Form 49
[Rule 13.19]

COURT FILE NUMBER	2603-11382
COURT	COURT OF KING'S BENCH OF ALBERTA
JUDICIAL CENTRE	EDMONTON
PLAINTIFF	LANYARD CAPITAL CORPORATION
DEFENDANTS	LT CAPITAL LIMITED and XIU LING CAI
DOCUMENT	**AFFIDAVIT FOR APPOINTMENT OF RECEIVER**

Clerk's Stamp
JUDICIAL CENTRE OF EDMONTON
FILED DIGITALLY
2603 11382
Oct 28, 2026
3:58 PM
CLERK OF THE COURT

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT

LAWSON LUNDELL LLP
Barristers and Solicitors
Suite 1100, 225 – 6th Avenue SW
Calgary, AB T2P 1N2

Attention: **William L. Roberts / Jack R. Maslen**
Telephone: (604) 631-9163
Fax: (403) 269-9494
Email: wroberts@lawsonlundell.com / jmaslen@lawsonlundell.com
File No.: 115955.191271

AFFIDAVIT OF BRIAN CHELIN

Sworn on October 28, 2026

I, **Brian Chelin**, of the City of Vancouver, in the Province of British Columbia, **SWEAR AND SAY THAT**:

1. I am President of the Plaintiff, Lanyard Capital Corporation ("**Lanyard**" or the "**Plaintiff**"), and as such I have personal knowledge of the matters herein deposed to, except where stated to be based on information and belief, in which case the source of information is disclosed and I believe it to be true.

2. I previously swore an Affidavit of Default on June 30, 2026, filed on July 2, 2026 in these proceedings (my "**First Affidavit**"). My First Affidavit was sworn in support of an application by Lanyard for a redemption order in respect of the mortgaged lands that are the subject of this Action (the "**Redemption Application**").

3. Applications Judge L.R. Birkett of this Honourable Court granted the redemption order on August 11, 2026 (the "**Redemption Order**"). The redemption period contemplated by the Redemption Order expired on September 11, 2026.

4. Since then, as are more fully outlined below, Lanyard has learned of certain facts and circumstances that bring into serious doubt the Defendants' ability to remain in care and custody of the mortgaged lands. Accordingly, I make this Affidavit in support of an application by Lanyard (the "**Receivership Application**"), filed concurrently herewith, for an order appointing D. Manning & Associates Inc. ("**D Manning**") as receiver and manager, without security (the "**Receiver**"), over the Property (as defined below) of the Defendant, LT Capital Limited ("**LT Capital**").

5. The proposed receivership is limited in scope in that it would not empower the Receiver to market or sell the mortgaged lands. Rather, Lanyard's intention is for the judicial listing, authorized by this Honourable Court pursuant to the Redemption Order, to continue.

6. Like my First Affidavit, I am authorized to make this Affidavit on behalf of Lanyard. Unless otherwise indicated, capitalized terms used herein have the meanings given to them in my First Affidavit.

I. BACKGROUND

The Parties

7. The Plaintiff, Lanyard, is a corporation incorporated pursuant to the federal laws of Canada, with its head office in Vancouver, British Columbia. Lanyard is extra-provincially registered to carry on business in Alberta. Lanyard provides secured loans to commercial borrowers in Canada. A true copy of an Alberta corporate registry search for Lanyard is attached hereto and marked as **Exhibit "A"**.

8. The Defendant, LT Capital, is a corporation incorporated pursuant to the laws of Alberta, with its registered office in Edmonton, Alberta. To the best of my knowledge, LT Capital is in the real estate management and development business. A true copy of an Alberta corporate registry search for LT Capital is attached hereto and marked as **Exhibit "B"**.

9. The Defendant, Xiu Ling (also known as Gina) Cai ("**Ms. Cai**", and together with LT Capital, the "**Defendants**"), is, to the best of my knowledge, the sole director and sole voting shareholder of LT Capital.

The Loan

10. As described at paragraphs 2 to 3 of my First Affidavit, pursuant to a Financing Facility Letter dated August 28, 2025, as revised (the "**Loan Agreement**"), Lanyard agreed to advance LT Capital a loan in the principal amount of $4,725,000 (the "**Loan**"). A true copy of the Loan Agreement is attached at Exhibit A to my First Affidavit.

11. Among other things, the Loan Agreement states that the Loan bears interest at 10% per annum until October 1, 2026, and then bears interest at 18% per annum thereafter. The Loan has a maturity date of November 1, 2026.

12. As described at paragraphs 7 to 14 of my First Affidavit, the Loan is secured by, among other things, the following security documents:

    (a) a first-ranking demand mortgage against the Lands (defined below) granted by LT Capital in favour of Lanyard, dated October 7, 2025 and registered in the Land Titles Office of Alberta (the "**LTO**") as Instrument No. 262 051 992 (the "**Mortgage**");

    (b) a first-ranking general security agreement in favour of Lanyard charging, among other things, all present and after acquired personal property of LT Capital, dated October 7, 2025 and registered in the Alberta Personal Property Registry ("**PPR**") on November 14, 2025 under registration no. 25111433338 (the "**GSA**");

    (c) a first-ranking assignment of rents against the Lands granted by LT Capital in favour of Lanyard, dated October 7, 2025 and registered in the LTO as Instrument No. 262 051 993 (the "**Assignment**"); and

    (d) a priority agreement between Lanyard and Pham Geomatics Solutions Inc. ("**Pham**"), pursuant to which it was agreed that LT Capital's indebtedness and security obligations to Pham would be subordinated to LT Capital's indebtedness and security obligations to Lanyard (the "**Priority Agreement**", and together with the Mortgage, GSA, and the Assignment, collectively, the "**Security**").

13. True copies of the aforementioned Security are attached to my First Affidavit, as Exhibits B, D, C and F, respectively.

14. Notably, both the Mortgage and GSA grant Lanyard the contractual right to appoint a receiver upon the occurrence of an event of default or default.

15. As is also described at paragraph 10 of my First Affidavit, the lands mortgaged to Lanyard comprise two parcels. The legal descriptions of the mortgaged lands (collectively, the "**Lands**") are as follows:

PLAN 8722619
BLOCK 1
LOT 6
CONTAINING 2.07 HECTARES (5.12 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

	HECTARES	(ACRES) MORE OR LESS
A) PLAN 0525178 ROAD	0.039	0.10

EXCEPTING THEREOUT ALL MINES AND MINERALS
("**Lot 6**")

PLAN 8120859
BLOCK 1
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.38 HECTARES (3.41 ACRES) MORE OR LESS
("**Lot 1**")

16. The municipal address for Lot 6 is 9650 20 Avenue NW, Edmonton, Alberta. Lot 6 is the site of an office building, known as the "**Advanced Technology Centre**". It is supposed to carry on business providing commercial space for technology entrepreneurs or related small businesses.

17. The municipal address for Lot 1 is 9660 20 Avenue NW, Edmonton, Alberta. Lot 1 is comprised of vacant development lands. Current copies of the Land Title Certificates for the Lands are attached hereto and marked as **Exhibit "C"**.

18. Further, current PPR search results for LT Capital and Ms. Cai are attached hereto and marked as **Exhibit "D"**. Although the PPR search result for LT Capital indicates that Pham has a prior-ranking security registration, Pham's security interest is subordinated to Lanyard, pursuant to the Priority Agreement described above.

Default, Demands and Procedural History

19. As described at paragraphs 15 to 18 of my First Affidavit, LT Capital defaulted under the terms of the Loan Agreement, GSA and Mortgage by failing to make the required payments when due thereunder.

20. Thus, on May 8, 2026 Lanyard (through its legal counsel) issued a formal demand to LT Capital, pursuant to the Loan Agreement and Security (the "**Demand**"), which enclosed a Notice of Intention to Enforce Security, pursuant to the *Bankruptcy and Insolvency Act*, RSC 1985, c B-3, as amended (the "**NITES**"). A true copy of the Demand and NITES is attached as Exhibit G to my First Affidavit.

21. Under the Demand, Lanyard accelerated and demanded repayment of the Loan in full, including all principal and interest, and demanded that payment be made by May 19, 2026.

22. LT Capital failed to make the payment as demanded; and, as a result, Lanyard commenced the within action by filing its Statement of Claim on May 22, 2026. The Defendants did not defend the Action and were noted in default on June 25, 2026.

23. Most recently, Lanyard filed the Redemption Application on July 2, 2026. As noted above, this Honourable Court granted the Redemption Order on August 11, 2026. Among other things, the Redemption Order ordered and declared that:

    (a) the Mortgage was a valid and enforceable mortgage over the Lands;

    (b) the sum of $4,877,681.86, plus costs on a solicitor and client basis as worded in the Mortgage, interest at the Mortgage rate, and other amounts chargeable under the Mortgage were outstanding, due and owing to Lanyard as of August 11, 2026; and

    (c) the Defendants, or anyone else entitled to do so, would have until September 11, 2026 (the "**Redemption Date**") to repay the indebtedness in full, failing which the Lands would be offered for sale pursuant to a judicial listing.

24. The Defendants did not repay the indebtedness by the Redemption Date and the Plaintiff became entitled to commence the judicial listing.

25. As at October 28, 2026, the Defendants are indebted to Lanyard, pursuant to the Loan Agreement, and Security, in the amount of $5,040,792.37, together with legal fees, other chargeable costs, and interest continuing to accrue thereon (collectively, the "**Current Indebtedness**"). A true copy of an updated payout statement is attached hereto as **Exhibit "E"**.

II. EVENTS FOLLOWING THE REDEMPTION ORDER

Lack of Cooperation by LT Capital

26. Following the Redemption Date, Lanyard began steps to identify a judicial listing agent to market and sell the Lands in accordance with the Redemption Order. Specifically, Lanyard asked Avison Young to prepare a listing proposal for the Lands and to view the Advanced Technology Centre for that purpose. Lanyard has not yet engaged Avison Young and is awaiting Avison Young's proposal (Avison Young, or any other proposed judicial listing agent, hereinafter, the "**Realtor**").

27. It is my understanding that in early October 2026, Avison Young began making attempts to arrange for a visit of the Advanced Technology Centre.

28. However, on October 13, 2026, I received an email from Justin Omichinski of Avison Young, indicating that Cory Wosnack ("**Mr. Wosnack**") of Avison Young had made five attempts by telephone and email over the preceding ten days to contact Ms. Cai, all of which were unsuccessful. A true copy of these emails is attached hereto and marked as **Exhibit "F"**.

29. As a result, on October 15, 2026, Lanyard (through its legal counsel) issued a letter (the "**October 15 Letter**") to the Defendants advising that the Realtor had attempted on multiple occasions to contact the Defendants to gain access to the Lands, and the Defendants were denying the Realtor access to the property, which Lanyard considered to be a breach of the Redemption Order. True copies of the October 15 Letter and cover email are attached hereto and collectively marked as **Exhibit "G"**.

30. Eventually, on October 16, 2026, after the issuance of the October 15 Letter and other correspondence sent by Lanyard directly, an individual who I understand to be Ms. Cai's assistant, met with Mr. Wosnack and granted him access to the Advanced Technology Centre to conduct his viewing. I understand from Mr. Wosnack that Ms. Cai's assistant had to give access to the property because Ms. Cai was traveling in China with limited access to email or phone.

31. The multiple attempts to gain access to the Property delayed the listing and has caused a loss of confidence in LT Capital's management team.

Damage to the Lands

32. Additionally, after his viewing on October 16, 2026, Mr. Wosnack emailed me and reported that the Advanced Technology Centre was in "very very rough shape" and that it has "been banged up pretty hard and in need of massive TLC."

33. Mr. Wosnack attached to this email several photos he took during the viewing, showing broken and damaged windows, broken ceiling tiles, water damage, a partially broken door, garbage and general disarray. True copies of Mr. Wosnack's October 16, 2026 email and photos are attached hereto and marked as **Exhibit "H"**.

34. The overall condition of the Advanced Technology Centre, and apparent lack of basic maintenance, has similarly raised serious concerns for Lanyard regarding the preservation and safeguarding of the Lands.

Property Taxes

35. Lanyard has also recently obtained updated City of Edmonton tax searches for the Lands. The tax searches indicate that Lot 6 (the site of the Advanced Technology Centre) has a total outstanding balance of $101,456.01, including $9,223.28 in penalties, and Lot 1 has a total outstanding balance of $88,594.93, including $8,054.08 in penalties. I understand that penalties have been charged due to LT Capital's failure to pay 2026 taxes.

36. True copies of the City of Edmonton tax searches for the Lands are attached hereto and marked as **Exhibit "I"**.

Writs of Enforcement

37. Lanyard has further recently retrieved updated PPR searches for the Defendants, as I've noted above and attached hereto as Exhibit "D". The updated PPR search for Ms. Cai shows an unpaid judgment against her and an associated writ of enforcement of $83,691.25, which was registered on January 26, 2026. The search also shows a second unpaid judgment and writ of enforcement of $41,205.12, which was registered since the Redemption Order on October 9, 2026.

38. I am concerned about the consequences of judgment creditors pursuing Ms. Cai, given she is the sole voting shareholder of LT Capital.

Certificate of Lis Pendens

39. Finally, since the Redemption Date, on October 20, 2026, Pham registered a Certificate of Lis Pendens against title to the Lands, registered in the LTO as Instrument No. 262 320 169 (the "**CLP**"). A true copy of the CLP is attached hereto and marked as **Exhibit "J"**.

40. The CLP further demonstrates LT Capital's inability to pay its debts, and raises further concern about LT Capital's creditors taking steps to enforce their debts.

III. COURT APPOINTMENT OF A RECEIVER IS JUST AND CONVENIENT

41. In light of the facts and circumstances described above, I do verily believe that it is just and convenient for this Honourable Court to appoint D Manning as Receiver over LT Capital's entire right, title, estate and interest in the Lands, all present and future rents and leases relating to the Lands, and the personal property located in or upon, arising out of or used in conjunction with the Lands, including bank account(s) in the name of LT Capital (collectively, the "**Property**").

42. As I've indicated, Lanyard seeks for D Manning to be appointed as Receiver over the Property without the power to sell the Lands, since Lanyard proposes that the listing process contemplated by the Redemption Order continue.

43. Among other things, I do verily believe a Receiver is just and convenient since:

(a) LT Capital is insolvent given, among other things, that it has failed to repay the Loan in full, which is outstanding, due and owing to Lanyard, as confirmed by this Honourable Court pursuant to the Redemption Order;

(b) Lanyard is the first-ranking secured creditor in respect of the Property, has contractual rights to appoint a receiver under the Mortgage and GSA, and has delivered the NITES;

(c) LT Capital has interfered with Lanyard's right to have the Property marketed and sold. Given LT Capital's conduct to date, I believe the appointment of the Receiver is necessary to allow a Realtor to effectively and efficiently market the Property, and by extension, enable Lanyard to realize on its first-ranking security in an efficient manner;

(d) the Advanced Technology Centre is in a state of disrepair and disarray, is not being maintained, and is at undue risk. The risk to the Lands will only increase as winter approaches and temperatures drop;

(e) earlier this year, Saskatchewan Government Insurance issued a Final Registered Notice of Cancellation, dated April 24, 2026, advising that LT Capital's insurance policy for the property would be cancelled effective May 14, 2026 for non-payment of premiums (the "**Notice of Cancellation**"). Lanyard subsequently requested that Ms. Cai provide evidence of reinstatement or replacement coverage in April 2026, but never received such evidence. I therefore believe that the Property is not currently insured by LT Capital, and the only active insurance on the property is Lanyard's mortgage impairment insurance policy. True copies of the Notice of Cancellation and Lanyard's email to Ms. Cai are attached as **Exhibit "K"**;

(f) Lanyard has lost confidence in the management of LT Capital to preserve and protect the Property generally. Lanyard's loss of confidence is based on, among other things, the prior defaults under the Loan Agreement and Security, the current condition of the Advanced Technology Centre, the outstanding property tax and penalties that are owing, the apparent lack on insurance, writs of enforcement having been issued in respect of LT Capital's principal, Ms. Cai, and the CLP being registered against the Lands;

(g) based on his recent viewing, Mr. Wosnack has estimated that the Advanced Technology Centre is about 30% occupied by commercial tenants. However, LT Capital is not currently making any payments on the Loan, despite presumably collecting rents on a periodic basis. Lanyard does not have access to the current rent roll and a Receiver is reasonably necessary to ensure rents are collected and safeguarded. Likewise, a receivership will also protect the interests of tenants by putting the Property into the control and possession of an independent court-officer;

(h) I believe that Ms. Cai is currently in China with limited access to email or phone, which further calls into question the ability of LT Capital to effectively preserve and manage the Property;

(i) the balance of convenience favours the appointment of D Manning as Receiver, including since the receivership will be limited in scope and intended to preserve the Property pending a judicial sale under the Redemption Order;

(j) in dealing with LT Capital in respect of the Loan Agreement, the Security and the Redemption Order, Lanyard has acted in good faith and commercially reasonably and not precipitously; and

(k) finally, Lanyard's information is that there is no equity in the Lands for LT Capital. In particular, Lanyard filed an Affidavit of Value showing that the Lands have an aggregate fair market value of $7,230,000. After accounting for the Current Indebtedness and a second mortgage in favour of Pham (with a principal debt of $2,900,000, as shown in the LTO Certificates for the Lands), there is no equity in the Lands. The lack of equity, and lack of an incentive on the part of LT Capital to preserve and protect the Property, supports the appointment of a Receiver on an urgent basis.

44. D Manning is a licensed insolvency trustee, experienced in similar matters, and has consented to acting.

IV. CONCLUSION

45. I make this Affidavit in support of an application to appoint a Receiver over the Property, and for no other purpose.

SWORN BEFORE ME in the City of Vancouver, in the Province of British Columbia, this 28th day of October, 2026

Commissioner for the Oaths or Notary Public in and for the Province of British Columbia

BRIAN CHELIN

Samuel Fogell
A Commissioner for Taking
Affidavits for British Columbia
Appointment Expiry: May 31, 2029
701-601 W Broadway, Vancouver BC V5Z 4C2

This is **Exhibit A** to the Affidavit of Brian Chelin, sworn before me at the City of Vancouver, in the Province of British Columbia, this 28th day of October, 2026.

SFogell

A Commissioner for Oaths or Notary Public in and for the Province of British Columbia

Samuel Fogell
A Commissioner for Taking
Affidavits for British Columbia
Appointment Expiry: May 31, 2029
701-601 W Broadway, Vancouver BC V5Z 4C2

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

Date of Search: 2026/10/26
Time of Search: 12:02 PM
Search provided by: LAWSON LUNDELL LLP
Service Request Number: 48395456
Customer Reference Number: 191271

Corporate Access Number: 2124163755
Business Number:
Legal Entity Name: LANYARD CAPITAL CORPORATION

Legal Entity Status: Active
Extra-Provincial Type: Federal Corporation
Registration Date: 2022/03/16 YYYY/MM/DD
Date Of Formation in Home Jurisdiction: 2003/02/28 YYYY/MM/DD
Home Jurisdiction: CANADA
Home Jurisdiction CAN: 6071082

Head Office Address:
Street: SUITE 701-601 WEST BROADWAY
City: VANCOUVER
Province: BRITISH COLUMBIA
Postal Code: V5Z4C2
Email Address: CSANNUALMAINTENANCEGROUP-CALGARY@BLG.COM

Primary Agent for Service:

Last Name	First Name	Middle Name	Firm Name	Street	City	Province	Postal Code	Email
DOLL	JONATHAN		BORDEN LADNER GERVAIS LLP	1900, 520 - 3RD AVENUE SW	CALGARY	ALBERTA	T2P0R3	CORPCGY@BLG.COM

Directors:

Last Name: CHELIN
First Name: BRIAN
Street/Box Number: SUITE 701-601 WEST BROADWAY

City: VANCOUVER
Province: BRITISH COLUMBIA
Postal Code: V5Z4C2

Last Name: FOGELL
First Name: SAMUEL
Street/Box Number: SUITE 701-601 WEST BROADWAY
City: VANCOUVER
Province: BRITISH COLUMBIA
Postal Code: V5Z4C2

Last Name: GOLDBERG
First Name: BENJAMIN
Street/Box Number: SUITE 701-601 WEST BROADWAY
City: VANCOUVER
Province: BRITISH COLUMBIA
Postal Code: V5Z4C2

Voting Shareholders:

Last Name: LANYARD GROUP HOLDINGS CORP.
Street: SUITE 701-601 WEST BROADWAY
City: VANCOUVER
Province: BRITISH COLUMBIA
Postal Code: V5Z4C2
Percent Of Voting Shares: 100

Other Information:

Last Annual Return Filed:

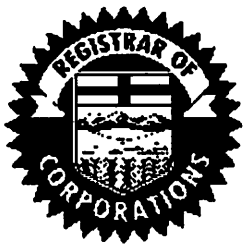
File Year	Date Filed (YYYY/MM/DD)
2026	2026/04/17

Filing History:

List Date (YYYY/MM/DD)	Type of Filing
2022/03/16	Register Extra-Provincial Profit / Non-Profit Corporation
2026/02/18	Change Agent for Service
2026/02/18	Change Address / Email

2026/04/17	Enter Annual Returns for Alberta and Extra-Provincial Corp.

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



This is **Exhibit B** to the Affidavit of Brian Chelin, sworn before me at the City of Vancouver, in the Province of British Columbia, this 28th day of October, 2026.

S Fogell

A Commissioner for Oaths or Notary Public in and for the Province of British Columbia

Samuel Fogell
A Commissioner for Taking
Affidavits for British Columbia
Appointment Expiry: May 31, 2029
701-601 W Broadway, Vancouver BC V5Z 4C2

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

Date of Search: 2026/10/28
Time of Search: 08:23 AM
Search provided by: LAWSON LUNDELL LLP
Service Request Number: 48412003
Customer Reference Number: 191271

Corporate Access Number: 2024696573
Business Number: 793173014
Legal Entity Name: LT CAPITAL LIMITED

Legal Entity Status: Active
Alberta Corporation Type: Named Alberta Corporation
Registration Date: 2022/11/01 YYYY/MM/DD

Registered Office:
Street: 203C-9650 20 AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T6N1G1

Records Address:
Street: 203C-9650 20 AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T6N1G1

Email Address: CAPITALANDACCT@GMAIL.COM

Primary Agent for Service:

Last Name	First Name	Middle Name	Firm Name	Street	City	Province	Postal Code	Email
TANG	ERIC		P&L ACCOUNTING FIRM	10331 61 AVE NW	EDMONTON	ALBERTA	T6H1K9	PL.ACCOUNTINGFIRM@HOTMAIL.COM

Directors:

Last Name: CAI
First Name: XIU LING
Street/Box Number: 47 BLACKBURN DRIVE WEST NW
City: EDMONTON
Province: ALBERTA
Postal Code: T6W1C5

Voting Shareholders:

Last Name: CAI
First Name: XIU LING
Street: 47 BLACKBURN DRIVE WEST SW
City: EDMONTON
Province: ALBERTA
Postal Code: T6W1C5
Percent Of Voting Shares: 100

Details From Current Articles:

The information in this legal entity table supersedes equivalent electronic attachments

Share Structure: SEE SCHEDULE "A'
Share Transfers Restrictions: NONE
Min Number Of Directors: 1
Max Number Of Directors: 10
Business Restricted To: NONE
Business Restricted From: NONE
Other Provisions: NONE

Other Information:

Last Annual Return Filed:

File Year	Date Filed (YYYY/MM/DD)
2024	2024/11/27

Outstanding Returns:

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

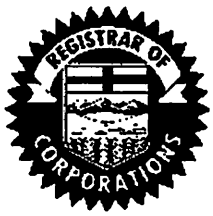
Filing History:

List Date (YYYY/MM/DD)	Type of Filing
2022/11/01	Incorporate Alberta Corporation
2022/11/01	Update Business Number Legal Entity
2024/03/13	Change Address / Email
2024/11/27	Enter Annual Returns for Alberta and Extra-Provincial Corp.
2026/10/06	Change Director / Shareholder

Attachments:

Attachment Type	Microfilm Bar Code	Date Recorded (YYYY/MM/DD)
Share Structure	ELECTRONIC	2022/11/01

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


REGISTRAR OF
CORPORATIONS

This is **Exhibit C** to the Affidavit of Brian Chelin, sworn before me at the City of Vancouver, in the Province of British Columbia, this 28th day of October, 2026.

S Fogell

A Commissioner for Oaths or Notary Public in and for the Province of British Columbia

Samuel Fogell
A Commissioner for Taking
Affidavits for British Columbia
Appointment Expiry: May 31, 2029
701-601 W Broadway, Vancouver BC V5Z 4C2

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0031 301 914	8722619;1;6	242 042 406

LEGAL DESCRIPTION

PLAN 8722619
BLOCK 1
LOT 6
CONTAINING 2.07 HECTARES (5.12 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

	HECTARES	(ACRES) MORE OR LESS
A) PLAN 0525178 ROAD	0.039	0.10

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;24;51;33;NE
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 242 042 405

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
242 042 406	10/02/2024	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

LT CAPITAL LIMITED.
OF 203, 9650-20 AVE NW
EDMONTON
ALBERTA T6N 1G1
(DATA UPDATED BY: CHANGE OF ADDRESS 242149398)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
812 274 323	19/11/1981	RESTRICTIVE COVENANT "BURDEN OF (PART)"
872 008 104	14/01/1987	ZONING REGULATIONS

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY DEPARTMENT OF TRANSPORT EDMONTON INTERNATIONAL AIRPORT "EDMONTON INTERNATIONAL AIRPORT PART"
872 278 427	17/11/1987	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF EDMONTON. "PART"
902 297 147	11/10/1990	ORDER AFFECTS INSTRUMENT: 812274323 AMENDMENT PURSUANT TO SECTION 52(3) L.T.A.
062 427 706	22/09/2006	UTILITY RIGHT OF WAY GRANTEE - TELUS COMMUNICATIONS INC. AS TO PORTION OR PLAN:0625771
262 051 992	12/02/2026	MORTGAGE MORTGAGEE - LANYARD CAPITAL CORPORATION. 701-601 WEST BROADWAY VANCOUVER BRITISH COLUMBIA V5Z4C2 ORIGINAL PRINCIPAL AMOUNT: $4,725,000
262 051 993	12/02/2026	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - LANYARD CAPITAL CORPORATION. C/O LAWSON LUNDELL LLP SUITE 1100 225 6 AVE SW,BROOKFIELD PLACE CALGARY ALBERTA T2P1N2 AGENT - AUBREY GUILD-YOUNG
262 051 994	12/02/2026	MORTGAGE MORTGAGEE - PHAM GEOMATICS SOLUTIONS INC. 2435 - 22A STREET NW CALGARY ALBERTA T2M3X8 ORIGINAL PRINCIPAL AMOUNT: $2,900,000
262 051 995	12/02/2026	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - PHAM GEOMATICS SOLUTIONS INC. C/O SKYLINE LEGAL GROUP LLP 601, 1701 CENTRE STREET NW CALGARY ALBERTA T2E7Y2 AGENT - GEORGE HUANG
262 202 225	29/06/2026	AMENDING AGREEMENT

(CONTINUED)

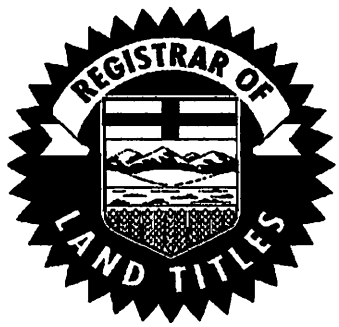
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		AFFECTS INSTRUMENT: 262051994
262 210 032	10/07/2026	CERTIFICATE OF LIS PENDENS
		AFFECTS INSTRUMENT: 262051992
		AFFECTS INSTRUMENT: 262051993
		RECEIVED DATE JUNE 1, 2026
262 320 169	20/10/2026	CERTIFICATE OF LIS PENDENS
		AFFECTS INSTRUMENT: 262051994

TOTAL INSTRUMENTS: 012

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 23 DAY OF OCTOBER, 2026 AT 08:23 A.M.

ORDER NUMBER: 58719777

CUSTOMER FILE NUMBER: 191271



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0011 948 734	8120859;1;1	242 042 406 +1

LEGAL DESCRIPTION
PLAN 8120859
BLOCK 1
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.38 HECTARES (3.41 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;51;33;NE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 242 042 405 +1

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
242 042 406	10/02/2024	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

LT CAPITAL LIMITED.
OF 203, 9650-20 AVE NW
EDMONTON
ALBERTA T6N 1G1
(DATA UPDATED BY: CHANGE OF ADDRESS 242149398)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
812 274 323	19/11/1981	RESTRICTIVE COVENANT "SUBJECT TO BURDEN OF"
872 008 104	14/01/1987	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY DEPARTMENT OF TRANSPORT EDMONTON INTERNATIONAL AIRPORT "EDMONTON INTERNATIONAL AIRPORT"

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
902 297 147	11/10/1990	ORDER AFFECTS INSTRUMENT: 812274323 AMENDMENT PURSUANT TO SECTION 52(3) L.T.A.
062 427 706	22/09/2006	UTILITY RIGHT OF WAY GRANTEE - TELUS COMMUNICATIONS INC. AS TO PORTION OR PLAN:0625771
262 051 992	12/02/2026	MORTGAGE MORTGAGEE - LANYARD CAPITAL CORPORATION. 701-601 WEST BROADWAY VANCOUVER BRITISH COLUMBIA V5Z4C2 ORIGINAL PRINCIPAL AMOUNT: $4,725,000
262 051 993	12/02/2026	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - LANYARD CAPITAL CORPORATION. C/O LAWSON LUNDELL LLP SUITE 1100 225 6 AVE SW,BROOKFIELD PLACE CALGARY ALBERTA T2P1N2 AGENT - AUBREY GUILD-YOUNG
262 051 994	12/02/2026	MORTGAGE MORTGAGEE - PHAM GEOMATICS SOLUTIONS INC. 2435 - 22A STREET NW CALGARY ALBERTA T2M3X8 ORIGINAL PRINCIPAL AMOUNT: $2,900,000
262 051 995	12/02/2026	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - PHAM GEOMATICS SOLUTIONS INC. C/O SKYLINE LEGAL GROUP LLP 601, 1701 CENTRE STREET NW CALGARY ALBERTA T2E7Y2 AGENT - GEORGE HUANG
262 202 225	29/06/2026	AMENDING AGREEMENT AFFECTS INSTRUMENT: 262051994
262 210 032	10/07/2026	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 262051992 AFFECTS INSTRUMENT: 262051993 RECEIVED DATE JUNE 1, 2026
262 320 169	20/10/2026	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 262051994

(CONTINUED)

REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS

TOTAL INSTRUMENTS: 011

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 23 DAY OF OCTOBER, 2026 AT 08:23 A.M.

ORDER NUMBER: 58719777

CUSTOMER FILE NUMBER: 191271

END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

This is **Exhibit D** to the Affidavit of Brian Chelin, sworn before me at the City of Vancouver, in the Province of British Columbia, this 28th day of October, 2026.

_____,
A Commissioner for Oaths or Notary Public in and for the Province of British Columbia

Samuel Fogell
A Commissioner for Taking
Affidavits for British Columbia
Appointment Expiry: May 31, 2029
701-601 W Broadway, Vancouver BC V5Z 4C2

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20687224

Transmitting Party

LAWSON LUNDELL LLP

SUITE 1100, 225 6TH AVENUE S.W.
CALGARY, AB T2P 1N2

Party Code: 50088293
Phone #: 403 269 6900
Reference #: 191271

Search ID #: Z20687224 **Date of Search:** 2026-Oct-23 **Time of Search:** 08:19:17

Business Debtor Search For:

LT CAPITAL LIMITED

Exact Result(s) Only Found

NOTE:

A complete Search may result in a Report of Exact and Inexact Matches.
Be sure to read the reports carefully.

REGISTRAR OF PERSONAL PROPERTY

Business Debtor Search For:
LT CAPITAL LIMITED
Search ID #: Z20687224 **Date of Search:** 2026-Oct-23 **Time of Search:** 08:19:17

Registration Number: 25100815012 Registration Type: SECURITY AGREEMENT
Registration Date: 2025-Oct-08 Registration Status: Current
Expiry Date: 2028-Oct-08 23:59:59

Exact Match on: Debtor No: 1

Debtor(s)

Block		Status
1	LT CAPITAL LIMITED 203C-9650 20 AVE NW EDMONTON, AB T6N1G1	Current

Block		Status
2	CAI, XIU LING 47 BLACKBURN DRIVE WEST SW EDMONTON, AB T6W1C5 Birth Date: 1979-Sep-02	Current

Secured Party / Parties

Block		Status
1	PHAM GEOMATICS SOLUTIONS INC. 2435 22A STREET NW CALGARY, AB T2M 3X8 Email: gzhang@mrf.com	Current

Collateral: General

Block	Description	Status
1	All of debtor's present and after-acquired personal property	Current

Search ID #: Z20687224

Business Debtor Search For:
LT CAPITAL LIMITED
Search ID #: Z20687224 **Date of Search:** 2026-Oct-23 **Time of Search:** 08:19:17

Registration Number: 25111433338
Registration Date: 2025-Nov-14
Registration Type: SECURITY AGREEMENT
Registration Status: Current
Expiry Date: 2050-Nov-14 23:59:59

Exact Match on: Debtor No: 1

Debtor(s)

Block		Status
1	LT CAPITAL LIMITED 203C 9650 20 AVENUE NW EDMONTON, AB T6N 1G1	Current

Secured Party / Parties

Block		Status
1	LANYARD CAPITAL CORPORATION 701 601 WEST BROADWAY VANCOUVER, BC V5Z 4C2 Email: sfogell@lanyardgroup.com	Current

Collateral: General

Block	Description	Status
1	All present and after-acquired personal property of the debtor. Proceeds: goods, inventory, chattel paper, investment property, Documents of title, instruments, money, intangibles and accounts (all as Defined in the personal property security act) and insurance proceeds.	Current

Search ID #: Z20687224

Business Debtor Search For:
LT CAPITAL LIMITED
Search ID #: Z20687224 **Date of Search:** 2026-Oct-23 **Time of Search:** 08:19:17

Registration Number: 25112122224 Registration Type: SECURITY AGREEMENT
Registration Date: 2025-Nov-21 Registration Status: Current
Expiry Date: 2028-Nov-21 23:59:59

Exact Match on: Debtor No: 1

Debtor(s)

Block		Status
1	LT CAPITAL LIMITED 800-10080 JASPER AVE NW EDMONTON, AB T5J 1V9	Current

Block		Status
2	2264356 ALBERTA LTD. #202, 8003 - 102 STREET N.W. EDMONTON, AB T6E 4A2	Current

Block		Status
3	CAI, XIU LING 47 BLACKBURN DRIVE WEST SW EDMONTON, AB T6W 1C5	Current

Secured Party / Parties

Block		Status
1	PHAM GEOMATICS SOLUTIONS INC. 2435 22A ST NW CALGARY, AB T2M 3X8 Email: gzhang@mrf.com	Current

Collateral: General

Block	Description	Status
1	All of the Debtor' s present and after-acquired Personal Property.	Current

Result Complete

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20687232

Transmitting Party

LAWSON LUNDELL LLP

SUITE 1100, 225 6TH AVENUE S.W.
CALGARY, AB T2P 1N2

Party Code: 50088293
Phone #: 403 269 6900
Reference #: 191271

Search ID #: Z20687232 **Date of Search:** 2026-Oct-23 **Time of Search:** 08:20:32

Individual Debtor Search For:

CAI, XIU, LING

Both Exact and Inexact Result(s) Found

NOTE:

A complete Search may result in a Report of Exact and Inexact Matches.
Be sure to read the reports carefully.

REGISTRAR OF PERSONAL PROPERTY

Individual Debtor Search For:
CAI, XIU, LING
Search ID #: Z20687232 **Date of Search:** 2026-Oct-23 **Time of Search:** 08:20:32

Registration Number: 23071323716
Registration Date: 2023-Jul-13
Registration Type: SECURITY AGREEMENT
Registration Status: Current
Expiry Date: 2028-Jul-13 23:59:59

Exact Match on: Debtor No: 1

Debtor(s)

Block		Status
1	CAI, XIU, LING 47 BLACKBURN DRIVE SW EDMONTON, AB T6W 1C5 Birth Date: 1979-Sep-02	Current

Secured Party / Parties

Block		Status
1	ATB FINANCIAL #160 14101 WEST BLOCK DRIVE NW EDMONTON, AB T5P 3Z2 Email: pprnotices@atb.com	Current

Collateral: General

Block	Description	Status
1	Guaranteed Investment Certificate No. 41580246600 issued to the Debtor by the Secured Party at the Secured Party's branch address noted in this registration, together with all renewals, replacements and substitutions thereof and all monies whatsoever payable or accrued or which may at any time hereafter become payable or accrue thereunder.	Current
2	Guaranteed Investment Certificate No. 40185398800 issued to the Debtor by the Secured Party at the Secured Party's branch address noted in this registration, together with all renewals, replacements and substitutions thereof and all monies whatsoever payable or accrued or which may at any time hereafter become payable or accrue thereunder.	Current
3	Guaranteed Investment Certificate No. 41580099400 issued to the Debtor by the Secured Party at the Secured Party's branch address noted in this registration, together with all renewals, replacements and substitutions thereof and all monies whatsoever payable or accrued or which may at any time hereafter become payable or accrue thereunder.	Current

Search ID #: Z20687232

Individual Debtor Search For:
CAI, XIU, LING
Search ID #: Z20687232 **Date of Search:** 2026-Oct-23 **Time of Search:** 08:20:32

Registration Number: 24112622018 Registration Type: SECURITY AGREEMENT
Registration Date: 2024-Nov-26 Registration Status: Current
Expiry Date: 2049-Nov-26 23:59:59

Exact Match on: Debtor No: 4

Debtor(s)

Block		Status
1	1733280 ALBERTA LTD. #202, 8003 - 102 STREET N.W. EDMONTON, AB T6E 4A2	Current
2	1839876 ALBERTA LTD. #202, 8003 - 102 STREET N.W. E, AB T6E 4A2	Current
3	HAN, WEI 47 BLACKBURN DRIVE WEST S.W. EDMONTON, AB T6W 1C5	Current
4	CAI, XIU, LING 47 BLACKBURN DRIVE WEST S.W. EDMONTON, AB T6W 1C5	Current

Secured Party / Parties

Block		Status
1	COMPUTERSHARE TRUST COMPANY OF CANADA 2110 - 1066 WEST HASTINGS STREET VANCOUVER, BC V6E 3X2 Email: legaldocs@cmls.ca	Current

Collateral: General

Block	Description	Status
1	ALL PRESENT AND FUTURE INDEBTEDNESS OF 2264356 ALBERTA LTD.TO THE DEBTORS, BOTH COLLECTIVELY OR INDIVIDUALLY, BOTH DIRECT AND INDIRECT, BOTH ABSOLUTE AND CONTINGENT, INCLUDING WITHOUT RESTRICTION INDEBTEDNESS EVIDENCED BY ACCOUNTS, INSTRUMENTS, DOCUMENTS OF TITLE, CHATTEL PAPER OR SECURITY, AND ALL PROCEEDS THEREOF PROCEEDS: ACCOUNTS, CHATTEL PAPER, MONEY, INTANGIBLES, GOODS, INSURANCE PROCEEDS, DOCUMENTS OF TITLE, INSTRUMENTS, AND SECURITIES.	Current

Search ID #: Z20687232

Individual Debtor Search For:
CAI, XIU, LING
Search ID #: Z20687232 **Date of Search:** 2026-Oct-23 **Time of Search:** 08:20:32

Registration Number: 25041201039 Registration Type: SECURITY AGREEMENT
Registration Date: 2025-Apr-12 Registration Status: Current
Expiry Date: 2031-Apr-12 23:59:59

Exact Match on:	Debtor	No: 1
Inexact Match on:	Debtor	No: 3
Inexact Match on:	Debtor	No: 5

Debtor(s)

Block **Status**

1 CAI, XIU, LING
47 BLACKBURN WEST DR SW
EDMONTON, AB T6W1C5
Birth Date:
1979-Sep-02
Current

Block **Status**

2 CAI, LING
47 BLACKBURN WEST DR SW
EDMONTON, AB T6W1C5
Birth Date:
1979-Sep-02
Current

Block **Status**

3 CAI, XUI
47 BLACKBURN WEST DR SW
EDMONTON, AB T6W1C5
Birth Date:
1979-Sep-02
Current

Block **Status**

4 CAI, L
47 BLACKBURN WEST DR SW
EDMONTON, AB T6W1C5
Birth Date:
1979-Sep-02
Current

Block		Status
5	CAI, XIULING, LING 47 BLACKBURN WEST DR SW EDMONTON, AB T6W1C5 Birth Date: 1979-Sep-02	Current

Secured Party / Parties

Block		Status
1	THE BANK OF NOVA SCOTIA 4715 TAHOE BOULEVARD MISSISSAUGA, ON L4W0B4 Email: albertaprod@teranet.ca	Current

Collateral: Serial Number Goods

Block	Serial Number	Year	Make and Model	Category	Status
1	YV4M12RC2S1176825	2025	Volvo XC60	MV - Motor Vehicle	Current

Collateral: General

Block	Description	Status
1	OUR SECURITY INTEREST IS LIMITED TO THE MOTOR VEHICLES LISTED ABOVE AND THE PROCEEDS OF THOSE VEHICLES	Current

Individual Debtor Search For:
CAI, XIU, LING
Search ID #: Z20687232 **Date of Search:** 2026-Oct-23 **Time of Search:** 08:20:32

Registration Number: 25100815012 Registration Type: SECURITY AGREEMENT
Registration Date: 2025-Oct-08 Registration Status: Current
Expiry Date: 2028-Oct-08 23:59:59

Exact Match on: Debtor No: 2

Debtor(s)

Block		Status
1	LT CAPITAL LIMITED 203C-9650 20 AVE NW EDMONTON, AB T6N1G1	Current

Block		Status
2	CAI, XIU LING 47 BLACKBURN DRIVE WEST SW EDMONTON, AB T6W1C5 Birth Date: 1979-Sep-02	Current

Secured Party / Parties

Block		Status
1	PHAM GEOMATICS SOLUTIONS INC. 2435 22A STREET NW CALGARY, AB T2M 3X8 Email: gzhang@mrf.com	Current

Collateral: General

Block	Description	Status
1	All of debtor's present and after-acquired personal property	Current

Search ID #: Z20687232

Individual Debtor Search For:
CAI, XIU, LING
Search ID #: Z20687232 **Date of Search:** 2026-Oct-23 **Time of Search:** 08:20:32

Registration Number: 25102012906
Registration Date: 2025-Oct-20
Registration Type: SECURITY AGREEMENT
Registration Status: Current
Expiry Date: 2030-Oct-20 23:59:59

Exact Match on: Debtor No: 4

Debtor(s)

Block		Status
1	CAPITALAND DEVELOPMENT & MANAGEMENT LTD. 203, 9650 20 AVENUE NW EDMONTON, AB T6N 1G1	Current
2	WISH HOME PROPERTY MANAGEMENT LTD. 203, 9650 20 AVENUE NW EDMONTON, AB T6N 1G1	Current
3	2264356 ALBERTA LTD. 203, 9650 20 AVENUE NW EDMONTON, AB T6N 1G1	Current
4	CAI, XIU LING 47 BLACKBURN DRIVE WEST SW EDMONTON, AB T6W 1C5 Birth Date: 1979-Sep-02	Current

Secured Party / Parties

Block		Status
1	13531953 CANADA INC. 7181 WOODBINE AVE, SUITE 108 MARKHAM, ON L3R 1A3 Email: tom@tbrf.ca	Current

Collateral: General

Block	Description	Status
1	ALL PRESENT AND HEREAFTER ACQUIRED PERSONAL PROPERTY OF THE DEBTORS (OR ANY ONE OR MORE OF THEM) OF WHATSOEVER NATURE AND KIND AND WHERESOEVER SITUATE. PROCEEDS: ALL PRESENTLY OWNED AND HEREAFTER ACQUIRED PERSONAL PROPERTY OF THE DEBTORS (OR ANY ONE OR MORE OF THEM) RELATING TO THE FOREGOING.	Current

Individual Debtor Search For:
CAI, XIU, LING
Search ID #: Z20687232 **Date of Search:** 2026-Oct-23 **Time of Search:** 08:20:32

Registration Number: 25102013007 Registration Type: SECURITY AGREEMENT
Registration Date: 2025-Oct-20 Registration Status: Current
Expiry Date: 2030-Oct-20 23:59:59

Exact Match on: Debtor No: 1

Debtor(s)

Block		Status
1	CAI, XIU LING 47 BLACKBURN DRIVE WEST SW EDMONTON, AB T6W 1C5 Birth Date: 1979-Sep-02	Current

Secured Party / Parties

Block		Status
1	13531953 CANADA INC. 7181 WOODBINE AVE, SUITE 108 MARKHAM, ON L3R 1A3 Email: tom@tbrf.ca	Current

Collateral: General

Block	Description	Status
1	ALL INDEBTEDNESS, BOTH PRESENT AND FUTURE, OF CAPITALAND DEVELOPMENT & MANAGEMENT LTD., WISH HOME PROPERTY MANAGEMENT LTD., AND 2264356 ALBERTA LTD. (OR ANY ONE OR MORE OF THEM) TO THE DEBTOR, AND ALL PROCEEDS RELATING THERETO.	Current

Individual Debtor Search For:
CAI, XIU, LING
Search ID #: Z20687232 **Date of Search:** 2026-Oct-23 **Time of Search:** 08:20:32

Registration Number: 25111433367
Registration Date: 2025-Nov-14
Registration Type: SECURITY AGREEMENT
Registration Status: Current
Expiry Date: 2050-Nov-14 23:59:59

Exact Match on: Debtor No: 1

Debtor(s)

Block		Status
1	CAI, XIU, LING 47 BLACKBURN DRIVE WEST SW EDMONTON, AB T6W 1C5	Current

Secured Party / Parties

Block		Status
1	LANYARD CAPITAL CORPORATION 701 601 WEST BROADWAY VANCOUVER, BC V5Z 4C2 Email: sfogell@lanyardgroup.com	Current

Collateral: General

Block	Description	Status
1	All present and after-acquired intangibles (including without limitation accounts), instruments, chattel paper, investment property and money representing amounts now or hereafter owed or owing to the debtor from LT Capital Limited. Proceeds: All proceeds of every type, item or kind including but not limited to goods, chattel paper, investment property, securities, documents of title, instruments, money, intangibles, insurance payments, and any property or obligations received or derived directly or indirectly when such collateral or proceeds thereof are sold, collected, dealt with, exchanged or otherwise disposed of or that indemnifies or compensates for such property or proceeds destroyed or damaged, and proceeds of proceeds. Without limiting the scope of the collateral described in this registration, this registration relates to Loan PARSONS25.	Current

Individual Debtor Search For:
CAI, XIU, LING
Search ID #: Z20687232 **Date of Search:** 2026-Oct-23 **Time of Search:** 08:20:32

Registration Number: 25112122224 Registration Type: SECURITY AGREEMENT
Registration Date: 2025-Nov-21 Registration Status: Current
Expiry Date: 2028-Nov-21 23:59:59

Exact Match on: Debtor No: 3

Debtor(s)

Block		Status
1	LT CAPITAL LIMITED 800-10080 JASPER AVE NW EDMONTON, AB T5J 1V9	Current

Block		Status
2	2264356 ALBERTA LTD. #202, 8003 - 102 STREET N.W. EDMONTON, AB T6E 4A2	Current

Block		Status
3	CAI, XIU LING 47 BLACKBURN DRIVE WEST SW EDMONTON, AB T6W 1C5	Current

Secured Party / Parties

Block		Status
1	PHAM GEOMATICS SOLUTIONS INC. 2435 22A ST NW CALGARY, AB T2M 3X8 Email: gzhang@mrf.com	Current

Collateral: General

Block	Description	Status
1	All of the Debtor' s present and after-acquired Personal Property.	Current

Individual Debtor Search For:
CAI, XIU, LING
Search ID #: Z20687232 **Date of Search:** 2026-Oct-23 **Time of Search:** 08:20:32

Registration Number: 26012619135
Registration Date: 2026-Jan-26
Registration Type: WRIT OF ENFORCEMENT
Registration Status: Current
Expiry Date: 2028-Jan-26 23:59:59

Issued in Edmonton Judicial Centre
Court File Number is 2403 13824
Judgment Date is 2025-Aug-27
This Writ was issued on 2026-Jan-24
Type of Judgment is Other
Original Judgment Amount: $82,352.92
Costs Are: $0.00
Post Judgment Interest: $1,338.33
Current Amount Owing: $83,691.25

Exact Match on: Debtor No: 5

Solicitor / Agent

SB LLP
209, 2920 CALGARY TRAIL SW
EDMONTON, AB T6J 2G8
Phone #: 780 438 5281 Fax #: 780 438 5296 Reference #: 1608-004 TJK/nk
Email: tkovacs@sb-llp.com

Debtor(s)

Block		Status
1	2303908 ALBERTA LTD. 203B, 9650 20 AVENUE NW EDMONTON, AB T6N1G1	Current
2	1733280 ALBERTA LTD. 203, 9650 20 AVE NW EDMONTON, AB T6N 1G1	Current

Block		Status
3	1839876 ALBERTA LTD. 201, 14127 23 AVE NW EDMONTON, AB T6R 0G4	Current

Block		Status
4	HAN, WEI 103, 7609 109 ST NW EDMONTON, AB T6G 1C3	Current

Gender: Male
Birth Date: 1968-May-22

Block		Status
5	CAI, XIU LING 47 BLACKBURN DR WEST SW EDMONTON, AB T6W 1C5	Current

Gender: Female
Birth Date: 1979-Sep-02

Creditor(s)

Block		Status
1	JAYCAP FINANCIAL LTD. 209, 2920 CALGARY TRAIL NW EDMONTON, AB T6J 2G8 Email: tkovacs@sb-llp.com	Current

Individual Debtor Search For:
CAI, XIU, LING
Search ID #: Z20687232 **Date of Search:** 2026-Oct-23 **Time of Search:** 08:20:32

Registration Number: 26050527945
Registration Date: 2026-May-05
Registration Type: SECURITY AGREEMENT
Registration Status: Current
Expiry Date: 2031-May-05 23:59:59

Exact Match on: Debtor No: 1

Debtor(s)

Block		Status
1	CAI, XIU, LING 47 BLACKBURN DR W SW EDMONTON, AB T6W 1C5	Current

Secured Party / Parties

Block		Status
1	IRONWOOD FINANCIAL SERVICES INC. C/O IRONWOOD GROUP, #102, 4208-97 STREET EDMONTON, AB T6E 5Z9 Email: parmeet@ironwoodmanagement.com	Current

Collateral: General

Block	Description	Status
1	All present and future right, title and interest in and to all indebtedness, obligations and liabilities of Capitaland Development & Management Ltd. to Xiu Ling Cai, whether now existing or hereafter arising, whether direct or indirect, absolute or contingent, matured or unmatured, including without restriction, the present and future indebtedness evidence by accounts, instruments, documents of title, chattel paper or security, intangibles and choses in action arising therefrom, together with all proceeds thereof.	Current

Search ID #: Z20687232

Individual Debtor Search For:
CAI, XIU, LING
Search ID #: Z20687232 **Date of Search:** 2026-Oct-23 **Time of Search:** 08:20:32

Registration Number: 26100918295
Registration Date: 2026-Oct-09
Registration Type: WRIT OF ENFORCEMENT
Registration Status: Current
Expiry Date: 2028-Oct-09 23:59:59

Issued in Edmonton Judicial Centre
Court File Number is 260315946
Judgment Date is 2026-Oct-09
This Writ was issued on 2026-Oct-09
Type of Judgment is Other
Original Judgment Amount: $40,000.00
Costs Are: $300.00
Post Judgment Interest: $905.12
Current Amount Owing: $41,205.12

Exact Match on: Debtor No: 1

Solicitor / Agent

SANAA YAGHI
14324 123 ST NW
EDMONTON, AB T5X3M2
Phone #: 780 907 1540
Email: sanaa_h86@hotmail.com

Debtor(s)

Block		Status
1	CAI, XIU LING 47 BLACKBUNN DR SW EDMONTON, AB T6W1C5 Gender: Female	Current

Creditor(s)

Block		Status
1	YAGHI, SANAA 14324 123 ST NW EDMONTON, AB T5X3M2 Email: sanaa_h86@hotmail.com	Current

Search ID #: Z20687232

Note:

The following is a list of matches closely approximating your Search Criteria, which is included for your convenience and protection.

Debtor Name / Address	Birth Date:	**Reg.#**
	1967-May-21	
CAI, XIAO, LI 9619 174 ST NW SUITE 408SUITE 408 EDMONTON, AB T5T6C6		20082709371

SECURITY AGREEMENT

Debtor Name / Address	Birth Date:	**Reg.#**
	1990-Nov-07	
CAI, XIAO, YUE 20 BRENTWOOD COMMON NORTHWEST 303303 CALGARY, AB T2L2L7		23051001908

SECURITY AGREEMENT

Debtor Name / Address	Birth Date:	**Reg.#**
	1990-Nov-07	
CAI, XIAO YUE 20 BRENTWOOD COMMON NORTHWEST 303303 CALGARY, AB T2L2L7		23051001908

SECURITY AGREEMENT

Debtor Name / Address	Birth Date:	**Reg.#**
	1972-Nov-04	
CAI, XING 260 SILVERADO RANGE HTS SW CALGARY, AB T2X0B4		22073000404

SECURITY AGREEMENT

Debtor Name / Address	Birth Date:	**Reg.#**
	1993-Feb-09	
CAI, XINYUAN 11170 HARVEST HILLS GATE NORTH EAST CALGARY, AB T3K2M7		25112132129

SECURITY AGREEMENT

Debtor Name / Address	Birth Date:	**Reg.#**
	1979-Sep-02	
CAI, XIULING, LING 47 BLACKBURN WEST DR SW EDMONTON, AB T6W1C5		25041201039

SECURITY AGREEMENT

Debtor Name / Address	Birth Date:	Reg.#
CAO, XIA 9213 162 ST NW EDMONTON, AB T5R 2M6	1971-Mar-23	20031109074

SECURITY AGREEMENT

Debtor Name / Address	Birth Date:	Reg.#
CAO, XIA 11155 77 AVE NW EDMONTON, AB T6G0L5	1971-Mar-23	21102529020

SECURITY AGREEMENT

Debtor Name / Address	Birth Date:	Reg.#
CAO, XIAOZHANG 300 HAMPSTEAD WAY NW CALGARY, AB T3A 6E6	1984-Mar-18	21122404992

SECURITY AGREEMENT

Debtor Name / Address	Birth Date:	Reg.#
CAO, XIAOZHEN 5228 44 AVE NW CALGARY, AB T3A 0L8	1972-Feb-11	26022502209

SECURITY AGREEMENT

Debtor Name / Address	Birth Date:	Reg.#
CAO, XINGYING 110 KINCORA HTS NW CALGARY, AB T3R 1N5	1984-Apr-02	24112808277

SECURITY AGREEMENT

Debtor Name / Address	Birth Date:	Reg.#
CAO, XINGYING, C 110 KINCORA HTS NW CALGARY, AB T3R 1N5	1984-Apr-02	24112808277

SECURITY AGREEMENT

Debtor Name / Address	Birth Date: 1981-Jan-26	**Reg.#**
CAO, XINNY 3203 TREDGER CLOSE NW EDMONTON, AB T6R3P3		25051000417

SECURITY AGREEMENT

Debtor Name / Address	Birth Date: 1987-Jan-05	**Reg.#**
CAO, XUAN, DUY 440 ALLARD BLVD SW EDMONTON, AB T6W3S7		25052324867

SECURITY AGREEMENT

Debtor Name / Address	Birth Date: 1967-Aug-01	**Reg.#**
CUI, XIANGDONG 37 HAWKTREE CIR NW CALGARY, AB T3G3L9		25092404294

SECURITY AGREEMENT

Debtor Name / Address	Birth Date: 1996-Feb-23	**Reg.#**
CUI, XIAOLONG 304 14009 28 AVE SW EDMONTON, AB T6W 5J1		26072905681

SECURITY AGREEMENT

Debtor Name / Address	Birth Date: 1976-Aug-21	**Reg.#**
CUI, XIAOOU 80 CHAPARRAL RIDGE CIR SE CALGARY, AB T2X3K3		25071506728

SECURITY AGREEMENT

Debtor Name / Address	Birth Date: 1996-Mar-19	**Reg.#**
CUI, XINRUI 10824 66 AVENUE NORTH WEST EDMONTON, AB T6H1X9		25120101339

SECURITY AGREEMENT

Debtor Name / Address	Birth Date: 1982-Jul-31	**Reg.#**

CUI, XUELIN
100 - PLEASANT PARK ROAD WEST
BROOKS, AB T1R 1H5

19092725443

SECURITY AGREEMENT

Debtor Name / Address	Birth Date: 1975-Sep-23	**Reg.#**
KE, XIOJUN 3468 KULAY GREEN SW EDMONTON, AB T6W5J7		26071505439

SECURITY AGREEMENT

Result Complete

This is **Exhibit E** to the Affidavit of Brian Chelin, sworn before me at the City of Vancouver, in the Province of British Columbia, this 28th day of October, 2026.

SFogell

A Commissioner for Oaths or Notary Public in and for the Province of British Columbia

Samuel Fogell
A Commissioner for Taking
Affidavits for British Columbia
Appointment Expiry: May 31, 2029
701-601 W Broadway, Vancouver BC V5Z 4C2

Lanyard

Suite 701 - 601 West Broadway
Vancouver, B.C. V5Z 4C2

Tel: (604) 688·5388

PAYOUT STATEMENT

10/26/2026

LT Capital Limited
c/o Gina Cai
203, 9650 20 Ave
Edmonton, AB T6N 1G1

File Name: PARSONS25
Property Address: 9650 20 AVENUE NW, Edmonton, AB

You are authorized to use the following amounts to payout the above-mentioned loan.

Payout Date	**10/28/2026**
Maturity Date	11/01/2026
Interest Rate	18.000%
Principal Balance	$4,725,000.00
Unpaid Interest	$210,851.77
Accrued Interest From 10/01/2026 To 10/28/2026	$68,817.06
Unpaid Late Charges	$1,750.00
Accrued Late Charges	$350.00
Unpaid Charges	$46,173.54
Minimum Interest Provision	$0.00
Other Fees	$250.00
Less: Trust Balance	$12,400.00
PAYOUT AMOUNT	**$5,040,792.37**

Please add $2,457.75 for each additional day past 10/28/2026.

See **Itemization of unpaid charges** below.
See **Itemization of other fees** below.

We reserve the right to amend this payout statement should any changes occur that would increase the total amount for payout (including a returned borrower payment or a change in the loan interest rate in accordance with the loan documents). Please note that this payout statement expires at 1 p.m. on 10/31/2026, at which time you are instructed to contact this office for additional instructions.

In accordance with the Loan Facility Letter, prior to the discharging of the security for the Loan, we must be provided evidence to our satisfaction that there are no sums or obligations of any sort owed to governmental authorities by the Borrower, including GST and payroll source deductions, that may result in any claim or lien against the Lender or its property ("Potential Claims"). **As such, we will require, prior to the discharge of the Loan security, written confirmation, to our satisfaction, from the Borrower's third-party accountant that there are no Potential Claims ("Accountant's Confirmation").**

Discharge documents, in registerable form, should be delivered to the Lender for execution and return to your legal counsel, which is typically completed within 14 days of receipt of required payout funds. Should you require the discharge document at payout, upon your instructions, we will engage legal counsel (at the Borrower's cost) to hold a signed discharge in trust for release pending their receipt of a WIRE for the appropriate payout amount and pending their receipt of our confirmation that we have received the Accountant's Confirmation.

Payment must be received on a business day by 1:00 p.m. local time to be deemed received on that business day; otherwise payment will be applied effective the next business day.

Payout funds should be tendered by WIRE transfer (contact us or our legal counsel for wiring particulars) payable to "Lanyard Financial Corporation, in trust" (the Lender's payment receipt agent).

Errors and omissions are excepted.

Date	Description	Unpaid Balance	Total Due
Feb 27, 2026	Legal fees and disbursements - Lawson Lundell invoice #1382576	$6,081.59	$6,081.59
Mar 9, 2026	Legal fees and disbursements - Lawson Lundell invoice #1385570	$2,364.32	$2,364.32
Apr 8, 2026	NSF charge - returned payment	$250.00	$250.00
May 1, 2026	NSF charge - returned payment	$250.00	$250.00
May 7, 2026	NSF charge - returned payment	$250.00	$250.00
May 19, 2026	Mortgage impairment insurance - May 19 to Jun 30, 2026	$3,419.18	$3,419.18
Jul 8, 2026	Appraisal - Wernick Omura Inc. invoice #10126785	$5,775.00	$5,775.00
Jul 13, 2026	Legal fees - Iven K.S. Tse Law Corp. invoice #11532	$168.00	$168.00
Aug 24, 2026	Legal fees and disbursements (foreclosure) - Lawson Lundell invoice #1405552	$9,392.39	$9,392.39
Sep 2, 2026	Legal fees and disbursements (foreclosure) - Lawson Lundell invoice #1412776	$11,669.64	$11,669.64
Oct 1, 2026	Mortgage impairment insurance - Jul 1 to Sep 30, 2026	$6,553.42	$6,553.42
		Total	**$46,173.54**

Itemization of other fees	
Description	Amount
Discharge fee	$250.00
Total	**$250.00**

This is **Exhibit F** to the Affidavit of Brian Chelin, sworn before me at the City of Vancouver, in the Province of British Columbia, this 28th day of October, 2026.

SFogell

A Commissioner for Oaths or Notary Public in and for the Province of British Columbia

Samuel Fogell
A Commissioner for Taking
Affidavits for British Columbia
Appointment Expiry: May 31, 2029
701-601 W Broadway, Vancouver BC V5Z 4C2

[redacted]

From: Omichinski, Justin (Avison Young - CA) <justin.omichinski@avisonyoung.com>
Sent: Tuesday, October 13, 2026 11:55 AM
To: Brian Chelin
Subject: FW: 9650 & 9660 20 Ave NW, Edmonton (Parsons25)

Hi Brian,

See below from Cory.

Sincerely,

Justin Omichinski*
Principal, Leasing and Investment Sales
justin.omichinski@avisonyoung.com

*Justin Omichinski Personal Real Estate Corporation

Avison Young
Suite 2900, 1055 West Georgia Street
PO Box 11109 Royal Centre
Vancouver, BC, V6E 3P3, Canada

D 604.646.8387
C 778.549.6898

AVISON YOUNG Twitter | Property Listings
LinkedIn | Instagram

Avison Young Commercial Real Estate Services, LP. | Legal Disclaimer

From: Wosnack, Cory (Avison Young - CA) <cory.wosnack@avisonyoung.com>
Sent: October 13, 2026 10:53 AM
To: Omichinski, Justin (Avison Young - CA) <justin.omichinski@avisonyoung.com>
Subject: Re: 9650 & 9660 20 Ave NW, Edmonton (Parsons25)

I called and emailed five times total over the past 10 days. Gina's voicemail was accepting messages until Thursday of last week. Her voicemail does not accept messages now. I let her know the time and day we would like to tour and since it was with advanced notice, I presumed that would be not a problem.

Cory Wosnack
Principal & Managing Director

+1 7809097850
cory.wosnack@avisonyoung.com | avisonyoung.com

10111 104 Avenue NW, Suite 2100, Edmonton, AB T5J 0J4

This is **Exhibit G** to the Affidavit of Brian Chelin, sworn before me at the City of Vancouver, in the Province of British Columbia, this 28th day of October, 2026.

SFogell

A Commissioner for Oaths or Notary Public in and for the Province of British Columbia

Samuel Fogell
A Commissioner for Taking
Affidavits for British Columbia
Appointment Expiry: May 31, 2029
701-601 W Broadway, Vancouver BC V5Z 4C2

[redacted]

From: Jack Maslen (4610)
Sent: Thursday, October 15, 2026 6:21 PM
To: CAPITALANDACCT@GMAIL.COM; CAPITALAND888@GMAIL.COM
Cc: William Roberts (3163)
Subject: Lanyard Capital Corporation v LT Capital Limited and Xiu Ling Cai; King's Bench Action No. 2603 – 11382
Attachments: Ltr to Borrower - October 15, 2026.pdf; 015. CERTIFIED Redemption Order (granted by AJ Birkett on August 11, 2026), filed August 26, 2026.PDF

Importance: High

Tracking:

Recipient	Read
CAPITALANDACCT@GMAIL.COM	
CAPITALAND888@GMAIL.COM	
William Roberts (3163)	Read: 10/15/2026 6:22 PM

Dear Sirs/Mesdames:

Please see our letter of today attached.

Sincerely,

JOHN (JACK) R. MASLEN | Partner
D 587.480.4610 | E jmaslen@lawsonlundell.com
LAWSON LUNDELL LLP Suite 1100, 225 - 6th Avenue S.W., Brookfield Place, Calgary, AB T2P 1N2
Vancouver | Calgary | Yellowknife | Kelowna
*Professional Corporation

LAWSON LUNDELL LLP

Suite 1100 Brookfield Place
225-6th Avenue S.W.
Calgary, Alberta
T2P 1N2
T: 403.269.6900

October 15, 2026

John (Jack) R. Maslen
D: 587.480.4610
F: 403.269.9494
jmaslen@lawsonlundell.com

DELIVERED BY COURIER AND EMAIL
[CAPITALANDACCT@GMAIL.COM &
CAPITALAND888@GMAIL.COM]

Xiu Ling Cai & LT Capital Limited
47 Blackburn Drive West SW
Edmonton, AB T6W 1C5

-and to-

203C-9650 20 Ave NW
Edmonton, AB T6N 1G1

Attention: Xiu Ling Cai

Dear Sirs/Mesdames:

Re: Lanyard Capital Corporation v LT Capital Limited and Xiu Ling Cai
Alberta Court King's Bench ("Court") File No. 2603 – 11382 (the "Action")

Lands and premises municipally described as 9650 & 9660 20 Avenue NW, Edmonton, AB T6N 1G1 (the "mortgaged lands")

DEMAND TO COMPLY WITH: Redemption Order pronounced by the Court on August 11, 2026, filed on August 26, 2026 (the "Redemption Order")

As you know, our office is counsel to Plaintiff, Lanyard Capital Corporation, in the above-noted Action. As we also have previously advised, on August 11, 2026, the Court granted the Redemption Order, pursuant to which you had until September 11, 2026 (the "**Redemption Date**") to repay the Indebtedness (as defined in the Redemption Order), failing which the mortgaged lands would be listed for sale by a judicial listing agent. A further copy of the Redemption Order is enclosed for reference.

You failed to repay the Indebtedness, or any part thereof, by the Redemption Date. Accordingly, the Redemption Order requires that the mortgaged lands be listed for judicial sale. The judicial listing agent proposed to be selected by the Plaintiff is Cory Wosnack of Avison Young (the "**Realtor**").

BREACH OF REDEMPTION ORDER

We understand that since early October the Realtor has attempted, on multiple occasions (including by phone and in writing) to contact you to gain access to the mortgaged lands to commence the listing. Those communications have been ignored, and not responded to, and you have denied the Realtor access to the property.

Your failure to cooperate with, and provide access to, the Realtor is a breach of the express terms of the Redemption Order, which states (in relevant part):

> 10. During the period of the judicial listing ordered herein, the defendant and any person in possession of the Lands shall cooperate with the Realtor, and shall allow access to the Lands to the Realtor, any representative of the Realtor, any other realtor approved by the Realtor, and any prospective purchaser, upon receiving (24) hours written notice given by the Realtor for a viewing between 8:00 A.M. and 8:00 P.M. (underlining added)

Additionally, your lack of cooperation with the Realtor has delayed listing activities and may result in additional loss and damage to the Plaintiff.

Therefore, please consider this letter as formal and final demand for you to comply with the Redemption Order and provide access to the Realtor.

If you do not promptly grant access to the Realtor **by Monday, October 19, 2026**, we expect to receive instructions to bring an urgent Court application against you, including to compel compliance with the Redemption Order and/or have you found in contempt of Court. The costs of any such application will be claimed on a solicitor and own client, full indemnity basis pursuant to paragraph 15 of the Redemption Order and added to the Indebtedness secured by the mortgage.

Please confirm receipt of this letter by return email to the undersigned. Please govern yourself accordingly.

Yours very truly,

LAWSON LUNDELL LLP

John (Jack) R. Maslen*
*Professional Corporation

Encls.
cc. Client

William L. Roberts, Lawson Lundell LLP (email)

This is **Exhibit H** to the Affidavit of Brian Chelin, sworn before me at the City of Vancouver, in the Province of British Columbia, this 28th day of October, 2026.

SFogell

A Commissioner for Oaths or Notary Public in and for the Province of British Columbia

Samuel Fogell
A Commissioner for Taking
Affidavits for British Columbia
Appointment Expiry: May 31, 2029
701-601 W Broadway, Vancouver BC V5Z 4C2

[redacted]

From: Wosnack, Cory (Avison Young - CA) <cory.wosnack@avisonyoung.com>
Sent: Friday, October 16, 2026 2:25 PM
To: Brian Chelin; Omichinski, Justin (Avison Young - CA)
Subject: Re: 9650 & 9660 20 Ave NW, Edmonton – Access for Realtor Viewings
Attachments: Interior Photos.pdf

Stella was there and she showed me around. The building is in very very rough shape. Attached are some photos. It's been banged up pretty hard and in need of massive TLC.

Cory Wosnack
Principal & Managing Director

+1 7809097850
cory.wosnack@avisonyoung.com | avisonyoung.com
10111 104 Avenue NW, Suite 2100, Edmonton, AB T5J 0J4

[redacted]

Interior photos









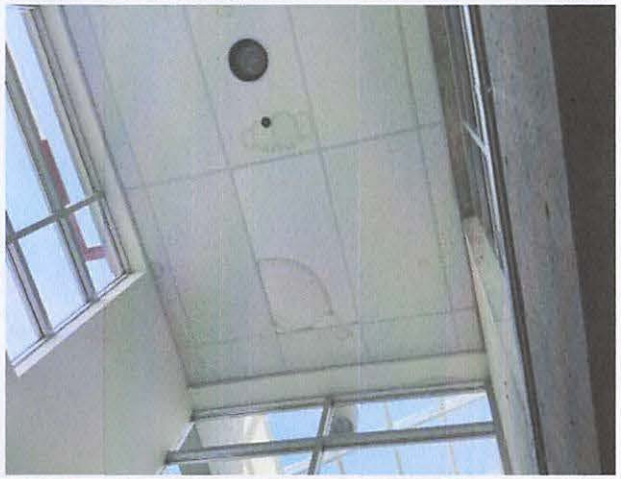




Interior photos continued











This is **Exhibit I** to the Affidavit of Brian Chelin, sworn before me at the City of Vancouver, in the Province of British Columbia, this 28th day of October, 2026.

SFogell

A Commissioner for Oaths or Notary Public in and for the Province of British Columbia

Samuel Fogell
A Commissioner for Taking
Affidavits for British Columbia
Appointment Expiry: May 31, 2029
701-601 W Broadway, Vancouver BC V5Z 4C2

Property Tax Search

Date: October 22, 2026 **Account:** 3195856

The information displayed below is the most recent information for the tax year indicated at the time of this request.

Property Address: 9650 20 AVENUE NW EDMONTON AB T6N 1G1

Legal Description: Plan: 8722619 Block: 1 Lot: 6

Assessed Parcel:

Mortgage Company Billed: No **Monthly Payment Plan:**

Valuation Group: OFFICE

Community Revitalization Levy Area:

Owner Name:

Owner Address:

Remarks:

Assessment Year: 2026 **Assessment:** 3,151,500 **Year Built:** 1988

Land Use Description	Tax Class		Taxable Status
221 Suburban office	COMMERCIAL	100%	221: (100%): FULLY TAXABLE JAN-2026 TO DEC-2026

Property Tax		Account Status	
Prior Year: 2025		Tax Arrears:	$0.00
Taxes:	**$94,231.89**	Penalty:	$0.00
Annual Local Improvements:	**$0.00**	Arrears Sub-Total:	$0.00
Annual CEIP:	**$0.00**	Current Taxes:	$92,232.73
Total Prior Year Taxes:	**$94,231.89**	Penalty:	$9,223.28
Current Year: 2026		Current Sub-Total:	$101,456.01
Taxes:	**$92,232.73**	Other Charges:	$0.00
Annual Local Improvements:**	**$0.00**	Penalty:	$0.00
Annual CEIP:	**$0.00**	Other Charges Sub-Total:	$0.00
Total Current Year Taxes:	**$92,232.73**	**Total Balance Owing on Oct 22, 2026**	$101,456.01

Disclaimer: The balance on this report is conditional upon all payments clearing the City's and the payer's bank. In the event that any such payment is rejected or is not completed, or additional charges are incurred in the clearing of a payment, the amount of the payment and any additional charges incurred will be added to the account without further notice. The City of Edmonton accepts no liability from the reliance of any party on the contents of this report. Individuals who require certification of the current amount of taxes imposed, or the total amount of taxes owing should request a Tax Certificate from the City of Edmonton. (Errors and Omissions excepted).

*** For information on newly constructed or proposed local improvements that may affect the property, contact 311 (780-442-5311 if outside Edmonton).*

Property Tax Search

Date: October 22, 2026 **Account:** 1037654

The information displayed below is the most recent information for the tax year indicated at the time of this request.

Property Address: 9660 20 AVENUE NW EDMONTON AB T6N 1G1

Legal Description: Plan: 8120859 Block: 1 Lot: 1

Assessed Parcel:

Mortgage Company Billed: No **Monthly Payment Plan:**

Valuation Group: LAND

Community Revitalization Levy Area:

Owner Name:

Owner Address:

Remarks:

Assessment Year: 2026 **Assessment:** 2,752,000 **Year Built:**

Land Use Description	Tax Class		Taxable Status
900 Undeveloped non-residential land	COMMERCIAL	100%	900: (100%): FULLY TAXABLE JAN-2026 TO DEC-2026

Property Tax	
Prior Year: 2025	
Taxes:	**$73,677.85**
Annual Local Improvements:	**$0.00**
Annual CEIP:	**$0.00**
Total Prior Year Taxes:	**$73,677.85**
Current Year: 2026	
Taxes:	**$80,540.85**
Annual Local Improvements:**	**$0.00**
Annual CEIP:	**$0.00**
Total Current Year Taxes:	**$80,540.85**

Account Status	
Tax Arrears:	$0.00
Penalty:	$0.00
Arrears Sub-Total:	$0.00
Current Taxes:	$80,540.85
Penalty:	$8,054.08
Current Sub-Total:	$88,594.93
Other Charges:	$0.00
Penalty:	$0.00
Other Charges Sub-Total:	$0.00
Total Balance Owing on Oct 22, 2026	$88,594.93

Disclaimer: The balance on this report is conditional upon all payments clearing the City's and the payer's bank. In the event that any such payment is rejected or is not completed, or additional charges are incurred in the clearing of a payment, the amount of the payment and any additional charges incurred will be added to the account without further notice. The City of Edmonton accepts no liability from the reliance of any party on the contents of this report. Individuals who require certification of the current amount of taxes imposed, or the total amount of taxes owing should request a Tax Certificate from the City of Edmonton. (Errors and Omissions excepted).

*** For information on newly constructed or proposed local improvements that may affect the property, contact 311 (780-442-5311 if outside Edmonton).*

This is **Exhibit J** to the Affidavit of Brian Chelin, sworn before me at the City of Vancouver, in the Province of British Columbia, this 28th day of October, 2026.

SFogell

A Commissioner for Oaths or Notary Public in and for the Province of British Columbia

Samuel Fogell
A Commissioner for Taking
Affidavits for British Columbia
Appointment Expiry: May 31, 2029
701-601 W Broadway, Vancouver BC V5Z 4C2

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

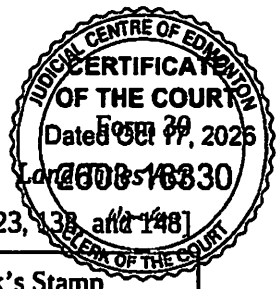
262320169

ORDER NUMBER: 58739998

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.



Form 39

[Sections 123, 138, and 148]

COURT FILE NUMBER	2603 16330	Clerk's Stamp
COURT	COURT OF KING'S BENCH OF ALBERTA	
JUDICIAL CENTRE	EDMONTON	
PLAINTIFF(S)	PHAM GEOMATICS SOLUTIONS INC.	
DEFENDANT(S)	LT CAPITAL LIMITED, 2264356 ALBERTA LTD. and XIU LING CAI	
DOCUMENT	CERTIFICATE OF *LIS PENDENS*	
ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT	Skyline Legal Group LLP Suite 601, 1701 Centre Street NW Calgary, Alberta T2E 7Y2 Attention: George Huang Phone: (587) 997-8800 Fax number: (587) 812-5366 Email: ghuang@skylinelegal.ca File number: 10005-022	

TO: THE REGISTRAR OF THE LAND TITLES OFFICE OF ALBERTA

This is to certify that proceedings have been taken in court to enforce a memorandum of mortgage registered by the plaintiff against these lands:

PLAN 8120859, BLOCK 1, LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.38 HECTARES (3.41 ACRES) MORE OR LESS

AND

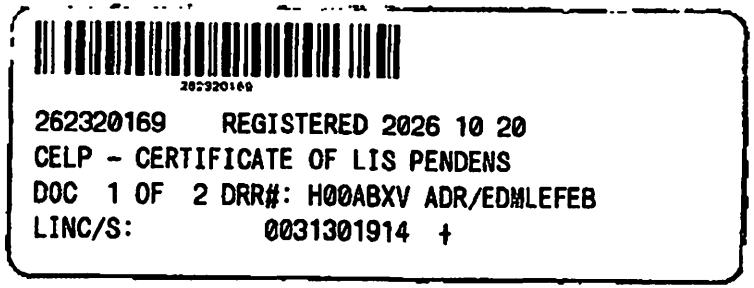
PLAN 8722619, BLOCK 1, LOT 6
CONTAINING 2.07 HECTARES (5.12 ACRES) MORE OR LESS
EXCEPTING THEREOUT: A) PLAN 0525178 (ROAD) 0.039 HECTARES (0.10

ACRES)
EXCEPTING THEREOUT ALL MINES AND MINERALS

which memorandum of mortgage was registered under the *Land Titles Act* in the Land Titles Office of Alberta on February 12; 2026, as instrument number 262 051 994.

Dated at Edmonton, Alberta, on _____, 2026.

CLERK OF THE COURT OF KING'S BENCH



262320169

262320169 REGISTERED 2026 10 20
CELP - CERTIFICATE OF LIS PENDENS
DOC 1 OF 2 DRR#: H00ABXV ADR/EDMLEFEB
LINC/S: 0031301914 +

This is **Exhibit K** to the Affidavit of Brian Chelin, sworn before me at the City of Vancouver, in the Province of British Columbia, this 28th day of October, 2026.

SFogell

A Commissioner for Oaths or Notary Public in and for the Province of British Columbia

Samuel Fogell
A Commissioner for Taking
Affidavits for British Columbia
Appointment Expiry: May 31, 2029
701-601 W Broadway, Vancouver BC V5Z 4C2

From: Stanley Ng <sng@lanyardgroup.com>
Sent: Tuesday, April 28, 2026 3:02 PM
To: Capitaland888@gmail.com
Cc: Jessie Wen; Dan Feng; Nathan King
Subject: Urgent: PARSONS25 - Action Required Regarding Policy Termination
Attachments: 20230428_125200.pdf

Importance: High

Hi Gina,

We have received the attached Final Registered Notice of Cancellation advising that policy #C20000904223 will be terminated effective 12:01 a.m. on May 14, 2026, due to non-payment of premium.

Please note that maintaining valid insurance coverage is a requirement under the terms of your loan agreement. Failure to provide evidence of continuous coverage will constitute an event of default.

To avoid further action, you are required to promptly remedy this situation by either reinstating the policy or obtaining new insurance coverage. Proof of coverage must be provided no later than April 30, 2026.

Your immediate attention to this matter is required.

Regards,
Stanley

Stanley Ng, CPA, CGA
Controller

Lanyard Group of Companies
701 - 601 West Broadway
Vancouver, B.C. V5Z 4C2

Voice/Text/Fax 604-696-7336

https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Furl.avanan.click%2Fv2%2Fr03%2F___www.lanyardgroup.com___.YXYyYzpwcm9pbmNvbjphOm86NjBhMDQ5YjdiZjRiNzQxYTJiZGQ5NTAxZjg5MzNmZDc6Nzo2MDBjOjlyNjFiYTBjNDY3ODI2YTJmOTA2OWU4NzNkNzM5NWVkZWRlYWYwYWEyY2JiODE2ZTE3NzBiMzk1NTZjNzBkNmE6cDpUOkY&data=05%7C02%7Cnking%40proincon.ca%7Cbcc5250e7df34d69325f08dea5697360%7Ce1b93e92e80e4f6c94ee5c970044e028%7C0%7C0%7C639130069501580055%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=GfETfv%2By9ASZLrHn5Qwl1nEFvBdoIrBKn%2BNnoA8hqo0%3D&reserved=0

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SGI CANADA (Corporate Head Office)
2260 - 11th Ave.
Regina, SK S4P 0J9

FINAL REGISTERED NOTICE OF CANCELLATION

April 24, 2026
REGISTERED MAIL

LT CAPITAL LIMITED
203-9650 20 AVE
EDMONTON AB T6N 1G1

Policy Number C20000904223
Policy Type Commercial Property

Hello,

Please be advised that we have not received your full insurance payment due on April 15, 2026. Your policy will be cancelled in accordance with the Statutory Conditions due to non-payment of premium. Please contact your broker Acera Insurance Services Ltd at 780-452-5561 if you have any questions.

Effective date of termination: 12:01 a.m. May 14, 2026

Please remit the amount of **$1,711.33** representing the outstanding balance between the earned premium including any taxes and fees, and the amount paid by you:

Premium:	$1676.33
Administration Fee:	$35.00
Total Amount Payable:	**$1,711.33**

Payment will not reinstate this policy; it only pays for the period of insurance coverage.

How to make a payment

- Credit/Virtual Debit Card
  - Customer Portal http://www.mysgi.ca - Log in or set up an account with us and you'll be able to make your payment by Visa, Mastercard, AMEX, Virtual Visa Debit or Debit Mastercard, or
  - Have the cardholder call us at 1-844-855-2744 ext. 3375 quoting your policy number C20000904223.
- Online/Internet Banking
  - Payee = SGI CANADA Insurance Services Ltd., Customer ID = C20000904223.
- Certified Cheque/Money Order/Cash
  - Mail your payment payable to SGI CANADA Insurance Services Ltd., write your policy number (C20000904223) on the front of your payment or enclose a copy of this letter, and send to SGI

JTA2071690-0002207-00880-0002-0002-00-

CANADA Insurance Services Ltd. - Billing, 2260-11th Ave., Regina, SK S4P 0J9 . Please allow enough time for it to reach our office.

Failure to pay the amount owing within 30 days from the date of this letter will result in the account being referred to a collection agency.

Regards,

Billing Department
SGI CANADA Insurance Services Ltd.

cc: Acera Insurance Services Ltd
B0062-71
info-rms@acera.ca
780-452-5561

cc: LANYARD CAPITAL CORPORATION
701-601 BROADWAY W
VANCOUVER, BC V5Z 4C2

PHAM GEOMATICS SOLUTIONS INC
2435 22A ST NW
CALGARY, AB T2M 3X8

JTA2071690-0002208-00880

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LANYARD CAPITAL CORPORATION
701-601 BROADWAY W
VANCOUVER BC V5Z 4C2

V376 SPEC 3523 V8

Registered Mail™ | Courrier Recommandé℠ SIGNATURE

TRACKING NUMBER RN 927 795 065 CA N°DE REPÉRAGE

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