



Affidavit #2 of J. Hancock
Made on July 29, 2026

No. KEL-S-S-127397
Kelowna Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

ALBERT WEISSTOCK

PETITIONER

AND:

WALTER WEISSTOCK, ANTONY WEISSTOCK, SILVIA RITA
GERARD, WITMAR HOLDINGS LTD., DONALD JAMES
RAMSAY (ADMINISTRATOR OF THE ESTATE OF MARIA
CONCETTA WEISSTOCK), 1100748 B.C. LTD., ANTONY
WEISSTOCK (TRUSTEE OF THE WILLY AND MARIA
CONCETTA WEISSTOCK TRUST), and ISLANDVIEW
COUNTRY ESTATES LTD.

RESPONDENTS

A F F I D A V I T

I, JEFF HANCOCK, of #205-478 Bernard Avenue, Kelowna, British Columbia,
MAKE OATH AND SAY THAT:

1. I am a licensed real estate agent retained by the Liquidator and as such have personal knowledge of the facts hereinafter set out, save and except where stated to be upon information and belief, as to which latter facts I verily believe them to be true.
2. Attached hereto and marked as **Exhibit "A"** is a redacted copy of a marketing report dated July 20, 2026 prepared by William Wright Commercial Real Estate Services Inc.

SWORN BEFORE ME at the City of
Kelowna, in the Province of British
Columbia, on July 29, 2026.


A Commissioner for taking Affidavits
in the Province of British Columbia.

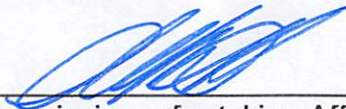
SCOTT McINNES
Barrister & Solicitor

Suite 208 – 478 Bernard Avenue
Kelowna, British Columbia V1Y 6N7



JEFF HANCOCK

This is Exhibit "A" referred to in the affidavit of
Jeff Hancock sworn before me at Kelowna, in
the Province of British Columbia, the 29 day
of July, 2026



A Commissioner for taking Affidavits for British
Columbia

SCOTT McINNES

Barrister & Solicitor

Suite 208 – 478 Bernard Avenue
Kelowna, British Columbia V1Y 6N7



Recreation Inn and Harvey Development Lot - Marketing Process Report

Recreation Inn & Harvey Development Lot – 1891 Parkinson Way & 1846 Harvey Ave Kelowna, British Columbia (the “Properties”)

Prepared by William Wright Commercial Real Estate Services & CBRE Ltd. (the “Brokerage Team”)

WILLIAM | WRIGHT

CBRE



1. Purpose of Report

This report has been prepared for court and stakeholder review to summarize the marketing process, buyer engagement, and transaction outcomes related to the sale of the Recreation Inn and associated development lot. The objective is to demonstrate that a thorough, transparent, and commercially reasonable marketing process was conducted.

2. Marketing Process Undertaken

A comprehensive and structured marketing campaign was implemented to facilitate the sale of the Recreation Inn and the adjacent development lot. Marketing channels utilized included: digital listing campaigns, custom web site, social media marketing, brokerage outreach, media exposure, and direct investor engagement. All interested parties were required to execute Non-Disclosure Agreements (the "NDA") prior to accessing property due diligence materials. Qualified buyers were identified, screened, and actively managed throughout the process.



3. Market Exposure

The properties were broadly exposed to the market through multiple marketing channels including: commercial listing platforms (Space List, Loop Net), brokerage networks across British Columbia, Alberta, Western Canada, Ontario, and the U.S., multiple email campaigns, multiple social media campaigns and advertising in media publications (Western Investor, Insolvency Insider, Landlord BC and BIV). This ensured maximum exposure for both local and out-of-market investors and operators.

- These marketing efforts resulted in over 35,000 documented interactions with industry participants.
- The brokerage team received 48 signed NDA's, conducted multiple property tours and generated 7 Letters of Intent (combined for the two properties), before formally entertaining binding Offers to Purchase.
- The brokerage team received LOI's from groups located in the Lower Mainland and the B.C. Interior. They also received several inquiries from groups in Alberta, Manitoba and the USA proving the marketing programs comprehensiveness and extended range.

4. Investor Interest Summary

Investor outreach generated meaningful engagement across hospitality-focused and broader value-add investor profiles, with both properties receiving direct interest from qualified parties reviewed through the bid process. Most of the groups interested in the Recreation Inn were Motel/Hotel operating groups and most valued the property on in-place income, with some recognition of future development value.

A full market prospect tracking spreadsheet can be found as **Appendix "A"** at the end of this Marketing Process Report.



5. Buyer Engagement & Offer Process

A total of 7 Letters of Intent were received, with 5 advancing to formal Purchase and Sale Agreements. One leading bidder was selected based on their offer price (which was significantly higher than the other bidders), business terms, and execution capability.

- Ultimately, the first-place bidder submitted an offer that was accepted by the Liquidator.
- The brokerage team has worked with this buyer through a significant due diligence period.
- The purchaser group has conducted extensive exploratory work on the sites and have now satisfied themselves with the properties and have removed all subject conditions.

6. Current Status of Transaction

The properties are currently under contract and unconditional subject to court approval. Marketing activity, bid documentation, and purchaser correspondence have been maintained to support the integrity of the process and the current transaction status.

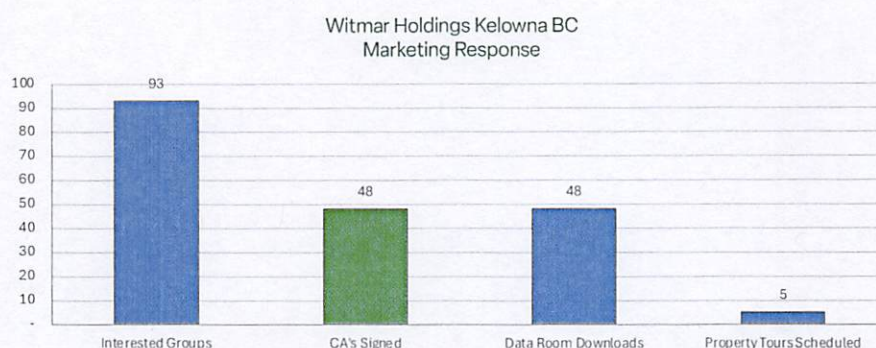
7. Conclusion

The marketing process was conducted in a fair, transparent, and commercially reasonable manner, resulting in strong market engagement and multiple-qualified offers. In a challenging market, the quality and volume of serious respondents demonstrate the effectiveness of the marketing and communications program. The marketing process supports the conclusion that the properties have been more than adequately exposed to the marketplace and that the best sale terms for the subject property were ultimately achieved.

Appendix A:

As of July 20, 2026

Disposition Update - Kelowna Commercial Property Portfolio



Milestone Dates

Milestone	Date
Pre Marketing Launch Date	08-Oct-2025
Marketing Launch Date	15-Oct-2025
Marketing Video Launch Date	TBD
Motel Launch Date	22-Oct-2025
Harvey Launch Date	22-Oct-2025
Single Family Development Launch Date	01-May-2026
Palisades Launch Date	TBD
Property Tours	As Requested
PSA Submission Date (Dilworth, Recreation & Harvey Lot)	18-Feb-2026

Summary of Prospective Purchasers

Metric	#
Interested Groups	93
CA's Signed	48
Data Room Downloads	48
Property Tours Scheduled	5

Property Level Interest

Property	Interest Count
Multiple/Non-Specified	38
Dilworth Inn	12
Rec Inn/Harvey Lot	21
Both Motels	15
Single Family Lots	-
Palisades	-

Property Summary

Category	Information
Vendor	Witmar Holdings LTD
Units	Various
City	Kelowna
Closing Date	Multiple
Listed Broker	WWC & CBRE

Appendix A:

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Prospective Purchasers

Company	Contact	Property Interest	CA Sent? (Y/N)	CA Signed? (Y/N)	CA Counter Signed? (Y/N)	Data Room Downloads/ Views (Y/N)	Property Tour Scheduled? (Y/N)	Property Tour Date	Comments
Groups Submitting PSA Bids									
[REDACTED]	[REDACTED]	Dilworth Inn	Y	Y	Y	Y	Y	13-Mar-26	Dilworth Inn PSA Submitted and ACCEPTED at \$8,505,000. After further due diligence the group has decided they will not be proceeding with the purchase.
[REDACTED]	[REDACTED]	Rec Inn/Harvey Lot	Y	Y	Y	Y			Recreation Inn PSA conditionally ACCEPTED at \$6,350,000 & Harvey Lot PSA conditionally ACCEPTED at \$3,400,000. Working through due diligence.
[REDACTED]	[REDACTED]	Dilworth Inn	Y	Y	Y	Y	Y	15-Dec-25	Dilworth Inn - Originally submitted a conditional offer at \$6.1M, but was not accepted. Once property became available again the group re-submitted an unconditional offer at \$6.2M which was accepted.
[REDACTED]	[REDACTED]	Dilworth Inn	Y	Y	Y	Y			Dilworth Inn PSA Submitted at \$6,000,000 - Not accepted.
[REDACTED]	[REDACTED]	Dilworth Inn	Y	Y	Y	Y	Y	16-Jan-26	Dilworth Inn PSA Submitted at \$6,250,000 - Not accepted.
[REDACTED]	[REDACTED]	Both Motels	Y	Y	Y	Y			Dilworth Inn PSA Submitted at \$6,720,000 - Not accepted. Recreation Inn PSA Submitted at \$4,480,000 - Not Accepted.
[REDACTED]	[REDACTED]	Rec Inn/Harvey Lot	Y	Y	Y	Y			Recreation Inn PSA Submitted at \$4,300,000 - Not Accepted.
[REDACTED]	[REDACTED]	Rec Inn/Harvey Lot	Y	Y	Y	Y	-		Harvey Lot PSA Submitted at \$3,750,000 - Not accepted.
Active Diligence at LOI stage									
[REDACTED]	[REDACTED]	Both Motels	Y	Y	Y	Y	-	-	Initial Inquiry expressing Interest off the coming soon teaser. Sent marketing information and asked for a call. Did not submit LOI.
[REDACTED]	[REDACTED]	Dilworth Inn	Y	Y	Y	Y	Y	23-Jan-26	Initial inquiry into Dilworth Inn as they own the neighboring White Spot. Reviewing materials and are interested in Dilworth. Toured on January 23rd. Submitted LOI, but not accepted into PSA submission phase.
[REDACTED]	[REDACTED]	Multiple/Non-Specified	Y	Y	Y	Y			Reviewing data room. Seems interested. Sent Form LOI/PSA and submission date information. Did not submit LOI.
[REDACTED]	[REDACTED]	Multiple/Non-Specified	Y	Y	Y	Y			Reviewing data room. Seems interested. Sent Form LOI/PSA and submission date information. Did not submit LOI.
[REDACTED]	[REDACTED]	Both Motels	Y	Y	Y	Y			Reviewing data room. Interested. Sent Form LOI/PSA and submission date information. Did not submit LOI.
[REDACTED]	[REDACTED]	Dilworth Inn	Y	Y	Y	Y	Y	16-Dec-25	JH had a meeting with Justin and Thom (Principles) expect an LOI on Dilworth - Looking at it more as an operating opportunity - toured Dilworth Inn Dec 16th. Did not submit LOI.

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[REDACTED]	[REDACTED]	Dilworth Inn	Y	Y	Y	Y			Reviewing data room. Actively underwriting. Broker was 50/50 on whether they would submit. Did not submit LOI.
[REDACTED]	[REDACTED]	Both Motels	Y	Y	Y	Y			Followed up with their CBRE Vancouver Rep, still reviewing data room. Will not be submitting LOI.
[REDACTED]	[REDACTED]	Rec Inn/Harvey Lot	Y	Y	Y	Y			Reviewing data room. Actively underwriting. More feedback in the new year. Not interested in submitting LOI.
[REDACTED]	[REDACTED]	Rec Inn/Harvey Lot	Y	Y	Y	Y			Reviewing data room.WWC spoke with and there is interest in the Rec Inn and Harvey Lot. Would likely need to partner with developer. We have introduced them to Traine as they seemed like a natural fit.
[REDACTED]	[REDACTED]	Multiple/Non-Specified	Y	N	N	N			LC met with the principle and they are interested at looking at the opportunity further, CA sent. Did not submit LOI.
[REDACTED]	[REDACTED]	Rec Inn/Harvey Lot	Y	Y	Y	Y			Reviewing data room. Actively underwriting. Not interested in submitting LOI.
[REDACTED]	[REDACTED]	Both Motels	Y	Y	Y	Y			Reviewing materials. Will not be submitting LOI.
[REDACTED]	[REDACTED]	Multiple/Non-Specified	Y	Y	Y	Y			Spoke with Rob Smith at Argus, they like the sites and are going to get into the data rooms. Did not submit LOI.
[REDACTED]	[REDACTED]	Rec Inn/Harvey Lot	Y	Y	Y	Y			Potentially will show up at court date with an offer.
[REDACTED]	[REDACTED]	Rec Inn/Harvey Lot	Y	Y	Y	Y			Signed CA and reviewing materials. No feedback at this time.
[REDACTED]	[REDACTED]	Rec Inn/Harvey Lot	Y	Y	Y	Y			Potentially will show up at court date with an offer.
Waiting on Formal Feedback									
[REDACTED]	[REDACTED]	Rec Inn/Harvey Lot	N	N	N	N			Inquired on Recreation Inn. No further feedback or interest expressed.
[REDACTED]	[REDACTED]	Rec Inn/Harvey Lot	N	N	N	N			Inquired on Recreation Inn. No further feedback or interest expressed.
[REDACTED]	[REDACTED]	Rec Inn/Harvey Lot	N	N	N	N			Inquired on Recreation Inn. No further feedback or interest expressed.
[REDACTED]	[REDACTED]	Rec Inn/Harvey Lot	N	N	N	N			Inquired on Recreation Inn. No further feedback or interest expressed.
[REDACTED]	[REDACTED]	Rec Inn/Harvey Lot	N	N	N	N			Inquired on Recreation Inn. No further feedback or interest expressed.
[REDACTED]	[REDACTED]	Rec Inn/Harvey Lot	N	N	N	N			Inquired on Recreation Inn. No further feedback or interest expressed.
[REDACTED]	[REDACTED]	Rec Inn/Harvey Lot	N	N	N	N			Inquired on Recreation Inn. No further feedback or interest expressed.
[REDACTED]	[REDACTED]	Rec Inn/Harvey Lot	N	N	N	N			Inquired on Recreation Inn. No further feedback or interest expressed.

Appendix A:

As of July 20, 2026

Disposition Update - Kelowna Commercial Property Portfolio

Prospective Purchasers

Company	Contact	Property Interest	CA Sent? (Y/N)	CA Signed? (Y/N)	CA Counter Signed? (Y/N)	Data Room Downloads/ Views (Y/N)	Property Tour Scheduled? (Y/N)	Property Tour Date	Comments
		Rec Inn/Harvey Lot	N	N	N	N			Inquired on Recreation Inn. No further feedback or interest expressed.
		Rec Inn/Harvey Lot	N	N	N	N			Inquired on Recreation Inn. No further feedback or interest expressed.
		Multiple/Non-Specified	Y	Y	Y	Y			Provided access to the dataroom. Awaiting feedback.
		Multiple/Non-Specified	Y	Y	Y	Y			Reviewing data room. Awaiting feedback. Responded via email and asked for a call if required, waiting on feedback
		Multiple/Non-Specified	Y	N	N	N	-	-	Initial Inquiry from Cecil. Sent marketing information and asked for a call. Followed up multiple times. Awaiting feedback.
		Multiple/Non-Specified	Y	N	N	N	-	-	Initial Inquiry from Cecil. Sent marketing information and asked for a call. Awaiting feedback.
		Multiple/Non-Specified	Y	N	N	N	-	-	Initial Inquiry from Cecil. Sent marketing information and asked for a call. Awaiting feedback.
		Multiple/Non-Specified	Y	N	N	N	-	-	Initial Inquiry from Cecil. Sent marketing information and asked for a call. Awaiting feedback.
		Multiple/Non-Specified	Y	N	N	N	-	-	Initial Inquiry expressing interest off the coming soon teaser. Awaiting feedback.
		Multiple/Non-Specified	Y	N	N	N	-	-	Initial Inquiry expressing interest off the coming soon teaser. Awaiting feedback.
		Multiple/Non-Specified	Y	N	N	N	-	-	Initial Inquiry expressing interest off the coming soon teaser. Sent marketing information and asked for a call. Awaiting feedback.
		Multiple/Non-Specified	Y	N	N	N	-	-	Initial Inquiry expressing interest off the coming soon teaser. Sent marketing information and asked for a call. Awaiting feedback.
		Both Motels	Y	N	N	N	-	-	Initial Inquiry expressing interest off the coming soon teaser. Sent marketing information and asked for a call. Awaiting feedback.
		Multiple/Non-Specified	Y	N	N	N	-	-	Initial Inquiry expressing interest off the coming soon teaser. Sent marketing information and asked for a call. Awaiting feedback.
		Multiple/Non-Specified	Y	N	N	N	-	-	Initial Inquiry expressing interest off the coming soon teaser. Sent marketing information and asked for a call. Awaiting feedback.
		Both Motels	Y	Y	Y	Y			Reviewing data room. Awaiting feedback.
Pass / Not Interested									
		Multiple/Non-Specified	Y	N	N	N	-	-	Initial Inquiry expressing interest off the coming soon teaser. Sent marketing information and asked for a call. Awaiting feedback.

Appendix A:

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[REDACTED]	[REDACTED]	Multiple/Non-Specified	Y	N	N	N	-	-	Initial Inquiry expressing interest off the coming soon teaser. Sent marketing information and asked for a call. Exchanging emails - plan to discuss in our next phone call in the coming days.
[REDACTED]	[REDACTED]	Multiple/Non-Specified	Y	N	N	N	-	-	Initial Inquiry expressing interest off the coming soon teaser. Sent marketing information and asked for a call. Awaiting feedback.
[REDACTED]	[REDACTED]	Both Motels	Y	Y	Y	Y			Reviewing data room. Awaiting feedback.
[REDACTED]	[REDACTED]	Both Motels	Y	Y	Y	Y			Reviewing data room. Awaiting feedback.
[REDACTED]	[REDACTED]	Multiple/Non-Specified	Y	N	N	N	-	-	Initial Inquiry expressing interest off the coming soon teaser. Sent marketing information and asked for a call. Awaiting feedback.
[REDACTED]	[REDACTED]	Multiple/Non-Specified	Y	N	N	N			Sent marketing materials. Followed up multiple times. Awaiting feedback.
[REDACTED]	[REDACTED]	Multiple/Non-Specified	Y	N	N	N			Sent marketing materials. Followed up multiple times. Awaiting feedback.
[REDACTED]	[REDACTED]	Multiple/Non-Specified	Y	N	N	N			Sent marketing materials. Followed up multiple times. Awaiting feedback.
[REDACTED]	[REDACTED]	Multiple/Non-Specified	Y	N	N	N			Reach out for information. Sent marketing materials and CA. Awaiting signed CA and feedback.
[REDACTED]	[REDACTED]	Multiple/Non-Specified	Y	Y	Y	Y	-	-	Initial Inquiry from Cecil. Sent marketing information and asked for a call. Provided email feedback that they are not interested in any of the properties.
[REDACTED]	[REDACTED]	Multiple/Non-Specified	Y	N	N	N	-	-	Initial Inquiry from Cecil. Sent marketing information and asked for a call. Not interested at this time.
[REDACTED]	[REDACTED]	Multiple/Non-Specified	Y	N	N	N	-	-	Initial Inquiry from Cecil. Sent marketing information and asked for a call. Doesn't have any groups/clients that have signed CA's.
[REDACTED]	[REDACTED]	Multiple/Non-Specified	Y	N	N	N	-	-	Initial Inquiry from Cecil. Sent marketing information and asked for a call. Doesn't have any groups/clients that have signed CA's.
[REDACTED]	[REDACTED]	Multiple/Non-Specified	Y	N	N	N	-	-	Initial Inquiry expressing interest off the coming soon teaser. Sent marketing information and asked for a call. Not interested at this time.
[REDACTED]	[REDACTED]	Multiple/Non-Specified	Y	N	N	N	-	-	Initial Inquiry expressing interest off the coming soon teaser. Sent marketing information and asked for a call. Not interested at this time.
[REDACTED]	[REDACTED]	Multiple/Non-Specified	Y	N	N	N	-	-	Initial Inquiry expressing interest off the coming soon teaser. Sent marketing information and asked for a call. Not interested at this time.
[REDACTED]	[REDACTED]	Both Motels	Y	Y	Y	Y			Reviewing data room. Not a fit - Pass.
[REDACTED]	[REDACTED]	Rec Inn/Harvey Lot	Y	Y	Y	Y			Reviewing data room and awaiting further feedback. WWC spoke with owner and analyst. Pass - They like the properties, but do not want to engage in this type of sales process.

Appendix A:

As of July 20, 2026

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Company	Contact	Property Interest	CA Sent? (Y/N)	CA Signed? (Y/N)	CA Counter Signed? (Y/N)	Data Room Downloads/ Views (Y/N)	Property Tour Scheduled? (Y/N)	Property Tour Date	Comments
		Rec Inn/Harvey Lot	Y	N	N	N			JH and SK met with senior leadership at Stober to discuss the Rec Inn and explain the opportunity. Not in acquisition mode right now.
		Multiple/Non-Specified	Y	N	N	N	-	-	Initial Inquiry expressing interest off the coming soon teaser. Sent marketing information and asked for a call. No further interest, looking at multiple other opportunities in the market.
		Multiple/Non-Specified	Y	Y	Y	Y			Reviewing data room. No further interest. Not in acquisition mode right now.
		Multiple/Non-Specified	Y	Y	Y	Y			Reviewing data room. No further interest. Has 3 projects on the go right now and has his hands full.
		Dilworth Inn	Y	Y	Y	Y			Reviewing data room. Think they motels are tear downs and doesn't meet their criteria and won't be able to put a bid in that recognizes any development value.
		Dilworth Inn	Y	Y	Y	Y			Reviewing data room. Followed up multiple times. Awaiting feedback.
		Both Motels	Y	Y	Y	Y			Reviewing data room. Awaiting feedback.
		Rec Inn/Harvey Lot	Y	Y	Y	Y			Reviewing data room. Awaiting feedback.
		Multiple/Non-Specified	Y	N	N	N			Inquired over LoopNet. Sent package including brochure and CA's. Awaiting feedback.
		Rec Inn/Harvey Lot	Y	N	N	N			Inquired over LoopNet. Sent package including brochure and CA's. Awaiting feedback.
		Rec Inn/Harvey Lot	Y	N	N	N			Inquired over LoopNet. Sent package including brochure and CA's. Awaiting feedback.
		Both Motels	Y	Y	Y	Y			Reviewing data room. Awaiting feedback.
		Both Motels	Y	Y	Y	Y			Reviewing data room. Awaiting feedback.
		Dilworth Inn	Y	Y	Y	Y			Reviewing data room. Followed up multiple times. Awaiting feedback.
		Dilworth Inn	Y	Y	Y	Y			Reviewing data room. Followed up multiple times. Awaiting feedback.
		Dilworth Inn	Y	Y	Y	Y			Reviewing data room. Followed up multiple times. Awaiting feedback.
		Both Motels	Y	Y	Y	Y			Reviewing data room. Followed up multiple times. Awaiting feedback.
		Dilworth Inn	Y	Y	Y	Y			Reviewing data room. Followed up multiple times. Awaiting feedback.
		Both Motels	Y	Y	Y	Y			Reviewing data room. Followed up multiple times. Awaiting feedback.
		Multiple/Non-Specified	Y	N	N	N	-	-	Initial Inquiry expressing interest off the coming soon teaser. Sent marketing information and asked for a call. No further interest.

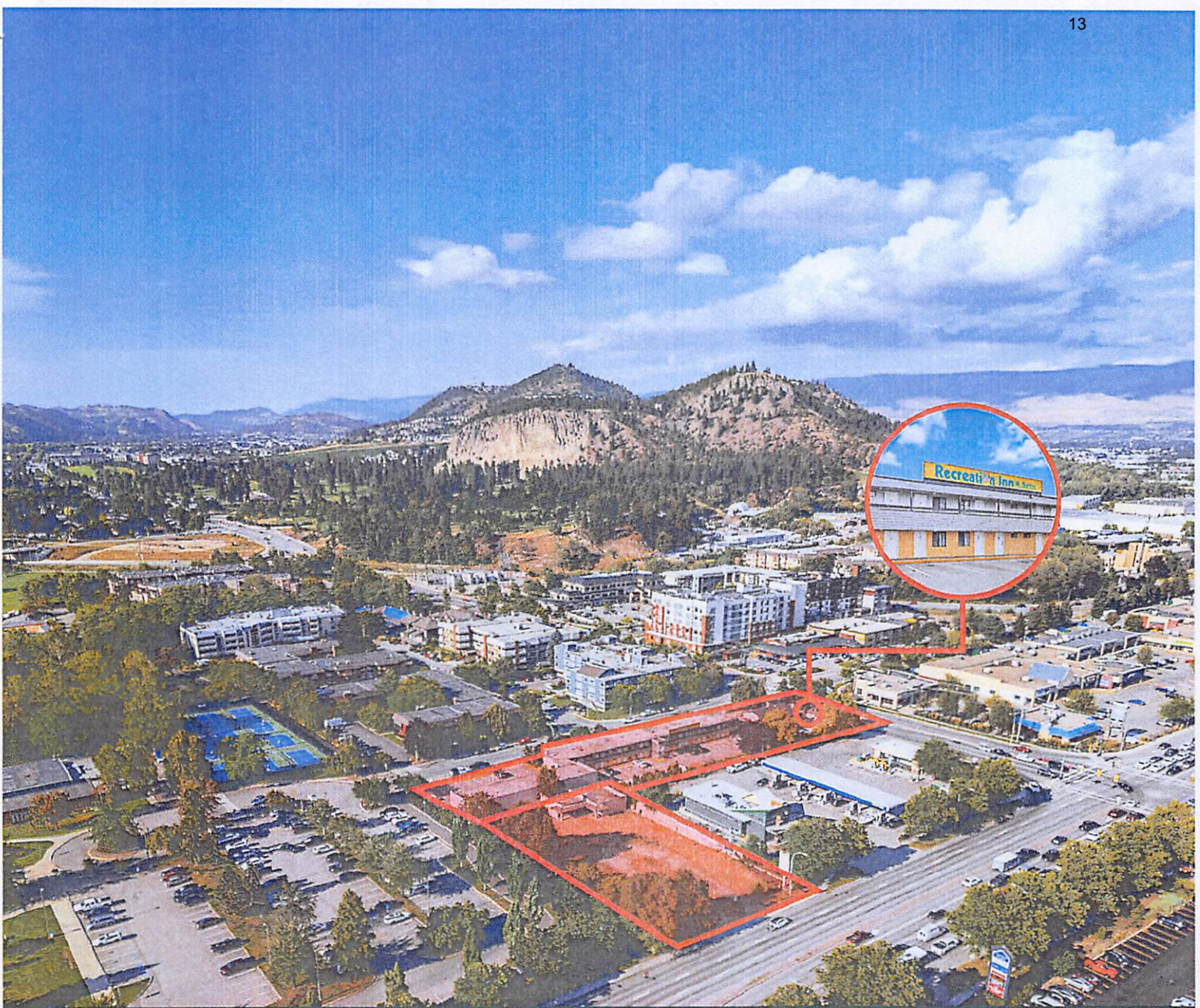
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[REDACTED]	[REDACTED]	Dilworth Inn	Y	Y	Y	Y			Reviewing data room. No further interest.
[REDACTED]	[REDACTED]	Multiple/Non-Specified	Y	Y	Y	Y			Reviewing data room. No further interest.
[REDACTED]	[REDACTED]	Multiple/Non-Specified	Y	N	N	N			Sent marketing materials. Not in acquisition mode.
[REDACTED]	[REDACTED]	Dilworth Inn	Y	Y	Y	Y			Reviewed data room and not interested based on NOI. Not looking for redevelopment opportunities, just income.
[REDACTED]	[REDACTED]	Dilworth Inn	Y	Y	Y	Y			Reviewed data room. Not enough income to be further interested.
[REDACTED]	[REDACTED]	Both Motels	Y	Y	Y	Y	-	-	WWC spoke with Mission Group. They will not be proceeding with any LOI submissions.



For More Information, Contact:

JEFF HANCOCK

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IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

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PETITIONER

AND:

**WALTER WEISSTOCK, ANTONY WEISSTOCK, SILVIA
RITA GERARD, WITMAR HOLDINGS LTD., DONALD
JAMES RAMSAY (ADMINISTRATOR OF THE ESTATE OF
MARIA CONCETTA WEISSTOCK), 1100748 B.C. LTD.,
ANTONY WEISSTOCK (TRUSTEE OF THE WILLY AND
MARIA CONCETTA WEISSTOCK TRUST), and
ISLANDVIEW COUNTRY ESTATES LTD.**

RESPONDENTS

**AFFIDAVIT
(1891 PARKINSON WAY & 1864 HARVEY AVE)**

FILE NO. 077284-0002
Revised: Jul 24/26 10:46

HRH/dns

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