



This is the 2nd affidavit of
Lori Cooke in this case
and was made on September 16, 2026

NO. H260844
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

BEEM CREDIT UNION

PETITIONER

AND:

0973001 B.C. LTD.
2167 DUNDAS STREET HOLDINGS LTD.
CHRISTOPHER WALL INC.
CHRISTOPHER ROBERT WALL
SUCCESS REALTY & INSURANCE SERVICES LTD.
ALL TENANTS OR OCCUPIERS OF THE SUBJECT LANDS AND PREMISES

RESPONDENTS

AFFIDAVIT

I, LORI COOKE, c/o of #2900 – 733 Seymour Street, in the City of Vancouver, in the Province of British Columbia, AFFIRM THAT:

1. I am the director, special accounts, of the petitioner, BEEM CREDIT UNION (formerly Blueshore Financial Credit Union) (“Beem”), and as such, I am authorized to affirm this affidavit on behalf of the petitioner and have personal knowledge of the facts and matters hereinafter set forth, except where the same are stated to be based on information and belief, and where so stated I verily believe the same to be true.
2. I make this affidavit in support of the petitioner’s receivership application. Unless otherwise defined herein, I use the same defined terms as the receivership application.

The Loan and Security

3. Beem advanced a term loan to the Borrowers in the amount of \$4,500,000 pursuant to an offer of credit dated August 10, 2020. Attached and marked as **Exhibit “A”** is a true copy of this letter.
4. The Borrowers' obligations are secured by the Mortgage, the Beneficial Mortgage, the GSA and the Indemnity.

5. Copies of the Security are attached to my first affidavit in this matter at Exhibits A to D.
6. The Mortgage, the Beneficial Mortgage and the GSA are all first in priority to any other charges against the Lands.
7. The terms of the Mortgage and the GSA grant Beem the right to appoint a receiver and manager upon the occurrence of an event of default.

The Lands

8. The Lands are located at 2163 & 2167 Dundas Street, Vancouver, BC and are improved with a three-storey building plus a detached character house (collectively, the “**Buildings**”) with a total of 38 residential units combined. The main building features 34 residential units with a mix of micro-residential units with access to common washrooms, bachelor units, one-bedroom units, and a two-bedroom unit. The character home at the rear features a large three-bedroom suite plus a one-bedroom suite in the basement. Approximately one-third of units have shared bathrooms.

Default and Indebtedness

9. The Borrowers have defaulted on their obligations under the Security, including by reason of the maturity of the loan on September 23, 2025, failure to pay monthly installments due and owing, and failure to pay property taxes.
10. On May 14, 2026, Beem delivered a notice of intention to enforce the Security pursuant to s. 244 of the Bankruptcy and Insolvency Act. The 10-day notice period elapsed without cure. Beem demanded repayment of the outstanding amount from the Borrowers pursuant to the Security and concurrently demanded repayment from Christopher Robert Wall and Christopher Wall Inc. pursuant to the Indemnity. The Borrowers refused or neglected to pay despite demand. Attached and marked as **Exhibit “B”** is a true copy of the BIA s. 244 notice.
11. As of September 3, 2026, Beem is owed \$4,199,319.45, with interest continuing to accrue at the rate of 7.20% per annum compounded semi-annually with a per diem interest of \$785.12 This amount does not include any penalties, legal costs, bonuses or other costs Beem incurred due to the Borrowers' default. Attached and marked as **Exhibit “C”** is a true copy of the discharge statement dated September 3, 2026.

Need for a Court-Appointed Receiver

13. For the reasons set out below, Beem has lost trust and confidence in the Borrowers, including their ability to manage their affairs, maintain adequate records, preserve the value of the Lands and the income generated therefrom, and repay the indebtedness.

Financial Opacity

14. The Borrowers have failed to cooperate with Beem and have failed to provide timely, complete, accurate and reliable financial information regarding the Lands, the Buildings and the tenancies. Beem has consequently been unable to obtain a reliable account of the income generated by the Lands or the expenses incurred in operating them.
15. Attached hereto as **Exhibit "D"** are the emails from Beem to Wall dated October 19, 2022, January 3, 2023, January 20, 2023, and January 24, 2023 requesting, among other things, financial statements for the Borrowers.
16. Attached hereto and marked as **Exhibit "E"** is a letter from Beem to the Borrowers and Wall dated July 24, 2025 notifying them of the upcoming maturity of the Mortgage and requesting financial statements to be considered for renewal.
17. Despite the above demands, the Borrowers have failed to provide Beem financial statements for 2167 Dundas since 2023 and have failed to provide any financial statements for 0973001.
18. Further, the Borrowers and Wall do not conduct their day-to-day banking with Beem, making it impossible to observe their financial health and actions, including receipt of rents and payment of expenses.
19. Attached hereto and marked as **Exhibit "F"** is the 2023 Financial Statement for 2167 Dundas. The statements disclose various related-party transactions, including amounts to and from various entities controlled by Wall. This network of inter-company dealings requires independent investigation by a receiver.

Property Tax and Other Arrears

20. There are property tax arrears outstanding on the Lands in the amount of \$143,175.31, comprising the delinquent 2023 taxes (three years delinquent), 2024 and 2025 arrears and interest, 2026 taxes and interest, as well as penalties. In addition, unpaid metered utilities in the amount of \$13,093.47 are outstanding on the Lands. Attached and marked as **Exhibit "G"** is a true copy of the property tax certificate for the Lands dated July 28, 2026.
21. On August 24, 2026, Beem paid \$34,780.77 towards outstanding property taxes to prevent the Lands from proceeding to tax sale. Attached hereto and marked as **Exhibit "H"** is an email from Beem's Accounts Payable Department confirming this payment.

Unauthorized Charges on Title

22. The Mortgage terms expressly prohibit the Borrowers, without Beem's prior written consent, from creating or permitting any subsequent mortgage, lien or charge against the Lands.

23. Success Realty & Insurance Services Ltd. ("**Success Realty**") holds a second mortgage against the Lands in the amount of \$600,000, registered under numbers CA7589019 and CA7589020, as modified by CA8022204 and CA8446803, subject to a priority agreement. Attached and marked as **Exhibit "I"** is a true copy of the priority agreement.
24. There is a modification application (CB2635642) to increase the Success Realty second mortgage from \$775,000 to \$850,000 and to increase the interest rate from 8% to 12% without Beem's consent. The priority agreement between Beem and Success Realty permits the second mortgage but does not permit any such increases without Beem's consent. Attached and marked as **Exhibit "J"** is a true copy of the modification application CB2635642.

Rent Roll

25. Attached and marked as **Exhibit "K"** is a true copy of the rent roll Beem received from Wall.
26. Although Beem has received rent rolls for the Lands over email from Wall, it has not received supporting information sufficient to verify the rent rolls.
27. Attached hereto and marked as **Exhibit "L"** is an email dated May 5, 2026 from Beem to Wall requesting, among other things, information needed to verify rent rolls. Despite this and other instances of demand, the Borrowers and Wall failed to provide the requested documents.
28. Despite the Borrowers' default and Beem's contractual rights, Wall continues to collect rents from the Buildings on the Lands without any accounting to Beem.

Listing for Sale

29. The Lands are currently listed for sale at \$6,998,000. Despite more than three months on the market, no sale has been achieved.

Marketing and Sale of the Lands

30. Beem wishes to have the receiver collect the relevant documentation and determine the financial standing of the Borrowers, including income and expenses, so that it can develop and implement a sales process for the Lands to maximize buyer interest and prospects for recoveries for the Borrowers' creditors.

The Proposed Receiver

31. D. Manning and Associates is a licensed insolvency trustee and has substantial experience as a receiver and officer of the court, including in connection with appointments of this nature. D. Manning has consented to act as receiver herein. Attached and marked as **Exhibit "M"** is a true copy of D. Manning's consent to act.

AFFIRMED BEFORE ME at the City of Port)
Coquitlam, in the Province of British)
Columbia, this 16th day of September, 2026.)



A Commissioner for taking Affidavits for)
British Columbia)



LORI COOKE

EKAMJOT SINGH DEOL
Barrister & Solicitor
2900-733 SEYMOUR STREET
VANCOUVER, B.C. V6B 0S6
(604) 691-7583

This is **Exhibit "A"** referred to
in the affidavit of Lori Cooke
affirmed before me at Port Coquitlam, BC
this 16th day of September, 2026.

A handwritten signature in black ink, appearing to be 'S. J. [unclear]', is written over a horizontal line.

A Commissioner for taking Affidavits
within British Columbia



1250 Lonsdale Avenue
North Vancouver, BC V7M 2H6
604.982.8000
1.888.713.6728

Offer of Credit – Commercial Mortgage Loan

August 10, 2020

Westbridge Mortgage Services Ltd
C/O Tony Kalla
Suite 110-118 Homer Street
Vancouver, BC
V6B 6L5

By Email: tkalla@westbridgecapital.com

Dear: Mr. Christopher Wall

Re: Loan Application – Commercial Mortgage Loan
To assist the Borrower with refinance of the Lands and Improvements thereon described as three-storey wood framed 35unit apartment building located at 2163 & 2167 Dundas Street Vancouver, BC, legally described as Lot 10, Block 20, District Lot 184, Plan 178, PID# 011-196-441 by way of valid Inter-alia 1st commercial credit-master mortgage and assignment of rents

On the basis of the information provided in connection with your request for financing, BlueShore Financial Credit Union (hereinafter referred to as "BlueShore Financial Credit Union" or the "Lender") has approved financing on the following terms and conditions:

1. PURPOSE OF LOAN:

To assist the Borrower with refinance of the Lands and Improvements thereon described as three-storey wood framed 35unit apartment building located at 2163 & 2167 Dundas Street Vancouver, BC, legally described as Lot 10, Block 20, District Lot 184, Plan 178, PID# 011-196-441 by way of valid Inter-alia 1st commercial credit-master mortgage and assignment of rents, the envisioned loan program is as follows:

Use of Funds:

Refinance, 2163 & 2167 Dundas Street Vancouver, BC	<u>\$4,500,000</u>
Total:	\$4,500,000

Provided By:

BlueShore Financial Credit Union Inter-alia 1 st Commercial Mortgage Loan	<u>\$4,500,000</u>
Total:	\$4,500,000

Source of Funds:

Gross Advance	\$4,500,000
Less Lender Fee Remaining	<u>\$ 16,875</u>
Approximate Net advance	\$4,483,125

1.1 Any departure from the above Program shall be at the sole discretion of BlueShore Financial Credit Union and will require the prior written consent of BlueShore Financial Credit Union.

2. BORROWER:
0973001-BC Ltd

3. **INDEMNITOR:**
All indebtedness indemnity of Christopher Wall and any and all other shareholders, officers, directors of the borrowing entity as well as any other beneficial owners of the borrowing entity for the full amount of the loan
4. **LOAN AMOUNT:**
Up to \$4,500,000 (for million five hundred thousand dollars) Maximum commercial mortgage loan (the "Loan")
5. **INTEREST RATE:**
The interest rate is to be fixed at 3.15% or 5Year Canadian Bond Rate plus 2.80% with a floor rate of 3.15%, semi-annual compounding to apply
6. At no time is the loan amount to be below 3.15%
7. **TERM:**
5Years or 60Months from the date of the initial disbursement, Open to prepayment without penalty after 2years
8. **AMORTIZATION:**
30Years or 360months, the loan is due and payable at the expiration of the loan term.
9. **REPAYMENT:**
 - 9.1 **Commercial Mortgage Loan**
Blended monthly principal and interest payments of **\$19,290.00 (rounded)** are required monthly, commencing 30 days from the day of funding Payments are the sole responsibility of the Borrower. The balance of the loan shall be due in full upon expiration of the term.
 - 9.2 Payments are to be made by way of pre-authorized payment. A copy of a void cheque and pre-authorized payment agreement are to be signed by the Borrower.
10. **COMMITMENT FEE:**
A non-refundable commitment fee of \$33,750 or 0.75% of the new funds to be advanced is earned by BlueShore Financial Credit Union upon acceptance of this Offer of Credit. To date the lender has received \$16,875 towards the commitment fee. The remaining portion is to be deducted from the initial advance
11. **MEMBERSHIP SHARES:**
The Borrower shall be required to purchase membership shares in BlueShore Financial Credit Union in the amount of \$25. The Borrower shall establish a membership account with BlueShore Financial Credit Union to house the contemplated loan/s.
12. **PREPAYMENT PENALTY:**
The loan is closed to prepayment for years 1 and 2 then for years 3, 4 and 5 the mortgage is to be switched to an open to prepayment without penalty

13. DEBT SERVICE COVERAGE:

Debt service coverage of a minimum of 1.10 times, is to be evident at all times, and tested at maturity/review based upon annual financial statements of the Borrower and / or Corporate Guarantors. "Debt Service Coverage" means the income generated by the property for the fiscal year, or earned by the Corporate Borrower or Corporate Guarantor, less operating expenses, in such period, determined in accordance with generally accepted accounting principles, divided by the scheduled principal and interest payments, or interest only payments as the case might be, required hereunder and under any other agreement related to the Property during such period."

14. ANNUAL PAYMENTS:

Annual non-cumulative anniversary payments of up to 10% of the original authorized loan amount to be accepted

15. DISCHARGE FEES:

A \$250.00 discharge fee will apply

16. TAXES:

16.1 Receipted copies of the property tax bills or other evidence of payment of property taxes satisfactory to the Lender are to be provided within 30 days from the date taxes are due on the Security.

16.2 All property taxes due and payable and all special assessments outstanding shall be paid prior to the disbursement of funds.

17. SECURITY:

17.1 A valid first mortgage charge over the subject thereon described as:

CIVC: 2163 & 2167 Dundas Street Vancouver, BC

LEGAL: Lot 10, Block 20, District Lot 184, Plan 178, PID# 011-196-441

PID: 011-196-441

We ask that the Lender's Solicitor confirms the legal description.

17.2 A general Assignment of Leases and Rents on the mortgaged property.

17.3 Assignment of suitable all-risks, replacement insurance coverage over 2163 & 2167 Dundas Street Vancouver, BC, which names BlueShore Financial Credit Union first loss payee

17.4 All indebtedness indemnity of Christopher Wall and any and all other shareholders, officers, directors of the borrowing entity as well as any other beneficial owners of the borrowing entity for the full amount of the loan

17.5 An Environmental Indemnity Agreement in the Lender's standard form and executed by the Borrower and Indemnitor

17.6 General Security Agreement registered in 1st position over the present and after acquired assets of the Borrower, specific to the mortgaged property located at 2163 & 2167 Dundas Street Vancouver, BC

- 17.7** A signed Directors Resolution from the board of directors authorizing the borrowing from the BlueShore Financial Credit Union.
- 17.8** Such supporting certificates, documents and opinions as the Lender or its Solicitor may require.

Legal work and documentation is to be performed at the Borrowers' expense by:

Webster Hudson Coombe LLP
Suite 510 – 1040 West Georgia Street
Vancouver, BC, V6E 4H1
Contact: Mr. Allan Coombe
Tel: 604-682-3488 / Fax: 604-682-3438

- 18. INSURANCE:**
All improvements must be insured for the minimum term of the loan against all hazards, including fire and earthquake, for their full insurable value, with the Lender as first loss payee.
- 19. DISBURSEMENT OF LOAN:**
 - 19.1** The loan shall be disbursed subject to compliance with and satisfaction of the terms of the agreement resulting from the Borrower's acceptance of this Offer. The Borrower must have a good, valid and marketable title in fee simple to the property, satisfactory to the Lender.
 - 19.2** Any and all advances may be withheld if, in the opinion of the Lender, a material adverse change in risk has occurred or if any representation or warranty made by the Borrower to the Lender is shown to be incorrect.
 - 19.3** Disbursement of the loan will in part be subject to receipt of the following, which are to be in form and content satisfactory to the Lender:
 - 19.3.1** Receipt of the most recent three years accountant prepared financial statements from 0973001 BC Ltd
 - 19.3.2** Receipt of the disposition of funds by way bank statements confirming current mortgage balance of all loans to be repaid and use of surplus if any
 - 19.3.3** No subsequent mortgage/s may be registered on the property.
 - 19.3.4** Receipt of the Certificate of Incorporation and Articles of Memorandum for the Borrower
 - 19.3.5** Receipt of the appropriate account opening documentation
 - 19.3.6** Name of the applicants' lawyer and insurance provider are required.
 - 19.4** Subject to any further terms and conditions as may be required by the Lender or its Solicitor for completion of disbursement of the loan.
- 20. SYNDICATION:**
The Lender reserves the right to conclude a loan syndication agreement with a lender of its choice as to all or part of the loan amounts upon the terms and conditions herein. At the option of the Lender, the Borrower will make separate monthly payments under the terms of the loan by pre-authorized payment for each Lender's proportionate interest of the loan payment.

21. **ADVERSE CHANGE:**
Where, in the Lender's sole opinion, a material adverse change in risk occurs or the Borrower's representations are incorrect or the security has been impaired, this Offer may be cancelled by the Lender, or disbursement withheld, until the Borrower cures the deficiency (ies) to the Lender's satisfaction.
22. **LEGAL AND OTHER EXPENSES:**
The Borrower shall pay the legal fees and disbursements in respect of the Loan, the preparation of the Security documents and the enforcement and preservation of the Lender's rights and remedies and all appraisals, insurance and similar fees and expenses whether or not documentation is completed or any funds disbursed.
23. **DOCUMENTATION:**
All covenants, warranties, representations, and other terms and conditions contained in the Lender's usual Security and supporting documents shall be deemed to be incorporated in and form part of this Offer. In the event of conflict, the terms of such Security and supporting documents shall prevail. The Borrower's obligations contained in this Offer, to the extent that such obligations are not repeated in the Security and supporting documents, shall survive the execution of the Security and supporting documents. The form of all documentation is available for the Borrower's inspection upon request.
24. **SOLICITORS:**
The firm of Solicitors selected by the Lender shall be used to draw the Security documentation and any other documents related to this transaction and to disburse advances. Costs are for the Borrower's account.
25. **AMENDMENTS:**
No term or requirement of this Offer or of any Security documents may be waived or varied orally or by any course of conduct of any of the Lender's officers, employees or agents. Any amendment to this Offer or Security documents must be in writing and signed by one of the Lender's duly authorized officers.
26. **WAIVER:**
Failure by the Lender to insist upon strict performance of any obligations or covenant of this Offer by the Borrower or to exercise any option or right therein shall not be a waiver or relinquishment for the future of such obligation or covenant, option or right, but the same shall remain in full force and effect and the Lender shall have the right to insist upon the strict performance by the Borrower of any and all of the terms and provisions of this Offer and the Security.
27. **SURVEY:**
Title Insurance will be obtained in lieu of a survey at the Borrower's cost.
28. **TIME OF ESSENCE:**
Time is of the essence herein.
29. **CREDIT REPORTING:**
The Borrower and Indemnitors consent to the Lender obtaining from any credit reporting agency or from any person such information as the Lender may require at any time, and consent to the disclosure at any time of the information concerning the Borrower and Indemnitors.

30. SUBSEQUENT MORTGAGES:

There shall be no subsequent mortgages or other financial encumbrances on the property/ies being mortgaged without the Lender's prior consent.

31. FINANCIAL STATEMENTS:

The Lender shall be provided with the current signed financial statements of the Borrower, in form and content satisfactory to the Lender. Furthermore, within ninety (90) days of the end of each fiscal year during the term of the loan, the Borrower shall provide the Lender with audited financial statements. These statements may be un-audited, provided they are prepared in accordance with generally accepted accounting principles and format. The Borrower shall provide such additional financial information as may be requested by the Lender from time to time.

The Lender shall have the right at reasonable times upon request to inspect the property, books of account and other material relating to this loan.

32. REPRESENTATIONS AND WARRANTIES:

The Borrower represents and warrants to the Lender as follows:

- 32.1** The Borrower is duly organized, validly existing and in good standing under the laws of the Province of British Columbia and has all powers necessary to enter into this transaction.
- 32.2** All financial statements and other documents and information delivered by the Borrower in connection with the Borrower's application for the loan are true and accurate and fairly present the condition of the Borrower.
- 32.3** The Borrower is not in default under any agreement or instrument to which it is party, nor is party to or bound by any contract or agreement that could materially adversely affect its business, property, assets or financial condition.

33. TRANSFER:

This Offer is not transferable and the benefit thereof may not be assigned or sold by the Borrower. The Lender reserves the right to assign this Offer or the security or any portion thereof to another lender or lenders upon notice to the Borrower.

34. SALE OF THE PROPERTY:

At the Lender's option, payment of the principal amount outstanding, together with interest accrued thereon, shall become due and payable in the event of sale of the mortgaged property.

35. EXPIRY & CANCELLATION:

The Lender shall have the right to terminate this Offer or to demand repayment of the loan if:

- 35.1** The mortgage is not registered by Monday August 31, 2020.
- 35.2** The initial disbursement of funds is not made by Monday August 31, 2020.

36. CONFIDENTIALITY:

This Offer of Credit is being provided on the understanding that this Offer or its substance shall not be disclosed publicly or privately except to counsel, accountants or employees of the Borrower who are directly involved in its affairs.

37. TIME FOR ACCEPTANCE:

The Offer of Credit as contained herein shall be open for acceptance by signing and delivering to the Lender's office this letter, before 4:00 pm on Monday August 17, 2020 after which time BlueShore Financial Credit Union reserves the right to rescind this Offer without further notice.

38. SITE INSPECTION:

This Offer is conditional upon a satisfactory site inspection of the subject property by BlueShore Financial Credit Union.

We thank you for your patronage, and trust that the above terms meet with your requirements.

Yours truly,
BlueShore Financial Credit Union



Chris Macey
Commercial Account Manager
Real Estate Lending Group
Tel: 604-903-2606
Cell: 604-512-3563
chris.macey@blueshorefinancial.com



John de Santis
Vice President, Real Estate Lending Group

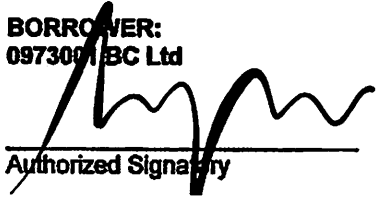
ACCEPTANCE

Re: Loan Application – Commercial Mortgage Loan
To assist the Borrower with refinance of the Lands and Improvements thereon described
as three-storey wood framed 35unit apartment building located at 2163 & 2167 Dundas
Street Vancouver, BC, legally described as Lot 10, Block 20, District Lot 184, Plan 178,
PID# 011-196-441 by way of valid Inter-alia 1st commercial credit-master mortgage and
assignment of rents

The Borrower hereby acknowledges and agrees to the terms and conditions as contained in this Offer of Credit and authorizes the Lender to instruct it's Solicitors to prepare the mortgage documentation. The Borrower further acknowledges that the commitment fee set forth herein is a reasonable estimate of the Lender's cost incurred in investigating and preparing the loan and of holding monies available to fund same and shall be forfeited to the Lender as liquidated damages if the loan is not disbursed within the time limit herein.

Acknowledged and agreed to at Vancouver, B.C., this 17th day of
August, 2020

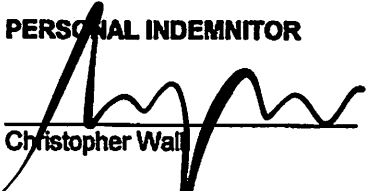
BORROWER:
0973001 BC Ltd



 Authorized Signatory

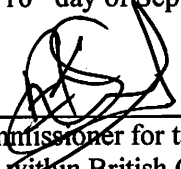
 Authorized Signatory

PERSONAL INDEMNITOR



 Christopher Wall

This is **Exhibit "B"** referred to
in the affidavit of Lori Cooke
affirmed before me at Port Coquitlam, BC
this 16th day of September, 2026.



A Commissioner for taking Affidavits
within British Columbia

COPY

FORM 86
Notice of Intention to Enforce Security
[Subsection 244(1)]

To: 0973001 B.C. LTD. and 2167 DUNDAS STREET HOLDINGS LTD. (together, the "insolvent person")

Take notice that:

1. BEEM CREDIT UNION formerly BLUESHORE FINANCIAL CREDIT UNION, a secured creditor, intends to enforce its security on the insolvent person's property described below:

All real and personal property interests of the insolvent person specifically charged in favour of BEEM CREDIT UNION formerly BLUESHORE FINANCIAL CREDIT UNION.

2. The security that is to be enforced is the following:

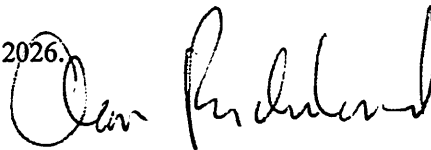
The mortgage, assignment of rents, commercial security agreement, and all other security granted by the insolvent person to BEEM CREDIT UNION formerly BLUESHORE FINANCIAL CREDIT UNION.

3. The total amount of the indebtedness secured by the security is:

\$4,064,899.67 as of May 12, 2026 plus current per diem interest of \$787.54 thereafter and all costs and charges of enforcement.

4. The secured creditor will not have the right to enforce the security until after the expiry of the 10-day period following the sending of this notice unless the insolvent person consents to an earlier enforcement.

DATED at Vancouver, BC, this 14th day of May, 2026.



Solicitor for BEEM CREDIT UNION formerly
BLUESHORE FINANCIAL CREDIT UNION, Alan A.
Frydenlund, K.C.

Name and address of solicitor for BEEM CREDIT UNION formerly BLUESHORE FINANCIAL CREDIT UNION:

ALAN A. FRYDENLUND, K.C., OWEN BIRD LAW CORPORATION, Vancouver Centre II, 2900-733 Seymour Street, PO Box 1, Vancouver, BC, V6B 0S6, Telephone: (604) 691-7511.

COPY

ACKNOWLEDGEMENT, CONSENT AND WAIVER

THE UNDERSIGNED HEREBY:

1. Acknowledges receipt of the above Form 86 Notice of Intention to Enforce Security;
2. Waives the 10-day period of notice required under Section 244 of the *Bankruptcy and Insolvency Act*;
3. Waives all notice and cure provisions contained in the security referred to in the above Form 86 Notice of Intention to Enforce Security; and
4. Consents to the immediate enforcement by BEEM CREDIT UNION formerly BLUESHORE FINANCIAL CREDIT UNION of the security referred to in the above Form 86 Notice of Intention to Enforce Security.

Executed by 0973001 B.C. LTD. on the ____ day
of May/June, 2026 by its authorized
signatory(ies):

Executed by 2167 DUNDAS STREET
HOLDINGS LTD. on the ____ day of May/June,
2026 by its authorized signatory(ies):

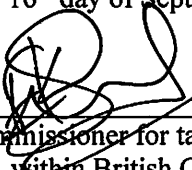
Print name:
Title:

Print name:
Title:

Print name:
Title:

Print name:
Title:

This is **Exhibit "C"** referred to
in the affidavit of Lori Cooke
affirmed before me at Port Coquitlam, BC
this 16th day of September, 2026.



A Commissioner for taking Affidavits
within British Columbia



BEEM CREDIT UNION

MORTGAGE PAYOUT STATEMENT

Address: 598 Bernard Avenue, Kelowna, BC V1Y6P2
 Phone Number: 604-549-5457

To:	Owen Bird Law Corporation
Effective Date:	September 3, 2026
Borrower(s):	0973001 B.C. Ltd.
Member Number:	93100211
Civic Address:	2163 & 2167 Dundas Street, Vancouver, B.C.
Legal Address:	LOT 10, BLOCK 20, PLAN VAP178, DISTRICT LOT 184, NEW WESTMINSTER LAND DISTRICT
PID:	011-196-441
LTO Registration Number(s):	CA8445664/CA8445665
PPSA Registration Number(s):	

Loan Number

400004618421

Interest Rate

7.20%

Principal Balance

Per Diem on Principal Balance

\$785.12

Accrued Interest

Prepayment Penalty

Outstanding Fees

Discharge Fee

Total Balance Due

\$4,039,405.28
159,914.17
0.00
0.00
0.00
\$4,199,319.45

Conditions of this Statement:

- ☐ If this box is checked, the above noted credit facility is a Variable Rate and will require an updated payout figure prior to the actual payout.
- ☐ If this box is checked, the above noted credit facility is a LOC and will require an updated payout figure prior to the actual payout.
- 1 This Payout Statement is conditional upon all payments up to and including the last regular payment date being made and honoured.
 - 2 Variable rate mortgages are subject to interest rate changes without notice. Please confirm balances on the date of the actual payout.
 - 3 The amount of prepayment penalty indicated above is calculated based on the lender's rates in effect on this preparation date. This figure is subject to change in the event that the lender's rates change between the date of this statement and the date of the actual payment.
 - 4 Funds received after 1:00 PM on the proposed payout date will be subject to per diem to the next business day, in the amount of \$785.12. The branch is open Monday to Friday, excluding statutory holidays.
 - 5 Beem Credit Union will execute a prepared Discharge of Mortgage or a prepared Transfer of Mortgage upon receipt of payment in full.
 - 6 This Payout Statement is issued subject to errors and omissions. Adjustments will be necessary if any entries are reversed and/or any sundry items have been paid.

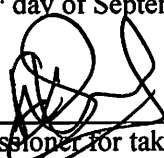
Additional Comments



Prepared by Alea Whitesell

Reviewed by Jasper Bihis

This is **Exhibit "D"** referred to
in the affidavit of Lori Cooke
affirmed before me at Port Coquitlam, BC
this 16th day of September, 2026.

A handwritten signature in black ink, appearing to be 'W. J. [unclear]', written over a horizontal line.

A Commissioner for taking Affidavits
within British Columbia

Jasper Bihis

From: Chris Macey
Sent: Wednesday, September 2, 2026 3:15 PM
To: Jasper Bihis; Alea Whitesell
Subject: FW: Annual Review- 0973001 BC Ltd & 2167 Dundas Street Holdings Ltd

Chris Macey

Commercial Account Manager III
+1.604.903.2606

From: Chris Macey
Sent: Tuesday, January 24, 2023 10:23 AM
To: Christopher Wall <crwall@icloud.com>; CRWALL@ME.COM
Cc: Lorena Vieira (lorena@westbridgecapital.com) <lorena@westbridgecapital.com>; Tony Kalla <tkalla@westbridgecapital.com>
Subject: RE: Annual Review- 0973001 BC Ltd & 2167 Dundas Street Holdings Ltd

Hello,

Any update Chris,

We need to get this procedure completed as soon as possible

From: Chris Macey
Sent: Friday, January 20, 2023 10:41 AM
To: 'Christopher Wall' <crwall@icloud.com>; 'CRWALL@ME.COM' <CRWALL@ME.COM>
Cc: Lorena Vieira (lorena@westbridgecapital.com) <lorena@westbridgecapital.com>; Tony Kalla <tkalla@westbridgecapital.com>
Subject: RE: Annual Review- 0973001 BC Ltd & 2167 Dundas Street Holdings Ltd

Hello,

As part of our ongoing internal audit process and to meet BCFSa regulations, we need to complete annual reviews on the following Borrowing Entities

0973001 BC Ltd & 2167 Dundas Street Holdings Ltd

- 1.) Receipt of a valid insurance Binder, confirming all suitable all-risks, replacement insurance / general liability policy coverage for which BlueShore Financial Credit Union is named as first loss payee for the property located at 2163 & 2167 Dundas Street Vancouver, BC
- 2.) Confirmation property taxes for 2022 are current and have been paid for the lands and improvements located at 2163 & 2167 Dundas Street Vancouver, BC, legally described as Lot 10, Block 20, District Lot 184, Plan 178 PID#011-196-441
- 3.) Most recent year-end Financial Statements for, 0973001 BC Ltd (Bare Trustee) **we need copies of the 2022 F.S.**
- 4.) Most recent year-end Financial Statements for, 2167 Dundas Street Holdings Ltd. (Beneficial Owner) **year end is April 30, we need the 2022 F.S.**

- 5.) Receipt of the most recent corporate tax filings for the year ending 2021 from 0973001 BC Ltd (Bare Trustee) 2167 Dundas Street Holdings Ltd. (Beneficial Owner). Clients must confirm that any and all taxes are current and no taxes are owing
- 6.) Receipt of the most recent personal tax filings for the year ending 2021 from Christopher Wall, clients must confirm that any and all taxes are current and no taxes are owing
- 7.) Receipt of valid rental roll.

From: Chris Macey

Sent: Tuesday, January 3, 2023 11:27 AM

To: 'Christopher Wall' <crwall@icloud.com>; 'CRWALL@ME.COM' <CRWALL@ME.COM>

Cc: Lorena Vieira (lorena@westbridgecapital.com) <lorena@westbridgecapital.com>

Subject: RE: Annual Review- 0973001 BC Ltd & 2167 Dundas Street Holdings Ltd

Hello,

Please see my email below.

We need to get this off the corporate risk reports as soon as possible.

From: Chris Macey

Sent: Wednesday, October 19, 2022 1:29 PM

To: 'Christopher Wall' <crwall@icloud.com>

Cc: Lorena Vieira (lorena@westbridgecapital.com) <lorena@westbridgecapital.com>

Subject: Annual Review- 0973001 BC Ltd & 2167 Dundas Street Holdings Ltd

Hello,

As part of our ongoing audit requirements, we must complete the annual review of the following account:

Re: 0973001 BC Ltd (Bare Trustee) 2167 Dundas Street Holdings Ltd. (Beneficial Owner) - \$4,313,121.22

Security: 35 unit apartment building located at 2163 & 2167 Dundas Street Vancouver, BC, legally described as Lot 10, Block 20, District Lot 184, Plan 178 PID#011-196-441

Updated information requirements are detailed below:

- 1.) Confirmation property taxes for 2022 are current and have been paid for the lands and improvements located at 2163 & 2167 Dundas Street Vancouver, BC, legally described as Lot 10, Block 20, District Lot 184, Plan 178 PID#011-196-441
- 1.) Receipt of a valid insurance Binder, confirming all suitable all-risks, replacement insurance / general liability policy coverage for which BlueShore Financial Credit Union is named as first loss payee for the property located at 2163 & 2167 Dundas Street Vancouver, BC
- 2.) Most recent year-end Financial Statements for, 0973001 BC Ltd (Bare Trustee) 2167 Dundas Street Holdings Ltd. (Beneficial Owner)
- 3.) Receipt of the most recent corporate tax filings for the year ending 2021 from 0973001 BC Ltd (Bare Trustee) 2167 Dundas Street Holdings Ltd. (Beneficial Owner). clients must confirm that any and all taxes are current and no taxes are owing
- 4.) Receipt of the most recent personal tax filings for the year ending 2021 from Christopher Wall, clients must confirm that any and all taxes are current and no taxes are owing
- 5.) Receipt of valid rental roll.

Chris Macey
 Commercial Account Manager-Real Estate Group
 BlueShore Financial Credit Union
 T: 604.903-2606
 C: 604.512-3563
chris.macey@blueshorefinancial.com
www.blueshorefinancial.com

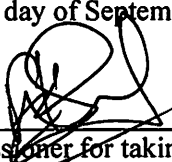


Proud to be named one of Canada's Most Admired™ Corpora

*We respectfully acknowledge that our services are provided on :
 unceded territories of the Lil'wat7ul (Lil'wat). xʷməθkʷəvəm (Mu:*

The information contained in this communication is confidential and proprietary, intended only for the individual(s) or entity to whom it is addressed. Any unauthorized use, distribution, copying, or disclosure of this communication is strictly prohibited. If you have received this communication in error, please contact the sender immediately. Our e-mails to you may contain confidential information. Please advise if you prefer that we use some other form of communication such as encrypted e-mail, regular mail, fax or courier. To manage your contact preferences, please use the opt-out form on our [website](#).

This is **Exhibit "E"** referred to
in the affidavit of Lori Cooke
affirmed before me at Port Coquitlam, BC
this 16th day of September, 2026.

A handwritten signature in black ink, appearing to be 'A. J. [unclear]', is written over a horizontal line.

A Commissioner for taking Affidavits
within British Columbia



Head Office
 1250 Lonsdale Avenue
 North Vancouver, BC | V7M 2H6
 T 604.982.8000
 1.888.713.6728
 BlueShoreFinancial.com

24th July 2025

Borrowers: 0973001 BC Ltd & 2167 Dundas Street Holdings Ltd
 Personal Indemnitors: Christopher Robert Wall
 Mortgaged Property: 2163-2167 Dundas St Vancouver BC
 Account Number: 01400004616421
 Outstanding Balance: \$4,045,551.02

Expiring Mortgage Terms

Term: 60M
 Amortization: 25 Years 2 Months
 Interest Rate: 3.15%
 Payment: \$19,290.00
 Next Renewal Date: September 23, 2025

Re: Upcoming Commercial Mortgage Maturity

Dear Mr. Wall,

We are reaching out to you regarding the upcoming maturity of your commercial mortgage with us, scheduled to mature on September 23, 2025.

Based on the current status of your account we regret to inform you that we are unable to offer a mortgage renewal at this time. This decision is based on, but not limited to, the following factors:

- Numerous instances of non-sufficient funds (NSF) activity; and
- Failure to provide the necessary documentation required by regulatory authorities to complete the annual review process.

However, should you wish to be considered for renewal, you must demonstrate full compliance with our lending conditions and bring the account up to the necessary regulatory requirements. Specifically, we require the following documentation:

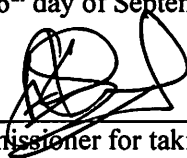
- Most recent financial statements and Corporate T2 for the borrowers
- Proof of property insurance, showing BEEM CREDIT UNION listed as First Loss Payee
- Proof of paid property taxes (If not provided, BlueShore will obtain a tax search at a cost of \$100)
- Updated personal net worth statements and credit bureaus for personal indemnitors
- Most recent Notice of Assessment (NOA) and personal T1 for indemnitors
- Most recent BC Assessment
- Confirmation of any and all corporate and personal taxes paid in full

If you are prepared to comply with these requirements, please submit the above documentation for our review as soon as possible. Otherwise, please ensure the mortgage is paid out in full on or before the maturity date noted above. If you have any questions, please feel free to contact the undersigned or my Associate Scott Shepherd, scott.shepherd@blueshorefinancial.com

Sincerely,

Chris Macey
 Commercial Account Manager
 Phone: 604.903.2606
 Email: Chris.Macey@blueshorefinancial.com

This is **Exhibit "F"** referred to
in the affidavit of Lori Cooke
affirmed before me at Port Coquitlam, BC
this 16th day of September, 2026.



A Commissioner for taking Affidavits
within British Columbia

2167 DUNDAS STREET HOLDINGS LTD
Financial Information
Year Ended April 30, 2023

	Page
COMPILATION ENGAGEMENT REPORT	1
FINANCIAL INFORMATION	
Balance Sheet	2
Statement of Loss and Deficit	3
Notes to Financial Information	4 - 6



COMPILATION ENGAGEMENT REPORT

On the basis of information provided by management, we have compiled the balance sheet of 2167 Dundas Street Holdings Ltd as at April 30, 2023 and the statement of loss and deficit for the year then ended, and Note 1, which describes the basis of accounting applied in the preparation of the compiled financial information.

Management is responsible for the accompanying financial information, including the accuracy and completeness of the underlying information used to compile it and the selection of the basis of accounting.

We performed this engagement in accordance with Canadian Standard on Related Services (CSRS) 4200, *Compilation Engagements*, which requires us to comply with relevant ethical requirements. Our responsibility is to assist management in the preparation of the financial information.

We have not performed an audit engagement or a review engagement, nor were we required to perform procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an audit opinion or a review conclusion, or provide any form of assurance on the financial information.

Readers are cautioned that the financial information may not be appropriate for their purposes.

Prior to compiling the financial information for 2167 Dundas Street Holdings Ltd, this accounting firm performed accounting services which include entries that have a significant effect on the financial information.

Richmond, BC
August 15, 2024

Provision Chartered Professional Accountants Inc.

2167 DUNDAS STREET HOLDINGS LTD
BALANCE SHEET
APRIL 30, 2023

25

	2023	2022
ASSETS		
Property and equipment (Note 3)	\$ 3,876,822	\$ 3,978,052
Due from related parties (Note 4)	508,013	564,155
	<u>\$ 4,384,835</u>	<u>\$ 4,542,207</u>
LIABILITIES		
Current		
Bank indebtedness	\$ 1,327	\$ 1,636
Accounts payable and accrued liabilities	7,215	3,676
Income taxes payable	562	491
Current portion of long term debt (Note 5)	774,075	96,375
	783,179	102,178
Long term debt (Note 5)	4,165,300	4,939,375
	<u>4,948,479</u>	<u>5,041,553</u>
SHAREHOLDERS' DEFICIENCY		
Share capital (Note 6)	10	10
Deficit	(563,654)	(499,356)
	<u>(563,644)</u>	<u>(499,346)</u>
	<u>\$ 4,384,835</u>	<u>\$ 4,542,207</u>

ON BEHALF OF THE BOARD

Director

2167 DUNDAS STREET HOLDINGS LTD
STATEMENT OF LOSS AND DEFICIT
YEAR ENDED APRIL 30, 2023

26

	2023	2022
Revenues	\$ 321,900	\$ 323,783
Expenses		
Amortization	101,230	105,484
Insurance	18,469	16,411
Interest and bank charges	677	775
Interest on long term debt	189,530	190,465
Management salaries	22,897	12,300
Professional fees	3,906	3,308
Property taxes	12,377	19,188
Repairs and maintenance	12,918	15,972
Utilities	24,194	23,010
	386,198	386,913
Net loss	(64,298)	(63,130)
Deficit - beginning of year	(499,356)	(436,226)
Deficit - end of year	\$ (563,654)	\$ (499,356)

2167 DUNDAS STREET HOLDINGS LTD
NOTES TO FINANCIAL INFORMATION
YEAR ENDED APRIL 30, 2023

27

1. Basis of accounting

The basis of accounting applied in the preparation of the balance sheet of 2167 Dundas Street Holdings Ltd as at April 30, 2023 and the statement of loss and deficit for the year then ended is the historical cost basis and reflects cash transactions with the addition of certain accruals and accounting estimates.

2. Description of business

2167 Dundas Street Holdings Ltd (the "Company") was incorporated provincially under the Business Corporations Act of British Columbia on December 11, 2015. The Company's principal business activity is operating residential rentals.

3. Property and equipment

	Cost	Accumulated amortization	2023 Net book value	2022 Net book value
Land	\$ 1,450,800	\$ -	\$ 1,450,800	\$ 1,450,800
Buildings	3,293,401	868,079	2,425,322	2,526,377
Equipment	1,518	818	700	875
	\$ 4,745,719	\$ 868,897	\$ 3,876,822	\$ 3,978,052

4. Due to related parties

	2023	2022
Due from 259 Powell Holding Ltd. The amounts are non-interest bearing and have no set repayment terms.	\$ 41,482	\$ 41,082
Due from H.E. Bar Inc. The amounts are non-interest bearing and have no set repayment terms.	8,062	29,962
Due (to) 1036531 BC Ltd. (H.E. Lotto). The amounts are non-interest bearing and have no set repayment terms.	(10,250)	(9,000)
Due from (to) Fort Pelly Holdings Ltd. The amounts are non-interest bearing and have no set repayment terms	370,225	371,225
Due (to) Christopher Wall Inc. The amounts are non-interest bearing and have no set repayment terms	(678,596)	(670,046)
Due (to) H.E. Rooms Inc. The amounts are non-interest bearing and have no set repayment terms	(49,530)	(49,163)
Due (to) Laurel Rooms Inc. The amounts are non-interest bearing and have no set repayment term	(16,815)	(16,815)
Due from H.W. Rooms Inc. The amounts are non-interest bearing and have no set repayment terms	9,400	8,650

(continues)

4. Due to related parties (*continued*)

	2023	2022
Due from H.W. Bar Inc. The amounts are non-interest bearing and have no set repayment terms	16,175	35,400
Due (to) H.W. Play Inc. The amounts are non-interest bearing and have no set repayment terms	(3,195)	(3,695)
Due from United Rooms Inc. The amounts are non-interest bearing and have no set repayment terms	843,073	843,073
Due (to) C.W. Management Inc. The amounts are non-interest bearing and have no set repayment terms	(24,018)	(18,518)
Due from 575 Pender Rooms Inc. The amounts are non-interest bearing and have no set repayment terms	2,000	2,000
	<u>\$ 508,013</u>	<u>\$ 564,155</u>

5. Long term debt

	2023	2022
Due to Success Realty. The amount due bears interest at 6% and is only interest payable in monthly payments of \$4,525.	\$ 675,000	\$ 675,000
Due to BlueShore Financial Credit Union. The amount due bears interest at 3.15% compounded semi-annually and is repayable in monthly payments of \$19,290. The amount is due on August 31, 2025.	4,264,375	4,360,750
	4,939,375	5,035,750
Amounts payable within one year	(774,075)	(96,375)
	<u>\$ 4,165,300</u>	<u>\$ 4,939,375</u>

6. Share capital

Authorized:

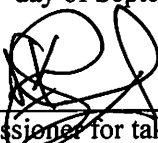
Unlimited	Class A voting common shares
Unlimited	Class B non-voting common shares
Unlimited	Class B non-voting common shares I
Unlimited	Class B non-voting common shares II
Unlimited	Class B non-voting common shares III
Unlimited	Class B non-voting common shares IV
Unlimited	Class B non-voting common shares V
Unlimited	Class C non-voting preferred shares
Unlimited	Class D non-voting preferred shares

(continues)

6. Share capital (*continued*)

	2023	2022
Issued:		
100 Common shares Class A Voting	\$ 10	\$ 10

This is **Exhibit "G"** referred to
in the affidavit of Lori Cooke
affirmed before me at Port Coquitlam, BC
this 16th day of September, 2026.

A handwritten signature in black ink, appearing to be 'D. J. [unclear]', is written over a horizontal line.

A Commissioner for taking Affidavits
within British Columbia

453 West 12th Avenue
Vancouver BC V5Y 1V4

CITY OF VANCOUVER
PROPERTY TAX CERTIFICATE

Printed: Jul 28, 2026
Number: 360271

Within Vancouver, call 311-1
Outside Vancouver, call 604.873.7000
TTY Service, call 7-1-1

*** PLEASE REVIEW THE 'IMPORTANT PROPERTY COMMENTS' IN CONJUNCTION WITH THE OTHER INFORMATION BELOW.***

For BC ONLINE

Owner	Property
0973001 BC LTD 235 HASTINGS ST E VANCOUVER BC V6A 1P2	Folio: 580-259-75-0000 Pid: 011-196-441 Civic: 2163 DUNDAS ST Legal: LOT 10 BLOCK 20 PLAN VAP178 DISTRICT LOT 184 NEW WESTMINSTER Status: ACTIVE
	LTO No.: CA4928779 MHR No.:

2026 Assessments					
Value Set	Assessment Class	Value Type	Land	Improvements	Total
GENERAL	Residential	GROSS	978,000	4,882,000	5,860,000
GENERAL	Residential	EXEMPT	0	0	0
2026 Levies, Grants, Deferrals		Property Taxes Owing As At Jul 28, 2026		2027 Instalments	
Total Levy	21,241.66	Delinquent (2023)	32,824.90	Payments Made	0.00
Grant Available		Arrears 2 (2024)	42,190.61	Interest Earned	0.00
65 and over	0.00	Arrears (2025)	39,164.47	Adjustments	0.00
Under 65	0.00	Interest to Jul 28, 2026	5,851.49	Balance as at	
		Current (2026)	21,457.66	Jul 28, 2026	0.00
Grant Claimed	0.00		141,489.13		
Deferred	0.00	Penalties	1,686.18		
		Total Taxes Owing	143,175.31		

Empty Homes Tax (Vacancy Tax)

Vacancy Tax Balance Summary

Reference Period	Transaction Type	Amount	Notes
2020	Levy - Due Apr 16, 2021	81,987.50	
2020	Penalty	4,099.38	
	Payments	0.00	
	Adjustments	-86,086.88	
	Balance	0.00	

Potential Liabilities

Reference Period	Declaration Status	Amount	Notes
2026	Declaration period not yet open		
2025	DECLARED OCCUPIED		

Local Improvements & Other Misc Items				
Bylaw	Expires	Type	Levy	Status
2026-RS ENCROACHMENT 2026	Jul 3, 2027	FIXED	244.97	Included in Taxes

Utilities Charged on Taxes

The following charges are included in the Total Tax Levy indicated above:

Description of Charge	Amount	Covers
ANNUAL FIRELINE- (100MM)	564.00	01-Jan-26 31-Dec-26
STREET CLEANING	720.00	01-Jan-26 31-Dec-26

Metered Utilities for Account 5092818

Service to this account is billed every four months.

Unpaid Arrears		Details of Last Bill	
Balance of Last Bill - Due Aug 24, 2026	8,556.91	Charges on Last Bill	4,763.39
Remaining Discount - available until Aug 24, 2026	4,763.39	Total Discount	226.83
Account Balance as at Jul 28, 2026	-226.83	Claimed	0.00
	13,093.47	Payments Applied	0.00
		Penalties	0.00
		Adjustments	0.00

Important Property Comments

CURRENT	Property tax outstanding after due date will incur a 5% penalty.
GENERAL	Information on local improvements, meter or other charges should not be overlooked by the realtors, conveyancers or purchasers. Property purchasers should be afforded all information which can be obtained on their behalf. Please contact the Tax Office for further enquiries.
LOCAL IMPROVEMENTS	Details regarding unbilled Local Improvement charge(s) can be obtained by calling the Tax Office.
TAX	Daily interest on Arrears and Delinquent taxes is \$ 27.998

This information has been generated from our computerized records and to the best of our knowledge is complete and up to date. However, the City of Vancouver assumes no responsibility should any information be inaccurate or misleading as a result of negligence or otherwise. The City shall not be estopped from enforcing its rights to the fullest, as though this information had not been relied upon.

End of Certificate - E & O/E

This is **Exhibit "H"** referred to
in the affidavit of Lori Cooke
affirmed before me at Port Coquitlam, BC
this 16th day of September, 2026.



A Commissioner for taking Affidavits
within British Columbia

Arianna Voth

From: Accounts Payable <accounts payable@beemcreditunion.ca>
Sent: Tuesday, September 1, 2026 1:34 PM
To: jbihis; Accounts Payable
Cc: awhitesell
Subject: RE: Member No. 93100211, 0973001 BC Ltd (Dundas), PID, 011-196-441, Folio No. 580-259-75-0000

Hi Jasper,

Please see statement that was sent from Maria from City of Vancouver; payment was made to below amount MINUS withdrawal FEE of \$25

Folio no.	Property Address	Delinquent	Interest to August 31 2026	Withdrawal Fee	Required Minimum Payment
580-259-75-0000	2163 Dundas St	\$ 32,824.90	\$ 1,955.87	\$ 25.00	\$ 34,805.77
580-190-61-0000	259 Powell St	44,359.08	2,643.13	25.00	47,027.21
Total		\$ 77,183.98	\$ 4,599.00	\$ 50.00	\$ 81,832.98

24-Aug-2026	Bill Payment Vancouver Prop Taxes 580 259 75 0000	(34,780.77)
24-Aug-2026	Bill Payment Vancouver Prop Taxes 580 190 61 0000	(47,002.21)

Thank you!

Apar Tha BBA

Accounts Payable Officer
Burnaby Hub

604-549-5281
atha@beemcreditunion.ca

gulfandfraser.com | interiorsavings.com | npescu.ca



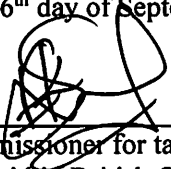
Building Beem Credit Union, beemcreditunion.ca

GFCU Savings, Gulf & Fraser, Interior Savings and North Peace Savings are trade names of Beem Credit Union.

Beem Credit Union serves communities across many traditional Territories and Treaty areas in British Columbia. We are grateful to live and work on this land and are committed to reconciliation, decolonization, and building strong, connected relationships.

From: Jasper Bihis <jbihis@beemcreditunion.ca>
Sent: Tuesday, September 1, 2026 11:45 AM

This is **Exhibit "I"** referred to
in the affidavit of Lori Cooke
affirmed before me at Port Coquitlam, BC
this 16th day of September, 2026.



A Commissioner for taking Affidavits
within British Columbia

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

PAGE 1 OF 3 PAGES

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

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

Deprez & Associates, Notaries Public
2515 Alma Street

File: 19-22509 Success Realty
LTO#: 12019, Phone: 604.221.4343

Vancouver

BC V6R 3R8

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

011-196-441 LOT 10 BLOCK 20 DISTRICT LOT 184 PLAN 178

STC? YES ☐

3. NATURE OF INTEREST

Modification

CHARGE NO.

CA7589019

ADDITIONAL INFORMATION

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):

0973001 B.C. LTD.

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

SUCCESS REALTY & INSURANCE LTD.**145 KEEFER STREET****VANCOUVER****V6A 1X3****BRITISH COLUMBIA****CANADA**

Incorporation No

BC0049037

7. ADDITIONAL OR MODIFIED TERMS:

N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Lisa Niro
Lawyer and Notary Public
Bell Alliance LLP
#201 - 1367 West Broadway
Vancouver, B.C. Canada V6H 4A7
ph: (604) 873-8723 fax: (604) 873-8785

Execution Date

Y	M	D
20	09	22

Transferor(s) Signature(s)

0973001 B.C. Ltd. by its authorized signatory(ies):

Name: Christopher Robert Wal

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

FORM 01 V25

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

PAGE 2 of 3 PAGES

Officer Signature(s)

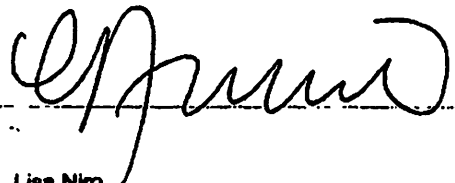


Lisa Niro
Lawyer and Notary Public
Bell Alliance LLP
#201 - 1387 West Broadway
Vancouver, B.C. Canada V6H 4A7
(604) 873 - 8723

Execution Date

Y	M	D
20	09	22
20	09	22

Transferor / Borrower / Party Signature(s)


 Christopher Robert Wall, Covenantor


Lisa Niro
Lawyer and Notary Public
Bell Alliance LLP
#201 - 1387 West Broadway
Vancouver, B.C. Canada V6H 4A7
(604) 873 - 8723

2167 Dundas Street Holdings Ltd., as
Covenantor, by its authorized signatory:


 Christopher Robert Wall

acknowledged
Success Realty & Insurance Ltd.
by its authorized signatory(s):

Jordon John Eng

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 3 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.

PART 2-TERMS OF INSTRUMENT

WHEREAS :

A. MODIFICATION OF MORTGAGE

In consideration of the sum of One Dollar (\$1.00), the receipt of which the Mortgagor hereby acknowledges, the parties agree that Mortgage number CA7589019, shall be amended as follows:

- item 5(a) Principal Amount is to read: "\$675,000.00";
- item 5 (b) Interest Rate is to read: "6.00% per annum";
- item 5 (c) Interest Adjustment Date is to read: "August 31, 2020";
- item 5 (d) Interest Calculation Period is to read: "monthly, not in advance";
- item 5 (e) Payment Dates is to read: "30th day of each month";
- item 5 (f) First Payment Date is to read: "September 30, 2020";
- item 5 (g) Amount of each periodic payment is to read: "interest only"
- item 5 (h) Interest Act (Canada) Statement is to read: "N/A";
- item 5 (i) Last Payment Date is to read: "April 30, 2021";
- item 5 (j) Assignment of Rents is to read: "yes, Paragraph 11 page 8(2)";
- item 5 (k) Place of Payment is to read: "Postal address in Item 4";
- item 5 (l) Balance Due Date is to read: "April 30, 2021";

Item 10 Additional Terms or Modified Terms:

sub item 5 is to be amended and read: "provided further that the Borrower, when not in default hereunder shall have the privilege at any time of paying the whole or any portion of the balance outstanding hereunder without bonus, notice or penalty".

the following is to be added:

"sub item 10. The applicable interest rate as of August 31, 2020 is 6.00% per annum calculated monthly for duration of the 8month term, this being reduced interest rate from former 8.00% per annum. Should the loan not be paid out at the end of the 8month term, the interest rate will increase to 12% (twelve percent) per annum, calculated monthly, being reduced from formerly stated 16% per annum.

all other items, terms and conditions remain the same.
END OF DOCUMENT

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1

Sep-23-2020 12:37:00.001

Province of British Columbia

PAGE 1 OF 3 PAGES

CA8446803³⁹

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

Hilde Deprez
XBP4SX

Digitally signed by
Hilde Deprez XBP4SX
Date: 2020.09.23
12:35:12 -07'00'

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

Deprez & Associates, Notaries Public
2515 Alma Street

File: 19-22509 Success Realty
LTO#: 12019, Phone: 604.221.4343

Vancouver

BC V6R 3R8

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

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

011-196-441 LOT 10 BLOCK 20 DISTRICT LOT 184 PLAN 178

STC? YES ☐

3. NATURE OF INTEREST

Modification

CHARGE NO.

CA7589019

ADDITIONAL INFORMATION

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):

0973001 B.C. LTD.

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

SUCCESS REALTY & INSURANCE LTD.

145 KEEFER STREET
VANCOUVER

V6A 1X3

BRITISH COLUMBIA
CANADA

Incorporation No
BC0049037

7. ADDITIONAL OR MODIFIED TERMS:

N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Lisa Niro

Lawyer & Notary Public

Bell Alliance LLP
#201-1367 West Broadway
Vancouver, B.C. V6H 4A7

Execution Date

Y	M	D
20	09	22

Transferor(s) Signature(s)

0973001 B.C. Ltd. by its authorized
signatory(ies):

Name: Christopher Robert Wall

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 3 PAGES

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

Lisa Niro

Lawyer & Notary Public

Bell Alliance LLP
#201-1367 West Broadway
Vancouver, B.C. V6H 4A7

Y	M	D
20	09	22

Christopher Robert Wall, Covenantor

Lisa Nira

Lawyer & Notary Public

Bell Alliance LLP
201-1367 West Broadway
Vancouver, B.C. V6H 4A7

20	09	22
----	----	----

2167 Dundas Street Holdings Ltd., as
Covenantor, by its authorized signatory:

Christopher Robert Wall

Hilde Deprez

Notary Public

2515 Alma Street
Vancouver, B.C. V6R 3R8

20	09	16
----	----	----

acknowledged
Success Realty & Insurance Ltd.
by its authorized signatory(s):

Jordon John Eng

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 3 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.

**PART 2-TERMS OF INSTRUMENT
WHEREAS :****A. MODIFICATION OF MORTGAGE**

In consideration of the sum of One Dollar (\$1.00), the receipt of which the Mortgagor hereby acknowledges, the parties agree that Mortgage number CA7589019, shall be amended as follows:

- item 5(a) Principal Amount is to read: "\$675,000.00";
- item 5 (b) Interest Rate is to read: "6.00% per annum";
- item 5 (c) Interest Adjustment Date is to read: "August 31, 2020";
- item 5 (d) Interest Calculation Period is to read: "monthly, not in advance";
- item 5 (e) Payment Dates is to read: "30th day of each month";
- item 5 (f) First Payment Date is to read: "September 30, 2020";
- item 5 (g) Amount of each periodic payment is to read: "interest only"
- item 5 (h) Interest Act (Canada) Statement is to read: "N/A";
- item 5 (i) Last Payment Date is to read: "April 30, 2021";
- item 5 (j) Assignment of Rents is to read: "yes, Paragraph 11 page 8(2)";
- item 5 (k) Place of Payment is to read: "Postal address in Item 4";
- item 5 (l) Balance Due Date is to read: "April 30, 2021";

Item 10 Additional Terms or Modified Terms:

sub item 5 is to be amended and read: "provided further that the Borrower, when not in default hereunder shall have the privilege at any time of paying the whole or any portion of the balance outstanding hereunder without bonus, notice or penalty".

the following is to be added:

"sub item 10. The applicable interest rate as of August 31, 2020 is 6.00% per annum calculated monthly for duration of the 8month term, this being reduced interest rate from former 8.00% per annum. Should the loan not be paid out at the end of the 8month term, the interest rate will increase to 12% (twelve percent) per annum, calculated monthly, being reduced from formerly stated 16% per annum.

Item 11 Prior Encumbrances permitted by Lender is to be amended and read: "Mortgage secured in 1st rank in favour of BlueShore Financial Credit Union".

all other items, terms and conditions remain the same. END OF DOCUMENT

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

PAGE 1 OF 5 PAGES

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

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

Webster Hudson & Coombe LLP
 Barristers and Solicitors
 510 - 1040 West Georgia Street
 Vancouver

BC V6E 4H1

Solicitor: Allan J. Coombe
 Authorized Agent: Trish Cartier
 Telephone: 604-682-3488
 File Number: 44022 892 (priority agreement)

Deduct L.T.S.A. Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

011-196-441 LOT 10 BLOCK 20 DISTRICT LOT 184 PLAN 178

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):

SUCCESS REALTY & INSURANCE LTD., INC. NO. BC0049037

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

BLUESHORE FINANCIAL CREDIT UNION

A CREDIT UNION HAVING A BRANCH OFFICE AND POSTAL ADDRESS AT:

1250 LONSDALE AVENUE

NORH VANCOUVER

BC

V7M 2H6

Registration No.

FI 18

7. ADDITIONAL OR MODIFIED TERMS:

N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)



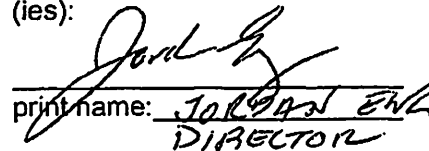
HILDE DEPREZ
 NOTARY PUBLIC
 2515 ALMA STREET
 VANCOUVER, B.C. V6R 3R8
 TEL: 604-221-4343
 hilde@notarydeprez.com

Execution Date

Y	M	D
20	09	16

Transferor(s) Signature(s)

SUCCESS REALTY & INSURANCE
 LTD., by its authorized signatory
 (ies):


 print name: Jordan EHL
 DIRECTOR

print name: _____

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

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

PAGE 2 OF 5 PAGES

NATURE OF INTEREST**CHARGE NO.****ADDITIONAL INFORMATION****Priority Agreement**

priority agreement granting mortgage numbered CA8445664 in favour of BlueShore Financial Credit Union priority over mortgage and assignment of rents numbered CA7589019, as modified by CA8022204 and CA8446803, and CA7589020 respectively in favour of Success Realty & Insurance Ltd.

NATURE OF INTEREST**CHARGE NO.****ADDITIONAL INFORMATION**

priority agreement granting assignment of rents numbered CA8445665 in favour of BlueShore Financial Credit Union priority over mortgage and assignment of rents numbered CA7589019, as modified by CA8022204 and CA8446803, and CA7589020 respectively in favour of Success Realty & Insurance Ltd.

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**

TERMS OF INSTRUMENT - PART 2

THIS PRIORITY AGREEMENT is dated for reference the 15th day of September, 2020 but actually executed the date of execution of the Form C comprised herein.

BETWEEN:

Success Realty & Insurance Ltd.
 (Inc. No. BC0049037)
 145 Keefer Street
 Vancouver, BC
 V6A 1X3
 (the "Grantor")

OF THE FIRST PART

AND:

BlueShore Financial Credit Union
 (Reg. No. FI 18)
 1250 Lonsdale Avenue
 North Vancouver, BC
 V7M 2H6
 (the "Grantee")

OF THE SECOND PART

WHEREAS:

- A. 0973001 B.C. Ltd. ("0973001") is the registered owner and 2167 Dundas Street Holdings Ltd. ("Dundas Holdings") is the beneficial owner of the following lands:
- Civic: 2163 Dundas Street, Vancouver, BC
 Legal: Parcel Identifier 011-196-441
 Lot 10 Block 20 District Lot 184 Plan 178
- (the "Lands");
- B. 0973001 granted a second mortgage, inclusive of an assignment of rents, to the Grantor to secure the obligations of the Borrower to the Grantor, pursuant to a loan in the principal amount of \$975,000 (the "Grantor's Loan"), which was filed in the New Westminster Land Title Office (the "LTO") under number CA7589019, as modified by CA8022204 and CA8446803, and CA7589020 respectively (the "Grantor's Security");
- C. As security for a loan in the principal amount of \$4,500,000 (the "Grantee's Loan") granted by the Grantee to the Borrower, pursuant to a commitment letter dated August 10, 2020, the Borrower has granted to the Grantee the following (the "Grantee's Security"):
 - (i) a mortgage, inclusive of an assignment of rents, charging the Lands registered under numbers CA8445664 and CA8445665 respectively;
 - (iii) general security agreement charging all present and after acquired personal property of the Borrower registered by way of financing statements in the Personal Property Registry under base registration number 483867M (the "Personal Property"); and

- (iv) an environmental indemnity agreement dated for reference the 15th day of September, 2020.

It is a condition of the Grantee advancing the Loan that the Grantor's Security shall at all times be postponed and subordinated to the Grantee's Security.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the premises and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged) the Grantor and the Grantee agree as follows:

1. The Grantor represents and warrants that it has not assigned its interest in the Grantor's Security, that the Grantor's Security is not in default and that the Grantor is entitled to all of the monies secured thereby.
2. The Grantor hereby waives in favour of the Borrower any default under the Grantor's Security that would otherwise have occurred by reason of the Borrower having granted the Grantee's Security and hereby declares that the Borrower is not and shall not at any time hereafter be deemed to be or have been in default under the Grantor's Security by virtue of having granted the Grantee's Security.
3. The Grantor hereby acknowledges that the amount secured by the Grantee's Security from time to time shall have priority over the interests of the Grantor in the Lands and Personal Property under and by virtue of the Grantor's Security and the Grantor does hereby postpone and subordinate all its right, title and interest in and to the Lands and Personal Property with the intent that the interests of the Grantor under and by virtue of the Grantor's Security shall be fully postponed and subordinated to the right, title and interest of the Grantee in and to the Lands and Personal Property under the Grantee's Security, notwithstanding the date of advance of funds under the Grantee's Security.
4. The Grantor covenants and agrees with the Grantee that unless:
 - (a) it has the prior written consent of the Grantee; or
 - (b) all the Borrower's obligations with respect to the Grantee's Security have been fully paid and satisfied; or
 - (c) the Grantee has commenced (and has not discontinued) any realization (including seizure) proceedings, either judicial or extra judicial, under or in respect of the whole or any portion of the Grantee's Security; or
 - (d) the Borrower has defaulted under the Grantor's Security and thirty (30) days has elapsed from the date that written demand has been given to the Borrower, with a copy to the Grantee, and the default has not been cured within such time period (the "Standstill Period");

the Grantor shall not, nor shall it be entitled to commence or maintain any foreclosure or other realization (including seizure) proceedings, either judicial or extra judicial, under or in respect of the whole or any portion of the Grantor's Security. Notwithstanding the foregoing, nothing herein shall prevent the Grantor from exercising its rights under the Grantor's Security against the real or other property of the Borrower with the exception of the Lands.

5. Notwithstanding anything to the contrary herein contained, the parties acknowledge and agree that if:
 - (a) the Borrower, without the prior written consent of the Grantor:

- (i) institutes proceedings for bankruptcy or consents to the filing of any petition or proceeding with respect thereto;
- (ii) files a petition or commences a proceeding or action seeking, or consent to the filing of any such petition seeking, the appointment of a receiver, receiver-manager, interim receiver, trustee in bankruptcy or similar officer of the Borrower or any of the Lands or other assets of the Borrower; or
- (iii) makes an assignment or files a proposal for the benefit of its creditors; or
- (b) any other person takes steps to petition the Borrower into bankruptcy or commence proceedings under the *Companies' Creditors Arrangement Act* (R.S., 1985, c. C-36) with respect to the Borrower or the Lands,

the Grantor shall be entitled during the Standstill Period to take such steps as it considers reasonably necessary, in its sole discretion, to protect itself and the Grantor's Security against any such proceedings or actions.

6. The Grantee may grant time, renewals, extensions, releases and discharges to, accept compositions from, alter the interest rate and otherwise deal with or alter its lending arrangements with the Borrower as it may see fit, the whole without notice to the Grantor and without prejudice to or in any way limiting or affecting the agreements on the part of the Grantor pursuant to this Agreement, provided that the principal amount of the Grantee's shall not be increased nor the Grantee's Loan re-advanced.
7. The Grantor shall not increase the principal amount of Grantor's Loan beyond the current principal balance of \$675,000 without the prior written consent of the Grantee.
8. The Grantor may not accept any prepayment of all or any portion of the principal secured by the Grantor's Security after receipt of written notice from the Grantee that the Grantee's Security is in default.
9. Any payments of the amounts secured by the Grantee's Security received by the Grantor in contravention of the terms of this agreement shall be held in trust for the Grantee and the Grantor will immediately turn over any such payments to the Grantor without further notice or demand to be applied on the Grantee's Loan, unless the Grantee's Loan has been paid in full.
10. The Grantor and the Grantee agree that the covenants and agreements set out in this Agreement will be binding on the parties whether or not this Agreement is registered in the Land Title Office.
11. This Agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia.
12. This Agreement shall be binding on and enure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF the parties hereto have executed this Agreement by executing the Form C.

END OF DOCUMENT

LAND TITLE ACT
FORM C (Section 233) CHARGE

Sep-23-2020 15:26:49.001

CA8447712 CA8447713⁴⁷

GENERAL INSTRUMENT - PART 1 Province of British Columbia

PAGE 1 OF 5 PAGES

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

Allan Jackson
Coombe
88DLV7

Digitally signed by Allan
Jackson Coombe 88DLV7
Date: 2020.09.23
15:20:09 -07'00'

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

Webster Hudson & Coombe LLP

Barristers and Solicitors

510 - 1040 West Georgia Street

Vancouver

BC V6E 4H1

Solicitor:

Authorized Agent:

Telephone:

File Number:

Allan J. Coombe

Trish Cartier

604-682-3488

44022 892 (priority agreement)

Document Fees: \$149.74

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

011-196-441 LOT 10 BLOCK 20 DISTRICT LOT 184 PLAN 178

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):

SUCCESS REALTY & INSURANCE LTD., INC. NO. BC0049037

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

BLUESHORE FINANCIAL CREDIT UNION

A CREDIT UNION HAVING A BRANCH OFFICE AND POSTAL ADDRESS AT:

1250 LONSDALE AVENUE

Registration No.

NORH VANCOUVER

BC

FI 18

V7M 2H6

7. ADDITIONAL OR MODIFIED TERMS:

N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Hilde Deprez

Notary Public

2515 Alma Street

Vancouver, BC, V6R 3R8

Tel: 604-221-4343

hilde@notarydeprez.com

Execution Date		
Y	M	D
20	09	16

Transferor(s) Signature(s)

SUCCESS REALTY & INSURANCE
LTD., by its authorized signatory
(ies):

print name: Jordan Eng, director

print name: _____

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

LAND TITLE ACT
FORM E

SCHEDULE

PAGE 2 OF 5 PAGES

NATURE OF INTEREST
Priority Agreement

CHARGE NO.

ADDITIONAL INFORMATION

priority agreement granting mortgage numbered CA8445664 in favour of BlueShore Financial Credit Union priority over mortgage and assignment of rents numbered CA7589019, as modified by CA8022204 and CA8446803, and CA7589020 respectively in favour of Success Realty & Insurance Ltd.

NATURE OF INTEREST
Priority Agreement

CHARGE NO.

ADDITIONAL INFORMATION

priority agreement granting assignment of rents numbered CA8445665 in favour of BlueShore Financial Credit Union priority over mortgage and assignment of rents numbered CA7589019, as modified by CA8022204 and CA8446803, and CA7589020 respectively in favour of Success Realty & Insurance Ltd.

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

TERMS OF INSTRUMENT - PART 2

THIS PRIORITY AGREEMENT is dated for reference the 15th day of September, 2020 but actually executed the date of execution of the Form C comprised herein.

BETWEEN:

Success Realty & Insurance Ltd.
(Inc. No. BC0049037)
145 Keefer Street
Vancouver, BC
V6A 1X3
(the "Grantor")

OF THE FIRST PART

AND:

BlueShore Financial Credit Union
(Reg. No. FI 18)
1250 Lonsdale Avenue
North Vancouver, BC
V7M 2H6
(the "Grantee")

OF THE SECOND PART

WHEREAS:

- A. 0973001 B.C. Ltd. ("0973001") is the registered owner and 2167 Dundas Street Holdings Ltd. ("Dundas Holdings") is the beneficial owner of the following lands:
- Civic: 2163 Dundas Street, Vancouver, BC
Legal: Parcel Identifier 011-196-441
Lot 10 Block 20 District Lot 184 Plan 178
- (the "Lands");
- B. 0973001 granted a second mortgage, inclusive of an assignment of rents, to the Grantor to secure the obligations of the Borrower to the Grantor, pursuant to a loan in the principal amount of \$975,000 (the "Grantor's Loan"), which was filed in the New Westminster Land Title Office (the "LTO") under number CA7589019, as modified by CA8022204 and CA8446803, and CA7589020 respectively (the "Grantor's Security");
- C. As security for a loan in the principal amount of \$4,500,000 (the "Grantee's Loan") granted by the Grantee to the Borrower, pursuant to a commitment letter dated August 10, 2020, the Borrower has granted to the Grantee the following (the "Grantee's Security"):
 - (i) a mortgage, inclusive of an assignment of rents, charging the Lands registered under numbers CA8445664 and CA8445665 respectively;
 - (iii) general security agreement charging all present and after acquired personal property of the Borrower registered by way of financing statements in the Personal Property Registry under base registration number 483867M (the "Personal Property"); and

- (iv) an environmental indemnity agreement dated for reference the 15th day of September, 2020.

It is a condition of the Grantee advancing the Loan that the Grantor's Security shall at all times be postponed and subordinated to the Grantee's Security.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the premises and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged) the Grantor and the Grantee agree as follows:

1. The Grantor represents and warrants that it has not assigned its interest in the Grantor's Security, that the Grantor's Security is not in default and that the Grantor is entitled to all of the monies secured thereby.
2. The Grantor hereby waives in favour of the Borrower any default under the Grantor's Security that would otherwise have occurred by reason of the Borrower having granted the Grantee's Security and hereby declares that the Borrower is not and shall not at any time hereafter be deemed to be or have been in default under the Grantor's Security by virtue of having granted the Grantee's Security.
3. The Grantor hereby acknowledges that the amount secured by the Grantee's Security from time to time shall have priority over the interests of the Grantor in the Lands and Personal Property under and by virtue of the Grantor's Security and the Grantor does hereby postpone and subordinate all its right, title and interest in and to the Lands and Personal Property with the intent that the interests of the Grantor under and by virtue of the Grantor's Security shall be fully postponed and subordinated to the right, title and interest of the Grantee in and to the Lands and Personal Property under the Grantee's Security, notwithstanding the date of advance of funds under the Grantee's Security.
4. The Grantor covenants and agrees with the Grantee that unless:
 - (a) it has the prior written consent of the Grantee; or
 - (b) all the Borrower's obligations with respect to the Grantee's Security have been fully paid and satisfied; or
 - (c) the Grantee has commenced (and has not discontinued) any realization (including seizure) proceedings, either judicial or extra judicial, under or in respect of the whole or any portion of the Grantee's Security; or
 - (d) the Borrower has defaulted under the Grantor's Security and thirty (30) days has elapsed from the date that written demand has been given to the Borrower, with a copy to the Grantee, and the default has not been cured within such time period (the "Standstill Period");

the Grantor shall not, nor shall it be entitled to commence or maintain any foreclosure or other realization (including seizure) proceedings, either judicial or extra judicial, under or in respect of the whole or any portion of the Grantor's Security. Notwithstanding the foregoing, nothing herein shall prevent the Grantor from exercising its rights under the Grantor's Security against the real or other property of the Borrower with the exception of the Lands.

5. Notwithstanding anything to the contrary herein contained, the parties acknowledge and agree that if:
 - (a) the Borrower, without the prior written consent of the Grantor:

- (i) institutes proceedings for bankruptcy or consents to the filing of any petition or proceeding with respect thereto;
- (ii) files a petition or commences a proceeding or action seeking, or consent to the filing of any such petition seeking, the appointment of a receiver, receiver-manager, interim receiver, trustee in bankruptcy or similar officer of the Borrower or any of the Lands or other assets of the Borrower; or
- (iii) makes an assignment or files a proposal for the benefit of its creditors; or
- (b) any other person takes steps to petition the Borrower into bankruptcy or commence proceedings under the *Companies' Creditors Arrangement Act* (R.S., 1985, c. C-36) with respect to the Borrower or the Lands,

the Grantor shall be entitled during the Standstill Period to take such steps as it considers reasonably necessary, in its sole discretion, to protect itself and the Grantor's Security against any such proceedings or actions.

6. The Grantee may grant time, renewals, extensions, releases and discharges to, accept compositions from, alter the interest rate and otherwise deal with or alter its lending arrangements with the Borrower as it may see fit, the whole without notice to the Grantor and without prejudice to or in any way limiting or affecting the agreements on the part of the Grantor pursuant to this Agreement, provided that the principal amount of the Grantee's shall not be increased nor the Grantee's Loan re-advanced.
7. The Grantor shall not increase the principal amount of Grantor's Loan beyond the current principal balance of \$675,000 without the prior written consent of the Grantee.
8. The Grantor may not accept any prepayment of all or any portion of the principal secured by the Grantor's Security after receipt of written notice from the Grantee that the Grantee's Security is in default.
9. Any payments of the amounts secured by the Grantee's Security received by the Grantor in contravention of the terms of this agreement shall be held in trust for the Grantee and the Grantor will immediately turn over any such payments to the Grantor without further notice or demand to be applied on the Grantee's Loan, unless the Grantee's Loan has been paid in full.
10. The Grantor and the Grantee agree that the covenants and agreements set out in this Agreement will be binding on the parties whether or not this Agreement is registered in the Land Title Office.
11. This Agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia.
12. This Agreement shall be binding on and enure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF the parties hereto have executed this Agreement by executing the Form C.

END OF DOCUMENT

This is **Exhibit "J"** referred to
in the affidavit of Lori Cooke
affirmed before me at Port Coquitlam, BC
this 16th day of September, 2026.



A Commissioner for Taking Affidavits
within British Columbia

DECLARATION(S) ATTACHED



Land Title Act

Charge

General Instrument – Part 1

NEW WESTMINSTER LAND TITLE OFFICE

FEB 23 2026 08:29:05.001

CB2635642

1. Application

Document Fees: \$82.52

J. Bruce Preston, Barrister & Solicitor
2077 West 37th Avenue
Vancouver BC V6M 1N7
604-228-1433

Success

2. Description of Land

PID/Plan Number	Legal Description
011-196-441	LOT 10 BLOCK 20 DISTRICT LOT 184 PLAN 178

3. Nature of Interest

Type	Number	Additional Information
MODIFICATION	CA7589019	

4. Terms

Part 2 of this instrument consists of:

(b) Express Charge Terms Annexed as Part 2

5. Transferor(s)

0973001 B.C. LTD., NO.BC0973001

6. Transferee(s)

SUCCESS REALTY & INSURANCE SERVICES LTD. 145 KEEFER STREET VANCOUVER BC V6A 1X3	BC1490014
---	-----------

7. Additional or Modified Terms



Land Title Act
Charge
General Instrument – Part 1

8. Execution(s)

This instrument creates, assigns, modifies, enlarges 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.

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

Saurabh Bangar
Barrister & Solicitor
700-401 West Georgia Street
Vancouver BC V6B5A1

YYYY-MM-DD

2026-01-30

0973001 B.C. Ltd.
By their Authorized Signatory

Christopher Robert Wall

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.

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

Saurabh Bangar
Barrister & Solicitor
700-401 West Georgia Street
Vancouver BC V6B5A1

YYYY-MM-DD

2026-01-30

Christopher Robert Wall,
Covenantor

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
Charge
General Instrument – Part 1

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

Saurabh Bangar
Barrister & Solicitor
700-401 West Georgia Street
West 37th Avenue
Vancouver BC V6B5A1

YYYY-MM-DD

2026-01-30

2167 Dundas Street Holdings Ltd.
Covenantor
By their Authorized Signatory

Christopher Robert Wall

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.

Electronic Signature

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

John Bruce
Preston PIA4HX

Digitally signed by
John Bruce Preston PIA4HX
Date: 2026-02-22
11:43:41 -08:00

AMENDMENT TO MORTGAGE AND LOAN AGREEMENT

THIS AMENDMENT TO MORTGAGE AND LOAN AGREEMENT (the "Amendment") is made effective as of January 15, 2026 (the "Effective Date").

BETWEEN:

SUCCESS REALTY & INSURANCE SERVICES LTD., formerly SUCCESS
REALTY & INSURANCE LTD.
(the "Lender")

AND:

973001 B.C. LTD., as Bare Trustee
(the "Borrower")

AND:

CHRISTOPHER ROBERT WALL and 2167 DUNDAS STREET
HOLDINGS LTD.,
as Covenantors
(the "Covenantors")

RECITALS

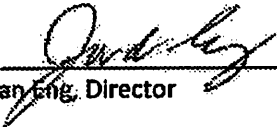
- A. The Lender and the Borrower entered into a mortgage loan agreement dated June 27, 2019, as amended from time to time (collectively, the "Loan Agreement"), pursuant to which the Lender advanced funds to the Borrower.
- B. As security for the Loan, the Borrower granted in favour of the Lender:
 - (i) a Mortgage registered in the Land Title Office on June 27, 2019 under registration number CA7589019; and
 - (ii) an Assignment of Rents registered in the Land Title Office on June 27, 2019 under registration number CA7589020(collectively, the "Security").
- C. As of October 6, 2025, the outstanding balance due under the Loan Agreement was \$761,620.98, inclusive of principal and accrued interest.
- D. As of January 15, 2026, the parties acknowledge that the outstanding amount due under the Loan Agreement is \$775,000, representing all principal and accrued interest owing up to and including that date, with any additional amounts having been waived by the Lender.

- E. The parties wish to amend certain terms of the Loan Agreement, including the loan term, interest rate, principal balance, and payment structure, all effective as of the Effective Date.**
- F. The Lender, Borrower, and Covenantors have agreed to the amendments on the terms and conditions set out below.**
- 1. AMENDED PRINCIPAL BALANCE**
- 1.1** Effective January 16, 2026, the principal balance of the Loan is increased by \$75,000 to \$850,000, with additional funds being used to pay a portion of the outstanding property tax and utilities at 610 Alexander Street, Vancouver, B.C. Any remaining funds will be paid to Chris Robert Wall as directed.
- 2. TERM EXTENSION**
- 2.1** The term of the Loan is extended for one (1) year commencing January 16, 2026 and expiring January 15, 2027.
- 3. INTEREST RATE**
- 3.1** From January 16, 2026 to January 15, 2027, interest shall accrue at 8% per annum.
- 3.2** From and after January 15, 2027, interest shall accrue at 12% per annum.
- 4. PAYMENT TERMS**
- 4.1** Monthly interest-only payments of \$5,666.67 shall be due on the 15th of each month, commencing February 15, 2026.
- 5. CONFIRMATION OF SECURITY**
- 5.1** All Security remains in full force and effect and secures the Loan as amended.
- 6. GOVERNING LAW**
- 6.1** This Amendment shall be governed by the laws of the Province of British Columbia.

EXECUTION

IN WITNESS WHEREOF the parties have executed this Amendment as of the Effective Date.

SUCCESS REALTY & INSURANCE SERVICES LTD.

Per: 
Jordan Eng, Director

973001 B.C. LTD., as Bare Trustee

Per: _____
Christopher Robert Wall, Director

CHRISTOPHER ROBERT WALL

Witness

Signature: _____

Print name: _____

Address: _____

2167 DUNDAS STREET HOLDINGS LTD.

Per: _____
Christopher Robert Wall, Director



Land Title Act
Declaration

Related Document Number: CB2635642

Fee Collected for Document: \$17.26

Please find enclosed the Form D which was signed by Success Realty & Insurance Services Ltd.
Thank you.

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to electronically sign this application by an e-filing direction made under section 168.22 (2) of the *Land Title Act*, RSBC 1996, c 250, and that

- (a) If this application requires a supporting document, you are authorized to certify this application under section 168.4 of the Act, that you certify this application under section 168.43 (3) of the Act, and that the supporting document, or a true copy of the supporting document if a true copy is allowed under an e-filing direction, is in your possession, or
- (b) If the purpose of this declaration is to bring to the attention of the registrar an error, omission or misdescription in a previously submitted document under section 168.55 of the Act, you certify that, based on your personal knowledge or reasonable belief, this declaration sets out the material facts accurately.

**John Bruce
Preston PIA4HX**

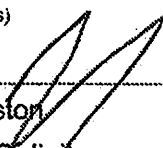
Digitally signed by
John Bruce Preston PIA4HX
Date: 2026-04-02
14:11:23 -07:00

Note: A Declaration cannot be used to submit a request to the Registrar for the withdrawal of a document.

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

Officer Signature(s)


J, Bruce Preston

Barrister & Solicitor

2077 West 37th Avenue
Vancouver, BC V6M 1N7

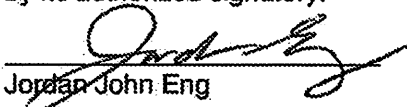
Execution Date

Y	M	D
26	7	02

Transferor / Borrower / Party Signature(s)

Success Realty & Insurance
Services Ltd.

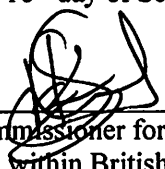
by its authorized signatory:


Jordan John Eng

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.

This is **Exhibit "K"** referred to
in the affidavit of Lori Cooke
affirmed before me at Port Coquitlam, BC
this 16th day of September, 2026.



A Commissioner for taking Affidavits
within British Columbia

February 1, 2026

Dundas

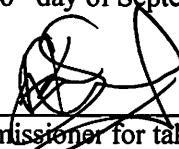
101. Chime Vinmartin	\$1,900.00	ET
102. Sai Atluri	\$2,200.00	ETx2
103. Melody Jacobson	\$1,244.00	CHQ
104. Moses Katende	\$1,550.00	ET
201. John Crawford	\$469.00	CHQ
202. Ashleigh Smith	\$672.00	ET
203. Alex Zhu	\$672.00	ET
204. Theodore Solomon	\$795.00	SA
205. Mohammed Safarzade	\$650.00	SA
206. John Rousse (old)	\$442.00	CHQ
207. Zeman Yeman	\$700	SA
208. Fatma Tahir Aman	\$1000	ET
209. Tim Boyle	\$700.00	
210. Fabian Bello	\$1,200.00	cash
211. Adrian Gebhard	\$754.00	CHQ
212 Clinton Wanjiru	\$700	
213. David Mcaleese	\$1100	ET
214. Myran Faust	\$1150.00	ET
215 Wayne Kangas	\$750	CHQ

301. Mahamat Allamine	\$800.00	Cash
302. Peter Kiage	\$775.00	SA
303. Choo Kua	\$660.00	CHQ
304. Brendan Twohig	\$650.00	Cash
306. Mason Fouks	\$675	SA
305. Levon Filipponi	\$660.00	ET
307. Kabeho Kelly Gluba	\$775.00	SA
308. Famararz Kashigari	\$1000.00	SA
309. Kiran Raj	\$750.00	ET
310A. Angela Palmer	\$775.00	ET
310B. Godfrey NIRINGIYE	\$800.00	SA
311. Charles Rhodes	\$750.00	SA
312 Mayday Kemai	\$750.00	SA
313. Jamie Ramsay	\$957.00	ET
314. Joshua Campbell	\$1150.00	SA
315. Samantha Karwarsdy	\$775.00	ET

Coach House

Main: Nadine Pluzak	\$2,074.00	CHQ
Basement: Hakim Ssali	\$1,500.00	cash

This is **Exhibit "L"** referred to
in the affidavit of Lori Cooke
affirmed before me at Port Coquitlam, BC
this 16th day of September, 2026.



A Commissioner for taking Affidavits
within British Columbia

Alea Whitesell

From: Christopher Wall <crwall@icloud.com>
Sent: Tuesday, May 5, 2026 1:47 PM
To: Alea Whitesell
Subject: Re: Rent Rolls

Alea,

The decoration was made slightly beyond the deadline as there were issues receiving my mail with the new owners of the Empress. It looks like a big number for a year, but I heard the Province has raised it to 3%. The property is tax exempt and the record will update shortly.

Also, the Dundas insurance policy has been signed for upcoming renewal date. Victoria Crescent will also renew and I can send both policies to you.

I will send you the other details you would like shortly.

Chris

On May 5, 2026, at 11:51 AM, Alea Whitesell <awhitesell@beemcreditunion.ca> wrote:

Hi Chris,

Sorry I do have another question about insurance. I note that the insurance on 63 Victoria expires July 6, 2026 and the Dundas insurance expires June 1, 2026. Do you have a plan to get those renewed? Have you received quotes yet? If so, can you forward those to me? Thank you.

Alea

Alea Whitesell

Manager, Commercial Special Accounts
604-549-5457

From: Alea Whitesell
Sent: Tuesday, May 5, 2026 11:43 AM
To: 'Christopher Wall' <crwall@icloud.com>
Subject: RE: Rent Rolls
Importance: High

Good morning Chris,

Further to my below email, a couple more questions:

1. On the rent rolls – in addition to notes on what provincial agency you are being paid from, can you include the onsite manager names and contact info?
2. Can you provide contact info for your GM and AGM? Reza Norouzi and Peyman Soleymanfard
3. Please see attached for the Laurel Rooms – it notes that the Vacancy Tax has not been remitted and there is approx. \$180K owing for that. Why has that not been remitted? Can you see to that and have it removed ASAP? Obviously, it's tenanted so not sure why that has not been done. Also, what is the status of the levies noted next to the property tax balance?

Thank you,
Alea

Alea Whitesell

Manager, Commercial Special Accounts
604-549-5457

From: Alea Whitesell
Sent: Friday, May 1, 2026 4:19 PM
To: Christopher Wall <crwall@icloud.com>
Subject: RE: Rent Rolls

Thank you Chris. Yes please, if you wouldn't mind flipping me the rent rolls with notes on the ones that are paid from the Province, that would be appreciated.

Sincerely,
Alea

Alea Whitesell
Manager, Commercial Special Accounts
604-549-5457

From: Christopher Wall <crwall@icloud.com>
Sent: Thursday, April 30, 2026 5:55 PM
To: Alea Whitesell <awhitesell@beemcreditunion.ca>
Subject: Re: Rent Rolls

Alea,

Thank you also for your time on Monday. You are correct, "SA" indicates the rent is received from the Province.

This is the case for my other buildings, and I can forward you rent rolls for those tenants who are paid by the Province.

Regarding the Nanaimo property, there is a Restaurant retail space that pays directly . The bar does not pay a lease amount to the company.

My GM is Reza Norouzi and my AGM is Peyman Soleymanfard.

Thank you,

Chris

On Apr 29, 2026, at 4:47 PM, Alea Whitesell <awhitesell@beemcreditunion.ca> wrote:

Hi Chris,

Thanks for your time on Monday. Following that meeting, I was again reviewing the rent rolls you provided on the buildings we have financed. I have a few questions:

1. On the rent roll you sent for Dundas, it notes how you receive the monthly rents – some appear to be noted to come from SA – does that mean social assistance? If so, do you receive payments directly from the province? And is that the same for your other buildings? Can you send me rent rolls showing which rents are paid from social assistance on the other buildings?
2. On the Nanaimo property – does the bar/restaurant make any lease payments to company?
3. You had mentioned previously that you have a GM and AGM managing your properties – can you prove those names please?

Sincerely,
Alea

Alea Whitesell
Manager, Commercial Special Accounts

604-549-5457
awhitesell@beemcreditunion.ca

<image001.png>

beemcreditunion.ca | blueshorefinancial.com

Blueshore Financial, GFCU Savings, Gulf & Fraser, Interior Savings and North Peace Savings are trade names of Beem Credit Union.

Beem Credit Union serves communities across many traditional Territories and Treaty areas in British Columbia. We are grateful to live and work on this land and are committed to reconciliation, decolonization, and building strong, connected relationships.

This is **Exhibit "M"** referred to
in the affidavit of Lori Cooke
affirmed before me at Port Coquitlam, BC
this 16th day of September, 2026.

A handwritten signature in black ink, appearing to be 'R. S.', is written over a horizontal line.

A Commissioner for taking Affidavits
within British Columbia

NO. H260844
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

AND:

BEEM CREDIT UNION

PETITIONER

AND:

0973001 B.C. LTD.
2167 DUNDAS STREET HOLDINGS LTD.
CHRISTOPHER WALL INC.
CHRISTOPHER ROBERT WALL
SUCCESS REALTY & INSURANCE SERVICES LTD.
ALL TENANTS OR OCCUPIERS OF THE SUBJECT LANDS AND PREMISES

RESPONDENTS

CONSENT TO ACT AS RECEIVER

TAKE NOTICE that D. Manning & Associates Inc., of Suite 520 – 625 Howe Street, Vancouver, British Columbia, being a Licensed Insolvency Trustee under the provisions of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, hereby consents to act as receiver and manager, without security, of:

2163 Dundas Street, Vancouver, B.C.
PID: 011-196-441
LOT 10 BLOCK 20 DISTRICT LOT 184 PLAN 178

on the terms set out as **Schedule "A"** to the Petition filed in this proceedings, if so appointed by this Honourable Court.

Dated at the City of Vancouver, in the Province of British Columbia, this 15th day of September, 2026.

D. MANNING & ASSOCIATES INC.

Per: 

Name: William Choo

Title: Senior Vice-President