

Vancouver

25-May-26

REGISTRY

FORM 17 (RULES 4-6(1), 5-1(4), 5-2(4), 5-4(1), 8-1(21.1) and (22), 9-4(1), 12-2(6), 13-3(25), 16-1(16.1) and (17), 20-5(3), 21-5(4), 23-1(9), 23-3(10) and 23-5(5) )

No. S253365  
Vancouver Registry

*In the Supreme Court of British Columbia*

Between

PEOPLES TRUST COMPANY/COMPAGNIE DE FIDUCIE  
PEOPLES

Petitioner

and

PEAK DEVELOPMENTS CORP., PEAK DEVELOPMENTS  
LIMITED PARTNERSHIP, WESTCASTLE HOLDINGS LTD.,  
WESTCASTLE LAND DEVELOPMENTS CORP.,  
BOULEVARD CONSTRUCTION CORPORATION,  
RIVERVIEW CUSTOM HOMES LTD., PHIL SALGADO, also  
known as PHILIP SALGADO, CHRIS YORK, also known as  
CHRISTOPHER YORK, MACKAY CONTRACTING LTD.,  
KULKON CONSTRUCTION CORP., 1111053 B.C. LTD.  
DOING BUSINESS AS JJ MECHANICAL, GAUER POWER  
LTD., IKA BUILDERS INC., 689048 ALBERTA LIMITED,  
STEVEN DOUGLAS HOWG, also known as STEVEN  
DOUGLAS HOWG doing business as STP PAINTING, WSP  
CANADA INC., SOUTH-WAY EQUIPMENT RENTAL LTD.,  
JOHN DOE AND ALL TENANTS OR OCCUPIERS OF THE  
SUBJECT LANDS AND PREMISES

Respondents

**REQUISITION - GENERAL**

**Filed by:** the petitioner

**Required:**

Please file the attached state of title certificate.

Date: May 25, 2026



Signature of lawyer for filing party,  
Jonathan L. Williams

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

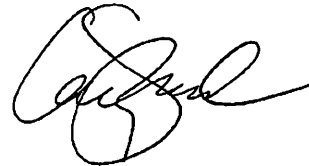
Certificate Number: STSR5222114

File Reference: 23024-0139

OWEN BIRD LAW CORPORATION  
2900 - 733 SEYMOUR STREET  
PO BOX 1  
VANCOUVER BC V6B 0S6

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 343974).

I certify this to be an accurate reproduction of title number **CB379497** at 11:24 this 25th day of May, 2026.



Registrar of Land Titles



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<b>Land Title District</b>	NELSON
Land Title Office	NELSON
<b>Title Number</b>	CB379497
From Title Number	CB299483
<b>Application Received</b>	2022-12-09
<b>Application Entered</b>	2022-12-13
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	PEAK DEVELOPMENTS CORP., INC.NO. A0125564 4500 5 ST NE #6 CALGARY, AB T2E 7C3
<b>Taxation Authority</b>	Kimberley, City of
<b>Description of Land</b>	
Parcel Identifier:	031-836-780
Legal Description:	LOT 1 DISTRICT LOT 2378 KOOTENAY DISTRICT PLAN EPP124173

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR5222114

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature: RESERVATION  
Registration Number: 13234D  
Registration Date and Time: 1925-10-27 10:00  
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA  
Remarks: INTER ALIA  
SEE 19676I  
PART FORMERLY PARCEL A (KR164194) BLOCK 57 PLAN 733A

Nature: RESERVATION  
Registration Number: Q21316  
Registration Date and Time: 1981-07-31 09:27  
Registered Owner: COMINCO LTD.  
Remarks: INTER ALIA  
SEE Q21314  
PART FORMERLY PARCEL A (KR164194) BLOCK 57 PLAN 733A

Nature: UNDERSURFACE AND OTHER EXC & RES  
Registration Number: CA9502905  
Registration Date and Time: 2021-11-12 14:02  
Registered Owner: THE CROWN IN THE RIGHT OF BRITISH COLUMBIA  
Remarks: INTER ALIA  
PURSUANT TO SECTION 50 LAND ACT (SEE CA9502903) AND SECTION 35, COMMUNITY CHARTER RIGHT OF RESUMPTION CANCELLED, SEE CA9502906 PART FORMERLY THAT PART OF DISTRICT LOT 2378 KOOTENAY DISTRICT SHOWN ON PLAN EPP102556

Nature: STATUTORY RIGHT OF WAY  
Registration Number: CB298295  
Registration Date and Time: 2022-10-24 15:11  
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: CB298296  
Registration Date and Time: 2022-10-24 15:11  
Registered Owner: TELUS COMMUNICATIONS INC.  
INCORPORATION NO. BC1101218  
Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR5222114

Nature: MORTGAGE  
Registration Number: CB383780  
Registration Date and Time: 2022-12-12 16:59  
Registered Owner: PEOPLES TRUST COMPANY / COMPAGNIE DE FIDUCIE  
PEOPLES  
INCORPORATION NO. A0033943

Nature: ASSIGNMENT OF RENTS  
Registration Number: CB383781  
Registration Date and Time: 2022-12-12 16:59  
Registered Owner: PEOPLES TRUST COMPANY / COMPAGNIE DE FIDUCIE  
PEOPLES  
INCORPORATION NO. A0033943

Nature: COVENANT  
Registration Number: CB668121  
Registration Date and Time: 2023-06-05 13:46  
Registered Owner: BRITISH COLUMBIA HOUSING MANAGEMENT COMMISSION

Nature: PRIORITY AGREEMENT  
Registration Number: CB668122  
Registration Date and Time: 2023-06-05 13:46  
Remarks: GRANTING CB668121 PRIORITY OVER CB383780 AND  
CB383781

Nature: CLAIM OF BUILDERS LIEN  
Registration Number: CB1826406  
Registration Date and Time: 2025-01-20 12:55  
Registered Owner: MACKAY CONTRACTING LTD.  
INCORPORATION NO. 0293566

Nature: CLAIM OF BUILDERS LIEN  
Registration Number: CB1876435  
Registration Date and Time: 2025-02-14 16:28  
Registered Owner: KULKON CONSTRUCTION CORP.

Nature: CLAIM OF BUILDERS LIEN  
Registration Number: CB1921687  
Registration Date and Time: 2025-03-12 16:07  
Registered Owner: 1111053 B.C. LTD. DOING BUSINESS AS JJ MECHANICAL  
INCORPORATION NO. BC1111053

Nature: CLAIM OF BUILDERS LIEN  
Registration Number: CB1927469  
Registration Date and Time: 2025-03-14 15:40  
Registered Owner: RIVERVIEW CUSTOM HOMES LTD.  
INCORPORATION NO. A0118490

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR5222114

Nature: CLAIM OF BUILDERS LIEN  
Registration Number: HB12546  
Registration Date and Time: 2025-03-18 15:22  
Registered Owner: IKA BUILDERS INC.  
INCORPORATION NO. 2022008656

Nature: CLAIM OF BUILDERS LIEN  
Registration Number: CB1939465  
Registration Date and Time: 2025-03-21 11:45  
Registered Owner: WESTCASTLE HOLDINGS LTD.  
INCORPORATION NO. A0060926

Nature: CLAIM OF BUILDERS LIEN  
Registration Number: CB1944843  
Registration Date and Time: 2025-03-25 16:32  
Registered Owner: 689048 ALBERTA LIMITED

Nature: CLAIM OF BUILDERS LIEN  
Registration Number: HB13198  
Registration Date and Time: 2025-04-09 12:44  
Registered Owner: STEVEN DOUGLAS HOWG

Nature: CERTIFICATE OF PENDING LITIGATION  
Registration Number: CB2045728  
Registration Date and Time: 2025-05-15 13:52  
Registered Owner: KULKON CONSTRUCTION CORP.  
INCORPORATION NO. BC1222669  
Remarks: INTER ALIA

Nature: CLAIM OF BUILDERS LIEN  
Registration Number: HB14261  
Registration Date and Time: 2025-05-27 15:48  
Registered Owner: SOUTH-WAY EQUIPMENT RENTAL LTD.

Nature: CERTIFICATE OF PENDING LITIGATION  
Registration Number: CB2066336  
Registration Date and Time: 2025-05-28 13:03  
Registered Owner: 1111053 B.C. LTD. DBA JJ MECHANICAL  
INCORPORATION NO. BC1111053

Nature: CERTIFICATE OF PENDING LITIGATION  
Registration Number: CB2353343  
Registration Date and Time: 2025-09-22 11:06  
Registered Owner: PEOPLES TRUST COMPANY/COMPAGNIE DE FIDUCIE PEOPLES

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR5222114

Nature: CERTIFICATE OF PENDING LITIGATION  
Registration Number: CB2625684  
Registration Date and Time: 2026-02-17 10:43  
Registered Owner: IKA BUILDERS INC.  
INCORPORATION NO. A0136756

Nature: CERTIFICATE OF PENDING LITIGATION  
Registration Number: CB2679437  
Registration Date and Time: 2026-03-16 15:17  
Registered Owner: IKA BUILDERS INC.

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*