

This is the 1st affidavit
of E. Halliday in this case
and was made on July 5, 2022



No. 225423
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

Between

DOMAIN MORTGAGE CORP.

Petitioner

and

EVERGREEN HOUSE DEVELOPMENT LIMITED
PARTNERSHIP and PORT CAPITAL DEVELOPMENT (EV)
INC.

Respondents

AFFIDAVIT

I, Ellen Halliday, administrative assistant, of c/o 2900-595 Burrard Street, Vancouver, B.C., AFFIRM THAT:

1. I am a temporary administrative assistant with Owen Bird Law Corporation, counsel to the petitioner, and as such have personal knowledge of the facts and matters hereinafter deposed to, save and except where the same are stated to be based upon information and belief, and where so stated I verily believe the same to be true.
2. Capitalized terms herein are as defined in Domain Mortgage Corp.'s petition to the court.
3. Attached as Exhibits "A" and "B" respectively are printouts of BC Company Summaries for the Debtors.

4. Attached as Exhibits “C” is a Title Search printout for the Terrace House Project.
5. Attached as Exhibit “D” and “E” respectively are printouts of Personal Property Registry Search Results for the Debtors.
6. Attached as Exhibit “F” and “G” respectively are copies of letters from Domain’s lawyer, Scott Stephens, to the Debtors and Guarantors. I confirm that the letters were sent by registered and regular mail to the addresses indicated.
7. Attached as Exhibit “H” is a copy of Bowra’s consent to act dated July 4, 2022. Attached collectively as Exhibit “I” are documents provided by Mario Mainella of Bowra describing Bowra’s experience and appointments. I am advised by Mr. Mainella, and verily believe, that the contents of those documents is true.

AFFIRMED BEFORE ME
at the City of Vancouver, in the Province of
British Columbia, this 5th day of July, 2022.

A Commissioner for taking Affidavits for British Columbia

ELLEN HALLIDAY

SCOTT H. STEPHENS
BARRISTER & SOLICITOR
2900 - 595 BURRARD STREET
VANCOUVER, B.C. V7X 1J5
604-688-0401



BC Company Summary

For PORT CAPITAL DEVELOPMENT (EV) INC.

Date and Time of Search: July 04, 2022 01:39 PM Pacific Time

Currency Date: April 05, 2022

ACTIVE

Incorporation Number: BC1005887

Name of Company: PORT CAPITAL DEVELOPMENT (EV) INC.

Business Number: 807358379 BC0001

Recognition Date and Time: Incorporated on June 20, 2014 09:06 AM Pacific Time

In Liquidation: No

Last Annual Report Filed: June 20, 2021

Receiver: No

REGISTERED OFFICE INFORMATION

Mailing Address:

20TH FLOOR, 250 HOWE STREET
VANCOUVER BC V6C 3R8
CANADA

Delivery Address:

20TH FLOOR, 250 HOWE STREET
VANCOUVER BC V6C 3R8
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:

20TH FLOOR, 250 HOWE STREET
VANCOUVER BC V6C 3R8
CANADA

Delivery Address:

20TH FLOOR, 250 HOWE STREET
VANCOUVER BC V6C 3R8
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:

Reyes, Macario Teodoro

Mailing Address:

325 WEST 4TH AVENUE
VANCOUVER BC V5Y 1H3
CANADA

Delivery Address:

325 WEST 4TH AVENUE
VANCOUVER BC V5Y 1H3
CANADA

OFFICER INFORMATION AS AT June 20, 2021

This is Exhibit "A" referred to in the

affidavit of *Ellen Holliday*

sworn before me at *Vancouver BC*

this *5th* day of *July*, 20*22*

.....
A Commissioner for taking Affidavits
within British Columbia

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Last Name, First Name, Middle Name:

Reyes, Macario Teodoro

Office(s) Held: (President, Secretary)

Mailing Address:

325 WEST 4TH AVENUE
VANCOUVER BC V5Y 1H3
CANADA

Delivery Address:

325 WEST 4TH AVENUE
VANCOUVER BC V5Y 1H3
CANADA



Limited Partnership Summary

For

EVERGREEN HOUSE DEVELOPMENT LIMITED PARTNERSHIP

Date and Time of Search: July 04, 2022 01:59 PM Pacific Daylight Time
Currency Date: May 24, 2022

ACTIVE

Registration Number: LP0637662
Name of Limited Partnership: EVERGREEN HOUSE DEVELOPMENT LIMITED PARTNERSHIP
Registration Date: June 30, 2014
Termination Date:

REGISTERED OFFICE INFORMATION

Registered Office Address:
20TH FLOOR
250 HOWE ST
VANCOUVER BC V6C 3R8

GENERAL PARTNER INFORMATION

Individual or Company Name:
PORT CAPITAL DEVELOPMENT (EV) INC.
Residential or Registered Address:
328 2ND AVE W
VANCOUVER BC V5Y 1C8

Incorporation or Registration
1005887

This is Exhibit " B " referred to in the
affidavit of *Ellen Halliday*
sworn before me at *Vancouver, BC*
this *5th* day of *July*, 20*22*
A Commissioner for taking Affidavits
within British Columbia

TITLE SEARCH PRINT

File Reference: 37943-0004

2022-07-04, 11:10:15

Requestor: Lisa Steele

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District

Land Title Office

VANCOUVER

VANCOUVER

Title Number

From Title Number

CA7287055

CA3968148

Application Received

2019-01-09

Application Entered

2019-01-19

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

PORT CAPITAL DEVELOPMENT (EV) INC., INC.NO. BC1005887
325 WEST 4TH AVENUE
VANCOUVER, BC
V5Y 1H3

Taxation Authority

Vancouver, City of

Description of Land

Parcel Identifier:

006-721-397

Legal Description:

LOT 18, EXCEPT THAT PART OF THE CANADIAN PACIFIC RAILWAY RIGHT-OF-WAY AS
DESCRIBED IN ABSOLUTE FEE PARCELS BOOK, VOLUME 9, FOLIO 317, NO. 1154C, AND
EXCEPT THE SOUTH 7 FEET NOW ROAD, BLOCK 29 DISTRICT LOT 185 PLAN 92

Legal Notations

HERETO IS ANNEXED EASEMENT BP238635 OVER PARCEL "L" BLOCK 29
DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP32821

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA3968149
FILED 2014-09-18

This is Exhibit " C " referred to in the

affidavit of Ellen Halliday

sworn before me at Vancouver BC

this 15th day of July, 2022

A Commissioner for taking Affidavits
within British Columbia

Charges, Liens and Interests

Nature:

Registration Number:

Remarks:

RESTRICTIVE COVENANT

R18424

SEE 151466L

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

EASEMENT AND INDEMNITY AGREEMENT

J7909

1981-01-28 13:30

CITY OF VANCOUVER

TITLE SEARCH PRINT

File Reference: 37943-0004

2022-07-04, 11:10:15

Requestor: Lisa Steele

Nature:
Registration Number:
Registration Date and Time:
Remarks:

EASEMENT
BP238634
2000-10-04 12:45
APPURTENANT TO PARCEL "L" BLOCK 29 DISTRICT
LOT 185 GROUP 1 NWD PLAN LMP32821

Nature:
Registration Number:
Registration Date and Time:
Registered Owner:

MORTGAGE
CA6395613
2017-10-25 14:37
AVIVA INSURANCE COMPANY OF CANADA
INCORPORATION NO. A0051421

Nature:
Registration Number:
Registration Date and Time:
Registered Owner:

ASSIGNMENT OF RENTS
CA6395614
2017-10-25 14:37
AVIVA INSURANCE COMPANY OF CANADA
INCORPORATION NO. A0051421

Nature:
Registration Number:
Registration Date and Time:
Registered Owner:

MORTGAGE
CA7337616
2019-02-06 15:25
DOMAIN MORTGAGE CORP.
INCORPORATION NO. BC1140295

Transfer Number:
Remarks:

CA9459739
MODIFIED BY CA9459782
MODIFIED BY CA9790630

Nature:
Registration Number:
Registration Date and Time:
Registered Owner:

ASSIGNMENT OF RENTS
CA7337617
2019-02-06 15:25
DOMAIN MORTGAGE CORP.
INCORPORATION NO. BC1140295
CA9459740

Transfer Number:

Nature:
Registration Number:
Registration Date and Time:
Remarks:

PRIORITY AGREEMENT
CA7337731
2019-02-06 16:03
GRANTING CA7337616 PRIORITY OVER CA6395613 AND
CA6395614

Nature:
Registration Number:
Registration Date and Time:
Remarks:

PRIORITY AGREEMENT
CA7337732
2019-02-06 16:03
GRANTING CA7337617 PRIORITY OVER CA6395613 AND
CA6395614

TITLE SEARCH PRINT

File Reference: 37943-0004

2022-07-04, 11:10:15

Requestor: Lisa Steele

Nature: CLAIM OF BUILDERS LIEN
Registration Number: CA8047964
Registration Date and Time: 2020-02-21 12:07
Registered Owner: AR-CON HOLDINGS LTD.
INCORPORATION NO. BC1172997

Nature: CLAIM OF BUILDERS LIEN
Registration Number: CA8140760
Registration Date and Time: 2020-04-15 16:55
Registered Owner: URBAN ONE BUILDERS CM INC.
INCORPORATION NO. BC1028882

Nature: CLAIM OF BUILDERS LIEN
Registration Number: CA8148543
Registration Date and Time: 2020-04-21 11:42
Registered Owner: MATAKANA SCAFFOLDING B.C. INC.
INCORPORATION NO. BC0683439

Nature: CLAIM OF BUILDERS LIEN
Registration Number: CA8154113
Registration Date and Time: 2020-04-23 17:28
Registered Owner: FRANCL ARCHITECTURE INC.
INCORPORATION NO. BC1143645

Nature: CLAIM OF BUILDERS LIEN
Registration Number: CA8155198
Registration Date and Time: 2020-04-24 11:09
Registered Owner: DOKA CANADA LTD./LTEE
INCORPORATION NO. A0070064

Nature: CLAIM OF BUILDERS LIEN
Registration Number: CA8170195
Registration Date and Time: 2020-05-01 11:14
Registered Owner: CAIRNS ELECTRIC LTD.
INCORPORATION NO. BC1191875

Nature: CLAIM OF BUILDERS LIEN
Registration Number: WX2147027
Registration Date and Time: 2020-05-01 13:44
Registered Owner: DYNAMIC STRUCTURES LTD.

Nature: CLAIM OF BUILDERS LIEN
Registration Number: CA8187493
Registration Date and Time: 2020-05-13 14:07
Registered Owner: GLASTECH GLAZING CONTRACTORS LTD.
INCORPORATION NO. BC1188251

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TITLE SEARCH PRINT

File Reference: 37943-0004

2022-07-04, 11:10:15

Requestor: Lisa Steele

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CA8193236
Registration Date and Time:	2020-05-15 12:26
Registered Owner:	TWO PILLARS CONSTRUCTION LTD. INCORPORATION NO. BC0740590
Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CA8198230
Registration Date and Time:	2020-05-20 12:53
Registered Owner:	CENTURA BUILDING SYSTEMS (2013) LTD. INCORPORATION NO. BC0959038
Nature:	CERTIFICATE OF PENDING LITIGATION
Registration Number:	CA8208931
Registration Date and Time:	2020-05-27 11:24
Registered Owner:	URBAN ONE BUILDERS CM INC. INCORPORATION NO. BC1028882
Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CA8213493
Registration Date and Time:	2020-05-28 15:40
Registered Owner:	RDH BUILDING SCIENCE INC. INCORPORATION NO. BC0549924
Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CA8232262
Registration Date and Time:	2020-06-08 16:39
Registered Owner:	COLUMBIA SEAL LTD. INCORPORATION NO. 1091476
Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CA8381710
Registration Date and Time:	2020-08-25 09:42
Registered Owner:	HARRIS STEEL ULC INCORPORATION NO. A0078280
Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CA8381711
Registration Date and Time:	2020-08-25 09:42
Registered Owner:	HARRIS STEEL ULC INCORPORATION NO. A0078280
Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CA8381712
Registration Date and Time:	2020-08-25 09:42
Registered Owner:	HARRIS STEEL ULC DBA HARRIS REBAR INCORPORATION NO. A0078280

TITLE SEARCH PRINT

File Reference: 37943-0004

2022-07-04, 11:10:15

Requestor: Lisa Steele

Nature: CLAIM OF BUILDERS LIEN
 Registration Number: CA8381713
 Registration Date and Time: 2020-08-25 09:42
 Registered Owner: HARRIS STEEL ULC
 INCORPORATION NO. A0078280

Nature: CLAIM OF BUILDERS LIEN
 Registration Number: CA8381714
 Registration Date and Time: 2020-08-25 09:42
 Registered Owner: HARRIS STEEL ULC
 INCORPORATION NO. A0078280

Nature: CLAIM OF BUILDERS LIEN
 Registration Number: CA8381715
 Registration Date and Time: 2020-08-25 09:42
 Registered Owner: HARRIS STEEL ULC
 INCORPORATION NO. A0078280

Nature: CLAIM OF BUILDERS LIEN
 Registration Number: CA8430537
 Registration Date and Time: 2020-09-15 15:37
 Registered Owner: INTEGRAL GROUP CONSULTING (BC) LLP

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: CA8783490
 Registration Date and Time: 2021-02-19 09:20
 Registered Owner: AR-CON HOLDINGS LTD.
 INCORPORATION NO. BC1172997

Nature: CLAIM OF BUILDERS LIEN
 Registration Number: CA8904368
 Registration Date and Time: 2021-04-08 14:23
 Registered Owner: DOKA CANADA LTD./LTEE

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: CA8932182
 Registration Date and Time: 2021-04-20 10:17
 Registered Owner: MATAKANA SCAFFOLDING B.C. INC.
 Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: CA8939175
 Registration Date and Time: 2021-04-22 11:47
 Registered Owner: FRANCL ARCHITECTURE INC.
 INCORPORATION NO. BC1143645

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TITLE SEARCH PRINT

File Reference: 37943-0004

2022-07-04, 11:10:15

Requestor: Lisa Steele

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA8984690
Registration Date and Time: 2021-05-06 15:08
Registered Owner: GLASTECH GLAZING CONTRACTORS LTD.
INCORPORATION NO. BC1188251

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA9002006
Registration Date and Time: 2021-05-13 10:11
Registered Owner: TWO PILLARS CONSTRUCTION LTD.
INCORPORATION NO. BC0740590

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA9281560
Registration Date and Time: 2021-08-17 11:58
Registered Owner: HARRIS STEEL ULC
INCORPORATION NO. A0078280

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA9341705
Registration Date and Time: 2021-09-08 09:29
Registered Owner: INTEGRAL GROUP CONSULTING (BC) LLP

Nature: MODIFICATION
Registration Number: CA9459782
Registration Date and Time: 2021-10-26 15:59
Remarks: MODIFICATION OF CA7337616

Nature: PRIORITY AGREEMENT
Registration Number: CA9459931
Registration Date and Time: 2021-10-26 16:47
Remarks: GRANTING CA7337616 PRIORITY OVER CA6395613 AND
CA6395614

Nature: PRIORITY AGREEMENT
Registration Number: CA9459932
Registration Date and Time: 2021-10-26 16:47
Remarks: GRANTING CA7337617 PRIORITY OVER CA6395613 AND
CA6395614

Nature: MODIFICATION
Registration Number: CA9790630
Registration Date and Time: 2022-03-16 16:36
Remarks: MODIFICATION OF CA7337616

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TITLE SEARCH PRINT

File Reference: 37943-0004

2022-07-04, 11:10:15

Requestor: Lisa Steele

Nature:
Registration Number:
Registration Date and Time:
Remarks:

PRIORITY AGREEMENT
CA9790647
2022-03-16 16:44
GRANTING CA7337616 PRIORITY OVER CA6395613 AND
CA6395614

Nature:
Registration Number:
Registration Date and Time:
Remarks:

PRIORITY AGREEMENT
CA9790648
2022-03-16 16:44
GRANTING CA7337617 PRIORITY OVER CA6395613 AND
CA6395614

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE



PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Business Debtor - "PORT CAPITAL DEVELOPMENT (EV) INC."

Search Date and Time: July 4, 2022 at 11:02:12 am Pacific time
Account Name: OWEN BIRD LAW CORPORATION
Folio Number: 37943-0004

TABLE OF CONTENTS

3 Matches in 3 Registrations in Report Exact Matches: 3 (*) Total Search Report Pages: 12

	Base Registration	Base Registration Date	Debtor Name	Page
1	<u>352464K</u>	October 23, 2017	* PORT CAPITAL DEVELOPMENT (EV) INC	<u>2</u>
2	<u>303506L</u>	February 5, 2019	* PORT CAPITAL DEVELOPMENT (EV) INC	<u>5</u>
3	<u>089519M</u>	February 28, 2020	* PORT CAPITAL DEVELOPMENT (EV) INC.	<u>10</u>

This is Exhibit " D " referred to in the
affidavit of Ellen Holliday
sworn before me at Vancouver BC
this 5 day of July, 2022
.....
A Commissioner for taking Affidavits
within British Columbia



PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 352464K

Registration Type:	PPSA SECURITY AGREEMENT
Base Registration Date and Time:	October 23, 2017 at 2:57:56 pm Pacific time
Current Expiry Date and Time:	October 23, 2022 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of July 4, 2022 at 11:02:12 am Pacific time)

Secured Party Information

**AVIVA INSURANCE COMPANY
OF CANADA**

Address

1125 HOWE STREET, SUITE 1100
VANCOUVER BC
V6Z 2Y6 Canada

Debtor Information

**PORT CAPITAL DEVELOPMENT
(EV) INC**

Address

328 WEST 2ND AVENUE
VANCOUVER BC
V5Y 1C8 Canada

**EVERGREEN HOUSE
DEVELOPMENT LIMITED
PARTNERSHIP**

Address

328 WEST 2ND AVENUE
VANCOUVER BC
V5Y 1C8 Canada

Vehicle Collateral

None



PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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General Collateral

Base Registration General Collateral:

ALL PRESENTLY OWNED AND HEREAFTER ACQUIRED RIGHT, TITLE AND INTEREST OF ONE OR MORE OF THE DEBTORS IN AND TO ALL GOODS (INCLUDING ALL ACCESSORIES, ATTACHMENTS, ADDITIONS AND ACCESSIONS THERETO), CHATTEL PAPER, DOCUMENTS OF TITLE (WHETHER NEGOTIABLE OR NOT), INSTRUMENTS, INTANGIBLES, LICENCES, MONEY AND INVESTMENT PROPERTY NOW OR HEREAFTER SITUATE UPON, AFFIXED TO, USED IN CONNECTION WITH, PERTAINING TO OR ARISING OUT OF THOSE LANDS AND PREMISES LOCATED AT 1250 WEST HASTINGS STREET, VANCOUVER, BRITISH COLUMBIA, KNOWN AS \TERRACE HOUSE\ AND LEGALLY DESCRIBED AS PID: 006-721-397, LOT 18 ,EXCEPT THAT PART OF CANADIAN PACIFIC RAILWAY RIGHT OF WAY AS DESCRIBED IN ABSOLUTE FEE PARCELS BOOK, VOLUME 9, FOLIO 317, NO. 1154C, & EXCEPT THE SOUTH 7 FEET NOW ROAD, BLOCK 29 DISTRICT LOT 185 PLAN 92. . , PROCEEDS: ANY AND ALL \GOODS\, \INTANGIBLES\, \CHATTEL PAPER\, \DOCUMENTS OF TITLE\, \INSTRUMENTS\, \MONEY\ AND \INVESTMENT PROPERTY\ (AS SUCH TERMS ARE DESCRIBED IN THE PERSONAL PROPERTY SECURITY ACT (BRITISH COLUMBIA) AS AMENDED OR REPLACED FROM TIME TO TIME) CONSTITUTING PROCEEDS OF ANY OR ,ALL OF THE FOREGOING COLLATERAL, INCLUDING PROCEEDS OF PROCEEDS.

Original Registering Party

LAWSON LUNDELL LLP

Address

1600 925 WEST GEORGIA STREET
VANCOUVER BC
V6C 3L2 Canada



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PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

AMENDMENT

Registration Date and Time:	February 6, 2019 at 12:52:37 pm Pacific time
Registration Number:	305317L
Description:	SUBORDINATION AGREEMENT IN FAVOUR OF CMLS FINANCIAL LTD. AND SECURITY AGREEMENT REGISTERED ON FEBRUARY 5, 2019 AS BASE REGISTRATION NO. 303506L.

Registering Party Information

MCCARTHY TETRAULT LLP

Address

SUITE 2400, 745 THURLOW
STREET
VANCOUVER BC
V6E 0C5 Canada



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PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 303506L

Registration Type:	PPSA SECURITY AGREEMENT
Base Registration Date and Time:	February 5, 2019 at 3:41:12 pm Pacific time
Current Expiry Date and Time:	February 5, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of July 4, 2022 at 11:02:12 am Pacific time)

Secured Party Information

DOMAIN MORTGAGE CORP	Address 1100 - 1040 W. GEORGIA STREET VANCOUVER BC V6E 4H1 Canada
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Debtor Information

EVERGREEN HOUSE DEVELOPMENT LIMITED PARTNERSHIP	Address 325 WEST 4TH AVENUE VANCOUVER BC V5Y 1H3 Canada
--	---

PORT CAPITAL DEVELOPMENT (EV) INC	Address 325 WEST 4TH AVENUE VANCOUVER BC V5Y 1H3 Canada
--	---

Vehicle Collateral
None



PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

Base Registration General Collateral:

ALL OF THE PRESENT AND AFTER ACQUIRED GOODS, INVESTMENT PROPERTY, INSTRUMENTS, DOCUMENTS OF TITLE, CHATTEL PAPER, INTANGIBLES AND MONEY OF EACH OF THE DEBTORS OF WHATSOEVER NATURE OR KIND WHICH ARE NOW OR HEREAFTER ATTACHED TO, LOCATED ON, OR ARISING FROM OR USED OR PURCHASED FOR USE IN CONNECTION WITH, THE LANDS AND PREMISES LOCATED ,AT 1250 WEST HASTINGS STREET, VANCOUVER, BRITISH COLUMBIA AND LEGALLY DESCRIBED AS PARCEL IDENTIFIER: 006-721-397 LOT 18, EXCEPT THAT PART OF THE CANADIAN PACIFIC RAILWAY RIGHT-OF-WAY AS DESCRIBED IN THE ABSOLUTE FEE PARCELS BOOK, VOLUME 9, FOLIO 317, NO. 1154C, AND EXCEPT THE SOUTH 7 FEET NOW ROAD, BLOCK 29 DISTRICT LOT 185 PLAN 92 (THE ,LANDS\), OR ANY BUILDINGS ON OR OTHER IMPROVEMENTS TO THE LANDS (THE \IMPROVEMENTS\), OR OTHERWISE RELATING TO THE LANDS OR THE IMPROVEMENTS OR THE FURNISHING, OPERATING, LEASING OR SALE OF THE LANDS OR THE IMPROVEMENTS, AND ALL PROCEEDS AND RENEWALS THEREOF AND THEREFROM, ACCRETIONS THERETO AND SUBSTITUTIONS THEREFOR, INCLUDING, WITHOUT LIMITATION, ALL OF THE FOLLOWING NOW OWNED OR HEREAFTER OWNED OR ACQUIRED BY OR ON BEHALF OF ANY OF THE DEBTORS WHICH IS SO ATTACHED, LOCATED, ARISING FROM, USED, PURCHASED OR RELATED TO THE LANDS OR THE IMPROVEMENTS OR ANY PART THEREOF: ALL DEBTS, ACCOUNTS, CLAIMS AND CHOSSES IN ACTION INCLUDING ALL SALES PROCEEDS, DEPOSITS AND ,OTHER MONEY; ALL INVENTORY; ALL EQUIPMENT (OTHER THAN INVENTORY), INCLUDING ALL CHATTELS, FIXTURES, FURNITURE, FURNISHINGS, MACHINERY, MOTOR VEHICLES, PLANT, TOOLS AND OTHER TANGIBLE PERSONAL PROPERTY; ALL PLANS, SPECIFICATIONS, DRAWINGS, AGREEMENTS, BONDS, CONTRACTS AND OTHER INSTRUMENTS, AND ALL CLAIMS, WARRANTIES, GUARANTEES, AND ,INDEMNITIES WITH RESPECT THERETO; ALL CERTIFICATES OF OCCUPANCY, FRANCHISES, LICENCES AND PERMITS ISSUED BY ANY GOVERNMENTAL AUTHORITY; THE PROCEEDS OF THE CONVERSION OF ANY OR ALL OF THE LANDS, THE IMPROVEMENTS AND THE EQUIPMENT INTO CASH OR LIQUIDATED CLAIMS, INCLUDING THE PROCEEDS OF ANY INSURANCE OR EXPROPRIATION AWARDS; ALL ,CASH, INVESTMENT PROPERTY AND ASSETS THAT MAY AT ANY TIME BE DEPOSITED WITH OR HELD BY THE SECURED PARTY; AND ALL PAPERS, BOOKS OF ACCOUNT AND OTHER DOCUMENTS AND RECORDS IN ANY FORM EVIDENCING OR RELATING TO ANY OF THE FOREGOING COLLATERAL. ALL PROCEEDS OF THE FOREGOING COLLATERAL INCLUDING ALL ACCOUNTS, CHATTEL PAPER, CROPS, DOCUMENTS OF ,TITLE, EQUIPMENT, FIXTURES, GOODS, INSTRUMENTS, INTANGIBLES AND INVESTMENT PROPERTY. TERMS USED IN THIS GENERAL COLLATERAL DESCRIPTION WHICH ARE DEFINED IN THE PERSONAL PROPERTY SECURITY ACT OF BRITISH COLUMBIA (THE \PPSA\)) HAVE THE SAME MEANINGS AS SET FORTH IN THE PPSA UNLESS THEY ARE OTHERWISE DEFINED HEREIN.



PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

**MCCARTHY TETRAULT LLP
(VANCOUVER)**

Address

2400-745 THURLOW STREET
VANCOUVER BC
V6E 0C5 Canada



PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

RENEWAL

Registration Date and Time: January 6, 2022 at 7:17:12 pm Pacific time
Registration Number: 465077N
Registration Life: 5 Years
New Expiration Date and Time: February 5, 2027 at 11:59:59 pm Pacific time

Registering Party Information

**OWEN BIRD LAW
CORPORATION**

Address

BOX 49130 2900-595 BURRARD
ST.
VANCOUVER BC
V7X 1J5 Canada

SECURED PARTY TRANSFER

Registration Date and Time: October 26, 2021 at 4:28:15 pm Pacific time
Registration Number: 330720N

Secured Party Information

DOMAIN MORTGAGE CORP

ADDED

Address

1100 - 1040 W. GEORGIA
STREET
VANCOUVER BC
V6E 4H1 Canada

CMLS FINANCIAL LTD.

DELETED

Address

2110-1066 WEST HASTINGS
STREET
VANCOUVER BC
V6E 3X2 Canada



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PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Registering Party Information

**OWEN BIRD LAW
CORPORATION**

Address

BOX 49130 2900-595 BURRARD
ST.
VANCOUVER BC
V7X 1J5 Canada



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PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 089519M

Registration Type:	PPSA SECURITY AGREEMENT
Base Registration Date and Time:	February 28, 2020 at 1:22:58 pm Pacific time
Current Expiry Date and Time:	February 29, 2024 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of July 4, 2022 at 11:02:12 am Pacific time)

Secured Party Information

ALLIED CRANE LTD.	Address
	23452 RIVER ROAD MAPLE RIDGE BC V2W 1B7 Canada

Debtor Information

URBAN ONE BUILDERS CM INC.	Address
	301-611 ALEXANDER STREET VANCOUVER BC V6A 1E1 Canada

EVERGREEN HOUSE DEVELOPMENT LIMITED PARTNERSHIP	Address
	325 WEST 4TH AVENUE VANCOUVER BC V5Y 1H3 Canada

PORT CAPITAL DEVELOPMENT (EV) INC.	Address
	325 WEST 4TH AVENUE VANCOUVER BC V5Y 1H3 Canada



PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

JASO TOWER CRANE, MODEL: J180LPA, SERIAL NUMBER: 0142; LEASED BY THE SECURED PARTY TO THE DEBTORS FROM TIME TO TIME, TOGETHER WITH MANUFACTURING WARRANTIES RELATING TO THE ABOVE DESCRIBED COLLATERAL AND ALL ATTACHMENTS, ACCESSIONS, APPURTENANCES, ACCESSORIES, PARTS, SUBSTITUTIONS AND REPLACEMENTS THERETO AND THEREFROM AND ALL IDENTIFIABLE OR TRACEABLE PERSONAL PROPERTY IN ANY FORM DERIVED DIRECTLY OR INDIRECTLY FROM ANY DEALING WITH SUCH COLLATERAL OR PROCEEDS THEREFROM INCLUDING ALL GOODS, SECURITIES, INSTRUMENTS, DOCUMENTS OF TITLE, CHATTEL PAPER, INTANGIBLES AND MONEY (ALL AS DEFINED IN THE PERSONAL PROPERTY SECURITY ACT OF B.C.) AND ALL RIGHTS TO ANY INSURANCE PAYMENT OR ANY OTHER PAYMENT AS INDEMNITY OR COMPENSATION FOR LOSS OF, OR DAMAGE TO SUCH COLLATERAL OR THE PROCEEDS THEREFROM AND ANY LEASES, CHARTERS OR OTHER ARRANGEMENT THE DEBTORS MAY ENTER INTO WITH ANY THIRD PARTY IN RESPECT OF ANY SUCH COLLATERAL OR PROCEEDS AND ALL RIGHTS, INTEREST, BENEFIT, RENTS, PROFITS, MONIES AND PROCEEDS BOTH PRESENT AND FUTURE, OF THE DEBTORS RELATED THERETO.

Original Registering Party

KOFFMAN KALEF LLP

Address

1900 - 885 W. GEORGIA STREET
VANCOUVER BC
V6C 3H4 Canada



PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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HISTORY

(Showing most recent first)

RENEWAL

Registration Date and Time:	February 25, 2022 at 3:12:32 pm Pacific time
Registration Number:	561269N
Registration Life:	2 Years
New Expiration Date and Time:	February 29, 2024 at 11:59:59 pm Pacific time

Registering Party Information

KOFFMAN KALEF LLP

Address

19TH FLOOR, 885 W GEORGIA
ST
VANCOUVER BC
V6C 3H4 Canada



PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Business Debtor - "EVERGREEN HOUSE DEVELOPMENT LIMITED PARTNERSHIP"

Search Date and Time: July 4, 2022 at 11:01:46 am Pacific time
Account Name: OWEN BIRD LAW CORPORATION
Folio Number: 37943-0004

TABLE OF CONTENTS

3 Matches in 3 Registrations in Report Exact Matches: 3 (*) Total Search Report Pages: 12

	Base Registration	Base Registration Date	Debtor Name	Page
1	<u>352464K</u>	October 23, 2017	* EVERGREEN HOUSE DEVELOPMENT LIMITED PARTNERSHIP	<u>2</u>
2	<u>303506L</u>	February 5, 2019	* EVERGREEN HOUSE DEVELOPMENT LIMITED PARTNERSHIP	<u>5</u>
3	<u>089519M</u>	February 28, 2020	* EVERGREEN HOUSE DEVELOPMENT LIMITED PARTNERSHIP	<u>10</u>

This is Exhibit " E " referred to in the
 affidavit of Ellen Halliday
 sworn before me at Vancouver, B.C.
 this 3 day of July, 2022
 A Commissioner for taking Affidavits
 within British Columbia



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PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 352464K

Registration Type:	PPSA SECURITY AGREEMENT
Base Registration Date and Time:	October 23, 2017 at 2:57:56 pm Pacific time
Current Expiry Date and Time:	October 23, 2022 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of July 4, 2022 at 11:01:46 am Pacific time)

Secured Party Information

**AVIVA INSURANCE COMPANY
OF CANADA**

Address

1125 HOWE STREET, SUITE 1100
VANCOUVER BC
V6Z 2Y6 Canada

Debtor Information

**PORT CAPITAL DEVELOPMENT
(EV) INC**

Address

328 WEST 2ND AVENUE
VANCOUVER BC
V5Y 1C8 Canada

**EVERGREEN HOUSE
DEVELOPMENT LIMITED
PARTNERSHIP**

Address

328 WEST 2ND AVENUE
VANCOUVER BC
V5Y 1C8 Canada

Vehicle Collateral

None



PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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General Collateral

Base Registration General Collateral:

ALL PRESENTLY OWNED AND HEREAFTER ACQUIRED RIGHT, TITLE AND INTEREST OF ONE OR MORE OF THE DEBTORS IN AND TO ALL GOODS (INCLUDING ALL ACCESSORIES, ATTACHMENTS, ADDITIONS AND ACCESSIONS THERETO), CHATTEL PAPER, DOCUMENTS OF TITLE (WHETHER NEGOTIABLE OR NOT), INSTRUMENTS, INTANGIBLES, LICENCES, MONEY AND INVESTMENT PROPERTY NOW OR HEREAFTER SITUATE UPON, AFFIXED TO, USED IN CONNECTION WITH, PERTAINING TO OR ARISING OUT OF THOSE LANDS AND PREMISES LOCATED AT 1250 WEST HASTINGS STREET, VANCOUVER, BRITISH COLUMBIA, KNOWN AS \TERRACE HOUSE\ AND LEGALLY DESCRIBED AS PID: 006-721-397, LOT 18 ,EXCEPT THAT PART OF CANADIAN PACIFIC RAILWAY RIGHT OF WAY AS DESCRIBED IN ABSOLUTE FEE PARCELS BOOK, VOLUME 9, FOLIO 317, NO. 1154C, & EXCEPT THE SOUTH 7 FEET NOW ROAD, BLOCK 29 DISTRICT LOT 185 PLAN 92. . ,PROCEEDS: ANY AND ALL \GOODS\, \INTANGIBLES\, \CHATTEL PAPER\, \DOCUMENTS OF TITLE\, \INSTRUMENTS\, \MONEY\ AND \INVESTMENT PROPERTY\ (AS SUCH TERMS ARE DESCRIBED IN THE PERSONAL PROPERTY SECURITY ACT (BRITISH COLUMBIA) AS AMENDED OR REPLACED FROM TIME TO TIME) CONSTITUTING PROCEEDS OF ANY OR ,ALL OF THE FOREGOING COLLATERAL, INCLUDING PROCEEDS OF PROCEEDS.

Original Registering Party

LAWSON LUNDELL LLP

Address

1600 925 WEST GEORGIA STREET
VANCOUVER BC
V6C 3L2 Canada



PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

AMENDMENT

Registration Date and Time:	February 6, 2019 at 12:52:37 pm Pacific time
Registration Number:	305317L
Description:	SUBORDINATION AGREEMENT IN FAVOUR OF CMLS FINANCIAL LTD. AND SECURITY AGREEMENT REGISTERED ON FEBRUARY 5, 2019 AS BASE REGISTRATION NO. 303506L.

Registering Party Information

MCCARTHY TETRAULT LLP	Address
	SUITE 2400, 745 THURLOW STREET VANCOUVER BC V6E 0C5 Canada



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PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 303506L

Registration Type:	PPSA SECURITY AGREEMENT
Base Registration Date and Time:	February 5, 2019 at 3:41:12 pm Pacific time
Current Expiry Date and Time:	February 5, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of July 4, 2022 at 11:01:46 am Pacific time)

Secured Party Information

DOMAIN MORTGAGE CORP

Address

1100 - 1040 W. GEORGIA STREET
VANCOUVER BC
V6E 4H1 Canada

Debtor Information

**EVERGREEN HOUSE
DEVELOPMENT LIMITED
PARTNERSHIP**

Address

325 WEST 4TH AVENUE
VANCOUVER BC
V5Y 1H3 Canada

**PORT CAPITAL DEVELOPMENT
(EV) INC**

Address

325 WEST 4TH AVENUE
VANCOUVER BC
V5Y 1H3 Canada

Vehicle Collateral

None



PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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General Collateral

Base Registration General Collateral:

ALL OF THE PRESENT AND AFTER ACQUIRED GOODS, INVESTMENT PROPERTY, INSTRUMENTS, DOCUMENTS OF TITLE, CHATTEL PAPER, INTANGIBLES AND MONEY OF EACH OF THE DEBTORS OF WHATSOEVER NATURE OR KIND WHICH ARE NOW OR HEREAFTER ATTACHED TO, LOCATED ON, OR ARISING FROM OR USED OR PURCHASED FOR USE IN CONNECTION WITH, THE LANDS AND PREMISES LOCATED ,AT 1250 WEST HASTINGS STREET, VANCOUVER, BRITISH COLUMBIA AND LEGALLY DESCRIBED AS PARCEL IDENTIFIER: 006-721-397 LOT 18, EXCEPT THAT PART OF THE CANADIAN PACIFIC RAILWAY RIGHT-OF-WAY AS DESCRIBED IN THE ABSOLUTE FEE PARCELS BOOK, VOLUME 9, FOLIO 317, NO. 1154C, AND EXCEPT THE SOUTH 7 FEET NOW ROAD, BLOCK 29 DISTRICT LOT 185 PLAN 92 (THE ,\LANDS\), OR ANY BUILDINGS ON OR OTHER IMPROVEMENTS TO THE LANDS (THE \IMPROVEMENTS\), OR OTHERWISE RELATING TO THE LANDS OR THE IMPROVEMENTS OR THE FURNISHING, OPERATING, LEASING OR SALE OF THE LANDS OR THE IMPROVEMENTS, AND ALL PROCEEDS AND RENEWALS THEREOF AND THEREFROM, ACCRETIONS THERETO AND SUBSTITUTIONS THEREFOR, INCLUDING, WITHOUT LIMITATION, ALL OF THE FOLLOWING NOW OWNED OR HEREAFTER OWNED OR ACQUIRED BY OR ON BEHALF OF ANY OF THE DEBTORS WHICH IS SO ATTACHED, LOCATED, ARISING FROM, USED, PURCHASED OR RELATED TO THE LANDS OR THE IMPROVEMENTS OR ANY PART THEREOF: ALL DEBTS, ACCOUNTS, CLAIMS AND CHOSSES IN ACTION INCLUDING ALL SALES PROCEEDS, DEPOSITS AND ,OTHER MONEY; ALL INVENTORY; ALL EQUIPMENT (OTHER THAN INVENTORY), INCLUDING ALL CHATTELS, FIXTURES, FURNITURE, FURNISHINGS, MACHINERY, MOTOR VEHICLES, PLANT, TOOLS AND OTHER TANGIBLE PERSONAL PROPERTY; ALL PLANS, SPECIFICATIONS, DRAWINGS, AGREEMENTS, BONDS, CONTRACTS AND OTHER INSTRUMENTS, AND ALL CLAIMS, WARRANTIES, GUARANTEES, AND ,INDEMNITIES WITH RESPECT THERETO; ALL CERTIFICATES OF OCCUPANCY, FRANCHISES, LICENCES AND PERMITS ISSUED BY ANY GOVERNMENTAL AUTHORITY; THE PROCEEDS OF THE CONVERSION OF ANY OR ALL OF THE LANDS, THE IMPROVEMENTS AND THE EQUIPMENT INTO CASH OR LIQUIDATED CLAIMS, INCLUDING THE PROCEEDS OF ANY INSURANCE OR EXPROPRIATION AWARDS; ALL ,CASH, INVESTMENT PROPERTY AND ASSETS THAT MAY AT ANY TIME BE DEPOSITED WITH OR HELD BY THE SECURED PARTY; AND ALL PAPERS, BOOKS OF ACCOUNT AND OTHER DOCUMENTS AND RECORDS IN ANY FORM EVIDENCING OR RELATING TO ANY OF THE FOREGOING COLLATERAL. ALL PROCEEDS OF THE FOREGOING COLLATERAL INCLUDING ALL ACCOUNTS, CHATTEL PAPER, CROPS, DOCUMENTS OF ,TITLE, EQUIPMENT, FIXTURES, GOODS, INSTRUMENTS, INTANGIBLES AND INVESTMENT PROPERTY. TERMS USED IN THIS GENERAL COLLATERAL DESCRIPTION WHICH ARE DEFINED IN THE PERSONAL PROPERTY SECURITY ACT OF BRITISH COLUMBIA (THE \PPSA\)) HAVE THE SAME MEANINGS AS SET FORTH IN THE PPSA UNLESS THEY ARE OTHERWISE DEFINED HEREIN.



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PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

**MCCARTHY TETRAULT LLP
(VANCOUVER)**

Address

2400-745 THURLOW STREET
VANCOUVER BC
V6E 0C5 Canada



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PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

RENEWAL

Registration Date and Time: January 6, 2022 at 7:17:12 pm Pacific time
Registration Number: 465077N
Registration Life: 5 Years
New Expiration Date and Time: February 5, 2027 at 11:59:59 pm Pacific time

Registering Party Information

**OWEN BIRD LAW
CORPORATION**

Address

BOX 49130 2900-595 BURRARD
ST.
VANCOUVER BC
V7X 1J5 Canada

SECURED PARTY TRANSFER

Registration Date and Time: October 26, 2021 at 4:28:15 pm Pacific time
Registration Number: 330720N

Secured Party Information

DOMAIN MORTGAGE CORP

ADDED

Address

1100 - 1040 W. GEORGIA
STREET
VANCOUVER BC
V6E 4H1 Canada

CMLS FINANCIAL LTD.

DELETED

Address

2110-1066 WEST HASTINGS
STREET
VANCOUVER BC
V6E 3X2 Canada



PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Registering Party Information

**OWEN BIRD LAW
CORPORATION**

Address

BOX 49130 2900-595 BURRARD
ST.
VANCOUVER BC
V7X 1J5 Canada



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PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 089519M

Registration Type:	PPSA SECURITY AGREEMENT
Base Registration Date and Time:	February 28, 2020 at 1:22:58 pm Pacific time
Current Expiry Date and Time:	February 29, 2024 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of July 4, 2022 at 11:01:46 am Pacific time)

Secured Party Information

ALLIED CRANE LTD.	Address
	23452 RIVER ROAD MAPLE RIDGE BC V2W 1B7 Canada

Debtor Information

URBAN ONE BUILDERS CM INC.	Address
	301-611 ALEXANDER STREET VANCOUVER BC V6A 1E1 Canada

EVERGREEN HOUSE DEVELOPMENT LIMITED PARTNERSHIP	Address
	325 WEST 4TH AVENUE VANCOUVER BC V5Y 1H3 Canada

PORT CAPITAL DEVELOPMENT (EV) INC.	Address
	325 WEST 4TH AVENUE VANCOUVER BC V5Y 1H3 Canada



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PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

JASO TOWER CRANE, MODEL: J180LPA, SERIAL NUMBER: 0142; LEASED BY THE SECURED PARTY TO THE DEBTORS FROM TIME TO TIME, TOGETHER WITH MANUFACTURING WARRANTIES RELATING TO THE ABOVE DESCRIBED COLLATERAL AND ALL ATTACHMENTS, ACCESSIONS, APPURTENANCES, ACCESSORIES, PARTS, SUBSTITUTIONS AND REPLACEMENTS THERETO AND THEREFROM AND ALL ,IDENTIFIABLE OR TRACEABLE PERSONAL PROPERTY IN ANY FORM DERIVED DIRECTLY OR INDIRECTLY FROM ANY DEALING WITH SUCH COLLATERAL OR PROCEEDS THEREFROM INCLUDING ALL GOODS, SECURITIES, INSTRUMENTS, DOCUMENTS OF TITLE, CHATTEL PAPER, INTANGIBLES AND MONEY (ALL AS DEFINED IN THE PERSONAL PROPERTY SECURITY ACT OF B.C.) AND ALL ,RIGHTS TO ANY INSURANCE PAYMENT OR ANY OTHER PAYMENT AS INDEMNITY OR COMPENSATION FOR LOSS OF, OR DAMAGE TO SUCH COLLATERAL OR THE PROCEEDS THEREFROM AND ANY LEASES, CHARTERS OR OTHER ARRANGEMENT THE DEBTORS MAY ENTER INTO WITH ANY THIRD PARTY IN RESPECT OF ANY SUCH COLLATERAL OR PROCEEDS AND ALL RIGHTS, INTEREST, BENEFIT, RENTS, PROFITS, MONIES AND PROCEEDS BOTH PRESENT AND FUTURE, OF THE DEBTORS RELATED THERETO.

Original Registering Party

KOFFMAN KALEF LLP

Address

1900 - 885 W. GEORGIA STREET
VANCOUVER BC
V6C 3H4 Canada



PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

RENEWAL

Registration Date and Time:	February 25, 2022 at 3:12:32 pm Pacific time
Registration Number:	561269N
Registration Life:	2 Years
New Expiration Date and Time:	February 29, 2024 at 11:59:59 pm Pacific time

Registering Party Information

KOFFMAN KALEF LLP

Address

19TH FLOOR, 885 W GEORGIA
ST
VANCOUVER BC
V6C 3H4 Canada

Alan A Frydenlund, QC*
Harvey S Delaney*
Paul J Brown*
John J Kim*
Jonathan L Williams*
Paul A Brackstone**
Daniel H Coles*
Sameer Kamboj*
Claire M Armstrong
Laura A Buiendyk

Josephine M Nadel, QC, Associate Counsel*
Duncan J Manson, Associate Counsel*
Michelle Karby, Associate Counsel*
Hon Walter S Owen, QC, QC, LLD (1981)
John I Bird, QC (2005)

Allison R Kuchta*
James L Carpick*
Patrick J Haber*
Heather E Maconachie
Michael F Robson*
Scott H Stephens*
Jocelyn M Bellerud*
Heather A Frydenlund**
Patrick J Weafer
Taahaa Patel

Jeffrey B Lightfoot*
Christopher P Weafer*
Gregory J Tucker, QC** ***
Terence W Yu*
James H McBeath*
George J Roper*
Tony R Anderson*
Brian Y K Cheng***
Georgia Barnard
Lily Y Zhang

Daniel W Burnett, QC*
Ronald G Paton*
Gary M Yaffe*
Harley J Harris*
Kari F Richardson*
David W P Moriarty*
Katharina R Spotzl*
Nikita Shirazian
Brittney S Dumanowski

+ Law Corporation
* Also of the Yukon Bar
** Also of the Alberta Bar
*** Also of the Ontario Bar
*** Also of the Washington Bar

OWEN BIRD
LAW CORPORATION

PO Box 49130
Three Bentall Centre
2900-595 Burrard Street
Vancouver, BC
Canada V7X 1J5

Telephone 604 688-0401
Fax 604 688-2827
Website www.owenbird.com

Direct Line: 604 691-7521
Direct Fax: 604 632-4447
E-mail: sstephens@owenbird.com
Our File: 37943-0002

July 5, 2022

BY REGISTERED AND REGULAR MAIL

**Evergreen House Development Limited Partnership
Port Capital Development (EV) Inc.**
c/o 328 West 2nd Avenue
Vancouver, BC V5Y 1C8

c/o 325 West 4th Avenue
Vancouver, BC V5Y 1H3

c/o 20th Floor, 250 Howe Street
Vancouver, BC V6C 3R8

Dear Sirs/Mesdames:

Re: Debts Due to Domain Mortgage Corp.

This is Exhibit " F " referred to in the
affidavit of Ellen Holliday
sworn before me at Vancouver, BC
this 5th day of July, 2022
A Commissioner for taking Affidavits
within British Columbia

We are counsel to Domain Mortgage Corp. ("Domain").

We are informed that you are in default of your obligations to Domain under commitment letters dated July 30, 2021 and February 7, 2022, as amended, and the security referenced therein, including by reason of failure to provide a current appraisal report and to repay the indebtedness on or before the maturity date of July 1, 2022. Domain hereby exercises its right to demand repayment of the indebtedness. We are informed that the following sets out the indebtedness as at July 4, 2022:

Outstanding Balance	Per Diem Interest
\$29,239,192.03	\$15,808.32

Demand is hereby made for the immediate payment to our offices by way of certified cheque or bank draft payable to "Owen Bird Law Corporation, In Trust," in the sum of \$29,239,192.03 as at July 4, 2022 plus fees, costs and interest accrued to and including the date funds are received in our offices (please contact the undersigned on the date of payment for an updated payout amount). Any payment less than the full amount outstanding may be accepted by Domain, but such payments shall not vitiate this demand for full payment and Domain reserves its right to take whatever steps it deems appropriate to recover the full amount owed notwithstanding such payments.

July 5, 2022
Page 2

OWEN • BIRD
LAW CORPORATION

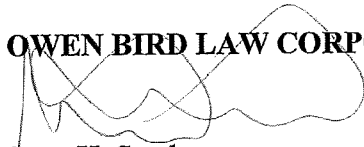
3/b

Unless we are in receipt of the sum of \$29,239,192.03 plus fees, costs and interest accrued to and including the date funds are received in our offices on or before July 12, 2022, we expect Domain to instruct us to proceed with the hearing of applications to terminate the CCAA proceeding and appoint a receiver.

We enclose a copy of our client's Notice of Intention to Enforce Security served upon you pursuant to s. 244 of the *Bankruptcy and Insolvency Act*. Notwithstanding the foregoing, in our view, the order of the Court of Appeal made September 22, 2021 rendered the said notice unnecessary and determined that, in the event of a default, which has now occurred, it is appropriate for the court to appoint a receiver before the expiry of the 10 day period.

Yours truly,

OWEN BIRD LAW CORPORATION



Scott H. Stephens

SHS/cc

Encl: Notice of Intention to Enforce Security

cc: client

FORM 86

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

To: Evergreen House Development Limited Partnership and Port Capital Development (EV) Inc. (collectively, the "insolvent persons")

Take notice that:

1. Domain Mortgage Corp., a secured creditor, intends to enforce its security on the insolvent persons' property described below:

All real and personal property interests of the insolvent persons charged in favour of Domain Mortgage Corp.

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

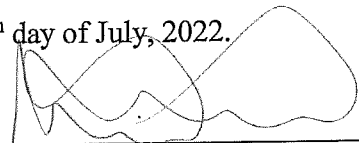
The mortgage, general security agreement and all other security granted by the insolvent persons to Domain Mortgage Corp.

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

\$29,239,192.03 as at July 4, 2022 plus fees and interest accrued and costs incurred thereafter

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 persons consent to an earlier enforcement.

DATED at Vancouver, British Columbia this 5th day of July, 2022.



 Solicitor for Domain Mortgage Corp.,
 Scott H. Stephens

Name and Address of Solicitor for Domain Mortgage Corp.:

Scott H. Stephens, Owen Bird Law Corporation, P.O. Box 49130, Three Bentall Centre,
 2900-595 Burrard Street, Vancouver, B.C., V7X 1J5, Tel.: 604-691-7521.

ACKNOWLEDGEMENT, CONSENT AND WAIVER

THE UNDERSIGNED HEREBY:

1. Acknowledges receipt of the above Form 86 Notice;
2. Waives the ten 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; and
4. Consents to the immediate enforcement by Domain Mortgage Corp. of the security referred to in the above Form 86 Notice.

Executed by Evergreen House Development
Limited Partnership on the ____ day of
_____, 2022 by its authorized signatory:

Print name:
Title:

Executed by Port Capital Development (EV) Inc.
on the ____ day of _____, 2022 by its
authorized signatory:

Print name:
Title:

Alan A Frydenlund, QC*
Harvey S Delaney*
Paul J Brown*
John J Kim*
Jonathan L Williams*
Paul A Brackstone*
Daniel H Coles*
Sameer Kamboj*
Claire M Armstrong
Laura A Buitendyk
Josephine M Nadel, QC, Associate Counsel*
Duncan J Manson, Associate Counsel*
Michelle Karby, Associate Counsel*
Hon Walter S Owen, QC, QC, LLD (1981)
John I Bird, QC (2005)

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Katharina R Spotzi*
Nikta Shirazian
Brittney S Dumanowski

* Law Corporation
* Also of the Yukon Bar
** Also of the Alberta Bar
*** Also of the Ontario Bar
** Also of the Washington Bar

OWEN BIRD
LAW CORPORATION

PO Box 49130
Three Bentall Centre
2900-595 Burrard Street
Vancouver, BC
Canada V7X 1J5

July 5, 2022

VIA REGISTERED AND REGULAR MAIL

Port Capital Development Inc.

c/o 20th Floor
250 Howe St.
Vancouver, B.C. V6C 3R8

Macario Teodoro Reyes

c/o 325 West 4th Avenue
Vancouver, B.C. V5Y 1H3

Telephone 604 688-0401
Fax 604 688-2827
Website www.owenbird.com

Direct Line: 604 691-7521
Direct Fax: 604 632-4447
E-mail: sstephens@owenbird.com
Our File: 37943-0002

Dear Sirs/Mesdames:

Re: Debts Due and Payable to Domain Mortgage Corp. by Port Capital Development (EV) Inc. and Evergreen House Development Limited Partnership

We are counsel to Domain Mortgage Corp. ("Domain").

The loan has matured and Domain has exercised its right to demand repayment from Port Capital Development (EV) Inc. and Evergreen House Development Limited Partnership and, accordingly, the indebtedness is now due and payable in full. The amount due and payable is the sum of \$29,239,192.03 as at July 4, 2022. Interest, fees and costs continue to accrue.

Demand is hereby made under your guarantee for immediate payment to our offices by way of certified cheque or bank draft payable to "Owen Bird Law Corporation, In Trust" for the amount due thereunder. Unless we are in receipt of the sum of \$29,239,192.03 as at July 4, 2022 plus accrued interest, fees and costs to and including the date funds are received in our offices on or before July 12, 2022, we expect Domain to instruct us to proceed with the hearing of applications to terminate the CCAA proceeding and appoint a receiver.

Yours truly,

OWEN BIRD LAW CORPORATION

Scott H. Stephens

SHS/cc
cc: client

This is Exhibit " G " referred to in the
affidavit of Ellen Halliday
sworn before me at Vancouver, BC
this 5th day of July, 2022
A Commissioner for taking Affidavits
within British Columbia



The Bowra Group Inc.
Suite 430, One Bentall Centre
505 Burrard Street, Box 72
Vancouver, BC Canada
V7X 1M3
Tel: 604.689.8939
Fax: 604.689.8584
bowragroup.com

July 4, 2022

Owen Bird Law Corporation
2900 – 595 Burrard Street
Vancouver, B.C. V7X 1J5

Attention: Scott Stephens

Dear Mr. Stephens:

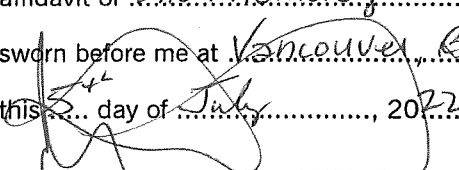
**Re: Port Capital Development (EV) Inc. and Evergreen House Development Limited
Partnership (collectively referred to as the "Companies")**

We confirm that The Bowra Group Inc. is prepared to act as Receiver and Manager of the assets, undertakings and properties of the Companies and will abide by any Order of the Supreme Court of British Columbia.

Yours very truly,
The Bowra Group Inc.

Per: 

Mario Mainella, CPA, CIRP

This is Exhibit " *H* " referred to in the
affidavit of *Ellen Holliday*
sworn before me at *Vancouver, BC*
this *4th* day of *July*, 20*22*

A Commissioner for taking Affidavits
within British Columbia



The Bowra Group Inc.
Suite 430, One Bentall Centre
505 Burrard Street, Box 72
Vancouver, BC Canada
V7X 1M3
Tel: 604.689.8939
Fax: 604.689.8584
bowragroup.com

July 5, 2022

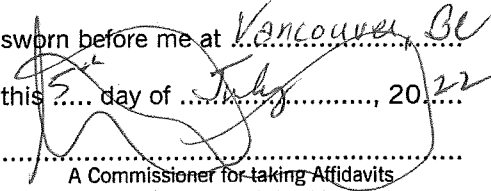
Owen Bird Law Corporation
Bentall Three
Suite 2900 – 595 Burrard Street
Vancouver, BC V7X 1J5

Attention: Scott H. Stephens

Dear Sirs;

This is Exhibit " I " referred to in the
affidavit of Ellen Halliday

sworn before me at Vancouver BC
this 5th day of July, 2022


A Commissioner for taking Affidavits
within British Columbia

Re: Real Estate Experience of The Bowra Group Inc.

As requested we are providing a summary of the real estate experience of The Bowra Group Inc.

Our involvement on real estate projects include Business Reviews, Court Appointed Liquidator,
Court Appointed Receiverships and Court Appointed Monitor under CCAA proceedings.

The Bowra Group Inc. has been involved in the following real estate projects:

- i. Development lands and land subdivisions;
- ii. Condominium and single family projects;
- iii. Rental buildings;
- iv. Resort properties; and,
- v. Retirement residence.

A summary of our work with respect to one or more of the projects we have been involved with
includes, but is not limited to, the following:

- i. Manage and complete construction and development on condominium towers;
- ii. Manage and complete construction and development on land servicing developments;

- iii. Manage and complete construction and development of show homes on single family land developments;
- iv. Prepare a cost to complete analysis;
- v. Amend development permits;
- vi. Manage marketing programs to complete the sale of units (presale units and units sold by Receiver or Monitor);
- vii. Liaise with Home Warranty Provider and obtain Home Owner Warranty insurance;
- viii. Liaise with insurance provider to obtain Course of Construction and Wrap Up Liability insurance coverage;
- ix. Obtain DIP financing or Receiver borrowings to complete project;
- x. Prepare and file a new Disclosure Statement and sell units after Cease Marketing Order was issued by the Superintendent of Real Estate;
- xi. Liaise with the City Hall regarding development and construction permitting;
- xii. Property management of residential and commercial buildings; and,
- xiii. Market and sell a project on an "as is, where is".

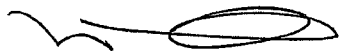
Attached as **Appendix A** is a detailed list of the real estate projects we have worked on.

Attached as **Appendix B** is the resumes of Mr. Mario Mainella, President of The Bowra Group Inc. and Mr. Alan Davies, Development Consultant.

If you have any questions, please contact us.

Yours very truly,
The Bowra Group Inc.

Per:



Mario Mainella, CPA, CIRP

APPENDIX A

Detailed List of Real Estate Projects



Summary of Real Estate Experience

The Bowra Group Inc. has been involved in the following real estate projects as Court Appointed Liquidator, Court Appointed Receiver, Receiver-Manager or Court Appointed Monitor under CCAA proceedings.

I. Development Land and Land Subdivisions:

1. Atmosphere Project located on Alderbridge Way Richmond, BC, A 5.14-acre property with proposed buildable of 1,007,536 SF
2. Buffalo-Gentai Development Ltd, Proposed multifamily site located in Port Moody, BC with a proposed buildable 173,501 SF
3. Conian Developments, Two phased development on 3.2 acres of land located in Surrey, BC. Phase one had a 20% completed building for a proposed 156 units and phase two had a proposed 333-unit building
4. Main Street Arts, Development Property located in Vancouver, BC
5. Westpointe of Windermere, 100 acre serviced subdivision with 173 estate size residential lots, Edmonton, Alberta
6. Pinnacle Ridge, Anmore B.C., a 66-acre land subdivision consisting of two phases. Phase I includes 22 one acre lots and Phase II with a proposed 52 half acre lots
7. Mariner's Village, 8.6 acres zoned for mixed use multi-family residential and commercial, including a 1.69-acre water lot lease with a 44-slip marina located in Sooke, BC
8. Kaleido at Lakewind, 4.2 acres zoned for development of approximately 210 condominium units in West Kelowna, BC
9. Regal Ridge Development (New Growth Capital Corp.), multiple parcels of property totalling approximately 1,000 acres in various stages of development in Osoyoos, BC
10. Millennium Evelyn Properties, a 21-acre site we marketed and sold in-house
11. Harrison Highlands, a 90-acre subdivision in Kent, BC with a potential for 400 units
12. Pointe of View Developments (Squamish) Inc., 1.91-acre development site zoned for 92 condos and townhomes in Squamish, BC
13. Clayton Heights, a 16-unit single-family subdivision in Surrey, BC
14. Tuan Developments, 51 cottages in various stages of construction in Saltspring, BC

II. Condominium and Single Family Projects:

1. St Anne, a 66-unit multifamily project in Maple Ridge, BC
2. Murrayville House, a 92-unit condo development in Langley, BC
3. Mariner's Village, 33-unit condo tower and 16 townhome development in Sooke, BC
4. Kaleido at Lakewind, an 82-unit condominium tower in West Kelowna, BC
5. Pointe of View Developments Ltd. (Squamish) Inc., 128-unit condominium and townhouse development, Squamish, BC
6. Mission Hill, a 5 phase – 254-unit condo project in Kamloops, BC
7. Tuscan Villas, an 84-unit condo project in West Kelowna, BC
8. Carmel Cove, a 21-unit project in Blind Bay, BC on Shuswap Lake
9. Essencia Verde, a 42-unit development in Victoria, BC
10. Portside Court, a 30-unit condo development in Sicamous, BC (in-house)
11. Georgia Laine "33", a 64-unit condo development with 3 commercial spaces in Chinatown, Vancouver, BC
12. Riverbend, a 36-unit strata single family townhome development in Coquitlam, BC
13. H&H Yaletown, a 192-unit condo project in Yaletown, Vancouver, BC (in-house)
14. Garden City Living, a 108-unit condo project in Richmond, BC
15. The Mountaineer, a 23-unit condo development with 1 commercial space in Squamish, BC
16. The Sophia, an 81-unit condo in Mt. Pleasant of Vancouver, BC
17. Amadeo, a 41-unit condo development plus 4 commercial units in New Westminster, BC
18. Legacy on Robson, a 21-unit condo development with 3 commercial units in downtown Vancouver, BC
19. The Conservatory, a 99-unit condo development in Kelowna, BC

III. Rental Buildings:

1. Glenmerry Market Ltd, Liquidator of three tenanted residential buildings (120 units) and two leased commercial buildings located in Trail, BC.
2. Queen Mary Park Place, Receiver-Manager of a 16-unit commercial strip mall in Edmonton, AB.
3. Morinville Plaza and Suites, Receiver-Manager of a residential short term rental property with 35 rooms, and 6 commercial bays located in Morinville, AB.

4. Horizon Commercial Development, Receiver-Manager of a 320-room private student housing development with 8 commercial units in Edmonton, Alberta.
5. Broadmoor Commercial Plaza Development, commercial retail plaza with 65,000 sq. feet of leasable space in Sherwood Park, Alberta.
6. BTB Property Holdings, a 57-unit motel operating under the EconoLodge brand with a Ricky's All Day Grill in Brooks, Alberta.
7. The Killarney Villa, Receiver and Manager of a 28-unit residential strata development in Vancouver, BC

IV. Resort Properties:

1. Wildgoose Vintners Ltd., winery, bistro and four separate vineyards located in South Okanagan Valley of BC
2. Kamlands Holdings Ltd. (Tobiano), a 1,000-acre resort development with an 18-hole championship golf course, in Kamloops BC
3. Gibson Pass Resort, a 4-season resort including downhill skiing located in Manning Park
4. Westbeach Resort recreational RV park on Shuswap Lake near Scotch Creek
5. Hemlock Valley Ski Resort in Harrison Mills, BC
6. Kutenai Landing, development property in Nelson, BC
7. Timber Ridge, development property on Okanagan Lake in Kelowna, BC

V. Retirement Residence:

1. Squamish Retirement Residence, a 75-unit, four-storey retirement home on one acre of land in Squamish, BC.

APPENDIX B

Resumes of

- i. Mario Mainella**
- ii. Alan Davies**

MARIO MAINELLA, CPA, CIRP

PROFESSIONAL QUALIFICATIONS

BACKGROUND

Mario Mainella is a Chartered Professional Accountant, Chartered Insolvency and Restructuring Professional, Licensed Insolvency Trustee and a member of the Insolvency Institute of Canada.

EXPERIENCE

Mario has experience in carrying out financial assessments, liquidations and insolvency related engagements on behalf of financial institution, other creditors, and debtors in a variety of industries including real estate, forestry, mining, agriculture, manufacturing, and retail and service sectors.

Specific industry experience includes the following:

REAL ESTATE INDUSTRY

Involved in a variety of real estate projects that have ranged from the completion of construction and sale of condominium units, viability assessments on land or partially completed projects, to the completion of site servicing for land developments.

Currently managing the following real estate projects:

- Monitor under the CCAA of Alderbridge Way Limited Partnership, Alderbridge Way GP Ltd, and 0989705 BC Ltd. The asset is a 5.14-acre development property located in Richmond, BC with a proposed buildable 1,007,536 SF;
- Receiver Manager of 0876242 B.C. Ltd and Gateway Development Limited Partnership which is a six-storey industrial use building located in Vancouver, BC;
- Liquidator of 304768 BC Ltd and Glenmerry Market Ltd. The assets include three residential tenanted rental buildings (120 units), two tenanted commercial buildings and a single-family residence, all of which are located in Trail, BC;

- Liquidator of Value Equity Ltd, a company that includes development properties located in Surrey BC, and industrial properties located in Surrey, BC, Calgary Alberta and Lacombe County Alberta;
- Receiver-Manager of 1143924 BC Ltd and Buffalo-Gentai Development Ltd, a development property with a proposed multifamily site with a buildable density of 173,501 SF;
- Receiver-Manager of Westpointe of Windermere, a 100-acre land development in Edmonton, Alberta consisting of 173 estate size residential lots; and,
- Receiver-Manager of Kings Legacy Development Inc., a 66-acre land development located in Anmore, BC.

Managed the completion, development and/or sales and marketing of the following developments:

- Receiver-Manager of Wildgoose Vintners Ltd – winery, bistro and four separate vineyards located in South Okanagan Valley of BC;
- Receiver-Manager of 0981478 BC Ltd. (known as "Murrayville House"), a 92-condo development located in Langley, BC;
- Conian Developments – Two phased development on 3.2 acres of land located in Surrey, BC. Phase one had a 20% completed building for a proposed 156 units and phase two had a proposed 333-unit building;
- Main Street Arts – Development Property located in Vancouver, BC;
- Receiver-Manager of The Killarney Villa, a 28-unit residential strata development located in Vancouver, BC;
- Monitor under CCAA proceedings on 1034179 B.C. Ltd. (known as "St. Annes"), a 66-unit multifamily project in Maple Ridge, BC;
- Managed the receivership and sale of Millennium Evelyn Properties, a 21-acre master planned site in West Vancouver;
- Receiver-Manager of Medican Westbank Development Inc., an 82-unit condo project in West Kelowna, BC;
- Receiver of Newgen Harrison Development Inc., a 90-acre land development located in the District of Kent in BC;
- Receiver-Manager of Tuscany Villas, an 84-unit condo project in West Kelowna, BC;

Mario Mainella, CPA, CIRP

- Pointe of View (Squamish) Development Inc., a five-phase development with over 250 units in Squamish, BC;
- Chandler Homer Street Ventures Ltd., a 190-unit condominium development known as the Homer & Helmcken Yaletown, located in the Yaletown district in Downtown Vancouver;
- Cook and Katsura Homes Inc., a 108-unit condominium development known as the Garden City Living project, located Richmond, BC;
- N&R Trucking Ltd., a 30-unit town house development known as Portside Court, located in Sicamous, BC;
- CB Development 2000 Ltd, 36 single family detached home development known as the Riverbend project located in Coquitlam, BC; and
- Monitor under the CCAA of New Future Building Group which includes the following:
 - Five phase – 254-unit condo project in Kamloops, BC;
 - 84-unit condo project in West Kelowna, BC;
 - Operating retirement residence in Squamish, BC;
 - Operating recreational RV park on Shuswap Lake near Scotch Creek;
 - 21-unit project in Blind Bay, B.C. on Shuswap Lake;
 - Development property on Okanagan Lake; and,
 - Development property in Nelson, BC.

FORESTRY INDUSTRY

Involved in a variety of forest industry related assignments including pulpmills, sawmills, remanufacturing plants, wood preservers, log broker and logging contractors.

Mario managed the Bankruptcy of Port Alice Specialty Cellulose Inc from December 2004 to December 2005 on a full-time basis and included the following:

- Preparation and distribution of CIM to prospective purchasers;
- Preparation of cash flows and cash management;
- Management of the pulp mill site;
- Ensure adequate maintenance, environmental management, and safety staff;

Mario Mainella, CPA, CIRP

- Worked with the following at the Province of British Columbia:
 - Ministry of Economic Development;
 - Ministry of Forests;
 - Ministry of Environment;
 - Ministry of Community Services; and
 - Ministry of Agriculture and Lands.
- Worked with the National and Local Executives of the Communication Energy and Paperworkers Union; and
- Worked with the Mayor and various Council Members of the Village of Port Alice.

Other forestry related assignments Mario has been involved with are:

- New Skeena Forest Products Ltd., a major pulp and lumber manufacturer acting as Monitor under CCAA;
- Sale of the assets of Lytton Lumber Ltd. as Interim Receiver including the sawmill, remanufacturing plant and forest licenses;
- Viability and management assessment of a B.C. interior logging operation;
- Viability and management assessment of a specialty wood product manufacturer;
- Viability assessment and review of costs of lumber remanufacturing plant;
- Viability assessment and Business Plan assessment of a cedar shake and shingle operation;
- Sale of the assets of Lytton Lumber Ltd. as Interim Receiver, including the sawmill, remanufacturing plant and forest licenses; and
- Viability and management assessment of a lumber remanufacturing operation located in the Fraser Valley.

MINING INDUSTRY

Mario is currently involved in the Receivership of Quinsam Coal Corporation and includes:

- Preparation and oversight of a sales process for the assets of Quinsam Coal Corporation;
- Preparation of cash flows and cash management;

Mario Mainella, CPA, CIRP

- Management of mine site;
- Ensure adequate maintenance, management and site safety;
- Managing a sales and investment solicitation process;
- Liaising with the representatives of the Provincial Government and mine site personnel to comply with environmental, mining and safety procedures and to prepare for the possibility of a reclamation of the mine site;
- Liaise with the following at the Province of British Columbia:
 - Ministry of Energy, Mines and Petroleum Resources;
 - Ministry of Environment;
 - Ministry of Jobs, Trade and Technology;
 - Ministry of Finance; and,
 - Ministry of Attorney General.

AGRICULTURE INDUSTRY

- Viability and management assessment of a Hot House company with operations in Canada and the U.S. with gross sales in excess of \$125 million and 250 acres under glass;
- CFO and General Manager of a 48 Acre Hot House operation located in the Fraser Valley;
- Interim CFO/General Manager to a large hot house operation in the Fraser Valley;
- Interim CFO/General Manager of Houweling Nurseries Ltd, B.C. operations;
- Involved in the restructuring of Houweling Nurseries, a greenhouse vegetable grower in B.C. and the U.S. with a combined 134 acres of greenhouses, to perform the following:
 - Viability assessment of the operations;
 - Monitor under CCAA of the Canadian operations; and
 - Interim CFO/COO of the Canadian operations for six months.

MANUFACTURING INDUSTRY

- Consulting to a secured lender regarding a manufacturing company with three locations throughout British Columbia;
- Interim Receiver of Alpha Neon Ltd. with the mandate to sell the company as a going concern;
- Trustee under a Proposal for Precision Metalform Ltd.;
- Receiver of Darford International Inc.;
- Receiver-Manager of Whistler Creek Furniture Company;
- Sale of a going concern operation of a sign leasing/manufacturing company in receivership;
- Viability and management assessment of an over-the-counter drug manufacturer; and
- Viability and management assessment of a large electronic manufacturing company with annual sales in excess of \$150 million.

RETAIL, SERVICE AND TECHNOLOGY INDUSTRIES

- Involved in a variety of business reviews, receiverships and bankruptcies including:
 - Trustee in bankruptcy of Left Travel Inc.
 - Trustee in bankruptcy of Netlink Computer Inc.;
 - Trustee in bankruptcy of United Front Games Ltd.;
 - Trustee in bankruptcy of Parktoria Technologies, Ltd.;
 - Receivership of Pollard Equipment (Kamloops) Ltd.;
 - Managed the receivership of Teco Natural Resource Group;
 - Viability and management assessment, and Receivership of David L. Jones, a floral and hard goods distributor with operations in B.C., Alberta, and Manitoba; and
 - Viability and management assessment of a retail company with operations in B.C., Alberta, Ontario, and Quebec.

Mario Mainella, CPA, CIRP

SKILLS

- Business turnarounds
- Workouts
- Insolvency consulting
- Managing companies

EDUCATION

- Licensed Insolvency Trustee, 2006
- Chartered Insolvency and Restructuring Professional, 2006
- Chartered Accountant, 1999
- Bachelor of Business Administration – Simon Fraser University (Accounting and Finance)

DIRECTOR AND COMMITTEE

- Member of the Professional Conduct Committee for CAIRP (2014 – Present)
- Director of BCAIRP (2013 – 2016)
- CRA Liaison Committee Member of BCAIRP (2013 – 2016)

VOLUNTEER WORK

- Treasurer, Brentwood Nursery School Society (2006-2009)
- Coach and Manager of Cliff Avenue United Football Club (2010 – 2018)

PROFESSIONAL QUALIFICATIONS

ALAN DAVIES

BACKGROUND

Alan Davies is President of Listrac Developments Ltd. and has been an integral part of the development and construction industry for over thirty five years.

He has extensive experience in land acquisition, negotiations with local authorities in respect to zoning changes, development permits and building permits. This includes development and construction of condominiums, residential, rental, industrial buildings, commercial buildings, hotels, non-profit housing and care homes, as well as marketing, leasing and property management of residential, industrial and commercial properties.

PROFESSIONAL EXPERIENCE

As President of Listrac Developments Ltd. and Vice-President for British Columbia for a major development company responsible for land acquisition, project development including rezoning, development and building permit approvals, marketing, leasing and property management of some 50 projects. These projects included condominiums, multifamily residential rental, multi tenant industrial and commercial. The following are some of the specific projects:

- Site acquisition, City of Vancouver approval, development and construction of a 700 unit high rise and low rise condominium project. Required rezoning, subdivision, site servicing, park and City road dedication and construction;
- Development, construction and marketing of a 515 unit low rise and townhouse project, Richmond, BC;
- Development, construction and property management of a multi tenant service commercial building, Richmond, BC;
- Site acquisition, development, City approvals, construction and marketing of a 200 unit high rise condominium project, Burnaby, BC;
- Site acquisition, development, City approvals, construction and property management of a 115 unit townhouse rental project, Delta, BC;
- Development, subdivision, servicing and marketing of a single family lot subdivision, Delta, BC;

- Site acquisition, development, City approvals, construction and property management of a 165 unit low rise residential strata rental project, South Surrey, BC;
- Land acquisition, development, City approvals, construction, interior design, furniture, fixtures and equipment coordination, negotiations for liquor licence, negotiations and monitoring of operator for a 5 star downtown Vancouver hotel. This hotel contains restaurants and banquet rooms;
- Development, construction and property management of a retail/residential building in Vancouver, BC;
- Land acquisition, development, City approvals, construction, interior design, coordination of furniture purchasing and installation for an all suite hotel in downtown Vancouver, BC;
- Development, construction and marketing of a 144 unit high rise condominium in Richmond, BC;
- Retained by the Receiver Manager to act as marketing coordinator and consultant on a luxury high rise condominium in downtown Vancouver, BC. Assisted in preparing amended disclosure documents, setting up marketing program and assisted in sales of condominiums;
- Owner's agent for the development and construction of the Chilliwack Holiday Inn. Obtain City approvals, coordinate consultants, coordinate construction tender, recommend contractor, monitor construction, obtain liquor licence, coordinate furniture purchase and installation;
- Retained by a major accounting firm to undertake a development, construction and marketing review of a multi staged townhouse and apartment project in Whistler, BC. Required analysis of existing contracts, cost allocation of site services to each stage, development costs and marketing values and strategy;
- Construction management of 24,000 square foot retail store, included code and seismic upgrade of existing building and coordination of design and installation of interior offices and sales floor. Coordination of consultants, obtain all City approvals and permits;
- Approximately 100,000 square feet of multi use industrial space for the Beedie Group. Coordinate consultants, obtain development permit, confirm site servicing, and review costs;
- Secured by way of an option to renovate and sell four strata units projects;
- Retained by the Receiver Manager to provide construction management and marketing consulting on a low rise condominium in White Rock, BC. Complete construction, negotiate with City for approvals, set up marketing program and assist in sales of the condominiums.
- Project management of a retail and commercial building in Calgary, Alberta. Included finalizing plans, obtaining City approvals, assist contractor on coordination and contracts to construct a 2,500 square foot addition, a 5,000 square foot mezzanine for offices and a 26,000 square foot retail floor. Work with interior designer to have all millwork and special finishes manufactured and installed. Monitor costing and obtain occupancy permit;
- Development and marketing analysis of a 650 unit condominium project in Burnaby, BC for

a Japanese Company;

- Retained by the Receiver Manager to provide construction management and marketing coordination on a condominium townhouse project in Port Coquitlam. Complete construction, assist in preparation of amended disclosure, prepare marketing plan and assist in sale of townhouses;
- Retained by one of the major banks to prepare a report for recommended course of action on a partially completed project. Analyze condominium market for completed building and recommend sales strategy and pricing. Analyze market potential and make recommendation for portion of site zoned for restaurant or pub use;
- Retained by the Receiver Manager to manage the sale of numerous properties, land and buildings on Vancouver Island and in the Lower Mainland with a value of approximately \$20,000,000;
- Retained by one of the major banks to provide a recommended course of action to generate sales at a condominium project in Powell River, BC. Inspect building, check local market and prepare report of recommended pricing and marketing;
- Project management for a golf centre, which included a driving range, clubhouse and golf course. Services included obtaining approvals from Department of Fisheries and Ministry of Environment. Coordinate all consultants; obtain development and building permits from the City of Coquitlam. Coordinate and monitor construction and contractors;
- Retained by the Receiver Manager to monitor property management and assist in the sale of a commercial building in Victoria, BC;
- Development and construction of a senior citizens housing complex and community centre in Langley, BC;
- Development and construction of a non profit rental apartment in Vancouver, BC;
- Retained by the Trustee in Bankruptcy to coordinate leasing of an office building in Vancouver, BC;
- Retained by the Trustee in Bankruptcy to coordinate marketing of a townhouse project in Duncan, Vancouver Island, BC. Attend project to inspect townhouses, check local market, recommend and implement sales pricing and strategy and coordinate sales;
- Retained by a bank to provide a report on municipal, environmental and servicing requirements together with estimated costs. Analyze market for serviced land value and estimated raw land value for an industrial property in Delta, BC;
- Retained by a major accounting firm to review lease rates, potential for leasing, costs involved in code and seismic upgrades to allow change of use from retail to commercial for a building in downtown Vancouver, BC. Provide estimated residual value of property;
- Retained by a bank to review the marketability of an existing single family development and townhouse property. Provide projected sales values and construction development costs on a property in Parksville, Vancouver Island, BC;

- Negotiate an amendment to the Community Plan to allow industrial use, obtain subdivision and site servicing approval. Preload site for an industrial property in the City of Richmond, BC;
- Retained by the Receiver/Manager to oversee the completion of construction and secure occupancy of The Sophia, a 81 unit condominium development in Mount Pleasant, Vancouver, BC;
- Retained by the Receiver/Manager to oversee the completion of construction and secure occupancy of The Amadeo, a 41 unit condominium development plus 4 commercial units in New Westminster, BC;
- Retained by the Receiver/Manager to oversee the completion of construction and secure occupancy of Riverbend, a 36 unit single family development in Coquitlam, BC.

OTHER PROFESSIONAL ACTIVITIES

- Past Director of the Urban Development Institute;
- Invited and participated in the following committees;
- Provincial Government – Labour relations;
- Provincial Government – Non-profit housing;
- City of Vancouver – Liaison Committee urban development.

No. _____
Vancouver Registry

**IN THE SUPREME COURT OF BRITISH
COLUMBIA
IN BANKRUPTCY AND INSOLVENCY
IN THE MATTER OF THE RECEIVERSHIP OF
EVERGREEN HOUSE DEVELOPMENT
LIMITED PARTNERSHIP and PORT CAPITAL
DEVELOPMENT (EV) INC.**

Between

DOMAIN MORTGAGE
CORP.

Petitioner

and

EVERGREEN HOUSE
DEVELOPMENT
LIMITED
PARTNERSHIP and
PORT CAPITAL
DEVELOPMENT (EV)
INC.

Respondents

A F F I D A V I T

OWEN BIRD LAW CORPORATION

P.O. Box 49130
Three Bentall Centre
2900 - 595 Burrard Street
Vancouver, BC V7X 1J5

Attention: Scott H. Stephens
File No. 37943-0002
