



FORM 109 (RULE 22-2(2) AND (7))

This is the 1st affidavit
of L. Ward in this case
and was made on October 4, 2022

No. S-205095
Vancouver Registry

In the Supreme Court of British Columbia

IN THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*,
R.S.C. 1985, c. C-36, AS AMENDED

—AND—

IN THE MATTER OF THE *BUSINESS CORPORATIONS*
ACT, S.B.C. 2002, c. 57, AS AMENDED

—AND—

IN THE MATTER OF A PLAN OF COMPROMISE AND
ARRANGEMENT OF 1379305 B.C. LTD. and EVERGREEN
HOUSE DEVELOPMENT LIMITED PARTNERSHIP

AFFIDAVIT

I, Lisa Ward, businessperson, of c/o 2900-595 Burrard Street, Vancouver, B.C., AFFIRM
THAT:

1. I am the Vice President, Risk Management, of Domain Mortgage Corp. ("**Domain**"), 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. Attached as Exhibit "**A**" is a Loan Payout Statement dated October 4, 2022 setting out the debt owed to Domain as of October 12, 2022 under the first, second and third loan segments (see Section 6 of the commitment letters dated July 30, 2021 and February 7, 2022), inclusive of legal costs incurred to date but exclusive of unbilled legal costs. Domain includes the quantum of legal costs incurred in order to provide transparency to the Court, the Monitor and the subordinate

creditors. By doing so Domain does not intend to waive privilege, including privilege over its solicitors' files.

AFFIRMED BEFORE ME
at the City of Vancouver, in the Province of
British Columbia, this 4th day of October,
2022.

A Commissioner for taking Affidavits for
British Columbia

LISA/WARD

SCOTT H. STEPHENS
Barrister & Solicitor
P.O. Box 49130
2900-595 BURNARD STREET
VANCOUVER, B.C. V7X 1J5
(604) 691-7521

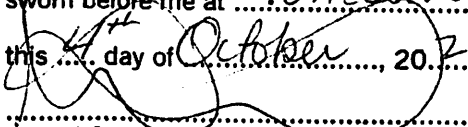
DOMAIN MORTGAGE

Domain Mortgage Corp.
1100-1040 West Georgia St.
Vancouver, BC V6E 4H1
604.681.3000

Owen Bird Law Corporation
Three Bentall Centre
29th Floor
595 Burrard Street
PO Box 49130
Vancouver, BC V7X 1J5

Attention: Scott H. Stephens

BY EMAIL
October 4, 2022

This is Exhibit "A" referred to in the
affidavit of Lisa Ward
sworn before me at Vancouver, B.C.
this 4th day of October, 2022

A Commissioner for taking Affidavits
within British Columbia

Dear Scott,

LOAN PAYOUT STATEMENT

RE:

Loan No.	2021-010 (Terrace House)
Loan Description	\$16,500,000 First Mortgage Loan (the "Loan") to Evergreen House Development Limited Partnership and Port Capital Development (EV) Inc. (collectively the "Borrower") in favour of Domain Mortgage Corp. (the "Lender") Discharge of Mortgage No. CA7337616 Discharge of Assignment of Rents No. CA7337617
Secured Property Description	1250 West Hastings Street, Vancouver B.C. (the "Secured Property")

As requested, we provide the following Loan payout figures:

Principal balance as of September 30, 2022 – Domain Senior Loan Tranche	\$17,396,120.99
Interest October 1 - 12, 2022 – Domain Senior Loan Tranche	\$94,411.92
Loan Servicing Fee October 1 - 12, 2022 – Domain Senior Loan Tranche	\$1,356.24
Administration Fees – As per Section 20 of the Commitment Letter – Domain Senior Loan Tranche	\$26,875.00
Unpaid Loan Servicing Fee – Month of July, August, September 2022	\$10,312.50
July 29, 2022 Protective Disbursement – Owen Bird Law Corporation (Invoice #246259)	\$67,092.87
August 10, 2022 Protective Disbursement – Critical Site Preservation Costs (multiple vendors/invoices)	\$33,689.49
September 20, 2022 Protective Disbursement – Owen Bird Law Corporation (Invoice #247163)	\$30,400.26

Owen Bird unbilled legal account - to be determined	TBD
Total Amount Owing on or before October 12, 2022 before 1:00 PM	<u>\$17,660,259.27</u>
Per diem (Interest and Loan Servicing Fee) thereafter (valid until October 31, 2022) – Domain Senior Loan Tranche	\$7,980.68

***Junior Loan Tranche - Amounts Owing to 1260780 B.C. LTD. And 1296371 B.C. LTD. is not included.**

NOTE: This Loan Payout Statement is valid until October 31, 2022 before 1:00 PM. If payment is not received by our office by 1:00 PM on October 31, 2022, please request a new Loan Payout Statement.

If payment is not received by 1:00 PM, on the day of payout, we will require loan interest to the next banking day. We do not accept payments Saturdays, Sundays, or holidays.

Yours truly,

Domain Mortgage Corp.

Per:



Shannon Wallaker, CPA
Manager, Mortgage Administration

E.&O.E.

No. S-205095
Vancouver Registry

In the Supreme Court of British Columbia

IN THE MATTER OF THE *COMPANIES'*
CREDITORS ARRANGEMENT ACT,
R.S.C. 1985, c. C-36, AS
AMENDED

-AND-

IN THE MATTER
OF THE *BUSINESS*
CORPORATIONS
ACT, S.B.C. 2002, c.
57, AS AMENDED

-AND-

IN THE MATTER OF A PLAN OF COMPROMISE
AND ARRANGEMENT OF 1379305 B.C. LTD. and
EVERGREEN HOUSE DEVELOPMENT LIMITED
PARTNERSHIP

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
