



This is the 1st Affidavit of
Jess Reid in this case and
was made on July 27, 2026

Court File No. S-258845
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

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

AND

IN THE MATTER OF THE BUSINESS CORPORATIONS ACT, S.B.C. 2002, c.
57, AS AMENDED

AND

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

PETITIONERS

AFFIDAVIT

I, **JESS REID**, legal counsel at 2600, 1066 West Hastings St., Vancouver, BC V6B 2P6, in the
Province of British Columbia, SWEAR THAT:

1. I am legal counsel for CMLS Financial Ltd. ("**CMLS**"), Computershare Trust Company of
Canada ("**Computershare**"), RBC Global Asset Management Inc. ("**RBC GAM**"), and
Portage Capital Corporation ("**Portage**"), and collectively with CMLS, Computershare, and
RBC GAM, the "**Portage Lenders**"), and, as such, have personal knowledge of the matters
herein deposed to.
2. I am authorized to make this Affidavit on behalf of the Portage Lenders.
3. I requested the following due diligence searches:
 - (a) for 2903 - 2915 Granville Street, Vancouver ("**2903 Granville**");
 - (i) a title search, which is attached hereto and marked as **Exhibit "A"**; and
 - (ii) a BC Assessment, which is attached hereto and marked as **Exhibit "B"**;
 - (iii) the mortgage of Vancouver City Savings Credit Union ("**Vancity**")
registered as CA3281216, which is attached hereto and marked as **Exhibit
"C"**;

- (b) for 2933 - 2935 Granville Street, Vancouver ("**2933 Granville**"):
 - (i) a title search, which is attached hereto and marked as **Exhibit "D"**; and
 - (ii) a BC Assessment, which is attached hereto and marked as **Exhibit "E"**;
- (c) for 3050 – 3088 Granville Street, Vancouver ("**3050 Granville**"):
 - (i) a title search, which is attached hereto and marked as **Exhibit "F"**; and
 - (ii) a BC Assessment, which is attached hereto and marked as **Exhibit "G"**;
 - (iii) the mortgage of Vancity registered as CA4276985 and as modified by CA6678475, which are attached hereto and marked as **Exhibit "H"**;
- (d) for 1520 – 13 Ave, Vancouver ("**13th Ave**", and collectively with 2915 Granville, 2935 Granville, and 3050 Granville, the "**Granville Properties**"),
 - (i) a title search, which are attached hereto and marked as **Exhibit "I"**; and
 - (ii) a BC Assessment, which is attached hereto and marked as **Exhibit "J"**;
- (e) for PH1 - 1477 West 15th Avenue, Vancouver ("**PH1 Vancouver**"):
 - (i) a title search, which is attached hereto and marked as **Exhibit "K"**; and
 - (ii) a BC Assessment, which is attached hereto and marked as **Exhibit "L"**;
 - (iii) the mortgage of Peoples Trust Corporation, which was transferred to Computershare, separate to the Portage Lenders matter, registered as CA4980818, which is attached hereto and marked as **Exhibit "M"**;
- (f) for PH9 - 1477 West 15th Avenue, Vancouver ("**PH9 Vancouver**"):
 - (i) a title search, which is attached hereto and marked as **Exhibit "N"**; and
 - (ii) a BC Assessment, which is attached hereto and marked as **Exhibit "O"**;
 - (iii) the mortgage of Vancity registered as CA6277063, which is attached hereto and marked as **Exhibit "P"**;
- (g) for 204 - 1477 West 15th Avenue, Vancouver ("**204 Vancouver**", and collectively with PH1 Vancouver and PH9 Vancouver, the "**Residential Properties**"):
 - (i) a title search, which is attached hereto and marked as **Exhibit "Q"**; and
 - (ii) a BC Assessment, which is attached hereto and marked as **Exhibit "R"**;

- (iii) the mortgage of Vancouver City Savings Credit Union (“Vancity”) registered as CA6449359, which is attached hereto and marked as **Exhibit “S”**;
4. Attached hereto and marked as **Exhibit “T”** is a chart I prepared which outlines the BC assessed values and the first two mortgages for each of the Granville Properties and the Residential Properties .
5. On July 27, 2026, Vicki Tickle, the previous counsel for the Portage Lenders, provided me with the emails and documents she received from John Sandrelli, counsel for the petitioners, in respect of the Forbearance Agreement dated February 9, 2026 between, *inter alios*, the Portage Lenders and the petitioners. The records provided to me by Ms. Tickle include:
 - (a) The emails from Mr. Sandrelli, which are attached hereto and marked as **Exhibit “U”**;
 - (b) Vancity amortization schedule for the 3050 Granville property, which is attached hereto and marked as **Exhibit “V”**;
 - (c) Vancity amortization schedule for the 2903 Granville, 2933 Granville and 13th Ave properties, which is attached hereto and marked as **Exhibit “W”**;
 - (d) Cash flow statements relating to the Granville Properties, which are attached hereto and marked as **Exhibit “X”**.
6. I make this Affidavit for no improper purpose.
7. I acknowledge the solemnity of making a sworn statement and acknowledge the consequences of making an untrue statement.

SWORN BEFORE ME at the City of)
Vancouver, British Columbia, this 27th day of)
July, 2026.)

A Commissioner of Oaths in and for the
Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-256-5779

JESS REID

EXHIBIT "A"

This is Exhibit "A" referred to in the First Affidavit of Jess Reid.

SWORN BEFORE ME this 27th day of July, 2026.



A Commissioner of Oaths in and for the
Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-256-5779

TITLE SEARCH PRINT

File Reference: TBD-J.Reid/AP

002
2026-06-17, 13:36:54
Requestor: Arlene Phillips****CURRENT AND CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CB348765
From Title Number	BB1971659
Application Received	2022-11-22
Application Entered	2022-11-24
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	NO. 198 CATHEDRAL VENTURES LTD., INC.NO. 546758 104-1525 WEST 8TH AVENUE VANCOUVER, BC V6J 1T5
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	014-175-207
Legal Description:	LOT 11 BLOCK 430 DISTRICT LOT 526 PLAN 1949
Legal Notations	
	NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE BM39459 FILED 1998-02-06
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	CA3281216
Registration Date and Time:	2013-08-08 10:26
Registered Owner:	VANCOUVER CITY SAVINGS CREDIT UNION INCORPORATION NO. FI-0000097
Remarks:	INTER ALIA
Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA3281217
Registration Date and Time:	2013-08-08 10:26
Registered Owner:	VANCOUVER CITY SAVINGS CREDIT UNION INCORPORATION NO. FI-0000097
Remarks:	INTER ALIA

TITLE SEARCH PRINT

File Reference: TBD-J.Reid/AP

003
2026-06-17, 13:36:54
Requestor: Arlene Phillips

Nature: MORTGAGE
Registration Number: CA9557378
Registration Date and Time: 2021-12-03 14:47
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA
INCORPORATION NO. A0052313
Remarks: INTER ALIA
MODIFIED BY CB1635714

Nature: ASSIGNMENT OF RENTS
Registration Number: CA9557379
Registration Date and Time: 2021-12-03 14:47
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA
INCORPORATION NO. A0052313
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA9626927
Registration Date and Time: 2022-01-07 12:39
Remarks: INTER ALIA
GRANTING CA3281216 PRIORITY OVER CA9557378 AND
CA9557379

Nature: PRIORITY AGREEMENT
Registration Number: CA9626928
Registration Date and Time: 2022-01-07 12:39
Remarks: INTER ALIA
GRANTING CA3281217 PRIORITY OVER CA9557378 AND
CA9557379

Nature: MORTGAGE
Registration Number: CB1158630
Registration Date and Time: 2024-02-12 09:19
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB1158631
Registration Date and Time: 2024-02-12 09:19
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: TBD-J.Reid/AP

004
2026-06-17, 13:36:54
Requestor: Arlene Phillips

Nature: MODIFICATION
Registration Number: CB1635714
Registration Date and Time: 2024-10-04 10:20
Remarks: INTER ALIA
MODIFICATION OF CA9557378

Nature: MORTGAGE
Registration Number: CB2009003
Registration Date and Time: 2025-04-29 09:42
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB2009004
Registration Date and Time: 2025-04-29 09:42
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB2009043
Registration Date and Time: 2025-04-29 09:49
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB2009044
Registration Date and Time: 2025-04-29 09:49
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197
Remarks: INTER ALIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

PARCEL IDENTIFIER (PID): 014-175-207

SHORT LEGAL DESCRIPTION:S/1949///430//11

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

LOT 11 BLOCK 430 DISTRICT LOT 526 PLAN 1949

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VAP1949

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

EXHIBIT "B"

This is Exhibit "B" referred to in the First Affidavit of Jess Reid.

SWORN BEFORE ME this 27th day of July,
2026.



A Commissioner of Oaths in and for the
Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-256-5779



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

2915 GRANVILLE ST VANCOUVER V6H 3J6

Area-Jurisdiction-Roll: 09-200-007-130-683-27-0000



Total value \$4,867,000

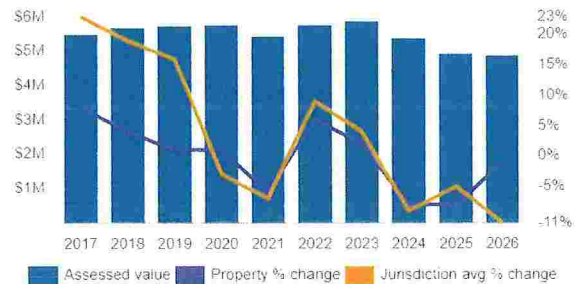
2026 assessment as of July 1, 2025

Land	\$1,858,000
Buildings	\$3,009,000
Previous year value	\$4,926,000
Land	\$3,883,000
Buildings	\$1,043,000

Property value history

2026	-1%	\$4,867,000
2025	-8%	\$4,926,000
2024	-8%	\$5,373,000
2023	+2%	\$5,862,000
2022	+6%	\$5,753,000

Property value and City of Vancouver jurisdiction change



Property information

Year built	1929
Description	1 STY Gen Comm
Bedrooms	
Baths	
Carports	
Garages	
Land size	27 x 120 Ft
First floor area	
Second floor area	
Basement finish area	
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	3,240

Legal description and parcel ID

LOT 11, BLOCK 430, PLAN VAP1949, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT
PID: 014-175-207

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length

No.of apartment units

Total area

Register with BC Assessment



Compare property information and assessment values



View recently viewed properties



Store and access favourite properties across devices

EXHIBIT "C"

This is Exhibit "C" referred to in the First Affidavit of Jess Reid.

SWORN BEFORE ME this 27th day of July,
2026.



A Commissioner of Oaths in and for the
Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-256-5779

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT
FORM B (Section 225)

Aug-08-2013 10:26:15.001

CA3281216 CA3281217

MORTGAGE - PART 1 Province of British Columbia

PAGE 1 OF 9 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.

David Peter
Lawrence
Mydske AA8Y6E

Digitally signed by David Peter
Lawrence Mydske AA8Y6E
DN: o=CA, cn=David Peter Lawrence
Mydske AA8Y6E, o=Lawyer, ou=Verify
ID at www.juricert.com/LKUP.cfm?
id=AA8Y6E
Date: 2013.08.07 18:17:29 -0700

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Borden Ladner Gervais LLP

1200 - 200 Burrard Street

P.O. Box 48600

Vancouver

BC V7X 1T2

Tel. No. 604-687-5744

File No. 552256/000039

Client No. 10439

Document Fees: \$147.00

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[Legal description]

SEE SCHEDULE

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))

VANCOUVER CITY SAVINGS CREDIT UNION

183 TERMINAL AVENUE, 5TH FLOOR

VANCOUVER

BRITISH COLUMBIA

Incorporation No

CANADA

V6A 4G2

FI-0000097

5. PAYMENT PROVISIONS:

(a) Principal Amount:

\$17,950,000.00

(b) Interest Rate:

SEE SCHEDULE

(c) Interest Adjustment

Date:

Y	M	D
13	9	1

(d) Interest Calculation Period:

SEE SCHEDULE

(e) Payment Dates:

1st day of each month

(f) First Payment

Date:

13	10	1
----	----	---

(g) Amount of each periodic payment:

SEE SCHEDULE

(h) Interest Act (Canada) Statement.

The equivalent rate of interest calculated
half yearly not in advance
is SEE SCHEDULE % per annum.

(i) Last Payment

Date:

SEE
SCHEDULE(j) Assignment of Rents which the
applicant wants registered?YES ☒ NO ☐

If YES, page and paragraph number:

MT100112, Pages 29 to 31,
Paragraph 20

(k) Place of payment:

POSTAL ADDRESS IN
ITEM 4

(l) Balance Due

Date:

SEE
SCHEDULE

MORTGAGE – PART 1

PAGE 2 OF 9 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: MT100112

(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:

SEE SCHEDULE

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)

ROBERT A. GOODRICH

Barrister & Solicitor

DENTONS CANADA LLP
20th Floor, 250 Howe Street
Vancouver, B.C. V6C 3R8
Telephone: (604) 687-4460
(as to both signatures)

Execution Date

Y	M	D
13	8	7

Borrower(s) Signature(s)

NO. 198 CATHEDRAL VENTURES
LTD., by its authorized signatories:

ANTHONY PAPPAJOHN

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 9 pages

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

ROBERT A. GOODRICH

Barrister & Solicitor

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

Y	M	D
13	8	7

5186 INVESTMENTS LTD., by its
authorized signatories:_____
ANTHONY PAPPAJOHN

(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.

**LAND TITLE ACT
FORM E**

SCHEDULE

PAGE 4 OF 9 PAGES

-
2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

014-174-685 LOT 9 BLOCK 430 DISTRICT LOT 526 PLAN 1949

STC? YES ☐

-
2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

014-174-707 LOT 10 BLOCK 430 DISTRICT LOT 526 PLAN 1949

STC? YES ☐

-
2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

014-175-207 LOT 11 BLOCK 430 DISTRICT LOT 526 PLAN 1949

STC? YES ☐

**LAND TITLE ACT
FORM E**

SCHEDULE

PAGE 5 OF 9 PAGES

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

**027-480-917 LOT A DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN
EPP672**

STC? YES ☐

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

STC? YES ☐

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

STC? YES ☐

**LAND TITLE ACT
FORM E****SCHEDULE**

PAGE 6 of 9 page(s)

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

3. BORROWER(S) (MORTGAGOR(S)): (including postal address(es) and postal code(s))

NO. 198 CATHEDRAL VENTURES LTD. (Incorporation No. BC0546758), having an office at 20th Floor, 250 Howe Street, Vancouver, British Columbia, V6C 3R8 (Registered Owner of PID#s 014-174-685, 014-174-707 and 014-175-207); and

5186 INVESTMENTS LTD. (Incorporation No. BC0660305), having an office at 20th Floor, 250 Howe Street, Vancouver, British Columbia, V6C 3R8 (Registered Owner of PID# 027-480-917)

5. PAYMENT PROVISIONS:**(b) Interest Rate:**

4.41 % per annum to 2020/9/1,
Prime plus 5.0% per annum thereafter

(d) Interest Calculation Period:

Semi-annually to 2020/9/1,
Monthly thereafter

(g) Amount of each periodic payment:

\$98,453.00 each to 2020/9/1,
Unless demand has been made by the Mortgagee, Interest only after 2020/9/1

(h) Interest Act (Canada) Statement:

The equivalent rate of interest calculated half yearly not in advance is 4.41 % per annum to 2020/9/1 and
N/A thereafter

(i) Last Payment Date:

SAME AS BALANCE DUE DATE

(b) Balance Due Date:

ON DEMAND on or after: 2020/9/1

WITHOUT DEMAND: 2021/3/1

**LAND TITLE ACT
FORM E****SCHEDULE**

PAGE 7 of 9 page(s)

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

10. ADDITIONAL OR MODIFIED TERMS:

The Standard Mortgage Terms filed under number MT100112 (the "Standard Mortgage Terms") are hereby amended as follows:

1. Sub-paragraph 1.01(d) of Clause 1.00 of the Standard Mortgage Terms is hereby deleted in its entirety and replaced with the following:

"(d) "Commitment Letter" means the commitment letter dated July 18, 2013 and any amendments thereto and renewals and replacements thereof, issued by the Mortgagee to the Mortgagor and/or any Borrower in connection with the Credit Facility which is secured by, among other things, This Mortgage."

2. Sub-paragraph 1.01(u) of Clause 1.00 of the Standard Mortgage Terms is hereby amended by adding the following words to the end of that sub-paragraph:

"and the Mortgagor's rights and benefits under the Leases".

3. The following provision is hereby added as paragraph 7.02 of Clause 7.00 of the Standard Mortgage Terms:

"7.02 Notwithstanding the foregoing, provided that there is no Default, the Mortgagor may prepay all or any part of the Principal Amount, upon payment to the Mortgagee the greater of:

- (a) an additional three (3) months of Interest on the amount so prepaid; or
- (b) a yield maintenance fee as calculated by the Mortgagee, based upon the difference between the Interest Rate and the yield for the remaining term of This Mortgage from the date of prepayment to September 1, 2020 earned by a Government of Canada bond (or in the event that the prepayment occurs after September 1, 2019, a Canadian Treasury Bill) in each case having a maturity date closest to September 1, 2020."

4. Sub-paragraph 8.01(d) of Clause 8.00 of the Standard Mortgage Terms is hereby amended by adding the following words to the end of that sub-paragraph:

"by August 1 of each calendar year,".

**LAND TITLE ACT
FORM E****SCHEDULE**

PAGE 8 of 9 page(s)

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

5. Sub-paragraph 8.01(ee) of Clause 8.00 of the Standard Mortgage Terms is hereby amended by deleting the period at the end of the sub-paragraph and replacing it with the following:

", and".

6. The following provision is hereby added as sub-paragraph 8.01(ff) of Clause 8.00 of the Standard Mortgage Terms:

"(ff) the Mortgagor will not operate, nor allow any tenant to operate a business on the Land that is:

(i) sexually exploitive or that is inconsistent with generally accepted community standards of conduct and propriety, including those that feature sexually explicit entertainment, products or services; or

(ii) engaged in or associated with illegal activities.".

7. The following provision is hereby added as Clause 24.00 of the Standard Mortgage Terms:

"24.00 REFERENCE DATE

24.01 This Mortgage is dated for reference August 6, 2013, notwithstanding the actual date of execution of This Mortgage.".

11. PRIOR ENCUMBRANCES PERMITTED BY LENDER:

As to PID#s 014-174-685 and 014-174-707:

Legal Notation: *Builders Lien Act* Notice of Interest BT182846

Easement and Indemnity Agreement BB4034784

Statutory Right of Way BB4034786

Equitable Charge BB4034788

As to PID# 014-175-207:

Legal Notation: *Builders Lien Act* Notice of Interest BM39459

LAND TITLE ACT
FORM E

SCHEDULE

PAGE 9 of 9 page(s)

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

As to PID# 027-480-917:

Legal Notation: *Builders Lien Act* Notice of Interest BX7037

Statutory Rights of Way BB717585 and BB1934413

Covenant BB789627

Easement and Indemnity Agreement BB1934411

Equitable Charge BB1934415

EXHIBIT "D"

This is Exhibit "D" referred to in the First Affidavit of Jess Reid.

SWORN BEFORE ME this 27th day of July,
2026.



A Commissioner of Oaths in and for the
Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-256-5779

TITLE SEARCH PRINT

File Reference: TBD-J.Reid/AP

020
2026-06-17, 13:36:55
Requestor: Arlene Phillips

****CURRENT AND CANCELLED INFORMATION SHOWN******Land Title District**
Land Title OfficeVANCOUVER
VANCOUVER**Title Number**
From Title NumberCB348762
BB1971658**Application Received**

2022-11-22

Application Entered

2022-11-24

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

5186 INVESTMENTS LTD., INC.NO. 0660305
104-1525 WEST 8TH AVENUE
VANCOUVER, BC
V6J 1T5**Taxation Authority**

Vancouver, City of

Description of Land

Parcel Identifier:

027-480-917

Legal Description:

LOT A DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP672

Legal NotationsNOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE BX7037
FILED 2005-07-04**Charges, Liens and Interests**

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

BB717585

Registration Date and Time:

2008-10-03 11:55

Registered Owner:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Nature:

COVENANT

Registration Number:

BB789627

Registration Date and Time:

2009-07-03 10:46

Registered Owner:

CITY OF VANCOUVER

TITLE SEARCH PRINT

File Reference: TBD-J.Reid/AP

021
2026-06-17, 13:36:55
Requestor: Arlene Phillips

Nature: EASEMENT AND INDEMNITY AGREEMENT
Registration Number: BB1934411
Registration Date and Time: 2011-02-11 13:19
Registered Owner: CITY OF VANCOUVER

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB1934413
Registration Date and Time: 2011-02-11 13:19
Registered Owner: CITY OF VANCOUVER

Nature: EQUITABLE CHARGE
Registration Number: BB1934415
Registration Date and Time: 2011-02-11 13:19
Registered Owner: CITY OF VANCOUVER

Nature: MORTGAGE
Registration Number: CA3281216
Registration Date and Time: 2013-08-08 10:26
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. FI-0000097
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA3281217
Registration Date and Time: 2013-08-08 10:26
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. FI-0000097
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA9557378
Registration Date and Time: 2021-12-03 14:47
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA
INCORPORATION NO. A0052313
Remarks: INTER ALIA
MODIFIED BY CB1635714

Nature: ASSIGNMENT OF RENTS
Registration Number: CA9557379
Registration Date and Time: 2021-12-03 14:47
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA
INCORPORATION NO. A0052313
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: TBD-J.Reid/AP

022
2026-06-17, 13:36:55
Requestor: Arlene Phillips

Nature: PRIORITY AGREEMENT
Registration Number: CA9626927
Registration Date and Time: 2022-01-07 12:39
Remarks: INTER ALIA
GRANTING CA3281216 PRIORITY OVER CA9557378 AND
CA9557379

Nature: PRIORITY AGREEMENT
Registration Number: CA9626928
Registration Date and Time: 2022-01-07 12:39
Remarks: INTER ALIA
GRANTING CA3281217 PRIORITY OVER CA9557378 AND
CA9557379

Nature: MORTGAGE
Registration Number: CB1158630
Registration Date and Time: 2024-02-12 09:19
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB1158631
Registration Date and Time: 2024-02-12 09:19
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197
Remarks: INTER ALIA

Nature: MODIFICATION
Registration Number: CB1635714
Registration Date and Time: 2024-10-04 10:20
Remarks: INTER ALIA
MODIFICATION OF CA9557378

Nature: MORTGAGE
Registration Number: CB2009003
Registration Date and Time: 2025-04-29 09:42
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB2009004
Registration Date and Time: 2025-04-29 09:42
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: TBD-J.Reid/AP

023
2026-06-17, 13:36:55
Requestor: Arlene Phillips

Nature: MORTGAGE
Registration Number: CB2009043
Registration Date and Time: 2025-04-29 09:49
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB2009044
Registration Date and Time: 2025-04-29 09:49
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197
Remarks: INTER ALIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

PARCEL IDENTIFIER (PID): 027-480-917

SHORT LEGAL DESCRIPTION:S/EPP672/////A

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

LOT A DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP672

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN EPP672

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

EXHIBIT "E"

This is Exhibit "E" referred to in the First Affidavit of Jess Reid.

SWORN BEFORE ME this 27th day of July,
2026.



A Commissioner of Oaths in and for the
Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-256-5779



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

2935 GRANVILLE ST VANCOUVER V6H 3J6

Area-Jurisdiction-Roll: 09-200-007-130-683-43-0000



Total value \$8,590,000

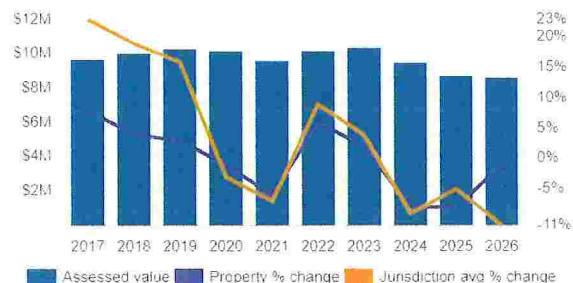
2026 assessment as of July 1, 2025

Land	\$3,717,000
Buildings	\$4,873,000
Previous year value	\$8,692,000
Land	\$7,766,000
Buildings	\$926,000

Property value history

2026	-1%	\$8,590,000
2025	-8%	\$8,692,000
2024	-8%	\$9,482,000
2023	+2%	\$10,344,000
2022	+6%	\$10,153,000

Property value and City of Vancouver jurisdiction change



Property information

Year built	1940
Description	1 STY Gen Comm
Bedrooms	
Baths	
Carports	
Garages	
Land size	54 x 120 Ft
First floor area	
Second floor area	
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	5,717

Legal description and parcel ID

LOT A, PLAN EPP672, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT
PID: 027-480-917

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length

No.of apartment units

Total area

Register with BC Assessment



Compare property information and assessment values



View recently viewed properties



Store and access favourite properties across devices

EXHIBIT "F"

This is Exhibit "F" referred to in the First Affidavit of Jess Reid.

SWORN BEFORE ME this 27th day of July,
2026.



A Commissioner of Oaths in and for the
Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-256-5779

TITLE SEARCH PRINT

File Reference: TBD-J.Reid/ap

029
2026-07-02, 10:16:10

Requestor: Arlene Phillips

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	SECTION 189 LAND TITLE ACT
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CB348751 BA282658
Application Received	2022-11-22
Application Entered	2022-11-24
Registered Owner in Fee Simple Registered Owner/Mailing Address:	4354 INVESTMENTS LTD., INC.NO. 621513 104-1525 WEST 8TH AVENUE VANCOUVER, BC V6J 1T5
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	025-836-471 PARCEL C EXCEPT: PART SUBDIVIDED BY PLAN BCP23566; BLOCK 451 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP8982
Legal Notations	HERETO IS ANNEXED EASEMENT BA371104 OVER AIR SPACE PARCEL 1 AIR SPACE PLAN BCP23566 HERETO IS ANNEXED EASEMENT BA371105 OVER AIR SPACE PARCEL 1 AIR SPACE PLAN BCP23566 HERETO IS ANNEXED EASEMENT BA371106 OVER AIR SPACE PARCEL 1 AIR SPACE PLAN BCP23566 HERETO IS ANNEXED EASEMENT BA533177 OVER (PLAN BCP25234) COMMON PROPERTY STRATA PLAN BCS1875

TITLE SEARCH PRINT

File Reference: TBD-J.Reid/ap

030
2026-07-02, 10:16:10
Requestor: Arlene Phillips

HERITAGE DESIGNATION BYLAW VANCOUVER CHARTER SECTION 593
SEE BJ91210 AND BV528577

HERITAGE REVITALIZATION AGREEMENT
PURSUANT TO VANCOUVER CHARTER SECTION 592 AND 601
SEE BV543464

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA5914077
FILED 2017-04-04

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA5914078
FILED 2017-04-04

HERETO IS ANNEXED EASEMENT 479867M OVER PORTIONS OF AMENDED LOT 5,
PLAN 1276 AS SHOWN ON SKETCH FILED WITH 479867M

Charges, Liens and Interests

Nature:	EASEMENT
Registration Number:	479868M
Registration Date and Time:	1968-11-28 10:54
Registered Owner:	ROBERT JOSEPH LUBIN
Remarks:	INTER ALIA PART (NORTH .5 FT) ON SKETCH FILED WITH 479867M EASEMENT APPURTENANT TO AMENDED LOT 5 (SEE 79397K) BLOCK 451 PLAN 1276 AS TO PART FORMERLY AMENDED LOT 6 (SEE 236813L) BLOCK 451 PLAN 1276

Nature:	EASEMENT AND INDEMNITY AGREEMENT
Registration Number:	BW29761
Registration Date and Time:	2004-01-23 12:27
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BW29763
Registration Date and Time:	2004-01-23 12:27
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

Nature:	EQUITABLE CHARGE
Registration Number:	BW29765
Registration Date and Time:	2004-01-23 12:27
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

TITLE SEARCH PRINT

File Reference: TBD-J.Reid/ap

031
2026-07-02, 10:16:10
Requestor: Arlene Phillips

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BX595634
Registration Date and Time:	2005-12-16 14:15
Registered Owner:	SHAW CABLESYSTEMS LIMITED INCORPORATION NO. 60221A
Remarks:	INTER ALIA
Nature:	EASEMENT
Registration Number:	BA371100
Registration Date and Time:	2006-05-01 11:54
Remarks:	APPURTENANT TO AIR SPACE PARCEL 1 AIR SPACE PLAN BCP23566
Nature:	EASEMENT
Registration Number:	BA371101
Registration Date and Time:	2006-05-01 11:54
Remarks:	APPURTENANT TO AIR SPACE PARCEL 1 AIR SPACE PLAN BCP23566
Nature:	EASEMENT
Registration Number:	BA371102
Registration Date and Time:	2006-05-01 11:54
Remarks:	APPURTENANT TO AIR SPACE PARCEL 1 AIR SPACE PLAN BCP23566
Nature:	EASEMENT
Registration Number:	BA371103
Registration Date and Time:	2006-05-01 11:54
Remarks:	APPURTENANT TO AIR SPACE PARCEL 1 AIR SPACE PLAN BCP23566 PART SHOWN ON PLAN BCP23567
Nature:	COVENANT
Registration Number:	BA371107
Registration Date and Time:	2006-05-01 11:54
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA
Nature:	EASEMENT AND INDEMNITY AGREEMENT
Registration Number:	BA371118
Registration Date and Time:	2006-05-01 11:56
Registered Owner:	CITY OF VANCOUVER
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BA371120
Registration Date and Time:	2006-05-01 11:56
Registered Owner:	CITY OF VANCOUVER

TITLE SEARCH PRINT

File Reference: TBD-J.Reid/ap

032
2026-07-02, 10:16:10
Requestor: Arlene Phillips

Nature: EQUITABLE CHARGE
Registration Number: BA371122
Registration Date and Time: 2006-05-01 11:56
Registered Owner: CITY OF VANCOUVER

Nature: EASEMENT
Registration Number: BA371124
Registration Date and Time: 2006-05-01 11:56
Remarks: APPURTENANT TO AMENDED LOT 5 (SEE 79397K)
BLOCK 451 DISTRICT 526 PLAN 1276

Nature: COVENANT
Registration Number: BB789626
Registration Date and Time: 2009-07-03 10:46
Registered Owner: CITY OF VANCOUVER

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB789628
Registration Date and Time: 2009-07-03 10:46
Registered Owner: CITY OF VANCOUVER

Nature: MORTGAGE
Registration Number: CA4276985
Registration Date and Time: 2015-03-11 17:36
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. FI-0000097
Remarks: MODIFIED BY CA6678475

Nature: ASSIGNMENT OF RENTS
Registration Number: CA4276986
Registration Date and Time: 2015-03-11 17:36
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. FI-0000097
Remarks: MODIFIED BY CA6678476

Nature: MODIFICATION
Registration Number: CA6678475
Registration Date and Time: 2018-03-14 16:21
Remarks: MODIFICATION OF CA4276985

Nature: MODIFICATION
Registration Number: CA6678476
Registration Date and Time: 2018-03-14 16:21
Remarks: MODIFICATION OF CA4276986

TITLE SEARCH PRINT

File Reference: TBD-J.Reid/ap

033
2026-07-02, 10:16:10
Requestor: Arlene Phillips

Nature: MORTGAGE
Registration Number: CA9557378
Registration Date and Time: 2021-12-03 14:47
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA
INCORPORATION NO. A0052313
Remarks: INTER ALIA
MODIFIED BY CB1635714

Nature: ASSIGNMENT OF RENTS
Registration Number: CA9557379
Registration Date and Time: 2021-12-03 14:47
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA
INCORPORATION NO. A0052313
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA9626929
Registration Date and Time: 2022-01-07 12:39
Remarks: GRANTING CA4276985, MODIFIED BY CA6678475
PRIORITY OVER CA9557378 AND CA9557379

Nature: PRIORITY AGREEMENT
Registration Number: CA9626930
Registration Date and Time: 2022-01-07 12:39
Remarks: GRANTING CA4276986, MODIFIED BY CA6678476
PRIORITY OVER CA9557378 AND CA9557379

Nature: MORTGAGE
Registration Number: CB1158649
Registration Date and Time: 2024-02-12 09:25
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197

Nature: ASSIGNMENT OF RENTS
Registration Number: CB1158650
Registration Date and Time: 2024-02-12 09:25
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197

Nature: MODIFICATION
Registration Number: CB1635714
Registration Date and Time: 2024-10-04 10:20
Remarks: INTER ALIA
MODIFICATION OF CA9557378

TITLE SEARCH PRINT

File Reference: TBD-J.Reid/ap

034
2026-07-02, 10:16:10
Requestor: Arlene Phillips

Nature: MORTGAGE
Registration Number: CB2009005
Registration Date and Time: 2025-04-29 09:42
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197

Nature: ASSIGNMENT OF RENTS
Registration Number: CB2009006
Registration Date and Time: 2025-04-29 09:42
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197

Nature: MORTGAGE
Registration Number: CB2009041
Registration Date and Time: 2025-04-29 09:49
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197

Nature: ASSIGNMENT OF RENTS
Registration Number: CB2009042
Registration Date and Time: 2025-04-29 09:49
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197

Duplicate Infeasible Title NONE OUTSTANDING

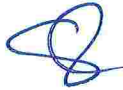
Transfers NONE

Pending Applications NONE

EXHIBIT "G"

This is Exhibit "G" referred to in the First Affidavit of Jess Reid.

SWORN BEFORE ME this 27th day of July, 2026.



A Commissioner of Oaths in and for the
Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-256-5779



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3050 GRANVILLE ST VANCOUVER V6H 3J8

Area-Jurisdiction-Roll: 09-200-007-130-686-98-0000



Total value \$14,787,000

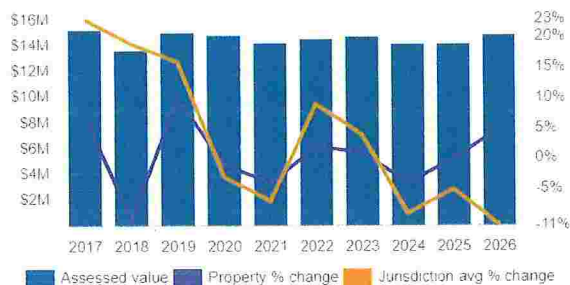
2026 assessment as of July 1, 2025

Land	\$7,692,000
Buildings	\$7,095,000
Previous year value	\$14,071,000
Land	\$6,953,000
Buildings	\$7,118,000

Property value history

2026	+5%	\$14,787,000
2025	0%	\$14,071,000
2024	-4%	\$14,052,000
2023	+1%	\$14,657,000
2022	+2%	\$14,461,000

Property value and City of Vancouver jurisdiction change



Property information

Year built	2005
Description	Comm & Res - Apt
Bedrooms	
Baths	
Carports	
Garages	
Land size	16772 Sq Ft
First floor area	
Second floor area	
Basement finish area	
Strata area	
Building storeys	4
Gross leasable area	
Net leasable area	12,842

Legal description and parcel ID

PARCEL C, BLOCK 451, PLAN BCP8982, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN BCP23566
PID: 025-836-471

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length

No.of apartment units

Total area

Register with BC Assessment



Compare property information and assessment values



View recently viewed properties



Store and access favourite properties across devices

EXHIBIT "H"

This is Exhibit "H" referred to in the First Affidavit of Jess Reid.

SWORN BEFORE ME this 27th day of July,
2026.



A Commissioner of Oaths in and for the
Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-256-5779

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT
FORM B (Section 225)

Mar-11-2015 17:36:16.001

CA4276985 CA4276986

MORTGAGE - PART 1 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.

David Peter
Lawrence
Mydske AA8Y6E

Digitally signed by David Peter
Lawrence Mydske AA8Y6E
DN: c=CA, cn=David Peter Lawrence
Mydske AA8Y6E, o=Lawyer, ou=Verify
ID at www.luricert.com/LKUP.cfm?
id=AA8Y6E
Date: 2015.03.10 17:27:04 -07'00'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Borden Ladner Gervais LLP

1200 - 200 Burrard Street

P.O. Box 48600

Vancouver

BC V7X 1T2

Tel. No. 604-687-5744

File No. 552256/000043

Client No. 10439

Document Fees: \$155.44

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

025-836-471

PARCEL C EXCEPT: PART SUBDIVIDED BY PLAN BCP23566; BLOCK 451
DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP8982

STC? YES ☐

3. BORROWER(S) (MORTGAGOR(S)): (including postal address(es) and postal code(s))

4354 INVESTMENTS LTD.

20TH FLOOR, 250 HOWE STREET

VANCOUVER

V6C 3R8

BRITISH COLUMBIA

CANADA

Incorporation No

BC0621513

4. LENDER(S) (MORTGAGEE(S)): (including occupation(s), postal address(es) and postal code(s))

VANCOUVER CITY SAVINGS CREDIT UNION

183 TERMINAL AVENUE, 5TH FLOOR

VANCOUVER

CANADA

BRITISH COLUMBIA

V6A 4G2

Incorporation No

FI-0000097

5. PAYMENT PROVISIONS:

(a) Principal Amount:

\$11,300,000.00

(b) Interest Rate:

SEE SCHEDULE

(c) Interest Adjustment

Date:

Y	M	D
15	3	1

(d) Interest Calculation Period:

SEE SCHEDULE

(e) Payment Dates:

1st day of each month

(f) First Payment

Date:

15	4	1
----	---	---

(g) Amount of each periodic payment:

SEE SCHEDULE

(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:

SEE
SCHEDULE

(j) Assignment of Rents which the
applicant wants registered ?

YES ☒ NO ☐

If YES, page and paragraph number:

MT100112, Pages 29 to 31,
Paragraph 20

(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: MT100112

(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:

SEE SCHEDULE

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)

ROBERT A. GOODRICH

Barrister & Solicitor

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

Execution Date

Y	M	D
15	3	6

Borrower(s) Signature(s)

4354 INVESTMENTS LTD.,
 By its authorized signatories:

Anthony Pappajohn

LAND TITLE ACT
FORM E

SCHEDULE

PAGE 3 of 6 page(s)

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

5. PAYMENT PROVISIONS:

(b) Interest Rate:

Tranche 1 Principal Amount:

3.10% per annum to 2020/3/1, Prime plus 5.0% thereafter (the "Tranche 1 Interest Rate")

Tranche 2 Principal Amount:

The greater of: (i) 3.10% per annum, and (ii) such other rate of interest as may be determined by the Mortgagee in accordance with the Commitment Letter, to 2020/3/1, Prime plus 5.0% thereafter (the "Tranche 2 Interest Rate")

(d) Interest Calculation Period:

Semi-annually to 2020/3/1, Monthly thereafter

(g) Amount of each periodic payment:

Tranche 1 Principal Amount:

The monthly payment of the Principal Amount and Interest in the amount of \$46,883 each to 2020/3/1. Unless demand has been made by the Mortgagee, Interest only after 2020/3/1

Tranche 2 Principal Amount:

The monthly payment of the Principal Amount and Interest each to 2020/3/1 as determined by the Mortgagee in accordance with the Commitment Letter. Unless demand has been made by the Mortgagee, Interest only after 2020/3/1

(i) Last Payment Date:

SAME AS BALANCE DUE DATE

(l) Balance Due Date:

ON DEMAND on or after: 2020/3/1

WITHOUT DEMAND: 2020/9/1

LAND TITLE ACT
FORM E

SCHEDULE

PAGE 4 of 6 page(s)

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

10. ADDITIONAL OR MODIFIED TERMS:

The Standard Mortgage Terms filed under number MT100112 (the "Standard Mortgage Terms") are hereby amended as follows:

1. Sub-paragraph 1.01(d) of Clause 1.00 of the Standard Mortgage Terms is hereby deleted in its entirety and replaced with the following:

"(d) "Commitment Letter" means the commitment letter dated January 23, 2015 and any amendments thereto and renewals and replacements thereof, issued by the Mortgagee to the Mortgagor and/or any Borrower in connection with the Credit Facility which is secured by, among other things, This Mortgage."

2. Sub-paragraph 1.01(t) of Clause 1.00 of the Standard Mortgage Terms is hereby amended by adding the following to the end of that sub-paragraph:

", and means the Tranche 1 Interest Rate with respect to the Tranche 1 Principal Amount and means the Tranche 2 Interest Rate with respect to the Tranche 2 Principal Amount".

3. Sub-paragraph 1.01(u) of Clause 1.00 of the Standard Mortgage Terms is hereby amended by adding the following words to the end of that sub-paragraph:

"and the Mortgagor's rights and benefits under the Leases".

4. The following definitions are hereby added as sub-paragraphs 1.01(xx) and (yy) of Clause 1.00 of the Standard Mortgage Terms:

"(xx) **"Tranche 1 Principal Amount"** means the portion of the Principal Amount in the sum of \$9,800,000 designated by the Mortgagee as the Tranche 1 Principal Amount, and which is the first advance of the Principal Amount by the Mortgagee.

(yy) **"Tranche 2 Principal Amount"** means the portion of the Principal Amount in the sum of \$1,500,000 designated by the Mortgagee as the Tranche 2 Principal Amount, and which is advanced by the Mortgagee after the Tranche 1 Principal Amount."

LAND TITLE ACT
FORM E

SCHEDULE

PAGE 5 of 6 page(s)

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

5. The following provision is hereby added as paragraph 7.02 of Clause 7.00 of the Standard Mortgage Terms:

"7.02 Notwithstanding the foregoing, provided that there is no Default, under This Mortgage or any Loan Document, the Mortgagor may prepay all or any part of the Tranche 1 Principal Amount, upon payment to the Mortgagee the greater of:

- (a) an additional three (3) months of Interest at the Tranche 1 Interest Rate on the amount so prepaid; or
- (b) a yield maintenance fee as calculated by the Mortgagee, based upon the difference between the Tranche 1 Interest Rate and the yield for the remaining term of This Mortgage from the date of prepayment to March 1, 2020 earned by a Government of Canada bond (or in the event that the prepayment occurs after March 1, 2019, a Canadian Treasury Bill) in each case having a maturity date closest to March 1, 2020."

6. The following provision is hereby added as paragraph 7.03 of Clause 7.00 of the Standard Mortgage Terms:

"7.03 Notwithstanding the foregoing, provided that there is no Default, under This Mortgage or any Loan Document, the Mortgagor may prepay all or any part of the Tranche 2 Principal Amount, upon payment to the Mortgagee the greater of:

- (a) an additional three (3) months of Interest at the Tranche 2 Interest Rate on the amount so prepaid; or
- (b) a yield maintenance fee as calculated by the Mortgagee, based upon the difference between the Tranche 2 Interest Rate and the yield for the remaining term of This Mortgage from the date of prepayment to March 1, 2020 earned by a Government of Canada bond (or in the event that the prepayment occurs after March 1, 2019, a Canadian Treasury Bill) in each case having a maturity date closest to March 1, 2020."

7. Sub-paragraph 8.01(d) of Clause 8.00 of the Standard Mortgage Terms is hereby amended by adding the following words to the end of that sub-paragraph:

"by August 1 of each calendar year,".

**LAND TITLE ACT
FORM E****SCHEDULE**

PAGE 6 of 6 page(s)

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

8. Sub-paragraph 8.01(ee) of Clause 8.00 of the Standard Mortgage Terms is hereby amended by deleting the period at the end of the sub-paragraph and replacing it with the following:

" , and".

9. The following provision is hereby added as sub-paragraph 8.01(ff) of Clause 8.00 of the Standard Mortgage Terms:

"(ff) the Mortgagor will not operate, nor allow any tenant to operate a business on the Land that is:

(i) sexually exploitive or that is inconsistent with generally accepted community standards of conduct and propriety, including those that feature sexually explicit entertainment, products or services; or

(ii) engaged in or associated with illegal activities.".

10. The following provision is hereby added as Clause 24.00 of the Standard Mortgage Terms:

"24.00 REFERENCE DATE

24.01 This Mortgage is dated for reference February 25, 2015, notwithstanding the actual date of execution of This Mortgage.".

11. PRIOR ENCUMBRANCES PERMITTED BY LENDER:

Legal Notations: Annexed Easements BA371104, BA371105, BA371106, BA533177 and 479867M

Legal Notation: Heritage Designation Bylaw *Vancouver Charter* Section 593, see BJ91210 and BV528577

Legal Notation: Heritage Revitalization Agreement pursuant to *Vancouver Charter* Section 592 and 601, see BV543464

Easements 479868M, BA371100, BA371101, BA371102, BA371103 and BA371124

Easement and Indemnity Agreements BW29761 and BA371118

Statutory Rights of Way BW29763, BX595634, BA371120 and BB789628

Equitable Charges BW29765 and BA371122

Covenants BA371107 and BB789626

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1 Province of British Columbia

Mar-14-2018 16:21:00.001

CA6678475 CA6678476

PAGE 1 OF 9 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.

David Peter
Lawrence
Mydske 2VRRGC

Digitally signed by David Peter
Lawrence Mydske 2VRRGC
DN: c=CA, o=David Peter Lawrence
Mydske 2VRRGC, o=Lawyer,
ou=Verity ID at www.verity.com/
LKUP,dm?id=2VRRGC
Date: 2018.03.14 16:16:18 -0700

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Borden Ladner Gervais LLP

1200 - 200 Burrard Street

P.O. Box 48600

Vancouver

BC V7X 1T2

Tel. No. 604-687-5744

File No. 552256/000043

Client No. 10439

Document Fees: \$143.16

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

025-836-471

**PARCEL C: EXCEPT: PART SUBDIVIDED BY PLAN BCP23566; BLOCK 451
DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP8982**

STC? YES ☐

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

SEE SCHEDULE

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) ☐ Filed Standard Charge Terms D.F. No.(b) ☒ Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

SEE SCHEDULE

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

VANCOUVER CITY SAVINGS CREDIT UNION

183 TERMINAL AVENUE, 5TH FLOOR

VANCOUVER

V6A 4G2

BRITISH COLUMBIA

CANADA

Incorporation No

FI-0000097

7. ADDITIONAL OR MODIFIED TERMS:

NIL

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)

ROBERT A. GOODRICH

Barrister & Solicitor

DENTONS CANADA LLP

20th Floor, 250 Howe Street

Vancouver, B.C. V6C 3R8

Telephone (604) 687-4460

(as to both signatures)

Execution Date

Y	M	D
18	3	13

Transferor(s) Signature(s)

Mortgagor:

4353 INVESTMENTS LTD.,
by its authorized signatories:

THOMAS JAMES PAPPAJOHN

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 2 of 9 PAGES

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

DAVID MYDSKE

Barrister & Solicitor

1200 Waterfront Centre, 200 Burrard
Street P.O. Box 48600,
Vancouver, Canada V7X 1T2
604-6404123

(as to the signature of Gary Wiebe)

Y	M	D
18	3	14

Mortgagee:

VANCOUVER CITY SAVINGS CREDIT UNION, by its authorized signatories:

Michael F. Smith

Gary Wiebe

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 3 OF 9 PAGES

NATURE OF INTEREST
ModificationCHARGE NO.
CA4276985ADDITIONAL INFORMATION
Modification of Mortgage
Pages 6 to 8, paragraph 1NATURE OF INTEREST
ModificationCHARGE NO.
CA4276986ADDITIONAL INFORMATION
Modification of Assignment of Rents
Page 8, paragraphs 1.11 and 2

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

**LAND TITLE ACT
FORM E**

SCHEDULE

PAGE 4 OF 9 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. TRANSFEROR(S):

4354 INVESTMENTS LTD. (Incorporation No. BC0621513), of 20th floor, 250 Howe Street, Vancouver,
British Columbia, V6C 3R8

TERMS OF INSTRUMENT - PART 2

THIS AGREEMENT dated for reference March 1, 2018,

BETWEEN:

4354 INVESTMENTS LTD. (Incorporation No. BC0621513), a company incorporated under the laws of the Province of British Columbia and having an address of 20th Floor, 250 Howe Street, Vancouver, British Columbia, V6C 3R8

(the "**Mortgagor**")

AND:

VANCOUVER CITY SAVINGS CREDIT UNION (Incorporation No. FI-0000097), a credit union incorporated under the laws of the Province of British Columbia, having a branch office and postal address at 183 Terminal Avenue, 5th Floor, Vancouver, British Columbia, V6A 4G2

(the "**Mortgagee**")

WHEREAS:

A. By a mortgage dated for reference February 25, 2015 (the "**Mortgage**") and registered in the Land Title Office (the "**LTO**") on March 11, 2015 under number CA4276985, the Mortgagor did grant and mortgage to the Mortgagee those lands and premises situate in the City of Vancouver, British Columbia, and legally described as:

Parcel Identifier: 025-836-471
Parcel C Except: Part Subdivided by Plan BCP23566;
Block 451 District Lot 526
Group 1 New Westminster District
Plan BCP8982

(the "**Lands**"),

together with appurtenances thereto belonging or appertaining to secure the repayment of the original principal amount of \$11,300,000 (the "**Principal Amount**") with interest thereon as set out therein subject to a proviso for redemption;

B. By an assignment of rents contained in the Mortgage (the "**Assignment of Rents**") and registered in the LTO on March 11, 2015 under number CA4276986, the Mortgagor assigned, transferred and granted to the Mortgagee any and all rents thereafter to become due under any and all leases, agreements to lease and tenancy agreements with respect to the Lands as additional security to the Mortgage;

C. By a security agreement dated for reference February 25, 2015 (the "**Security Agreement**"), notice of which was filed in the Personal Property Registry, Victoria, British Columbia on February 24, 2015 under base registration number 456805I, the Mortgagor granted to the Mortgagee a continuing, specific and fixed security interest in the "Collateral" (as defined in the Security Agreement) as additional security to the Mortgage, (the Mortgage, the Assignment of Rents and the Security Agreement are herein collectively called the "**Security Documents**"); and

D. The Mortgagor and the Mortgagee have agreed to modify the Security Documents as hereinafter set forth.

NOW THEREFOR THIS AGREEMENT WITNESSES that in consideration of the premises, the mutual covenants and agreements herein contained and the sum of One Dollar (\$1.00) and other good and valuable consideration now paid by the Mortgagee to the Mortgagor (the receipt and sufficiency of which is hereby acknowledged by the Mortgagor), the parties hereto hereby covenant and agree as follows:

1. From and including the 1st day of March, 2018 (the "**Effective Date**"), the Mortgage is hereby modified as follows:

1.1 The Principal Amount set out in paragraph 5(a) of the Form B Mortgage - Part 1 is hereby deleted and replaced with:

"\$10,470,000.00";

1.2 The Interest Rate set out in paragraph 5(b) of the Form B Mortgage - Part 1 is hereby deleted and replaced with:

"Tranche 1 Principal Amount:

3.10% per annum to 2020/4/1, Prime plus 5.0% thereafter (the "Tranche 1 Interest Rate")

Tranche 2 Principal Amount:

3.65% per annum to 2020/4/1, Prime plus 5.0% thereafter (the "Tranche 2 Interest Rate");

1.3. The Interest Adjustment Date set out in paragraph 5(c) of the Form B Mortgage - Part 1 is hereby deleted and replaced with:

"April 1, 2018";

1.4 The Interest Calculation Period set out in paragraph 5(d) of the Form B Mortgage - Part 1 is hereby deleted and replaced with:

"Semi-annually to 2020/4/1, Monthly thereafter";

1.5 The First Payment Date set out in paragraph 5(f) of the Form B Mortgage - Part 1 is hereby deleted and replaced with:

"May 1, 2018";

1.6 The Amount of Each Periodic Payment set out in paragraph 5(g) of the Form B Mortgage - Part 1 is hereby deleted and replaced with:

"Tranche 1 Principal Amount:

The monthly payment of the Principal Amount and Interest in the amount of \$46,883 each to 2020/4/1. Unless demand has been made by the Mortgagee, Interest only after 2020/4/1

Tranche 2 Principal Amount:

The monthly payment of the Principal Amount and Interest in the amount of \$3,686 each to 2020/4/1. Unless demand has been made by the Mortgagee, Interest only after 2020/4/1";

1.7 The *Interest Act* (Canada) Statement set out in paragraph 5(h) of the Form B Mortgage - Part 1 is hereby deleted and replaced with:

"Tranche 1 Principal Amount:

The equivalent rate of interest calculated half yearly not in advance is 3.10% per annum to 2020/4/1 and N/A thereafter

Tranche 2 Principal Amount

The equivalent rate of interest calculated half yearly not in advance is 3.65% per annum to 2020/4/1 and N/A thereafter";

1.8 The Balance Due Date set out in paragraph 5(l) of the Form B Mortgage - Part 1 is hereby deleted and replaced with:

"ON DEMAND on or after: 2020/4/1

WITHOUT DEMAND: 2020/10/1";

1.9 Sub-paragraph 1.01(yy) of Clause 1.00 of the Standard Mortgage Terms filed under number MT100112 (the "**Standard Mortgage Terms**") is hereby amended by deleting the amount "\$1,500,000" and replacing it with:

"\$670,000";

1.10 Sub-paragraphs 7.02(b) and 7.03(b) of Clause 7.00 of the Standard Mortgage Terms are hereby amended by deleting each reference to the date "March 1, 2020" and replacing them with:

"April 1, 2020",

and by deleting each reference to the date "March 1, 2019" and replacing them with:

"April 1, 2019"; and

1.11 Paragraph 20.08 of Clause 20.00 of the Standard Mortgage Terms is hereby amended by inserting the following words in the first line thereof after the words "assignment of rents":

", as it may be amended from time to time,".

2. From and including the Effective Date, the Assignment of Rents and the Security Agreement are hereby modified so that for all purposes each shall be additional and equal ranking security for the payment of the Principal Amount, interest and all other moneys as provided in the Mortgage as hereby amended.

3. The Mortgagor hereby covenants with the Mortgagee to pay the Principal Amount together with interest and all other moneys secured by or payable under the Security Documents as hereby amended as and when the same become due and payable strictly in accordance with the Security Documents as hereby amended and to observe and perform all of the terms, conditions, provisos and covenants in the Security Documents as hereby amended.

4. This Agreement shall from the Effective Date be read and construed together with the Security Documents and the Security Documents as hereby amended shall be and continue to be of full force, virtue and effect. All words and phrases which are defined in the Mortgage shall have the same respective meaning when used in this Agreement, except where modified by this Agreement.

5. Notwithstanding that any person has not joined in, approved of or consented hereto, this Agreement shall not prejudice any rights which the Mortgagee may have under the Security Documents or otherwise and shall not create any merger or alter or prejudice the rights of the Mortgagee as regards any additional or collateral security to the Mortgage or as regards the Mortgagor, any surety or subsequent encumbrancer or any person not a party hereto liable to pay any moneys owing under or secured by the Security Documents or interested in the Lands all of which rights are hereby reserved.

6. This Agreement and everything herein contained shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

7. This Agreement shall be construed in accordance with the laws of the Province of British Columbia, and the parties hereto agree that any legal suit, action or proceeding arising out of or relating to this Agreement or the Security Documents as hereby amended may be instituted in and determined by the courts of the Province of British Columbia and the parties hereto hereby accept and irrevocably submit to the jurisdiction of the said courts and acknowledge their competence and agree to be bound by any judgment thereof, provided that nothing herein shall limit the Mortgagee's rights to bring proceedings elsewhere against the Mortgagor or any other person.

IN WITNESS WHEREOF the Mortgagor and the Mortgagee have executed this Agreement in Item 8 of the Form C General Instrument - Part 1, as of the day and in the year first above written.

EXHIBIT "I"

This is Exhibit "I" referred to in the First Affidavit of Jess Reid.

SWORN BEFORE ME this 27th day of July,
2026.



A Commissioner of Oaths in and for the
Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-256-5779

TITLE SEARCH PRINT

File Reference: TBD-J.Reid/AP

055
2026-06-17, 13:36:55
Requestor: Arlene Phillips

****CURRENT AND CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CB348766
From Title Number	BB1971656
Application Received	2022-11-22
Application Entered	2022-11-24
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	NO. 198 CATHEDRAL VENTURES LTD., INC.NO. 546758 104-1525 WEST 8TH AVENUE VANCOUVER, BC V6J 1T5
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	014-174-685
Legal Description:	LOT 9 BLOCK 430 DISTRICT LOT 526 PLAN 1949
Legal Notations	
	NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE BT182846 FILED 2002-05-30
Charges, Liens and Interests	
Nature:	EASEMENT AND INDEMNITY AGREEMENT
Registration Number:	BB4034784
Registration Date and Time:	2012-01-20 14:34
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BB4034786
Registration Date and Time:	2012-01-20 14:34
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

TITLE SEARCH PRINT

File Reference: TBD-J.Reid/AP

056
2026-06-17, 13:36:55
Requestor: Arlene Phillips

Nature: EQUITABLE CHARGE
Registration Number: BB4034788
Registration Date and Time: 2012-01-20 14:34
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA3281216
Registration Date and Time: 2013-08-08 10:26
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. FI-0000097
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA3281217
Registration Date and Time: 2013-08-08 10:26
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. FI-0000097
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA9557378
Registration Date and Time: 2021-12-03 14:47
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA
INCORPORATION NO. A0052313
Remarks: INTER ALIA
MODIFIED BY CB1635714

Nature: ASSIGNMENT OF RENTS
Registration Number: CA9557379
Registration Date and Time: 2021-12-03 14:47
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA
INCORPORATION NO. A0052313
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA9626927
Registration Date and Time: 2022-01-07 12:39
Remarks: INTER ALIA
GRANTING CA3281216 PRIORITY OVER CA9557378 AND
CA9557379

TITLE SEARCH PRINT

File Reference: TBD-J.Reid/AP

057
2026-06-17, 13:36:55
Requestor: Arlene Phillips

Nature: PRIORITY AGREEMENT
Registration Number: CA9626928
Registration Date and Time: 2022-01-07 12:39
Remarks: INTER ALIA
GRANTING CA3281217 PRIORITY OVER CA9557378 AND
CA9557379

Nature: MORTGAGE
Registration Number: CB1158630
Registration Date and Time: 2024-02-12 09:19
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB1158631
Registration Date and Time: 2024-02-12 09:19
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197
Remarks: INTER ALIA

Nature: MODIFICATION
Registration Number: CB1635714
Registration Date and Time: 2024-10-04 10:20
Remarks: INTER ALIA
MODIFICATION OF CA9557378

Nature: MORTGAGE
Registration Number: CB2009003
Registration Date and Time: 2025-04-29 09:42
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB2009004
Registration Date and Time: 2025-04-29 09:42
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB2009043
Registration Date and Time: 2025-04-29 09:49
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: TBD-J.Reid/AP

058
2026-06-17, 13:36:55
Requestor: Arlene Phillips

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB2009044
Registration Date and Time:	2025-04-29 09:49
Registered Owner:	VANCOUVER CITY SAVINGS CREDIT UNION INCORPORATION NO. F197
Remarks:	INTER ALIA

Duplicate Infeasible Title	NONE OUTSTANDING
-----------------------------------	------------------

Transfers	NONE
------------------	------

Pending Applications	NONE
-----------------------------	------

Corrections	NONE
--------------------	------

PARCEL IDENTIFIER (PID): 014-174-685

SHORT LEGAL DESCRIPTION:S/1949///430//9

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

LOT 9 BLOCK 430 DISTRICT LOT 526 PLAN 1949

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VAP1949

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

TITLE SEARCH PRINT

File Reference: TBD-J.Reid/AP

060
2026-06-17, 13:36:55
Requestor: Arlene Phillips

CURRENT AND CANCELLED INFORMATION SHOWN

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CB348767
From Title Number	BB1971657
Application Received	2022-11-22
Application Entered	2022-11-24
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	NO. 198 CATHEDRAL VENTURES LTD., INC.NO. 546758 104-1525 WEST 8TH AVENUE VANCOUVER, BC V6J 1T5
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	014-174-707
Legal Description:	LOT 10 BLOCK 430 DISTRICT LOT 526 PLAN 1949
Legal Notations	
	NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE BT182846 FILED 2002-05-30
Charges, Liens and Interests	
Nature:	EASEMENT AND INDEMNITY AGREEMENT
Registration Number:	BB4034784
Registration Date and Time:	2012-01-20 14:34
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BB4034786
Registration Date and Time:	2012-01-20 14:34
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

TITLE SEARCH PRINT

File Reference: TBD-J.Reid/AP

061
2026-06-17, 13:36:55
Requestor: Arlene Phillips

Nature: EQUITABLE CHARGE
Registration Number: BB4034788
Registration Date and Time: 2012-01-20 14:34
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA3281216
Registration Date and Time: 2013-08-08 10:26
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. FI-0000097
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA3281217
Registration Date and Time: 2013-08-08 10:26
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. FI-0000097
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA9557378
Registration Date and Time: 2021-12-03 14:47
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA
INCORPORATION NO. A0052313
Remarks: INTER ALIA
MODIFIED BY CB1635714

Nature: ASSIGNMENT OF RENTS
Registration Number: CA9557379
Registration Date and Time: 2021-12-03 14:47
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA
INCORPORATION NO. A0052313
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA9626927
Registration Date and Time: 2022-01-07 12:39
Remarks: INTER ALIA
GRANTING CA3281216 PRIORITY OVER CA9557378 AND
CA9557379

TITLE SEARCH PRINT

File Reference: TBD-J.Reid/AP

062
2026-06-17, 13:36:55
Requestor: Arlene Phillips

Nature: PRIORITY AGREEMENT
Registration Number: CA9626928
Registration Date and Time: 2022-01-07 12:39
Remarks: INTER ALIA
GRANTING CA3281217 PRIORITY OVER CA9557378 AND
CA9557379

Nature: MORTGAGE
Registration Number: CB1158630
Registration Date and Time: 2024-02-12 09:19
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB1158631
Registration Date and Time: 2024-02-12 09:19
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197
Remarks: INTER ALIA

Nature: MODIFICATION
Registration Number: CB1635714
Registration Date and Time: 2024-10-04 10:20
Remarks: INTER ALIA
MODIFICATION OF CA9557378

Nature: MORTGAGE
Registration Number: CB2009003
Registration Date and Time: 2025-04-29 09:42
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB2009004
Registration Date and Time: 2025-04-29 09:42
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB2009043
Registration Date and Time: 2025-04-29 09:49
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. F197
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: TBD-J.Reid/AP

063
2026-06-17, 13:36:55
Requestor: Arlene Phillips

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB2009044
Registration Date and Time:	2025-04-29 09:49
Registered Owner:	VANCOUVER CITY SAVINGS CREDIT UNION INCORPORATION NO. F197
Remarks:	INTER ALIA

Duplicate Indefeasible Title	NONE OUTSTANDING
-------------------------------------	------------------

Transfers	NONE
------------------	------

Pending Applications	NONE
-----------------------------	------

Corrections	NONE
--------------------	------

PARCEL IDENTIFIER (PID): 014-174-707

SHORT LEGAL DESCRIPTION:S/1949///430//10

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

LOT 10 BLOCK 430 DISTRICT LOT 526 PLAN 1949

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VAP1949

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

EXHIBIT "J"

This is Exhibit "J" referred to in the First Affidavit of Jess Reid.

SWORN BEFORE ME this 27th day of July,
2026.



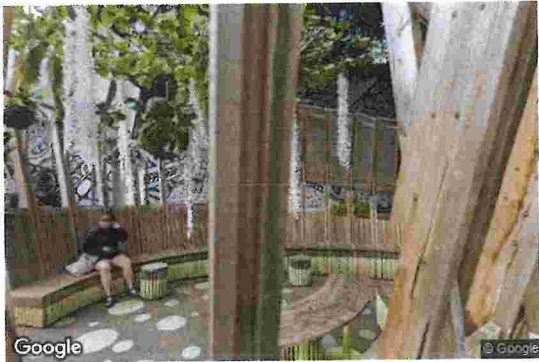
A Commissioner of Oaths in and for the
Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-256-5779



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

1520 13TH AVE W VANCOUVER V6J 2G4
Area-Jurisdiction-Roll: 09-200-007-130-683-07-0000



Total value \$11,224,000

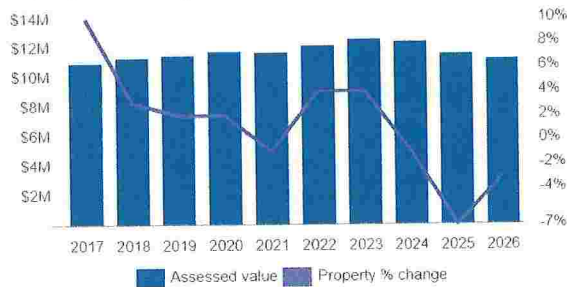
2026 assessment as of July 1, 2025

Land	\$3,902,000
Buildings	\$7,322,000
Previous year value	\$11,583,000
Land	\$8,154,000
Buildings	\$3,429,000

Property value history

2026	-3%	\$11,224,000
2025	-7%	\$11,583,000
2024	-1%	\$12,412,000
2023	+4%	\$12,586,000
2022	+4%	\$12,156,000

Property value change



Property information

Year built	1912
Description	Comm & Res - With Suites
Bedrooms	
Baths	
Carports	
Garages	
Land size	54 x 120 Ft
First floor area	
Second floor area	
Basement finish area	
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	5,264

Legal description and parcel ID

LOT 9, BLOCK 430, PLAN VAP1949, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT
PID: 014-174-685
see more legal descriptions below

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length

No.of apartment units

8

Total area

Comments

Property has more than one structure; Property Details may be for multiple structures

Legal Description and Parcel ID

LOT 9, BLOCK 430, PLAN VAP1949, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT
PID: 014-174-685

LOT 10, BLOCK 430, PLAN VAP1949, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT
PID: 014-174-707

Register with BC Assessment



Compare property information and assessment values



View recently viewed properties



Store and access favourite properties across devices

EXHIBIT "K"

This is Exhibit "K" referred to in the First Affidavit of Jess Reid.

SWORN BEFORE ME this 27th day of July,
2026.



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Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-256-5779

TITLE SEARCH PRINT

File Reference: 0015712.00101

069
2026-07-20, 12:40:06
Requestor: Arlene Phillips

CURRENT AND CANCELLED INFORMATION SHOWN

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CB348750 CA7408676
Application Received	2022-11-22
Application Entered	2022-11-24
Registered Owner in Fee Simple Registered Owner/Mailing Address:	4354 INVESTMENTS LTD., INC.NO. 621513 104-1525 WEST 8TH AVENUE VANCOUVER, BC V6J 1T5
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	026-682-672 STRATA LOT 32 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1875 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	HERETO IS ANNEXED EASEMENT BA371100 OVER PARCEL C PLAN BCP8982 HERETO IS ANNEXED EASEMENT BA371101 OVER PARCEL C PLAN BCP8982 HERETO IS ANNEXED EASEMENT BA371102 OVER PARCEL C PLAN BCP8982 HERETO IS ANNEXED EASEMENT BA371103 OVER PARCEL C PLAN BCP8982 AS TO PART SHOWN ON PLAN BCP23567

TITLE SEARCH PRINT

File Reference: 0015712.00101

070
2026-07-20, 12:40:06
Requestor: Arlene Phillips

HERETO IS ANNEXED EASEMENT BA371111 OVER THAT PORTION OF ROAD
DEDICATED BY PLAN 1276 AS SHOWN ON PLAN BCP23568, AS SHOWN ON
PLAN BCP23568 AND BCP23569

HERITAGE DESIGNATION BYLAW VANCOUVER CHARTER SECTION 593
SEE BJ91210 AND BV528577

HERITAGE REVITALIZATION AGREEMENT
PURSUANT TO VANCOUVER CHARTER SECTION 592 AND 601
SEE BV543464

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CB698136
FILED 2023-06-19

HERETO IS ANNEXED EASEMENT 479867M OVER PORTIONS OF AMENDED LOT 5,
PLAN 1276 AS SHOWN ON SKETCH FILED WITH 479867M

Charges, Liens and Interests

Nature:	EASEMENT AND INDEMNITY AGREEMENT
Registration Number:	BW29761
Registration Date and Time:	2004-01-23 12:27
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BW29763
Registration Date and Time:	2004-01-23 12:27
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

Nature:	EQUITABLE CHARGE
Registration Number:	BW29765
Registration Date and Time:	2004-01-23 12:27
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BX595634
Registration Date and Time:	2005-12-16 14:15
Registered Owner:	SHAW CABLESYSTEMS LIMITED INCORPORATION NO. 60221A
Remarks:	INTER ALIA

TITLE SEARCH PRINT

File Reference: 0015712.00101

071
2026-07-20, 12:40:06
Requestor: Arlene Phillips

Nature: EASEMENT
Registration Number: BA371104
Registration Date and Time: 2006-05-01 11:54
Remarks: INTER ALIA
APPURTENANT TO PARCEL C PLAN BCP8982

Nature: EASEMENT
Registration Number: BA371105
Registration Date and Time: 2006-05-01 11:54
Remarks: INTER ALIA
APPURTENANT TO PARCEL C PLAN BCP8982

Nature: EASEMENT
Registration Number: BA371106
Registration Date and Time: 2006-05-01 11:54
Remarks: INTER ALIA
APPURTENANT TO PARCEL C PLAN BCP8982

Nature: COVENANT
Registration Number: BA371107
Registration Date and Time: 2006-05-01 11:54
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: BA371112
Registration Date and Time: 2006-05-01 11:55
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: BA371114
Registration Date and Time: 2006-05-01 11:55
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: EQUITABLE CHARGE
Registration Number: BA371116
Registration Date and Time: 2006-05-01 11:55
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 0015712.00101

072
2026-07-20, 12:40:06

Requestor: Arlene Phillips

Nature: EASEMENT
Registration Number: BA371125
Registration Date and Time: 2006-05-01 11:56
Remarks: INTER ALIA
APPURTENANT TO AMENDED LOT 5 (SEE 79397K)
BLOCK 451 DISTRICT LOT 526 PLAN 1276

Nature: MORTGAGE
Registration Number: CA4980818
Registration Date and Time: 2016-02-11 10:06
Registered Owner: PEOPLES TRUST COMPANY
INCORPORATION NO. A0033943
Transfer Number: CA4980818 TRANSFERRED TO CA7278364
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA
INCORPORATION NO. A-52313
Transfer Number: CA7278364

Nature: ASSIGNMENT OF RENTS
Registration Number: CA4980819
Registration Date and Time: 2016-02-11 10:06
Registered Owner: PEOPLES TRUST COMPANY
INCORPORATION NO. A0033943

Nature: MORTGAGE
Registration Number: CB1605013
Registration Date and Time: 2024-09-19 09:07
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA
INCORPORATION NO. A0052313

Nature: ASSIGNMENT OF RENTS
Registration Number: CB1605014
Registration Date and Time: 2024-09-19 09:07
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA
INCORPORATION NO. A0052313

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

PARCEL IDENTIFIER (PID): 026-682-672

SHORT LEGAL DESCRIPTION: S/BCS1875/////32

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 32 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT

STRATA PLAN BCS1875

TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN BCP8982

STRATA PLAN BCS1875

SUBDIVISION PLAN VAP1276

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

EXHIBIT "L"

This is Exhibit "L" referred to in the First Affidavit of Jess Reid.

SWORN BEFORE ME this 27th day of July,
2026.



A Commissioner of Oaths in and for the
Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-256-5779



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PH1-1477 15TH AVE W VANCOUVER V6H 1S4

Area-Jurisdiction-Roll: 09-200-007-130-686-96-0032



Total value **\$2,079,000**

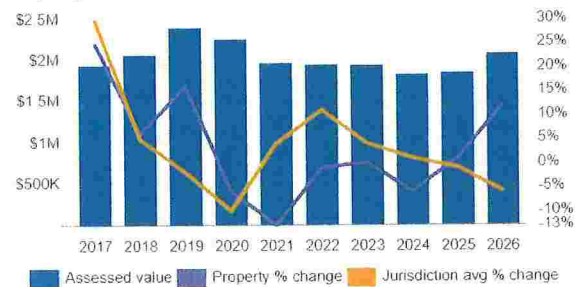
2026 assessment as of July 1, 2025

Previous year value **\$1,849,000**

Property value history

2026	+12%	\$2,079,000
2025	+1%	\$1,849,000
2024	-6%	\$1,830,000
2023	0%	\$1,938,000
2022	-1%	\$1,946,000

Property value and City of Vancouver jurisdiction change



Property information

Year built	2006
Description	Strata Apartment
Bedrooms	2
Baths	3
Carports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	1,555
Building storeys	4
Gross leasable area	
Net leasable area	

Legal description and parcel ID

STRATA LOT 32, PLAN BCS1875, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
PID: 026-682-672

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length

No.of apartment units

Total area

Register with BC Assessment



Compare property information and assessment values



View recently viewed properties



Store and access favourite properties across devices

EXHIBIT "M"

This is Exhibit "M" referred to in the First Affidavit of Jess Reid.

SWORN BEFORE ME this 27th day of July,
2026.



A Commissioner of Oaths in and for the
Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-256-5779

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT
FORM B (Section 225)

Feb-11-2016 10:06:40.001

CA4980818 CA4980819

MORTGAGE - PART 1 Province of British Columbia

PAGE 1 OF 7 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.

Gary Michael
Yaffe BD2FCR

Digitally signed by Gary Michael Yaffe
BD2FCR
DN: c=CA, cn=Gary Michael Yaffe
BD2FCR, o=Lawyer, ou=Verify ID at
www.ltr.ca/LKUP.cfm?
id=BD2FCR
Date: 2016.02.11 09:35:59 -0800

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

OWEN BIRD LAW CORPORATION

2900 - 595 Burrard Street

Client No. 10996

File No. 23868-1240

Tel: 604 691-7577

VANCOUVER

BC V7X 1J5

Document Fees: \$143.16

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

026-682-672

STRATA LOT 32 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN BCS1875

STC?

YES ☐

3. BORROWER(S) (MORTGAGOR(S)): (including postal address(es) and postal code(s))

4354 INVESTMENTS LTD.

20TH FLOOR, 250 HOWE STREET

VANCOUVER

V6C 3R8

BRITISH COLUMBIA

CANADA

Incorporation No

BC0621513

4. LENDER(S) (MORTGAGEE(S)): (including occupation(s), postal address(es) and postal code(s))

PEOPLES TRUST COMPANY

14TH FLOOR - 888 DUNSMUIR STREET

VANCOUVER

CANADA

BRITISH COLUMBIA

V6C 3K4

Incorporation No

A0033943

5. PAYMENT PROVISIONS:

(a) Principal Amount:

\$1,246,000.00

(b) Interest Rate:

3.25% Per Annum

(c) Interest Adjustment
Date:

Y	M	D
16	3	1

(d) Interest Calculation Period:

Semi-Annually Not in Advance

(e) Payment Dates:

1st Day of Each Month

(f) First Payment
Date:

16	4	1
----	---	---

(g) Amount of each periodic payment:

\$6,057.63

(h) *Interest Act* (Canada) Statement.
The equivalent rate of interest calculated
half yearly not in advance
is 3.25 % per annum.

(i) Last Payment
Date:

19	3	1
----	---	---

(j) Assignment of Rents which the
applicant wants registered ?YES ☒ NO ☐

If YES, page and paragraph number:

Paragraph 15, Pages 19-21
SMT MT90095

(k) Place of payment:

Postal Address in #4

(l) Balance Due
Date:

19	3	1
----	---	---

MORTGAGE – PART 1

PAGE 2 OF 7 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: MT90095

(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:

SEE SCHEDULE

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)

Wilfred Chan

Barrister & Solicitor

20th Floor, 250 Howe Street
 Vancouver, BC V6C 3R8
 Tel: 604 687 4460

Execution Date

Y	M	D
16	02	09

Borrower(s) Signature(s)

4354 INVESTMENTS LTD., by its
 authorized signatory(ies)

Name: Anthony James Pappajohn

Name: Thomas James Pappajohn

(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.

LAND TITLE ACT
FORM E
SCHEDULE

Page 3

10. ADDITIONAL OR MODIFIED TERMS:

Additional Terms

The following is added as Section 1.12 to the Standard Mortgage Terms MT90095, being Part 2 of this Mortgage (the “SMT”):

“1.12 This Mortgage may be executed in counterparts and all counterparts so executed (including those executed and delivered by fax) will constitute one Mortgage binding on the parties effective upon execution.”

PREPAYMENT PRIVILEGES

When not in default under this Mortgage, the Borrower shall have the right to prepay all or any part of the Principal Amount prior to the Balance Due Date upon payment to the Lender of the lesser of :

- (i) interest owing to the Balance Due Date, or
- (ii) four (4) months of interest.

Any partial prepayment made under this Mortgage must be in an amount greater than \$5,000.00.

NOTICE

Notwithstanding any other term or condition of the Mortgage or the SMT, notice, if required, may be delivered to the Borrower, the Covenantor and the Lender in the following manner:

- (a) By sending it through post by pre-paid registered letter addressed to the Borrower and Covenantor at:

20th Floor – 250 Howe Street, Vancouver, B.C. V6C 3R8

or to the Lender by pre-paid registered letter addressed to the Lender at:

14th Floor - 888 Dunsmuir Street
Vancouver, BC V6C 3K4

Attention: The Manager, Mortgage Service Centre

LAND TITLE ACT
FORM E
SCHEDULE

Page 4

or at such other address as either party may specify in writing to the other and any notice shall be deemed to be delivered on the third Business Day after posting, provided that, if a postal strike is in effect, service must be effected by delivering to the party in accordance with paragraph (b) below; or

- (b) By personal delivery addressed to the Borrower, the Covenantor or the Lender, as the case may be, at the above address or at such other address as other party may specify in writing to the other, and any such notice shall be deemed to be delivered on the date of delivery.

GENERAL COMPLIANCE WITH LAWS CONTAINING PAYMENT OBLIGATIONS

Without limiting the Borrower's obligations under any other provision of this Mortgage, the Borrower covenants and agrees to promptly observe, perform, execute and comply with all laws, rules, requirements, orders, directions, ordinances and regulations (collectively, the "Laws") of every governmental, municipal, or civil authority or agency in connection with the payment of any monies owing under the Laws, including but not limited to the payment of all goods and services tax, harmonized sales tax, B.C. transition tax and payroll remittances owing to the applicable agency or authority.

Modified Terms

Paragraph 10.1 (c) of the SMT is deleted in its entirety and replaced with the following:

- "(c) the Borrower or any Covenantor becomes bankrupt or insolvent or makes an assignment for the benefit of, or a proposal to, or an arrangement with its creditor(s) or any action is taken or proceeding instituted, whether by the Borrower, any Covenantor or any other Person whereby the Borrower or any Covenantor may be dissolved, wound up, liquidated, reorganized, or declared bankrupt or insolvent;"

Paragraph 10.1 (m) of the SMT is deleted in its entirety and replaced with the following:

- "(m) there occurs any material adverse change in the financial position of the Borrower or any Covenantor, as determined by the Lender in its sole discretion;"

A new paragraph 10.1 (q) is added to the SMT as follows:

- "(q) the Borrower fails to observe or perform, or a default occurs under, any of the terms or provisions of any mortgage, charge, pledge, lien, privilege or other encumbrance of any nature upon the Lands or any part thereof, including any Permitted Encumbrance."

{00445257;1}

LAND TITLE ACT
FORM E
SCHEDULE

Page 5

Paragraph 19.3 of the SMT is deleted in its entirety due to an inconsistency with paragraph 22 of the SMT.

11. PRIOR ENCUMBRANCES PERMITTED BY LENDER:

Legal Notations

HERETO IS ANNEXED EASEMENT BA371100 OVER PARCEL C PLAN BCP8982

HERETO IS ANNEXED EASEMENT BA371101 OVER PARCEL C PLAN BCP8982

HERETO IS ANNEXED EASEMENT BA371102 OVER PARCEL C PLAN BCP8982

HERETO IS ANNEXED EASEMENT BA371103 OVER PARCEL C PLAN BCP8982
AS TO PART SHOWN ON PLAN BCP23567

HERETO IS ANNEXED EASEMENT BA371111 OVER THAT PORTION OF ROAD
DEDICATED BY PLAN 1276 AS SHOWN ON PLAN BCP23568, AS SHOWN ON
PLAN BCP23568 AND BCP23569

HERITAGE DESIGNATION BYLAW VANCOUVER CHARTER SECTION 593
SEE BJ91210 AND BV528577

HERITAGE REVITALIZATION AGREEMENT
PURSUANT TO VANCOUVER CHARTER SECTION 592 AND 601
SEE BV543464

HERETO IS ANNEXED EASEMENT 479867M OVER PORTIONS OF AMENDED
LOT 5, PLAN 1276 AS SHOWN ON SKETCH FILED WITH 479867M

LAND TITLE ACT
FORM E
SCHEDULE

Page 6

Charges, Liens and Interests

Nature: EASEMENT AND INDEMNITY AGREEMENT
Registration Number: BW29761
Registration Date and Time: 2004-01-23 12:27
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: BW29763
Registration Date and Time: 2004-01-23 12:27
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: EQUITABLE CHARGE
Registration Number: BW29765
Registration Date and Time: 2004-01-23 12:27
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: BX595634
Registration Date and Time: 2005-12-16 14:15
Registered Owner: SHAW CABLESYSTEMS LIMITED
INCORPORATION NO. 60221A
Remarks: INTER ALIA

Nature: EASEMENT
Registration Number: BA371104
Registration Date and Time: 2006-05-01 11:54
Remarks: INTER ALIA
APPURTENANT TO PARCEL C PLAN BCP8982

Nature: EASEMENT
Registration Number: BA371105
Registration Date and Time: 2006-05-01 11:54
Remarks: INTER ALIA
APPURTENANT TO PARCEL C PLAN BCP8982

{00445257;1}

LAND TITLE ACT
FORM E
SCHEDULE

Page 7

Nature: EASEMENT
Registration Number: BA371106
Registration Date and Time: 2006-05-01 11:54
Remarks: INTER ALIA
APPURTENANT TO PARCEL C PLAN BCP8982

Nature: COVENANT
Registration Number: BA371107
Registration Date and Time: 2006-05-01 11:54
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: BA371112
Registration Date and Time: 2006-05-01 11:55
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA
Nature: STATUTORY RIGHT OF WAY
Registration Number: BA371114
Registration Date and Time: 2006-05-01 11:55
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: EQUITABLE CHARGE
Registration Number: BA371116
Registration Date and Time: 2006-05-01 11:55
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: EASEMENT
Registration Number: BA371125
Registration Date and Time: 2006-05-01 11:56
Remarks: INTER ALIA
APPURTENANT TO AMENDED LOT 5 (SEE 79397K)
BLOCK 451 DISTRICT LOT 526 PLAN 1276

END OF DOCUMENT

EXHIBIT "N"

This is Exhibit "N" referred to in the First Affidavit of Jess Reid.

SWORN BEFORE ME this 27th day of July,
2026.



A Commissioner of Oaths in and for the
Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-256-5779

TITLE SEARCH PRINT

File Reference: 0015712.00101

086
2026-07-20, 12:40:07
Requestor: Arlene Phillips

CURRENT AND CANCELLED INFORMATION SHOWN

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CB348758
From Title Number	CA6110790
Application Received	2022-11-22
Application Entered	2022-11-24
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1060485 B.C. LTD., INC.NO. BC1060485 104-1525 WEST 8TH AVENUE VANCOUVER, BC V6J 1T5
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	026-682-656
Legal Description:	STRATA LOT 30 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1875 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	
	HERETO IS ANNEXED EASEMENT BA371100 OVER PARCEL C PLAN BCP8982
	HERETO IS ANNEXED EASEMENT BA371101 OVER PARCEL C PLAN BCP8982
	HERETO IS ANNEXED EASEMENT BA371102 OVER PARCEL C PLAN BCP8982
	HERETO IS ANNEXED EASEMENT BA371103 OVER PARCEL C PLAN BCP8982 AS TO PART SHOWN ON PLAN BCP23567

TITLE SEARCH PRINT

File Reference: 0015712.00101

087
2026-07-20, 12:40:07
Requestor: Arlene Phillips

HERETO IS ANNEXED EASEMENT BA371111 OVER THAT PORTION OF ROAD
DEDICATED BY PLAN 1276 AS SHOWN ON PLAN BCP23568, AS SHOWN ON
PLAN BCP23568 AND BCP23569

HERITAGE DESIGNATION BYLAW VANCOUVER CHARTER SECTION 593
SEE BJ91210 AND BV528577

HERITAGE REVITALIZATION AGREEMENT
PURSUANT TO VANCOUVER CHARTER SECTION 592 AND 601
SEE BV543464

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CB698130
FILED 2023-06-19

HERETO IS ANNEXED EASEMENT 479867M OVER PORTIONS OF AMENDED LOT 5,
PLAN 1276 AS SHOWN ON SKETCH FILED WITH 479867M

Charges, Liens and Interests

Nature:	EASEMENT AND INDEMNITY AGREEMENT
Registration Number:	BW29761
Registration Date and Time:	2004-01-23 12:27
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BW29763
Registration Date and Time:	2004-01-23 12:27
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

Nature:	EQUITABLE CHARGE
Registration Number:	BW29765
Registration Date and Time:	2004-01-23 12:27
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BX595634
Registration Date and Time:	2005-12-16 14:15
Registered Owner:	SHAW CABLESYSTEMS LIMITED INCORPORATION NO. 60221A
Remarks:	INTER ALIA

TITLE SEARCH PRINT

File Reference: 0015712.00101

088
2026-07-20, 12:40:07
Requestor: Arlene Phillips

Nature: EASEMENT
Registration Number: BA371104
Registration Date and Time: 2006-05-01 11:54
Remarks: INTER ALIA
APPURTENANT TO PARCEL C PLAN BCP8982

Nature: EASEMENT
Registration Number: BA371105
Registration Date and Time: 2006-05-01 11:54
Remarks: INTER ALIA
APPURTENANT TO PARCEL C PLAN BCP8982

Nature: EASEMENT
Registration Number: BA371106
Registration Date and Time: 2006-05-01 11:54
Remarks: INTER ALIA
APPURTENANT TO PARCEL C PLAN BCP8982

Nature: COVENANT
Registration Number: BA371107
Registration Date and Time: 2006-05-01 11:54
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: BA371112
Registration Date and Time: 2006-05-01 11:55
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: BA371114
Registration Date and Time: 2006-05-01 11:55
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: EQUITABLE CHARGE
Registration Number: BA371116
Registration Date and Time: 2006-05-01 11:55
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 0015712.00101

089
2026-07-20, 12:40:07
Requestor: Arlene Phillips

Nature: EASEMENT
Registration Number: BA371125
Registration Date and Time: 2006-05-01 11:56
Remarks: INTER ALIA
APPURTENANT TO AMENDED LOT 5 (SEE 79397K)
BLOCK 451 DISTRICT LOT 526 PLAN 1276

Nature: MORTGAGE
Registration Number: CA6277063
Registration Date and Time: 2017-09-05 15:51
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. FI-97

Nature: ASSIGNMENT OF RENTS
Registration Number: CA6277064
Registration Date and Time: 2017-09-05 15:51
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. FI-97

Nature: MORTGAGE
Registration Number: CB2356066
Registration Date and Time: 2025-09-23 11:01
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA
INCORPORATION NO. A0052313
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB2356067
Registration Date and Time: 2025-09-23 11:01
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA
INCORPORATION NO. A0052313
Remarks: INTER ALIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

PARCEL IDENTIFIER (PID): 026-682-656

SHORT LEGAL DESCRIPTION:S/BCS1875/////30

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 30 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT

STRATA PLAN BCS1875

TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN BCP8982

STRATA PLAN BCS1875

SUBDIVISION PLAN VAP1276

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

EXHIBIT "O"

This is Exhibit "O" referred to in the First Affidavit of Jess Reid.

SWORN BEFORE ME this 27th day of July,
2026.



A Commissioner of Oaths in and for the
Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-256-5779



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

PH9-1477 15TH AVE W VANCOUVER V6H 1S4

Area-Jurisdiction-Roll: 09-200-007-130-686-96-0030



Total value **\$1,209,000**

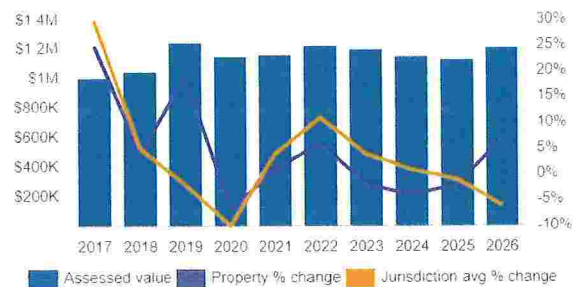
2026 assessment as of July 1, 2025

Previous year value **\$1,129,000**

Property value history

2026	+7%	\$1,209,000
2025	-2%	\$1,129,000
2024	-4%	\$1,151,000
2023	-2%	\$1,198,000
2022	+6%	\$1,223,000

Property value and City of Vancouver jurisdiction change



Property information

Year built	2006
Description	Strata Apartment
Bedrooms	2
Baths	2
Carports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	953
Building storeys	4
Gross leasable area	
Net leasable area	

Legal description and parcel ID

STRATA LOT 30, PLAN BCS1875, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

PID: 026-682-656

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length

No.of apartment units

Total area

Register with BC Assessment

- 

Compare property information and assessment values
- 

View recently viewed properties
- 

Store and access favourite properties across devices

EXHIBIT "P"

This is Exhibit "P" referred to in the First Affidavit of Jess Reid.

SWORN BEFORE ME this 27th day of July,
2026.



A Commissioner of Oaths in and for the
Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-256-5779

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT
FORM B (Section 225)

Sep-05-2017 15:51:45.001

CA6277063 CA6277064

MORTGAGE - PART 1 Province of British Columbia

PAGE 1 OF 5 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.

Michael Arthur
Kale QKG5WW

Digitally signed by Michael
Arthur Kale QKG5WW
Date: 2017.09.05 15:12:10
-07'00'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Julie Green, Paralegal, Richards Buell Sutton LLP

Barristers and Solicitors

700-401 West Georgia Street

Vancouver

BC V6B 5A1

Telephone: 604.661.9233

Our File: 17671-3070

Document Fees: \$143.16

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

026-682-656

STRATA LOT 30 DISTRICT LOT 526 GROUP 1 NWD STRATA PLAN BCS1875

STC? YES ☐

3. BORROWER(S) (MORTGAGOR(S)): (including postal address(es) and postal code(s))

1060485 B.C. LTD.

20TH FLOOR, 250 HOWE STREET

VANCOUVER

V6C 3R8

BRITISH COLUMBIA

CANADA

Incorporation No

BC1060485

4. LENDER(S) (MORTGAGEE(S)): (including occupation(s), postal address(es) and postal code(s))

VANCOUVER CITY SAVINGS CREDIT UNION

HAVING AN OFFICE AND POSTAL ADDRESS AT

5TH FLOOR, 183 TERMINAL AVENUE

VANCOUVER

CANADA

BRITISH COLUMBIA

V6A 4G2

Incorporation No

FI-97

5. PAYMENT PROVISIONS:

(a) Principal Amount:

See Schedule

(b) Interest Rate:

See Schedule

(c) Interest Adjustment

Date: N/A

Y

M

D

(d) Interest Calculation Period:

N/A

(e) Payment Dates:

See Schedule

(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 See Schedule % 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:

Pages 4&5, paragraphs 17.1,
17.2, 17.3, 17.4 and 17.5

(k) Place of payment:

Postal Address in Item 4

(l) Balance Due

Date:

ON
DEMAND

MORTGAGE – PART 1

PAGE 2 OF 5 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: MT900380

(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:

SEE SCHEDULE

11. PRIOR ENCUMBRANCES PERMITTED BY LENDER:

Easement and Indemnity Agreement No. BW29761, Statutory Right of Way Nos. BW29763, BX595634, BA371114, Equitable Charge Nos. BW29765, BA371116, Easement Nos. BA371104, BA371105, BA371106, BA371125, Covenant Nos. BA371107, BA371112

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)

ROBERT A. GOODRICH

Barrister & Solicitor

DENTONS CANADA LLP
20th Floor, 250 Howe Street
Vancouver, BC V6C 3R8
Telephone (604) 687-4460

Execution Date		
Y	M	D
17	09	1

Borrower(s) Signature(s)

1060485 B.C. Ltd. by its authorized
signatory(ies):

Name: Tom Pappajohn

Name: Anthony Pappajohn

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 3

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

5. PAYMENT PROVISIONS:**(a) Principal Amount:**

This Mortgage secures payment, observance, performance and satisfaction of all of the Mortgagor's Promises and Agreements.

(b) Interest Rate:

Such rate or rates of interest as may be agreed to in writing from time to time with respect to the Mortgagor's Promises and Agreements, and payable after as well as before maturity, default and judgment.

(e) Payment Dates:

The dates when the Mortgagor's Promises and Agreements are required to be paid, observed, performed and satisfied.

(h) Interest Act (Canada) Statement:

The equivalent rate of interest calculated half yearly or yearly, not in advance, is as set forth in the Mortgagor's Promises and Agreements.

10. ADDITIONAL OR MODIFIED TERMS:

This Mortgage is dated for reference the 31st day of August, 2017.

The following paragraphs of MT900380 are added, deleted or amended:

Paragraphs 1.1(b), (o), (s) and (w) of MT900380 are deleted and the following substituted therefor:

- "1.1(b) "Covenantor" means the person who, as a covenantor has signed the Mortgage Form or a schedule to the Mortgage Form or a Guarantee and Postponement of Claim in the Mortgagee's usual form or who, as a covenantor, has otherwise promised to pay the Mortgage Money to the Mortgagee;
- 1.1(o) "Mortgagee" means Vancouver City Savings Credit Union, a British Columbia Credit Union having an office at 5th Floor, 183 Terminal Avenue, Vancouver, British Columbia, V6A 4G2 and includes any person to whom the mortgagee transfers this Mortgage;
- 1.1(s) "Mortgagor's Promises and Agreements" means all obligations, debts and liabilities, present or future, direct or indirect, absolute or contingent, matured or not, extended or renewed, at any time owing by the Mortgagor to the Mortgagee or remaining unpaid by the Mortgagor to the Mortgagee heretofore or hereafter incurred or arising and whether incurred or arising from agreement or dealings between the Mortgagor and the Mortgagee or from any agreement or dealings with a third party by which the Mortgagee may be or become in any manner whatsoever a creditor of the Mortgagor or however otherwise incurred or arising and whether the Mortgagor be bound alone or with another or others and whether as principal or surety and any ultimate unpaid balance thereof and whether same is from time to time reduced and thereafter increased or entirely extinguished and thereafter incurred again, including, without

LAND TITLE ACT
FORM E

SCHEDULE

Page 4

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

limitation, that arising pursuant to any and all Commitment Letters, as may be amended from time to time, issued by the Mortgagee and accepted by the Mortgagor.

- 1.1(w) "Prime" means the floating rate of interest established and announced by the Mortgagee from time to time as a reference rate for purposes of determining rates of interest it will charge on loans. A certificate of any employee of the Mortgagee authorized to issue such certificate shall be conclusive evidence of Prime from time to time."

The following paragraphs are added as paragraphs 1.1(aa), 5.1(w), 12.8, 16.4 and 17.1 through 17.5 of MT900380:

- "1.1(aa) "Commitment Letter" or "Commitment Letters" means, collectively, any and all loan commitments issued by the Mortgagee to, and accepted by, the Mortgagor, as may be amended from time to time.

- 5.1(w) the Mortgagor if a company or Society will not change its name or agree to amalgamate with another company or Society without first advising the Mortgagee so that the Mortgagee may make or give such necessary filings or notices to protect or preserve any security for repayment of the Mortgage Money or the priority of such security and the Mortgagor agrees to pay the cost of so doing including the fees and disbursements of the Mortgagee's lawyers,

- 12.8 Each reference in section 12 (Strata Lot Provisions) to the *Condominium Act*, R.S.B.C. 1996 shall be a reference to the *Strata Property Act*, S.B.C. as amended from time to time.

- 16.4 The Mortgagor acknowledges and agrees that the execution and delivery of this Mortgage shall in no way merge or extinguish the terms and provisions of a Commitment Letter and that the terms and conditions contained in a Commitment Letter continue in full force and effect; provided that in the case of an inconsistency or conflict between the provisions of a Commitment Letter and the provisions of this Mortgage, the provisions of this Mortgage shall prevail.

ASSIGNMENT OF RENT

- 17.1 In paragraphs 17.2 through 17.5, "Assignment" means the Mortgagor's assignment of rent to the Mortgagee contained in paragraphs 17.2 through 17.5;

- 17.2 The Mortgagor assigns to the Mortgagee the rent payable under all present and future leases, licences, tenancy agreements and rights to occupy the Land (singularly or collectively referred to as the "Leases" in this Assignment) and all renewals thereof and from the proceeds of all policies of insurance which may provide payment to the Mortgagor in the event of the occurrence of any insured casualty and all the right, title and interest of the Mortgagor therein for the sole benefit of the Mortgagee.

- 17.3 The Mortgagor covenants with the Mortgagee:

- (a) that if requested by the Mortgagee the Mortgagor will execute or cause to be executed good and sufficient assignments of all rent payable under future Leases and benefits and advantages to be derived therefrom and from the proceeds of any policy of insurance as aforesaid such future assignments to contain the same provisions as this Assignment.

LAND TITLE ACT
FORM E

SCHEDULE

Page 5

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

- (b) to execute such further assurances, documents and writings as may be required by the solicitors for the Mortgagee to carry out the true intent and purposes of this Assignment and the assignment of the rent accruing under the Leases,
- (c) not to grant any further assignment of rent accruing under the Leases to any other person unless such person acknowledges the priority of the Mortgagee to the rent accruing under the Leases.

17.4 PROVIDED and it is understood and agreed that:

- (a) nothing herein contained shall be deemed to have the effect of making the Mortgagee responsible for the collection of the rent under the Leases or any part thereof or for the performance of any covenants, terms, or conditions of the Leases and that the Mortgagee shall not by virtue of this Assignment be deemed to be a mortgagee in possession of the Land and the Mortgagor specifically covenants and agrees with the Mortgagee that the Mortgagor will keep, observe and perform all of the covenants, terms and conditions contained in the Leases and specifically covenants and agrees that the Mortgagor will not, nor will anyone on the Mortgagor's behalf, collect or receive the rent payable under the Leases more than one (1) month in advance nor will the Mortgagor accept a surrender of any one or more of the Leases or agree to any change in its or their covenants, terms or conditions or agree to its or their assignment without the written consent of the Mortgagee,
- (b) the Mortgagee shall be liable to account only for such money as may actually be received by the Mortgagee by virtue of this Assignment less all fees and disbursements on an indemnity basis and proper collection charges, and that such money when so received by the Mortgagee, shall be applied on account of the money secured by the Mortgage,
- (c) nothing in this Assignment shall be deemed to give the Mortgagee the right or power to grant leases,
- (d) nothing in this Assignment shall be deemed to affect any or all of the remedies of the Mortgagee under and by virtue of the Mortgage but the Mortgagee may at the Mortgagee's option obtain and exercise such remedies without first realizing upon any or all securities given as collateral to the Mortgage and in whichever order the Mortgagee sees fit, any rule of law or equity to the contrary notwithstanding,
- (e) until a default has occurred under the Mortgage and for so long as the lessees continue to pay the rent reserved by the Leases as it becomes due from month to month (and not more than one (1) month in advance) the Mortgagor may enjoy the reversion of the Land without disturbance or interference by the Mortgagee.

17.5 The Mortgagor and the Mortgagee agree that this Assignment shall enure to the benefit of and be binding upon the parties hereto, their executors, administrators, successors and assignees respectively and that whenever the singular or either gender is used in this Assignment they shall be construed as meaning the plural or other gender or body politic or corporate when the context or the parties so require and if the Mortgagor consists of more than one person their covenants shall be joint and several."

END OF DOCUMENT

EXHIBIT "Q"

This is Exhibit "Q" referred to in the First Affidavit of Jess Reid.

SWORN BEFORE ME this 27th day of July,
2026.



A Commissioner of Oaths in and for the
Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-256-5779

TITLE SEARCH PRINT

File Reference: 0015712.00101

101
2026-07-20, 12:40:08
Requestor: Arlene Phillips

CURRENT AND CANCELLED INFORMATION SHOWN

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CB348759 CA4951541
Application Received	2022-11-22
Application Entered	2022-11-24
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1060485 B.C. LTD., INC.NO. BC1060485 104-1525 WEST 8TH AVENUE VANCOUVER, BC V6J 1T5
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	026-682-460 STRATA LOT 11 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1875 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	HERETO IS ANNEXED EASEMENT BA371100 OVER PARCEL C PLAN BCP8982 HERETO IS ANNEXED EASEMENT BA371101 OVER PARCEL C PLAN BCP8982 HERETO IS ANNEXED EASEMENT BA371102 OVER PARCEL C PLAN BCP8982 HERETO IS ANNEXED EASEMENT BA371103 OVER PARCEL C PLAN BCP8982 AS TO PART SHOWN ON PLAN BCP23567

TITLE SEARCH PRINT

File Reference: 0015712.00101

102
2026-07-20, 12:40:08
Requestor: Arlene Phillips

HERETO IS ANNEXED EASEMENT BA371111 OVER THAT PORTION OF ROAD DEDICATED BY PLAN 1276 AS SHOWN ON PLAN BCP23568, AS SHOWN ON PLAN BCP23568 AND BCP23569

HERITAGE DESIGNATION BYLAW VANCOUVER CHARTER SECTION 593
SEE BJ91210 AND BV528577

HERITAGE REVITALIZATION AGREEMENT
PURSUANT TO VANCOUVER CHARTER SECTION 592 AND 601
SEE BV543464

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CB698126
FILED 2023-06-19

HERETO IS ANNEXED EASEMENT 479867M OVER PORTIONS OF AMENDED LOT 5,
PLAN 1276 AS SHOWN ON SKETCH FILED WITH 479867M

Charges, Liens and Interests

Nature:	EASEMENT AND INDEMNITY AGREEMENT
Registration Number:	BW29761
Registration Date and Time:	2004-01-23 12:27
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BW29763
Registration Date and Time:	2004-01-23 12:27
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

Nature:	EQUITABLE CHARGE
Registration Number:	BW29765
Registration Date and Time:	2004-01-23 12:27
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BX595634
Registration Date and Time:	2005-12-16 14:15
Registered Owner:	SHAW CABLESYSTEMS LIMITED INCORPORATION NO. 60221A
Remarks:	INTER ALIA

TITLE SEARCH PRINT

File Reference: 0015712.00101

103
2026-07-20, 12:40:08
Requestor: Arlene Phillips

Nature: EASEMENT
Registration Number: BA371104
Registration Date and Time: 2006-05-01 11:54
Remarks: INTER ALIA
APPURTENANT TO PARCEL C PLAN BCP8982

Nature: EASEMENT
Registration Number: BA371105
Registration Date and Time: 2006-05-01 11:54
Remarks: INTER ALIA
APPURTENANT TO PARCEL C PLAN BCP8982

Nature: EASEMENT
Registration Number: BA371106
Registration Date and Time: 2006-05-01 11:54
Remarks: INTER ALIA
APPURTENANT TO PARCEL C PLAN BCP8982

Nature: COVENANT
Registration Number: BA371107
Registration Date and Time: 2006-05-01 11:54
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

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Registration Number: BA371112
Registration Date and Time: 2006-05-01 11:55
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: BA371114
Registration Date and Time: 2006-05-01 11:55
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: EQUITABLE CHARGE
Registration Number: BA371116
Registration Date and Time: 2006-05-01 11:55
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 0015712.00101

104
2026-07-20, 12:40:08
Requestor: Arlene Phillips

Nature: EASEMENT
Registration Number: BA371125
Registration Date and Time: 2006-05-01 11:56
Remarks: INTER ALIA
APPURTENANT TO AMENDED LOT 5 (SEE 79397K)
BLOCK 451 DISTRICT LOT 526 PLAN 1276

Nature: MORTGAGE
Registration Number: CA6449359
Registration Date and Time: 2017-11-16 16:25
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. FI-97

Nature: ASSIGNMENT OF RENTS
Registration Number: CA6449360
Registration Date and Time: 2017-11-16 16:25
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. FI-97

Nature: MORTGAGE
Registration Number: CB2356066
Registration Date and Time: 2025-09-23 11:01
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA
INCORPORATION NO. A0052313
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB2356067
Registration Date and Time: 2025-09-23 11:01
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA
INCORPORATION NO. A0052313
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

PARCEL IDENTIFIER (PID): 026-682-460

SHORT LEGAL DESCRIPTION:S/BCS1875/////11

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 11 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT

STRATA PLAN BCS1875

TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN BCP8982

STRATA PLAN BCS1875

SUBDIVISION PLAN VAP1276

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

EXHIBIT "R"

This is Exhibit "R" referred to in the First Affidavit of Jess Reid.

SWORN BEFORE ME this 27th day of July, 2026.



A Commissioner of Oaths in and for the
Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-256-5779



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

204-1477 15TH AVE W VANCOUVER V6H 1S4

Area-Jurisdiction-Roll: 09-200-007-130-686-96-0011



Total value **\$966,000**

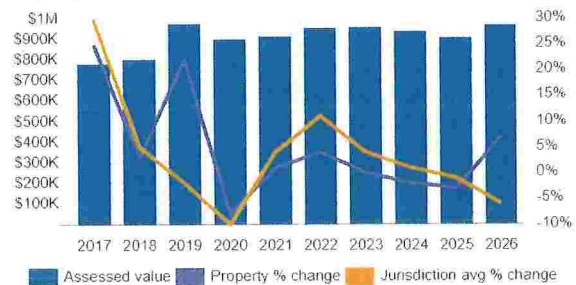
2026 assessment as of July 1, 2025

Previous year value **\$906,000**

Property value history

2026	+7%	\$966,000
2025	-3%	\$906,000
2024	-2%	\$936,000
2023	0%	\$957,000
2022	+4%	\$953,000

Property value and City of Vancouver jurisdiction change



Property information

Year built	2006
Description	Strata Apartment
Bedrooms	2
Baths	2
Carports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	876
Building storeys	4
Gross leasable area	
Net leasable area	

Legal description and parcel ID

STRATA LOT 11, PLAN BCS1875, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

PID: 026-682-460

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length

No.of apartment units

Total area

Register with BC Assessment



Compare property information and assessment values



View recently viewed properties



Store and access favourite properties across devices

EXHIBIT "S"

This is Exhibit "S" referred to in the First Affidavit of Jess Reid.

SWORN BEFORE ME this 27th day of July,
2026.



A Commissioner of Oaths in and for the
Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-256-5779

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT
FORM B (Section 225)

Nov-16-2017 16:25:31.001

CA6449359 CA6449360

MORTGAGE - PART 1 Province of British Columbia

PAGE 1 OF 5 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.

Michael Paul
Leroux
WDYXNW

Digitally signed by Michael
Paul Leroux WDYXNW
Date: 2017.11.16 16:23:01
-08'00'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Julie Green, Paralegal, Richards Buell Sutton LLP
Barristers and Solicitors
700-401 West Georgia Street
Vancouver BC V6B 5A1

Telephone: 604.661.9233
Our File: 17671-3133

Document Fees: \$143.16

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

026-682-460 STRATA LOT 11 DISTRICT LOT 526 GROUP 1 NWD STRATA PLAN BCS1875

STC? YES ☐

3. BORROWER(S) (MORTGAGOR(S)): (including postal address(es) and postal code(s))

1060485 B.C. LTD.

20TH FLOOR, 250 HOWE STREET
VANCOUVER

V6C 3R8

BRITISH COLUMBIA
CANADA

Incorporation No
BC1060485

4. LENDER(S) (MORTGAGEE(S)): (including occupation(s), postal address(es) and postal code(s))

VANCOUVER CITY SAVINGS CREDIT UNION

HAVING AN OFFICE AND POSTAL ADDRESS AT

5TH FLOOR, 183 TERMINAL AVENUE

VANCOUVER
CANADA

BRITISH COLUMBIA
V6A 4G2

Incorporation No
FI-97

5. PAYMENT PROVISIONS:

(a) Principal Amount:

See Schedule

(b) Interest Rate:

See Schedule

(c) Interest Adjustment

Date: N/A

Y M D

(d) Interest Calculation Period:

N/A

(e) Payment Dates:

See Schedule

(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 See Schedule % 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:

Pages 4&5, paragraphs 17.1,
17.2, 17.3, 17.4 and 17.5

(k) Place of payment:

Postal Address in Item 4

(l) Balance Due

Date:

ON
DEMAND

MORTGAGE - PART 1

PAGE 2 OF 5 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: MT900380

(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:

SEE SCHEDULE

11. PRIOR ENCUMBRANCES PERMITTED BY LENDER:

Easement and Indemnity Agreement No. BW29761, Statutory Right of Way Nos. BW29763, BX595634, BA371114, Equitable Charge Nos. BW29765, BA371116, Easement Nos. BA371104, BA371105, BA371106, BA371125, Covenant Nos. BA371107, BA371112

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)

WILFRED CHAN

Barrister & Solicitor

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

Execution Date

Y	M	D
17	11	14

Borrower(s) Signature(s)

1060485 B.C. Ltd. by its authorized signatory(ies):

Name: Thomas James Pappajohn

Name: Anthony James Pappajohn

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 3

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

5. PAYMENT PROVISIONS:**(a) Principal Amount:**

This Mortgage secures payment, observance, performance and satisfaction of all of the Mortgagor's Promises and Agreements.

(b) Interest Rate:

Such rate or rates of interest as may be agreed to in writing from time to time with respect to the Mortgagor's Promises and Agreements, and payable after as well as before maturity, default and judgment.

(e) Payment Dates:

The dates when the Mortgagor's Promises and Agreements are required to be paid, observed, performed and satisfied.

(h) Interest Act (Canada) Statement:

The equivalent rate of interest calculated half yearly or yearly, not in advance, is as set forth in the Mortgagor's Promises and Agreements.

10. ADDITIONAL OR MODIFIED TERMS:

This Mortgage is dated for reference the 16th day of November, 2017.

The following paragraphs of MT900380 are added, deleted or amended:

Paragraphs 1.1(b), (o), (s) and (w) of MT900380 are deleted and the following substituted therefor:

- "1.1(b) "Covenantor" means the person who, as a covenantor has signed the Mortgage Form or a schedule to the Mortgage Form or a Guarantee and Postponement of Claim in the Mortgagee's usual form or who, as a covenantor, has otherwise promised to pay the Mortgage Money to the Mortgagee;
- 1.1(o) "Mortgagee" means Vancouver City Savings Credit Union, a British Columbia Credit Union having an office at 5th Floor, 183 Terminal Avenue, Vancouver, British Columbia, V6A 4G2 and includes any person to whom the mortgagee transfers this Mortgage;
- 1.1(s) "Mortgagor's Promises and Agreements" means all obligations, debts and liabilities, present or future, direct or indirect, absolute or contingent, matured or not, extended or renewed, at any time owing by the Mortgagor to the Mortgagee or remaining unpaid by the Mortgagor to the Mortgagee heretofore or hereafter incurred or arising and whether incurred or arising from agreement or dealings between the Mortgagor and the Mortgagee or from any agreement or dealings with a third party by which the Mortgagee may be or become in any manner whatsoever a creditor of the Mortgagor or however otherwise incurred or arising and whether the Mortgagor be bound alone or with another or others and whether as principal or surety and any ultimate unpaid balance thereof and whether same is from time to time reduced and thereafter increased or entirely extinguished and thereafter incurred again, including, without

LAND TITLE ACT
FORM E

SCHEDULE

Page 4

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

limitation, that arising pursuant to any and all Commitment Letters, as may be amended from time to time, issued by the Mortgagee and accepted by the Mortgagor.

- 1.1(w) "Prime" means the floating rate of interest established and announced by the Mortgagee from time to time as a reference rate for purposes of determining rates of interest it will charge on loans. A certificate of any employee of the Mortgagee authorized to issue such certificate shall be conclusive evidence of Prime from time to time."

The following paragraphs are added as paragraphs 1.1(aa), 5.1(w), 12.8, 16.4 and 17.1 through 17.5 of MT900380:

- "1.1(aa) "Commitment Letter" or "Commitment Letters" means, collectively, any and all loan commitments issued by the Mortgagee to, and accepted by, the Mortgagor, as may be amended from time to time.

- 5.1(w) the Mortgagor if a company or Society will not change its name or agree to amalgamate with another company or Society without first advising the Mortgagee so that the Mortgagee may make or give such necessary filings or notices to protect or preserve any security for repayment of the Mortgage Money or the priority of such security and the Mortgagor agrees to pay the cost of so doing including the fees and disbursements of the Mortgagee's lawyers,

- 12.8 Each reference in section 12 (Strata Lot Provisions) to the *Condominium Act*, R.S.B.C. 1996 shall be a reference to the *Strata Property Act*, S.B.C. as amended from time to time.

- 16.4 The Mortgagor acknowledges and agrees that the execution and delivery of this Mortgage shall in no way merge or extinguish the terms and provisions of a Commitment Letter and that the terms and conditions contained in a Commitment Letter continue in full force and effect; provided that in the case of an inconsistency or conflict between the provisions of a Commitment Letter and the provisions of this Mortgage, the provisions of this Mortgage shall prevail.

ASSIGNMENT OF RENT

- 17.1 In paragraphs 17.2 through 17.5, "Assignment" means the Mortgagor's assignment of rent to the Mortgagee contained in paragraphs 17.2 through 17.5;

- 17.2 The Mortgagor assigns to the Mortgagee the rent payable under all present and future leases, licences, tenancy agreements and rights to occupy the Land (singularly or collectively referred to as the "Leases" in this Assignment) and all renewals thereof and from the proceeds of all policies of insurance which may provide payment to the Mortgagor in the event of the occurrence of any insured casualty and all the right, title and interest of the Mortgagor therein for the sole benefit of the Mortgagee.

- 17.3 The Mortgagor covenants with the Mortgagee:

- (a) that if requested by the Mortgagee the Mortgagor will execute or cause to be executed good and sufficient assignments of all rent payable under future Leases and benefits and advantages to be derived therefrom and from the proceeds of any policy of insurance as aforesaid such future assignments to contain the same provisions as this Assignment.

**LAND TITLE ACT
FORM E****SCHEDULE**

Page 5

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

- (b) to execute such further assurances, documents and writings as may be required by the solicitors for the Mortgagee to carry out the true intent and purposes of this Assignment and the assignment of the rent accruing under the Leases,
- (c) not to grant any further assignment of rent accruing under the Leases to any other person unless such person acknowledges the priority of the Mortgagee to the rent accruing under the Leases.

17.4 PROVIDED and it is understood and agreed that:

- (a) nothing herein contained shall be deemed to have the effect of making the Mortgagee responsible for the collection of the rent under the Leases or any part thereof or for the performance of any covenants, terms, or conditions of the Leases and that the Mortgagee shall not by virtue of this Assignment be deemed to be a mortgagee in possession of the Land and the Mortgagor specifically covenants and agrees with the Mortgagee that the Mortgagor will keep, observe and perform all of the covenants, terms and conditions contained in the Leases and specifically covenants and agrees that the Mortgagor will not, nor will anyone on the Mortgagor's behalf, collect or receive the rent payable under the Leases more than one (1) month in advance nor will the Mortgagor accept a surrender of any one or more of the Leases or agree to any change in its or their covenants, terms or conditions or agree to its or their assignment without the written consent of the Mortgagee,
- (b) the Mortgagee shall be liable to account only for such money as may actually be received by the Mortgagee by virtue of this Assignment less all fees and disbursements on an indemnity basis and proper collection charges, and that such money when so received by the Mortgagee, shall be applied on account of the money secured by the Mortgage,
- (c) nothing in this Assignment shall be deemed to give the Mortgagee the right or power to grant leases,
- (d) nothing in this Assignment shall be deemed to affect any or all of the remedies of the Mortgagee under and by virtue of the Mortgage but the Mortgagee may at the Mortgagee's option obtain and exercise such remedies without first realizing upon any or all securities given as collateral to the Mortgage and in whichever order the Mortgagee sees fit, any rule of law or equity to the contrary notwithstanding,
- (e) until a default has occurred under the Mortgage and for so long as the lessees continue to pay the rent reserved by the Leases as it becomes due from month to month (and not more than one (1) month in advance) the Mortgagor may enjoy the reversion of the Land without disturbance or interference by the Mortgagee.

17.5 The Mortgagor and the Mortgagee agree that this Assignment shall enure to the benefit of and be binding upon the parties hereto, their executors, administrators, successors and assignees respectively and that whenever the singular or either gender is used in this Assignment they shall be construed as meaning the plural or other gender or body politic or corporate when the context or the parties so require and if the Mortgagor consists of more than one person their covenants shall be joint and several."

END OF DOCUMENT

EXHIBIT "T"

This is Exhibit "T" referred to in the First Affidavit of Jess Reid.

SWORN BEFORE ME this 27th day of July,
2026.



A Commissioner of Oaths in and for the
Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-256-5779

Assessed values for the "Granville Properties"

Address		2903 Granville St.	
BC Assessed Value		\$4,867,000	
Mortgagee	Reg No.	Reg Date	Original Indebtedness
Vancouver City Savings Credit Union	CA3281216	Aug 7/2013	\$17,950,000
Computershare Trust Company of Canada (CMLS)	CA9557378	Nov 23/2021	\$21,500,000

Address		2933 Granville St.	
BC Assessed Value		\$8,590,000	
Mortgagee	Reg No.	Reg Date	Original Indebtedness
Vancouver City Savings Credit Union	CA3281216	Aug 7/2013	\$17,950,000
Computershare Trust Company of Canada (CMLS)	CA9557378	Nov 23/2021	\$21,500,000

3050 Granville St.			
BC Assessment		\$14,787,000	
Mortgagee	Reg No.	Reg Date	Original Indebtedness
Vancouver City Savings Credit Union	CA4276985	Mar 6 / 15	
Credit Union	CA6678475	Mar 13 / 18	\$11,300,000
Computershare Trust Company of Canada (CMLS)	CA9557378	Nov 23/2021	\$21,500,000

Assessed values for "Residential Properties"

PH1 - 1477 West 15th Avenue			
BC Assessment		\$2,079,000	
Mortgagee	Reg No.	Reg Date	Original Indebtedness
Computershare Trust Company of Canada from Peoples Trust Corporation	CA4980818	11-Feb-16	\$1,246,000
Computershare Trust Company of Canada (CMLS)	CB1605013	19-Sep-24	\$21,500,000

204 - 1477 West 15th Avenue			
BC Assessment		\$966,000	
Mortgagee	Reg No.	Reg Date	Original Indebtedness
Vancouver City Savings Credit Union	CA6449359	16-Nov-17	All debt
Computershare Trust Company of Canada (CMLS)	CB2356066	23-Sep-25	\$21,500,000

Surplus/Shortfall Calculation

Assessed values of Granville Properties	\$39,468,000
Assessed value of Residential Properties	\$4,254,000
Total assessed value	\$43,722,000
Amount owed to VanCity from Granville Properties as of August 1, 2026	\$21,008,045
Amount owed to VanCity from Residential Properties	Unknown
Maximum amount owed to ComputerShare from Peoples Trust Mortgage	\$1,246,000
Amount owed to CMLS Financial as at July 2026	\$23,740,728
Total estimated indebtedness owing on Granville and Residential Properties	\$45,994,773

Estimated shortfall of CMLS Financial from the Granville and Residential Properties

(\$2,272,773)

1520 - 13 Ave Van			
BC Assessed Value		\$11,224,000	
Mortgagee	Reg No.	Reg Date	Original Indebtedness
Vancouver City Savings Credit Union	CA3281216	Aug 7/2013	\$17,950,000
Computershare Trust Company of Canada (CMLS)	CA9557378	Nov 23/2021	\$21,500,000

1520 - 13 Ave W Van			
BC Assessed Value		Shared with above	
Mortgagee	Reg No.	Reg Date	Original Indebtedness
Vancouver City Savings Credit Union	CA3281216	Aug 7/2013	\$17,950,000
Computershare Trust Company of Canada (CMLS)	CA9557378	Nov 23/2021	\$21,500,000

Inter alia VanCity mortgage

VanCity mortgages that are collectively capped at \$23,500,000

Inter alia ComputerShare mortgage

Mortgage unrelated to Portage/CMLS Financial

PH9 - 1477 West 15th Avenue			
BC Assessment		\$1,209,000	
Mortgagee	Reg No.	Reg Date	Original Indebtedness
Vancouver City Savings Credit Union	CA6277063	5-Sep-17	All debt
Computershare Trust Company of Canada (CMLS)	CB2356066	23-Sep-25	21500000

EXHIBIT "U"

This is Exhibit "U" referred to in the First Affidavit of Jess Reid.

SWORN BEFORE ME this 27th day of July,
2026.



A Commissioner of Oaths in and for the
Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-256-5779

From: [Tickle, Vicki](#)
To: [William E. J. Skelly](#)
Subject: FW: 6 mo Cashflow - JHL & Portage Secured (Feb-July 2026) (as at Feb 17, 2026).pdf [IMAN-LEGAL.FID6818355]
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[6 mo Cashflow - JHL & Portage Secured \(Feb-July 2026\) \(as at Feb 17, 2026\).pdf](#)

Hi Bill,

Further to your separate email asking for the items delivered under section 3.1(d) of the Forbearance Agreement, I'm going to flip you what I have. It may be that certain information was provided directly to the client (and anything we go was forwarded to the client).

Vicki

 **VICKI TICKLE** *SHE/HER/HERS*
 Partner
 t: +1 778 309 7954
 e: vtickle@cassels.com

Cassels Brock & Blackwell LLP | cassels.com
 Suite 3100, Park Place, 666 Burrard Street
 Vancouver, BC V6C 2X8 Canada

From: Sandrelli, John <john.sandrelli@dentons.com>
Sent: Wednesday, February 18, 2026 8:41 PM
To: Bornstein, Jeremy <jbornstein@cassels.com>; Tickle, Vicki <vtickle@cassels.com>
Cc: Watson, Eamonn <eamonn.watson@dentons.com>
Subject: 6 mo Cashflow - JHL & Portage Secured (Feb-July 2026) (as at Feb 17, 2026).pdf

CAUTION: External Email

Jeremy and Vicki,

In accordance with section 3.1(d)(iii) of the Forbearance Agreement, please see attached file which includes the various cash flows. Should you or your client have questions following review, we can set up a call with the financial accountant for the group, Sharon Angel.

Our clients are working on the balance of information required and we will send along when available.

Regards,

John R. Sandrelli

National Practice Group Leader, Restructuring, Insolvency and Bankruptcy

My pronouns are: He/Him/His

D +1 604 443 7132 | M +1 604 889 3792

john.sandrelli@dentons.com | Bio | LinkedIn | Website

Dentons Canada LLP | 20th Floor, 250 Howe Street, Vancouver, BC, V6C 3R8, Canada

Logo

Our Legacy Firms | Client Experience (CX)

This lawyer practices through a law corporation.

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From: [Tickle, Vicki](#)
To: [William E. J. Skelly](#)
Subject: FW: 6 mo Cashflow - JHL & Portage Secured (Feb-July 2026) (as at Feb 17, 2026).pdf [IMAN-LEGAL.FID6818355]
Attachments: [image002.png](#)
[image003.png](#)
[image001.png](#)
[Amort Schedule - 4354 Investments \(3050-3088 Granville\).pdf](#)
[image004.png](#)
[Amort Schedule -198 Cathedral \(2915,2935,2903-2911 Granville; 1510-20 W 13\).pdf](#)
[image005.png](#)

 **VICKI TICKLE** *SHE/HER/HERS*
 Partner
 +1 778 309 7954
 vtickle@cassels.com
 Cassels Brock & Blackwell LLP | cassels.com
 Suite 3100, Park Place, 666 Burrard Street
 Vancouver, BC V6C 2X8 Canada

From: Sandrelli, John <john.sandrelli@dentons.com>
Sent: Wednesday, February 25, 2026 10:32 AM
To: Tickle, Vicki <vtickle@cassels.com>; Bornstein, Jeremy <jbornstein@cassels.com>; Swamy, Renita <rswamy@cassels.com>
Cc: Watson, Eamonn <eamonn.watson@dentons.com>
Subject: RE: 6 mo Cashflow - JHL & Portage Secured (Feb-July 2026) (as at Feb 17, 2026).pdf [IMAN-LEGAL.FID6818355]

CAUTION: External Email

Vicki,

In accordance with the Forbearance Agreement, further information attached and below:

Attached are the amortization schedules for the 2 secured Portage properties. Per the schedules, mortgage balances as at Feb 28, 2026 as below:

Balance	Property
\$13,144,635.79	2915, 2935, 2903-2911 Granville & 1510-1520 W 13 th (198 Cathedral)
\$8,036,772.55	3030-3088 Granville (4354 Investments)

John R. Sandrelli
 National Practice Group Leader, Restructuring, Insolvency and Bankruptcy

My pronouns are: He/Him/His

D +1 604 443 7132 | M +1 604 889 3792

Dentons Canada LLP | [Vancouver](#)

This lawyer practices through a law corporation.

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From: Sandrelli, John
Sent: Tuesday, February 24, 2026 5:37 PM
To: Tickle, Vicki <vtickle@cassels.com>; Bornstein, Jeremy <jbornstein@cassels.com>; Swamy, Renita <rswamy@cassels.com>
Cc: Watson, Eamonn <eamonn.watson@dentons.com>
Subject: RE: 6 mo Cashflow - JHL & Portage Secured (Feb-July 2026) (as at Feb 17, 2026).pdf [IMAN-LEGAL.FID6818355]

Thanks Vicki.

John R. Sandrelli
 National Practice Group Leader, Restructuring, Insolvency and Bankruptcy

My pronouns are: He/Him/His

 +1 604 443 7132 |  +1 604 889 3792

Dentons Canada LLP | [Vancouver](#)

This lawyer practices through a law corporation.

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From: Tickle, Vicki <vtickle@cassels.com>
Sent: Tuesday, February 24, 2026 5:18 PM
To: Sandrelli, John <john.sandrelli@dentons.com>; Bornstein, Jeremy <jbornstein@cassels.com>; Swamy, Renita <rswamy@cassels.com>
Cc: Watson, Eamonn <eamonn.watson@dentons.com>
Subject: RE: 6 mo Cashflow - JHL & Portage Secured (Feb-July 2026) (as at Feb 17, 2026).pdf [IMAN-LEGAL.FID6818355]

[WARNING: EXTERNAL SENDER]

John,

I can confirm that we have a form of mortgage well advanced. We expect to be able to circulate a draft for concurrent review by the various parties some time tomorrow.

Vicki



VICKI TICKLE SHE/HER/HERS

Partner

t: +1 778 309 7954

e: vtickle@cassels.com

Cassels Brock & Blackwell LLP | cassels.com

Suite 2200, RBC Place, 885 West Georgia St.

Vancouver, BC V6C 3E8 Canada

From: Sandrelli, John <john.sandrelli@dentons.com>

Sent: Tuesday, February 24, 2026 4:33 PM

To: Bornstein, Jeremy <jbornstein@cassels.com>; Tickle, Vicki <vtickle@cassels.com>

Cc: Watson, Eamonn <eamonn.watson@dentons.com>

Subject: RE: 6 mo Cashflow - JHL & Portage Secured (Feb-July 2026) (as at Feb 17, 2026).pdf

CAUTION: External Email

Vicki and Jeremy,

As you know we will be bringing the application for the extension of the CCAA as well as the approval of the Birch Mortgage, as defined in the Forbearance Agreement, on March 5th. We would prefer not to include the Forbearance Agreement in the material but would prefer to summarize matters. We need to include a copy of the Birch Mortgage which is to track the terms in section 3.1(b) of the Forbearance Agreement. Can you please send to us as soon as you can as we are aiming to finalize material this week?

John R. Sandrelli

National Practice Group Leader, Restructuring, Insolvency and Bankruptcy

My pronouns are: He/Him/His

D +1 604 443 7132 | **M** +1 604 889 3792

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From: Sandrelli, John

Sent: Wednesday, February 18, 2026 8:41 PM

To: Bornstein, Jeremy <jbornstein@cassels.com>; 'vtickle@cassels.com' <vtickle@cassels.com>

Cc: Watson, Eamonn <eamonn.watson@dentons.com>

Subject: 6 mo Cashflow - JHL & Portage Secured (Feb-July 2026) (as at Feb 17, 2026).pdf

Jeremy and Vicki,

In accordance with section 3.1(d)(iii) of the Forbearance Agreement, please see attached file which includes the various cash flows. Should you or your client have questions following review, we can set up a call with the financial accountant for the group, Sharon Angel.

Our clients are working on the balance of information required and we will send along when available.

Regards,

John R. Sandrelli

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john.sandrelli@dentons.com | [Bio](#) | [LinkedIn](#) | [Website](#)

Dentons Canada LLP | 20th Floor, 250 Howe Street, Vancouver, BC, V6C 3R8, Canada

Logo

Our Legacy Firms | Client Experience (CX)

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From: [Tickle, Vicki](#)
To: [William E. J. Skelly](#)
Subject: FW: 6 mo Cashflow - JHL & Portage Secured (Feb-July 2026) (as at Feb 17, 2026).pdf [IMAN-LEGAL.FID6818355]
Attachments: [image002.png](#)
[image003.png](#)
[image001.png](#)
[Amort Schedule - 4354 Investments \(3050-3088 Granville\).pdf](#)
[image004.png](#)
[Amort Schedule -198 Cathedral \(2915,2935,2903-2911 Granville; 1510-20 W 13\).pdf](#)
[image005.png](#)

 **VICKI TICKLE** *SHE/HER/HERS*
 Partner
 t: +1 778 309 7954
 e: vtickle@cassels.com

Cassels Brock & Blackwell LLP | cassels.com
 Suite 3100, Park Place, 666 Burrard Street
 Vancouver, BC V6C 2X8 Canada

From: Sandrelli, John <john.sandrelli@dentons.com>
Sent: Wednesday, February 25, 2026 10:32 AM
To: Tickle, Vicki <vtickle@cassels.com>; Bornstein, Jeremy <jbornstein@cassels.com>; Swamy, Renita <rswamy@cassels.com>
Cc: Watson, Eamonn <eamonn.watson@dentons.com>
Subject: RE: 6 mo Cashflow - JHL & Portage Secured (Feb-July 2026) (as at Feb 17, 2026).pdf [IMAN-LEGAL.FID6818355]

CAUTION: External Email

Vicki,

In accordance with the Forbearance Agreement, further information attached and below:

Attached are the amortization schedules for the 2 secured Portage properties. Per the schedules, mortgage balances as at Feb 28, 2026 as below:

Balance	Property
\$13,144,635.79	2915, 2935, 2903-2911 Granville & 1510-1520 W 13 th (198 Cathedral)
\$8,036,772.55	3030-3088 Granville (4354 Investments)

John R. Sandrelli

National Practice Group Leader, Restructuring, Insolvency and Bankruptcy

My pronouns are: He/Him/His

D [+1 604 443 7132](tel:+16044437132) | **M** [+1 604 889 3792](tel:+16048893792)

Dentons Canada LLP | [Vancouver](#)

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Sent: Tuesday, February 24, 2026 5:37 PM
To: Tickle, Vicki <vtickle@cassels.com>; Bornstein, Jeremy <jbornstein@cassels.com>; Swamy, Renita <rswamy@cassels.com>
Cc: Watson, Eamonn <eamonn.watson@dentons.com>
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Thanks Vicki.

John R. Sandrelli
 National Practice Group Leader, Restructuring, Insolvency and Bankruptcy

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Partner

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Our clients are working on the balance of information required and we will send along when available.

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john.sandrelli@dentons.com | [Bio](#) | [LinkedIn](#) | [Website](#)

Dentons Canada LLP | 20th Floor, 250 Howe Street, Vancouver, BC, V6C 3R8, Canada

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EXHIBIT "V"

This is Exhibit "V" referred to in the First Affidavit of Jess Reid.

SWORN BEFORE ME this 27th day of July, 2026.



A Commissioner of Oaths in and for the
Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-256-5779



Amortization Schedule for: 4354 Investments Ltd. and James Holdings
Mortgage Property at: 3050-3088 Granville St., Vancouver, BC
Vancity Member No.: 90581569
Relationship No.: 20019430
Loan Account No.: 101000-09668-4229
Limit Reference No.: 8100.03

PRINCIPAL	INTEREST (san)	PAYMENT	AMORTIZATION
\$8,160,554.08	4.90%	\$43,067.00	360

	PAYMENT DATE	PAYMENT	PRINCIPAL	INTEREST	BALANCE
	01-Feb-25				8,160,554.08
1	01-Mar-25	43,067.00	12,705.66	30,361.34	8,147,848.42
2	01-Apr-25	43,067.00	9,498.31	33,568.69	8,138,350.11
3	01-May-25	43,067.00	10,621.20	32,445.80	8,127,728.91
4	01-Jun-25	43,067.00	9,581.20	33,485.80	8,118,147.71
5	01-Jul-25	43,067.00	10,701.74	32,365.26	8,107,445.97
6	01-Aug-25	43,067.00	9,664.77	33,402.23	8,097,781.20
7	01-Sep-25	43,067.00	9,704.59	33,362.41	8,088,076.62
8	01-Oct-25	43,067.00	10,821.63	32,245.37	8,077,254.99
9	01-Nov-25	43,067.00	9,789.15	33,277.85	8,067,465.84
10	01-Dec-25	43,067.00	10,903.80	32,163.20	8,056,562.04
11	01-Jan-26	43,067.00	9,874.41	33,192.59	8,046,687.64
12	01-Feb-26	43,067.00	9,915.09	33,151.91	8,036,772.55
13	01-Mar-26	43,067.00	13,166.19	29,900.81	8,023,606.36
14	01-Apr-26	43,067.00	10,010.18	33,056.82	8,013,596.18
15	01-May-26	43,067.00	11,118.56	31,948.44	8,002,477.62
16	01-Jun-26	43,067.00	10,097.23	32,969.77	7,992,380.38
17	01-Jul-26	43,067.00	11,203.15	31,863.85	7,981,177.24
18	01-Aug-26	43,067.00	10,184.99	32,882.01	7,970,992.25
19	01-Sep-26	43,067.00	10,226.95	32,840.05	7,960,765.30
20	01-Oct-26	43,067.00	11,329.19	31,737.81	7,949,436.11
21	01-Nov-26	43,067.00	10,315.76	32,751.24	7,939,120.35
22	01-Dec-26	43,067.00	11,415.48	31,651.52	7,927,704.87
23	01-Jan-27	43,067.00	10,405.29	32,661.71	7,917,299.58
24	01-Feb-27	43,067.00	10,448.16	32,618.84	7,906,851.42
25	01-Mar-27	43,067.00	13,649.56	29,417.44	7,893,201.86
26	01-Apr-27	43,067.00	10,547.44	32,519.56	7,882,654.42
27	01-May-27	43,067.00	11,640.60	31,426.40	7,871,013.82
28	01-Jun-27	43,067.00	10,638.86	32,428.14	7,860,374.97
29	01-Jul-27	43,067.00	11,729.42	31,337.58	7,848,645.55
30	01-Aug-27	43,067.00	10,731.01	32,335.99	7,837,914.53
31	01-Sep-27	43,067.00	10,775.22	32,291.78	7,827,139.31
32	01-Oct-27	43,067.00	11,861.92	31,205.08	7,815,277.39
33	01-Nov-27	43,067.00	10,868.49	32,198.51	7,804,408.90
34	01-Dec-27	43,067.00	11,952.55	31,114.45	7,792,456.36
35	01-Jan-28	43,067.00	10,962.51	32,104.49	7,781,493.85
36	01-Feb-28	43,067.00	11,095.45	31,971.55	7,770,398.40
	TOTAL	1,550,412.00	390,155.68	1,160,256.32	

EXHIBIT "W"

This is Exhibit "W" referred to in the First Affidavit of Jess Reid.

SWORN BEFORE ME this 27th day of July,
2026.



A Commissioner of Oaths in and for the
Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-250-5779



Amortization Schedule for: No. 198 Cathedral Ventures & 5186 Investments Ltd.
Mortgage Property at: 2903-2915 & 2933-2935 Granville & 1520 West 13th Ave.,
 Vancouver, BC
Vancity Member No.: 90582358
Relationship No.: 20018838
Loan Account No.: 10100-07220-9120
Limit Reference No.: 8100.01

<i>PRINCIPAL</i>	<i>INTEREST (san)</i>	<i>PAYMENT</i>	<i>AMORTIZATION</i>
\$13,347,079.59	4.90%	\$70,438.00	360

	<i>PAYMENT DATE</i>	<i>PAYMENT</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>BALANCE</i>
	01-Feb-25				13,347,079.59
1	01-Mar-25	70,438.00	20,780.19	49,657.81	13,326,299.40
2	01-Apr-25	70,438.00	15,534.38	54,903.62	13,310,765.02
3	01-May-25	70,438.00	17,370.92	53,067.08	13,293,394.10
4	01-Jun-25	70,438.00	15,669.95	54,768.05	13,277,724.16
5	01-Jul-25	70,438.00	17,502.65	52,935.35	13,260,221.51
6	01-Aug-25	70,438.00	15,806.62	54,631.38	13,244,414.89
7	01-Sep-25	70,438.00	15,871.74	54,566.26	13,228,543.16
8	01-Oct-25	70,438.00	17,698.72	52,739.28	13,210,844.43
9	01-Nov-25	70,438.00	16,010.05	54,427.95	13,194,834.39
10	01-Dec-25	70,438.00	17,833.11	52,604.89	13,177,001.28
11	01-Jan-26	70,438.00	16,149.48	54,288.52	13,160,851.80
12	01-Feb-26	70,438.00	16,216.01	54,221.99	13,144,635.79
13	01-Mar-26	70,438.00	21,533.38	48,904.62	13,123,102.40
14	01-Apr-26	70,438.00	16,371.54	54,066.46	13,106,730.87
15	01-May-26	70,438.00	18,184.36	52,253.64	13,088,546.51
16	01-Jun-26	70,438.00	16,513.91	53,924.09	13,072,032.60
17	01-Jul-26	70,438.00	18,322.69	52,115.31	13,053,709.91
18	01-Aug-26	70,438.00	16,657.43	53,780.57	13,037,052.47
19	01-Sep-26	70,438.00	16,726.06	53,711.94	13,020,326.41
20	01-Oct-26	70,438.00	18,528.84	51,909.16	13,001,797.58
21	01-Nov-26	70,438.00	16,871.31	53,566.69	12,984,926.27
22	01-Dec-26	70,438.00	18,669.97	51,768.03	12,966,256.30
23	01-Jan-27	70,438.00	17,017.74	53,420.26	12,949,238.57
24	01-Feb-27	70,438.00	17,087.85	53,350.15	12,932,150.72
25	01-Mar-27	70,438.00	22,323.93	48,114.07	12,909,826.79
26	01-Apr-27	70,438.00	17,250.22	53,187.78	12,892,576.56
27	01-May-27	70,438.00	19,038.15	51,399.85	12,873,538.42
28	01-Jun-27	70,438.00	17,399.73	53,038.27	12,856,138.69
29	01-Jul-27	70,438.00	19,183.42	51,254.58	12,836,955.28
30	01-Aug-27	70,438.00	17,550.45	52,887.55	12,819,404.83
31	01-Sep-27	70,438.00	17,622.76	52,815.24	12,801,782.07
32	01-Oct-27	70,438.00	19,400.12	51,037.88	12,782,381.95
33	01-Nov-27	70,438.00	17,775.29	52,662.71	12,764,606.66
34	01-Dec-27	70,438.00	19,548.33	50,889.67	12,745,058.33
35	01-Jan-28	70,438.00	17,929.06	52,508.94	12,727,129.27



Amortization Schedule for: No. 198 Cathedral Ventures & 5186 Investments Ltd.
Mortgage Property at: 2903-2915 & 2933-2935 Granville & 1520 West 13th Ave.,
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Vancity Member No.: 90582358
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\$13,347,079.59	4.90%	\$70,438.00	360

<i>PAYMENT DATE</i>	<i>PAYMENT</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>BALANCE</i>
01-Feb-28	70,438.00	18,146.49	52,291.51	12,708,982.78
TOTAL	2,535,768.00	638,096.81	1,897,671.19	

EXHIBIT "X"

This is Exhibit "X" referred to in the First Affidavit of Jess Reid.

SWORN BEFORE ME this 27th day of July,
2026.



A Commissioner of Oaths in and for the
Province of British Columbia

SOPHIE CANNON
BARRISTER & SOLICITOR
MLT AIKINS LLP
2600 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1
TELEPHONE: 604-266-5779

[illegible]

6 mo Cashflow - PORTAGE SECURED PROPERTIES

2915 Granville; 2935 Granville; 2093-2911 Granville & 1510-1520 W. 13th Ave; 3050-3088 Granville;
PH1, PH9 & 204 - 1477 W. 15th Ave.

	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Feb-July 2026 TOTALS:
Opening Balance (see note): estimate	\$ 217,613.33	\$ 281,478.15	\$ 345,306.84	\$ 409,135.54	\$ 472,964.24	\$ 560,355.49	
INCOME:							
- Commercial Rent	\$ 189,519.58	\$ 189,519.58	\$ 189,519.58	\$ 189,519.58	\$ 214,322.27	\$ 214,322.27	\$ 1,186,722.86
- Residential Rent	\$ 21,249.10	\$ 21,249.10	\$ 21,249.10	\$ 21,249.10	\$ 21,249.10	\$ 21,249.10	\$ 127,494.60
- Parking Revenue	\$ 3,422.50	\$ 3,422.50	\$ 3,422.50	\$ 3,422.50	\$ 3,422.50	\$ 3,422.50	\$ 20,535.00
- Strata Chargebacks	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 24,000.00
INCOME TOTAL:	\$ 218,191.18	\$ 218,191.18	\$ 218,191.18	\$ 218,191.18	\$ 242,993.87	\$ 242,993.87	\$ 1,358,752.46
EXPENSE:							
- Mortgage	\$ 123,413.66	\$ 123,413.66	\$ 123,413.66	\$ 123,413.66	\$ 123,413.66	\$ 123,413.66	\$ 740,481.96
- Insurance	\$ 5,663.17	\$ 5,663.17	\$ 5,663.17	\$ 5,663.17	\$ 5,663.17	\$ 5,663.17	\$ 33,979.05
- Property Tax (2026 balance) estimate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 229,322.00	\$ 229,322.00
- Repairs & Maintenance estimate	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 72,000.00
- Strata Fees	\$ 2,376.09	\$ 2,376.09	\$ 2,376.09	\$ 2,376.09	\$ 2,376.09	\$ 2,376.09	\$ 14,256.54
- Property Mgt Fee (5% of Rev)	\$ 10,873.43	\$ 10,909.56	\$ 10,909.56	\$ 10,909.56	\$ 12,149.69	\$ 12,149.69	\$ 67,901.50
EXPENSE TOTAL:	\$ 154,326.36	\$ 154,362.48	\$ 154,362.48	\$ 154,362.48	\$ 155,602.62	\$ 384,924.62	\$ 1,090,039.55
Closing Balance:	\$ 281,478.15	\$ 345,306.84	\$ 409,135.54	\$ 472,964.24	\$ 560,355.49	\$ 418,424.74	

Note: 2026 Advance Property Tax paid in Jan (\$229,322.00)

2915 Granville Street Property

		Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Feb-July 2026 TOTALS:
Opening Balance:	estimate	\$ 29,872.94	\$ 13,555.16	-\$ 2,762.62	-\$ 19,080.40	-\$ 35,398.18	-\$ 28,153.41	
INCOME:								
- Commercial Rent (see Note)		\$ -	\$ -	\$ -	\$ -	\$ 24,802.69	\$ 24,802.69	\$ 49,605.38
INCOME TOTAL:		\$ -	\$ -	\$ -	\$ -	\$ 24,802.69	\$ 24,802.69	\$ 49,605.38
EXPENSE:								
- Mortgage (Vancity)		\$ 15,496.36	\$ 15,496.36	\$ 15,496.36	\$ 15,496.36	\$ 15,496.36	\$ 15,496.36	\$ 92,978.16
- Insurance		\$ 821.42	\$ 821.42	\$ 821.42	\$ 821.42	\$ 821.42	\$ 821.42	\$ 4,928.52
- Property Tax		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,829.00	\$ 29,829.00
- Property Mgt Fee (5% or rev)		\$ -	\$ -	\$ -	\$ -	\$ 1,240.13	\$ 1,240.13	\$ 2,480.27
EXPENSE TOTAL:		\$ 16,317.78	\$ 16,317.78	\$ 16,317.78	\$ 16,317.78	\$ 17,557.91	\$ 47,386.91	\$ 130,215.94
Closing Balance:		\$ 13,555.16	-\$ 2,762.62	-\$ 19,080.40	-\$ 35,398.18	-\$ 28,153.41	-\$ 50,737.63	

Note: New Tenant effective Feb 01/26: current TI period. Rent payment of \$24,802.89 commence June 01 2026

2935 Granville Street Property

		Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Feb-July 2026 TOTALS:
Opening Balance:	estimate	\$ 25,306.27	\$ 38,377.65	\$ 51,449.03	\$ 64,520.40	\$ 77,591.78	\$ 90,663.16	
INCOME:								
- Commercial Rent		\$ 44,208.79	\$ 44,208.79	\$ 44,208.79	\$ 44,208.79	\$ 44,208.79	\$ 44,208.79	\$ 265,252.74
INCOME TOTAL:		\$ 44,208.79	\$ 44,208.79	\$ 44,208.79	\$ 44,208.79	\$ 44,208.79	\$ 44,208.79	\$ 265,252.74
EXPENSE:								
- Mortgage (Vancity)		\$ 27,470.82	\$ 27,470.82	\$ 27,470.82	\$ 27,470.82	\$ 27,470.82	\$ 27,470.82	\$ 164,824.92
- Insurance		\$ 1,456.15	\$ 1,456.15	\$ 1,456.15	\$ 1,456.15	\$ 1,456.15	\$ 1,456.15	\$ 8,736.91
- Property Tax		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,122.00	\$ 53,122.00
- Property Mgt Fee (5% or rev)		\$ 2,210.44	\$ 2,210.44	\$ 2,210.44	\$ 2,210.44	\$ 2,210.44	\$ 2,210.44	\$ 13,262.64
EXPENSE TOTAL:		\$ 31,137.41	\$ 31,137.41	\$ 31,137.41	\$ 31,137.41	\$ 31,137.41	\$ 84,259.41	\$ 239,946.47
Closing Balance:		\$ 38,377.65	\$ 51,449.03	\$ 64,520.40	\$ 77,591.78	\$ 90,663.16	\$ 50,612.54	

2903-2911 Granville St; 1510-1520 W. 13th Ave. Property

		Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Feb-July 2026 TOTALS:
Opening Balance:	estimate	\$ 56,209.18	\$ 84,111.73	\$ 112,014.29	\$ 139,916.85	\$ 167,819.41	\$ 195,721.96	
INCOME:								
- Commercial Revenue		\$ 41,880.43	\$ 41,880.43	\$ 41,880.43	\$ 41,880.43	\$ 41,880.43	\$ 41,880.43	\$ 251,282.58
- Residential Revenue - 1510 W. 13th		\$ 17,949.10	\$ 17,949.10	\$ 17,949.10	\$ 17,949.10	\$ 17,949.10	\$ 17,949.10	\$ 107,694.60
INCOME TOTAL:		\$ 59,829.53	\$ 59,829.53	\$ 59,829.53	\$ 59,829.53	\$ 59,829.53	\$ 59,829.53	\$ 358,977.18
EXPENSE:								
- Mortgage (Vancity)		\$ 27,470.82	\$ 27,470.82	\$ 27,470.82	\$ 27,470.82	\$ 27,470.82	\$ 27,470.82	\$ 164,824.92
- Insurance		\$ 1,456.15	\$ 1,456.15	\$ 1,456.15	\$ 1,456.15	\$ 1,456.15	\$ 1,456.15	\$ 8,736.91
- Property Tax		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,997.00	\$ 54,997.00
- Repairs & Maintenance	estimate	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 18,000.00
- Property Mgt Fee (5% or rev)		\$ 2,991.48	\$ 2,991.48	\$ 2,991.48	\$ 2,991.48	\$ 2,991.48	\$ 2,991.48	\$ 17,948.86
EXPENSE TOTAL:		\$ 31,926.97	\$ 31,926.97	\$ 31,926.97	\$ 31,926.97	\$ 31,926.97	\$ 86,923.97	\$ 246,558.83
Closing Balance:		\$ 84,111.73	\$ 112,014.29	\$ 139,916.85	\$ 167,819.41	\$ 195,721.96	\$ 168,627.52	

Residential Rent Roll - 1510 W. 13th Ave

Unit	Occupancy	Rent
1	01-Aug-25	\$ 2,600.00
2	01-May-25	\$ 2,850.00
3	01-May-16	\$ 1,945.57
4	01-Jun-21	\$ 2,600.95
5	01-Nov-21	\$ 2,258.79
6	01-May-25	\$ 2,050.00
7	15-Feb-14	\$ 1,583.79
8	15-May-23	\$ 2,060.00
TOTAL:		\$ 17,949.10

3050-3088 Granville Street Property

		Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Feb-July 2026 TOTALS:
Opening Balance:	estimate	\$ 106,224.95	\$ 156,362.26	\$ 206,499.57	\$ 256,636.89	\$ 306,774.20	\$ 356,911.52	
INCOME:								
- Commercial Rent		\$ 103,430.36	\$ 103,430.36	\$ 103,430.36	\$ 103,430.36	\$ 103,430.36	\$ 103,430.36	\$ 620,582.16
- Residential Rent (unit #204) 1477 W. 15th		\$ 3,300.00	\$ 3,300.00	\$ 3,300.00	\$ 3,300.00	\$ 3,300.00	\$ 3,300.00	\$ 19,800.00
- Parking Revenue		\$ 3,422.50	\$ 3,422.50	\$ 3,422.50	\$ 3,422.50	\$ 3,422.50	\$ 3,422.50	\$ 20,535.00
- Strata Chargebacks		\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 24,000.00
INCOME TOTAL:		\$ 114,152.86	\$ 114,152.86	\$ 114,152.86	\$ 114,152.86	\$ 114,152.86	\$ 114,152.86	\$ 684,917.16
EXPENSE:								
- Mortgage (Commercial) Citizens		\$ 40,067.00	\$ 40,067.00	\$ 40,067.00	\$ 40,067.00	\$ 40,067.00	\$ 40,067.00	\$ 240,402.00
- Mortgage (Residential) 1477 W. 15th		\$ 12,908.66	\$ 12,908.66	\$ 12,908.66	\$ 12,908.66	\$ 12,908.66	\$ 12,908.66	\$ 77,451.96
- Insurance		\$ 1,456.15	\$ 1,456.15	\$ 1,456.15	\$ 1,456.15	\$ 1,456.15	\$ 1,456.15	\$ 8,736.91
- Property Tax		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,374.00	\$ 91,374.00
- Repairs & Maintenance estimate		\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 9,000.00
- Strata Fees 1477 W. 15th		\$ 2,376.09	\$ 2,376.09	\$ 2,376.09	\$ 2,376.09	\$ 2,376.09	\$ 2,376.09	\$ 14,256.54
- Property Mgt Fee (5% of Rev)		\$ 5,707.64	\$ 5,707.64	\$ 5,707.64	\$ 5,707.64	\$ 5,707.64	\$ 5,707.64	\$ 34,245.86
EXPENSE TOTAL:		\$ 64,015.55	\$ 64,015.55	\$ 64,015.55	\$ 64,015.55	\$ 64,015.55	\$ 155,389.55	\$ 475,467.27
Closing Balance:		\$ 156,362.26	\$ 206,499.57	\$ 256,636.89	\$ 306,774.20	\$ 356,911.52	\$ 315,674.83	