



NO. S-146129
KELOWNA REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

ULOA SOLUTIONS INC.

PETITIONER

AND:

1290185 B.C. LTD. doing business as SPARE ROOM CO
SELF STORAGE

RESPONDENT

RECEIVER'S CERTIFICATE

RECITALS

- A. Pursuant to an Order of the Supreme Court of British Columbia (the "**Court**") dated April 27, 2026, C. Cheveldave & Associates Ltd. (the "**Receiver**") was appointed as receiver and manager over the assets, undertakings and properties of 1290185 B.C. Ltd. doing business as Spare Room Co Self Storage (the "**Debtor**").
- B. Pursuant to an Order of the Court (the "**Approval and Vesting Order**") dated September 28, 2026, the Court approved the Agreement of Purchase and Sale dated August 27, 2026, (the "**Agreement**") between the Receiver and Uloan Solutions Inc. (the "**Purchaser**"), for the Purchase Price (as defined in the Sale Agreement), and provided for the vesting in the Purchaser of all of the right, title and interest in and to the Purchased Assets, which vesting is to be effective with respect to the Purchased Assets upon the delivery by the Receiver to the Purchaser of a certificate confirming (i) the payment by the Purchaser of the Purchase Price for the Purchased Assets; (ii) that the conditions to Closing as set out in Article 5 of the Sale Agreement have been

satisfied or waived by the Receiver; and (iii) the Transaction has been completed to the satisfaction of the Receiver.

- C. Unless otherwise indicated herein, the capitalized terms have the meaning set out in the Approval and Vesting Order or the Sale Agreement, as applicable.

THE RECEIVER CERTIFIES the following:

1. The Purchaser has paid and the Receiver has received the consideration and funds constituting the Purchase Price for the Property payable on the Closing Date pursuant to the Sale Agreement;
2. The conditions to Closing set out in Article 6 of the Sale Agreement have been satisfied or waived by the Receiver; and
3. The Transaction has been completed to the satisfaction of the Receiver.

This Certificate was delivered by the Receiver at Kelowna, British Columbia, on October 1, 2026.

C. CHEVELDAVE & ASSOCIATES LTD.,
in its capacity as receiver and manager of
the Debtor, and not in its personal capacity

By: 

Name: Cecil Cheveldave

Title: President