services Ltd

PER: [Signature]

⑈004808⑈ ⑆10020⑈016⑆ 105746⑈001⑈

ISN: 003560009930
Cheque # 000000004809

\$133.94

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8S 6R3

HSC Bank Canada
880 W. GEORGIA ST.
VANCOUVER, BC V6C 3E1

4809

DATE 04102022
DDMMYYYY

PAY One hundred thirty-three and 94/100 \$ **133.94

TO THE ORDER OF Kay Scheina

PER: [Signature]

⑈004809⑈ ⑆10020⑈016⑆ 105746⑈001⑈

ISN: 003467884627
Cheque # 000000004810

\$342.91

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8S 6R3

HSC Bank Canada
880 W. GEORGIA ST.
VANCOUVER, BC V6C 3E1

4810

DATE 04102022
DDMMYYYY

PAY Three hundred forty-two and 91/100 \$ **342.91

TO THE ORDER OF Mackenzie Scott

PER: [Signature]

⑈004810⑈ ⑆10020⑈016⑆ 105746⑈001⑈

ISN: 003467884828
Cheque # 000000004811

\$500.00

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8S 6R3

HSC Bank Canada
880 W. GEORGIA ST.
VANCOUVER, BC V6C 3E1

4811

DATE 04102022
DDMMYYYY

PAY Five hundred and 00/100 \$ **500.00

TO THE ORDER OF Ryan Norgensen

PER: [Signature]

⑈004811⑈ ⑆10020⑈016⑆ 105746⑈001⑈



HSBC Business

Account Number: 020-105746-001

Page 9 of 10

 ISN: 003160988896
 Cheque # 000000004812

\$91.56

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
88 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

4812

DATE 04102022
DDMMYYYY

PAY Ninety-one and 55/100 \$ **91.56

TO THE ORDER OF
Solex Express Courier
25 - 91 Golden Drive
Coquitlam BC V3K 6R2

PER [Signature]

004812 :10020=016: 105746=001*

 ISN: 003460053031
 Cheque # 000000004813

\$7514.92

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
88 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

4813

DATE 04102022
DDMMYYYY

PAY Seven thousand five hundred fourteen and 92/100 \$ **7,514.92

TO THE ORDER OF
Think Communications Inc
302 - 1221 Broad Street
Victoria BC V8W 2A4

PER [Signature]

004813 :10020=016: 105746=001*

 ISN: 003261442199
 Cheque # 000000004814

\$431.19

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
88 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

4814

DATE 18102022
DDMMYYYY

PAY Four hundred thirty-one and 19/100 \$ **431.19

TO THE ORDER OF
ECI Software Solutions Canada Inc
PO Box 12170, Station A
Toronto ON M6W 0K5

PER [Signature]

004814 :10020=016: 105746=001*

 ISN: 003161145550
 Cheque # 000000004815

\$1855.02

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
88 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

4815

DATE 18102022
DDMMYYYY

PAY One thousand eight hundred fifty-five and 02/100 \$ **1,855.02

TO THE ORDER OF
Eclipse Creative Inc
200 - 502 Broughton Street
Victoria BC V8W 1C7

PER [Signature]

004815 :10020=016: 105746=001*

 ISN: 003460156201
 Cheque # 000000004817

\$290.74

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
88 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

4817

DATE 18102022
DDMMYYYY

PAY Two hundred ninety and 74/100 \$ **290.74

TO THE ORDER OF
Innov8 Digital Solutions Inc
809 Finns Road
Kelowna BC V1X 5B8

PER [Signature]

004817 :10020=016: 105746=001*

 ISN: 003560178389
 Cheque # 000000004818

\$637.07

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
88 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

4818

DATE 18102022
DDMMYYYY

PAY Six hundred thirty-seven and 07/100 \$ **637.07

TO THE ORDER OF
Jani King Vancouver Island
202 - 2750 Quadra Street
Victoria BC V8T 4E8

PER [Signature]

004818 :10020=016: 105746=001*

 ISN: 003261405617
 Cheque # 000000004821

\$184.19

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
88 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

4821

DATE 18102022
DDMMYYYY

PAY One hundred eighty-four and 19/100 \$ **184.19

TO THE ORDER OF
Monk Office Supply Ltd
800 Viewfield Road
Victoria BC V8A 4V1

PER [Signature]

004821 :10020=016: 105746=001*

 ISN: 003261405644
 Cheque # 000000004822

\$178.62

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Ecoasis Developments LLP
2050 Country Club Way
Victoria, BC V8B 6R3

HSBC Bank Canada
88 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

4822

DATE 18102022
DDMMYYYY

PAY One hundred seventy-eight and 62/100 \$ **178.62

TO THE ORDER OF
Super Save Fence Rentals Inc
19395 Langley Bypass
Surrey BC V5S 6K1

PER [Signature]

004822 :10020=016: 105746=001*

Account Number: 020-105746-001

ISN: 003360760293

Cheque # 000000004823

\$336.00

Ecoasis Developments LLP 2050 Country Club Way Victoria, BC V8B 6R3		HSC Bank Canada 88 W. GILGILLAN ST. VICTORIA, BC V8C 3J6	4823
DATE 18102022 DDMMYYYY			
PAY Three hundred thirty-six and 00/100		\$ 336.00	
TO THE ORDER OF Van Isle Containers AS - 8702 Robur Place Saanichton, BC V8M 1Z5		Ecoasis Developments LLP	
MICR: ⑈004823⑈ ⑆10020⑉016⑆ 105746⑈001⑈			

Page 10 of 10

ISN: 003161172607

Cheque # 000000004824

\$1140.00

Ecoasis Developments LLP 2050 Country Club Way Victoria, BC V8B 6R3		HSC Bank Canada 88 W. GILGILLAN ST. VICTORIA, BC V8C 3J6	4824
DATE 18102022 DDMMYYYY			
PAY One thousand one hundred forty and 00/100		\$ 1,140.00	
TO THE ORDER OF Vicki Gannon 2369 Florence Street Victoria, BC V8R 5E7		Ecoasis Developments LLP	
MICR: ⑈004824⑈ ⑆10020⑉016⑆ 105746⑈001⑈			

This is Exhibit "104"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



CALGARY PLACE PERSONAL BKG CTRE
340 5TH AVE SW
CALGARY, AB T2P 0L3

TD Canada Trust

Tel: 1-866-222-3456
TTY: 1-800-361-1180

TDCDA71400_5507553_004 E R 08060 08929

SANOVEST HOLDINGS LTD
TIAN KUSUMOTO
228 WEST 5 TH AVE
VANCOUVER BC V5Y 1J4

Statement of Account		Account Type	Statement From - To	
Branch No.	Account No.	BUSINESS MANAGER ACCOUNT	MAY 31/23 - JUN 30/23	
8060	0805-0365028		Page 1 of 2	
DESCRIPTION	CHEQUE/DEBIT	DEPOSIT/CREDIT	DATE	BALANCE
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
HGHLNDS TAX W3Y9H3	23,305.00		JUN27	
HGHLNDS TAX W3Y9H4	60,991.11		JUN27	
HGHLNDS TAX W3Y9H5	4,365.41		JUN27	
HGHLNDS TAX W3Y9H6	12,528.93		JUN27	
HGHLNDS TAX W3Y9H7	5,529.16		JUN27	
HGHLNDS TAX W3Y9H8	13,198.15		JUN27	
HGHLNDS TAX W3Y9H9	16,436.99		JUN27	
LANGFORD TAX W3Y9J2	40,275.68		JUN27	
LANGFORD TAX W3Y9J3	64,942.72		JUN27	
LANGFORD TAX W3Y9J4	946.10		JUN27	
LANGFORD TAX W3Y9J5	614.97		JUN27	
LANGFORD TAX W3Y9J6	18,933.07		JUN27	
LANGFORD TAX W3Y9J7	12,091.02		JUN27	
LANGFORD TAX W3Y9J8	10,229.25		JUN27	
LANGFORD TAX W3Y9J9	1,864.63		JUN27	
LANGFORD TAX W3Y9K2	143,946.09		JUN27	
LANGFORD TAX W3Y9K3	42,174.24		JUN27	
LANGFORD TAX W3Y9K4	14,563.69		JUN27	
LANGFORD TAX W3Y9K5	20,243.89		JUN27	
LANGFORD TAX W3Y9K6	36,456.42		JUN27	
LANGFORD TAX W3Y9K7	116,731.69		JUN27	
LANGFORD TAX W3Y9K8	44,192.66		JUN27	
LANGFORD TAX W3Y9K9	1,086.76		JUN27	
LANGFORD TAX W3Y9L8	400,000.00		JUN27	
LANGFORD TAX W3Y9Q2	333,412.35		JUN27	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
			No.	Amount
Credits				
Debits				

Please ensure that you report in writing any errors or irregularities found within this statement within 30 days of the statement date. If you do not, the statement of account shall be conclusively deemed correct except for any amount credited to the account in error.

Accounts issued by: THE TORONTO-DOMINION BANK

TDCDA71400_5507553_004 - 0038929 018377

This is Exhibit "105"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia



Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

File No.: 20-0061 PCT

August 3, 2023

Via Email: mhodson@ecoasis.com
Original to follow by mail

ECOASIS DEVELOPMENTS LLP
2050 Country Club Way
Victoria, BC V9B 6R3

Attention: Dan Matthews

Dear Dan:

**Re: Sale of 1432 Pinehurst Place, Victoria, BC
Lot 36, Plan EPP101118
BM 83 LANDS LTD. & BM 84 LANDS LTD, Trustees on behalf of
ECOASIS DEVELOPMENTS LLP to 1231931 B.C. LTD.**

We are writing to confirm that the above-noted sale has completed and we have received the sale proceeds in accordance with the enclosed Amended Reconciliation of Funds & Direction to Pay. We confirm that the balance of funds in the amount of **\$456,354.63** has been paid to Sanovest Holdings Ltd. A copy of our letter to DLA Piper (Canada) LLP is attached for your reference.

We confirm that on the completion date 1231931 B.C. Ltd. is a GST registrant. For your reference, we enclose a copy of the executed Form 221(2)(b/c) Certificate as to GST Registered Status of Buyer. Based on this representation, Ecoasis Developments LLP is relieved of its obligation to collect GST in the amount of **\$22,905.00** from the purchaser on closing, as 1231931 B.C. Ltd. is responsible to self-assess and report this transaction in its first GST report filed following the completion of this transaction.

We also enclose copies of the following:

1. Amended Seller's Statement of Adjustments;
2. Form 221(2)(b/c) Certificate as to GST Registered Status of Buyer;
3. Assignment of Sale Proceeds;
4. Direction;
5. Our Statement of Account - *which has been paid in full.*

We hope you will find the foregoing to be in order; however, should you have any questions, please do not hesitate to call.

Yours very truly,

JONES EMERY LLP

Per:



PATRICK C. TRELAWNY

/jd
encls.



JONES EMERY LLP
LAWYERS

597

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
T 250.382.7222 | F 250.382.5436 | www.jonesemery.com
ptrelawny@jonesemery.com | jdemers@jonesemery.com

Our File: 20-0061 PCT

August 3, 2023

Enail: mark.schmidt@dlapiper.com
jennifer.julmi@dlapiper.com

Originals to follow by mail

DLA Piper (Canada) LLP
Barristers and Solicitors
Suite 2800, Park Place
666 Burrard Street
Vancouver, BC V6C 2Z7

Attention: Mark Schmidt

Dear Mark:

**Re: Sale of 1432 Pinehurst Place, Victoria, BC
Lot 36, Plan EPP101118
BM 83 LANDS LTD. & BM 84 LANDS LTD. Trustees on behalf of
ECOASIS DEVELOPMENTS LLP to 1231931 B.C. LTD.
Sanovest Holdings Ltd.**

We confirm that the above-noted sale transaction has completed. Accordingly, we enclose a copy of the RBC wire transfer confirming that the amount of \$456,354.63, representing the net balance of sale proceeds received under the transaction, has been paid to Sanovest Holdings Ltd. together with a copy of the Amended Reconciliation of Funds and Direction to Pay. We have received confirmation that the Buyer has directly paid the 2023 property taxes in full and no adjustment was required.

The enclosed funds are forwarded to you in trust subject to your obligation to deliver to our office a registerable discharge of Mortgage CA3393759 (modified by CA5448659 and extended by CA7502164) and Assignment of Rents CA3393760 (extended by CA7502165) together with all the Priority Agreements relating to this Lot and a release of all beneficial security registered in favour of Sanovest Holdings Ltd. Copies are attached.

We trust you will find the foregoing and enclosed in order, however, if you have any further questions with respect to the above, please contact me.

Yours truly,

JONES EMERY LLP

Per:


PATRICK C. TRELAUNY

/jd

encls.

cc. **Ecoasis Developments LLP**

AMENDED RECONCILIATION OF FUNDS & DIRECTION TO PAY

TO: JONES EMERY LLP

Re: Sale of 1432 Pinehurst Place, Victoria, BC (Lot 13, Plan EPP101118)
to 1231931 B.C. LTD.
Completion Date: August 2, 2023

You are hereby authorized to disburse the full amount of funds herein as follows:

		<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price			\$458,100.00
BY: GST Payable by Purchaser – <i>Purchaser is a GST Registrant</i> (GST no.: 759258874 RT0001)			
BY: Buyer's portion of 2023 City of Langford property taxes paid in full by Seller \$6,481.14 x 152 / 365 days			\$2,699.00
TO: JONES EMERY Fees, Disbursements & Taxes:			
Fees:	\$1,250.00		
Disbursements:	337.85		
PST:	87.50		
GST:	<u>70.02</u>	\$1,745.37	
		\$459,053.63	
TO: Balance due to SANOVEST HOLDINGS LTD.		\$456,354.63	
		\$460,799.00	\$460,799.00
		\$458,100.00	\$458,100.00

RECONCILIATION OF FUNDS & DIRECTION TO PAY**TO: JONES EMERY LLP****Re: Sale of 1432 Pinehurst Place, Victoria, BC (Lot 13, Plan EPP101118)
to 1231931 B.C. LTD.****Completion Date: August 2, 2023**

You are hereby authorized to disburse the full amount of funds herein as follows:

	<u>DEBIT</u>	<u>CREDIT</u>
BY: Sale Price		\$458,100.00
BY: GST Payable by Purchaser – <i>Purchaser is a GST Registrant</i> (GST no.: 759258874 RT0001)		
TO: Buyer's portion of 2023 City of Langford property taxes paid in full by Seller \$6,481.14 x 152 / 365 days		\$2,699.00
TO: JONES EMERY Fees, Disbursements & Taxes:		
Fees:	\$1,250.00	
Disbursements:	337.85	
PST:	87.50	
GST:	70.02	\$1,745.37
TO: Balance due to SANOVEST HOLDINGS LTD.	<u>\$459,053.63</u>	
	<u>\$460,799.00</u>	<u>\$460,799.00</u>

The undersigned hereby approves and consents to the within statement and irrevocably authorizes Jones Emery LLP to disburse funds held in trust pursuant to it.

DATED at Victoria, British Columbia, this 31 day of July, 2023.

ECOASIS DEVELOPMENTS LLP by its
Managing Partner **ECOASIS BEAR MOUNTAIN
DEVELOPMENTS LTD.**

Per: 

Dan Matthews, Authorized Signatory

File No.: 20-0061 PCT

E. & O. E.

AMENDED SELLER STATEMENT OF ADJUSTMENTS

Prepared by:
 Jones Emery LLP
 Barristers and Solicitors
 1212 - 1175 Douglas Street
 Victoria, BC V8W 2E1

BUYER: 1231931 B.C. LTD.
 SELLER: ECOASIS DEVELOPMENTS LLP
 PROPERTY: Lot 36, Section 84, Highland District, Plan EPP101118
 FILE NUMBER: 20-0061 PCT COMPLETION DATE: August 2, 2023
 ADJUSTMENT DATE: August 2, 2023 POSSESSION DATE: August 2, 2023

	<u>DEBIT</u>	<u>CREDIT</u>
Sale Price		\$458,100.00
GST Payable by Purchaser – <i>Purchaser is a GST Registrant</i>		
Deposit paid to Jones Emery LLP	\$31,590.00	
Buyer's portion of 2023 City of Langford property taxes paid in full by Seller		\$2,699.00
\$6,481.14 x 152 / 365 days		
Sub Totals	\$31,590.00	\$460,799.00
	\$429,209.00	
Payable to Jones Emery LLP	\$426,510.00	
	\$460,799.00	\$460,799.00
Totals	\$458,100.00	\$458,100.00

SELLER STATEMENT OF ADJUSTMENTS

Prepared by:
 Jones Emery LLP
 Barristers and Solicitors
 1212 - 1175 Douglas Street
 Victoria, BC V8W 2E1

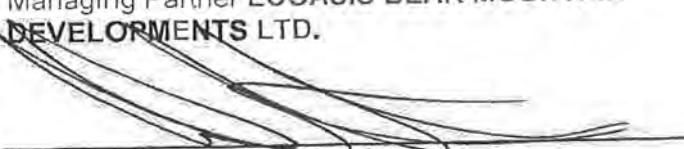
BUYER: 1231931 B.C. LTD.
 SELLER: ECOASIS DEVELOPMENTS LLP
 PROPERTY: Lot 36, Section 84, Highland District, Plan EPP101118
 FILE NUMBER: 20-0061 PCT COMPLETION DATE: August 2, 2023
 ADJUSTMENT DATE: August 2, 2023 POSSESSION DATE: August 2, 2023

	<u>DEBIT</u>	<u>CREDIT</u>
Sale Price		\$458,100.00
GST Payable by Purchaser – <i>Purchaser is a GST Registrant</i>		
Deposit paid to Jones Emery LLP	\$31,590.00	
Buyer's portion of 2023 City of Langford property taxes paid in full by Seller \$6,481.14 x 152 / 365 days		\$2,699.00
Sub Totals	\$31,590.00	\$460,799.00
Payable to Jones Emery LLP	\$429,209.00	
Totals	\$460,799.00	\$460,799.00

1. Adjustments for any items not included such as utilities should be made directly between the parties.
2. Seller should cancel insurance only after completion of the sale.
3. All information contained herein is believed to be correct, but is subject to correction in the event of error.
4. Seller warrants Canadian residency for income tax purposes.
5. The sale price includes all items and chattels as indicated on the Real Estate Contract and initialling or executing this statement shall be deemed to have the effect of a bill of sale conditional on closing of the transaction.

APPROVED this 31 day of July, 2023.

ECOASIS DEVELOPMENTS LLP by its
 Managing Partner ECOASIS BEAR MOUNTAIN
 DEVELOPMENTS LTD.


 Dan Matthews, Authorized Signatory

E. & O.E.

FORM 221(2)(b/c) CERTIFICATE AS TO GST/HST REGISTERED STATUS OF BUYER
(Paragraphs 221(2)(b) and (c))

FROM: 1231931 B.C. LTD. (the "Buyer")
 TO: ECOASIS DEVELOPMENTS LLP (the "Seller")
 RE: PID: 031-163-025, LOT 36 SECTION 84 HIGHLAND DISTRICT PLAN EPP101118
 (the "Property")

THE BUYER HEREBY CERTIFIES TO THE SELLER PURSUANT TO PARAGRAPHS 221(2)(b) AND (c) OF THE EXCISE TAX ACT (THE "ACT") THAT THE BUYER:

☐ is a prescribed recipient under the Act;

[OR]

☒ is registered under Part IX of the Act, its registration number is **759258874RT0001** and the Buyer will account for the tax payable in respect of the purchase of the Property in accordance with the Act.

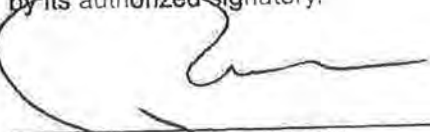
The Buyer acknowledges that the Seller is relying on this Certificate in connection with the sale of the Property.

Each term that is used in this Certificate and that is defined in, and for the purposes of, Part IX of the Act has the meaning assigned to it in Part IX of the Act.

Dated the 2nd day of August, 2023.

1231931 B.C. LTD.

by its authorized signatory:



RYAN JAMES MOGENSEN

ASSIGNMENT OF SALE PROCEEDS

TO: ECOASIS DEVELOPMENTS LLP
(the "Assignee")

RE: Sale of 1432 Pinehurst Place, Victoria, British Columbia legally described as:

PID: 031-163-025
Lot 36 Section 84 Highland District Plan EPP101118

(the "Property")

1231931 B.C. Ltd. does hereby irrevocably set over and assign unto the Assignee sufficient monies from the net proceeds of sale of our Property to pay, discharge and satisfy in full the following:

- (a) the amount of **\$458,100.00** being the purchase price pursuant to the Contract of Purchase and Sale dated December 13, 2019

This shall be full and sufficient authorization to Jones Emery LLP to do so.

We further covenant and agree that the net sale proceeds of the Property have not and will not be assigned to any other person, firm or corporation.

Dated at Victoria, BC this 2 day of August, 2023.

1231931 B.C. Ltd.:

by its authorized signatory:



Ryan James Mogensen

DIRECTION

TO: Ecoasis Developments LLP

RE: Sale of 1432 Pinehurst Place, Victoria, BC
(PID: 031-163-025, Lot 36 Section 84 Highland District Plan
EPP101118)
to Walter John Selent and Jian Huang

You are hereby authorized and directed to execute a Form A – Transfer of the above property into the names of Walter John Selent and Jian Huang.

DATED this 2 day of August, 2023.

1231931 B.C. LTD.

by its authorized signatory:



Ryan James Mogensen

FILE NAME: ECOASIS DEVELOPMENTS LLP

IN ACCOUNT WITH:

ECOASIS DEVELOPMENTS LLP
 2050 Country Club Way
 Victoria, British Columbia
 V9B 6R3



JONES EMERY LLP
 LAWYERS

Suite 1212 | 1175 Douglas Street | Victoria BC Canada | V8W 2E1
 T 250.382.7222 | F 250.382.5436 | www.jonesemery.com

Your GST No.

Our GST No. 121500888

TO PROFESSIONAL SERVICES RENDERED

Date: August 2, 2023

Re: Sale of 1432 Pinehurst Place, Victoria, BC
 (Lot 36, Plan EPP101118) to 1231931 B.C. Ltd.)

File No.: 20-0061 PCT

Invoice No.: 54127

To receipt of instructions; attending upon Land Title Office search; review Contract of Purchase and Sale and adjustments; preparation of transfer documents; attending on execution of transfer documents and advising thereon; receipt of sale proceeds on your behalf; disbursing balance of proceeds Sanovest Holdings Ltd.; payment to Sanovest Holdings Ltd. and obtaining and registering Discharge of Mortgage and Assignment of Rents x 2 AND TO all other necessary attendances and services related thereto:

OUR FEE:

\$1,250.00

(5% GST \$62.50)

(7% PST \$87.50)

DISBURSEMENTS & OTHER CHARGES (Taxable)

File Management charge	\$30.00	
Land Title Office search charges	15.23	
Courier charges	40.00	
Office photocopies	15.00	
Office Fax charges	15.00	
Office postage	15.00	
Trust Administration Fee	15.00	
Law Society digital certification charges	5.00	
(5% GST \$7.52)		\$150.23

DISBURSEMENTS & OTHER CHARGES (Non-Taxable):

Registration of Form C – Discharge of Mortgage & Assignment of Rents x 2	\$187.62	
		\$187.62

TOTAL DISBURSEMENTS		\$337.85
TOTAL FEES AND DISBURSEMENTS:		\$1,587.85
PLUS: 5% GST on \$1,400.23		70.02
PLUS 7% PST on \$1,250.00		87.50

THIS IS OUR ACCOUNT:		\$1,745.37
LESS: Transferred from trust		\$1,745.37

\$0.00

JONES EMERY LLP

Per:

PATRICK C. TRELAUNY

/jd

E. & O.E.

{01217501}

This is Exhibit "106"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

This is Exhibit "107"
Referred to in the Affidavit of
TIAN KUSUMOTO
Sworn before me this 9 day of
October, 2025.



A Commissioner for taking Affidavits for
British Columbia

8060-0365028

CHEQUE # 00219

\$3,020,611.52

BANOVEST HOLDINGS LTD
 DATE 2017.07.12
 PAY TO THE ORDER OF T. Kuznetsov \$3,020,611.52
Three million twenty thousand six hundred 52 DOLLARS
 Canada Trust
 COMMERCIAL BANKING CENTRE
 1000 SHERBOURNE BLVD. S. STE. 100
 CALGARY, ALBERTA T2P 0A4
 BANOVEST HOLDINGS LTD
 #000219# 480609#004# 0805#0365028#

CHEQUE # 00219

20190712
 Yamchaad
 Endorsement - Signature of Client
 5247277030 00000000946906078608
 BACKVERSO
 100% BNC 94500 VAN
 100% BNC 94500 VAN