

This is the 1<sup>st</sup> affidavit of Harry Ketchedjian  
in this case and it was made on February 26, 2026



NO. S-261320  
VANCOUVER REGISTRY

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

**BETWEEN:**

**ROYAL BANK OF CANADA**

**PLAINTIFF**

**AND**

**WESTCOAST APPLIANCE CENTRE 2014 LTD.  
CAPITAL IRON (2022) LTD.  
ARAM HOLDINGS LTD.  
TAHAMTAN ARAM ALSO KNOWN AS FRED ARAM**

**DEFENDANTS**

**AFFIDAVIT #1 OF HARRY KETCHEDJIAN**

I, Harry Ketchedjian, with an address for service of 900 – 980 Howe Street, Vancouver, British Columbia, V6Z 0C8, **AFFIRM THAT:**

1. I am the Vice-president, Commercial Credit & Operations of Cantrex Nationwide Group Inc. (“Cantrex”), and as such have personal knowledge of the facts and matters hereinafter deposed to, except where so stated on information and belief, in which case, I verily believe such facts to be true.
2. Cantrex is a party to a series of security agreements with Defendants that it seeks to uphold during these proceedings, as detailed below.

The Capital Iron Security

3. On September 21, 2023, Cantrex executed a security agreement with the defendant Capital Iron 2022 Ltd. (“Capital Iron”).
4. Attached and marked as **Exhibit “A”** is a true copy of a security agreement between Cantrex and Capital Iron (the “Capital Iron GSA”). Pursuant to this agreement, Capital Iron granted Cantrex a security interest in all inventory, equipment, monetary obligations, and undertaking and property of Capital Iron as specified in section 1 of the agreement (the “Capital Iron Security”).

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5. Another defendant in this proceeding, Westcoast Appliance Centre 2014 Ltd. ("Westcoast"), provided a corporate guarantee pursuant to this agreement. Attached and marked as **Exhibit "B"** is a true copy of this guarantee, executed on September 21, 2023.
6. Cantrex was also provided a personal guarantee from the defendant Tahamtan AKA Fred Aram with respect to the Capital Iron Security. Attached and marked as **Exhibit "C"** is a copy of this guarantee, executed on September 21, 2023.
7. That same day, Mr. Aram executed a subordination agreement with Cantrex in his capacity as a creditor of Capital Iron. This agreement subordinated current and future indebtedness, claims, rights, and causes of action Capital Iron had to Mr. Aram to that of Cantrex against Capital Iron, whether at the time or into the future. Attached and marked as **Exhibit "D"** is a true copy of this agreement.
8. Attached and marked as **Exhibit "E"** is a true copy of a Notice of Acquisition of Purchase Money Security Interest ("PMSI") dated October 3, 2023 from Cantrex notifying Masonlift Ltd. ("Masonlift") that Cantrex claims priority over Masonlift's security interests in the Capital Iron Security.
9. On November 21, 2023, The Plaintiffs, Capital Iron, and Cantrex entered into a priority agreement concerning the inventory of Capital Iron (the "**Capital Iron Priority Agreement**"). This agreement sets out priorities that the Plaintiffs' security and Cantrex's security, such that:
  - a. The Plaintiffs' security was postponed and subordinated to Cantrex's security with respect to all new inventory acquired by or on behalf of Capital Iron that is financed by Cantrex and that is subject to Cantrex's security (the "**Cantrex Capital Iron Priority**");
  - b. Cantrex's security was postponed and subordinated to the Plaintiffs' security on all present and after-acquired property of Capital Iron other than the inventory subject to the Cantrex Capital Iron Priority and the proceeds of sale of the Cantrex Capital Iron Inventory (the "**RBC Priority**");
  - c. Once the Cantrex Capital Iron Priority satisfies the debt Capital Iron owes to Cantrex, it will be subordinated to the RBC Priority; and
  - d. Cantrex is entitled to make claims against monies which are deposited in or disbursed from any account of Cantrex maintained with the Plaintiff when:
    - i. said proceeds are direct proceeds of the inventory subject to the Cantrex Capital Iron Priority; and
    - ii. said proceeds remain on the deposit in the account Capital Iron maintained with the Plaintiff when the Plaintiff receives written notice from Cantrex that it is enforcing the Capital Iron Security.
10. Attached and marked as **Exhibit "F"** is a true copy of the Capital Iron Priority Agreement.
11. Attached and marked as **Exhibit "G"** is a true copy of a Personal Property Security Registry ("PPSA") search result for Capital Iron, conducted by McEwan Cooper Kirkpatrick LLP on February 26, 2026.

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The Westcoast Security

12. On March 23, 2018, Cantrex executed a security agreement with Westcoast (the "Westcoast GSA").
13. Cantrex's security encompassed the inventory, equipment, monetary obligations, and undertaking and property of Westcoast as detailed in section 1 of the Westcoast GSA (the "Westcoast Security"). Attached and marked as **Exhibit "H"** is a true copy of the Westcoast GSA.
14. There are a series of guarantees that were executed respecting the Westcoast GSA, including:
  - a. a personal guarantee from Mr. Aram dated April 3, 2018; a true copy of which is attached and marked as **Exhibit "I"**
  - b. a corporate guarantee from Capital Iron dated July 3, 2024; a true copy of which is attached and marked as **Exhibit "J"**; and
  - c. a corporate guarantee from Aram Holdings dated June 4, 2025; a true copy of which is attached and marked as **Exhibit "K"**.
15. Attached and marked as **Exhibit "L"** is a compilation of PMSI letters from June 2019 from Cantrex respecting the Westcoast Security, notifying the following entities of the Westcoast Security and its priorities over their security interest in the Westcoast Security;
  - a. Wells Fargo Capital Finance Corporation Canada ("**Wells Fargo**");
  - b. Royal Bank of Canada.(Toronto and Burlington);
  - c. Business Development Bank of Canada;
  - d. VIP Distributors Inc./National Buying Associates; and
  - e. D.S.L.S. Holdings Ltd.
16. On July 3, 2024, Cantrex executed a subordination agreement with Aram Holdings Ltd. that subordinated current and future indebtedness, claims, rights, and causes of action Westcoast had to Aram Holdings Ltd. to that of Cantrex against Westcoast, whether at the time or into the future. Attached and marked as **Exhibit "M"** is a true copy of this agreement. At this time, Cantrex already had a subordination agreement of the same nature in place with Mr. Aram dated April 3, 2018. Attached and marked as **Exhibit "N"** is a true copy of that agreement.
17. Attached and marked as **Exhibit "O"** is a true copy of a Personal Property Security Registry ("**PPSA**") search result for Westcoast, conducted by McEwan Cooper Kirkpatrick LLP on February 26, 2026.

Indebtedness at Stake


This is the 1<sup>st</sup> affidavit of Harry Ketchedjian in this case and it was made on February 26, 2026

- 18. Attached and marked as **Exhibit "P"** is a true copy of Cantrex's demand letter to Capital Iron dated February 21, 2026, indicating that with respect to Capital Iron's indebtedness to Cantrex, there are \$254,954.13 in outstanding invoices and \$63,299.48 in authorized orders. In addition, Capital Iron may be responsible as a guarantor for Westcoast's indebtedness, currently totaling \$2,274,408.37.
- 19. Attached and marked as **Exhibit "Q"** is a true copy of Cantrex's demand letter to Westcoast dated February 21, 2026, indicating that with respect to Westcoast's indebtedness to Cantrex, there are \$2,011,649.10 in outstanding invoices and \$262,759.27. In addition, Westcoast may be responsible as a guarantor for Capital Iron's indebtedness, totaling \$318,253.61.
- 20. On February 21, 2026, Cantrex delivered these two letters via email to Mr. Aram. Attached and marked as **Exhibit "R"** is a copy of this email.
- 21. Cantrex has not agreed to have a receiver's charge prime its security, nor has it agreed that a receiver take possession of the collateral secured thereby. In general, Cantrex prefers to exercise its remedies under the *Personal Property Security Act*, R.S.B.C. 1996, c. 359, rather than by way of receivership.
- 22. As Cantrex still has the aforementioned amounts owed to it by Westcoast and Capital Iron, it does not want to have its security compromised by these proceedings.

Remote Commissioning

- 23. I was not physically present before the commissioner of this affidavit, but was present before the commissioner by video technology, and this affidavit was commissioned following the process for remote commissioning of affidavits as set out in Appendix A of the Law Society of British Columbia's Code of Professional Conduct.
- 24. I acknowledge the solemnity of making this affidavit and the consequences of making an untrue statement herein.

AFFIRMED BEFORE ME in the city of )  
Vancouver, in the Province of British )  
Columbia, on this 26<sup>th</sup> day of February, )  
2026 )

  
\_\_\_\_\_  
A Commissioner for taking Affidavits in )  
British Columbia )

  
\_\_\_\_\_  
Harry Ketchedjian

**MILA GHORAYEB**  
*Barrister & Solicitor*  
**MCEWAN COOPER KIRKPATRICK LLP**  
900-980 Howe Street  
Vancouver, BC V6Z 0C8  
(778) 383-7274

THIS IS EXHIBIT "A" REFERRED TO IN  
AFFIDAVIT # 1 OF Harry Ketchedjian

AFFIRMED BEFORE ME AT

Vancouver, British Columbia

THIS 26th Day of February 2026



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A Commissioner for Taking Affidavits in  
British Columbia

# Security Agreement

**CANTREX**  
nationwide

TO:

**CANTREX NATIONWIDE GROUP INC.**  
**("Cantrex")**  
9900 Cavendish, Suite 400  
Town of St-Laurent  
Quebec, H4M 2V2

## 1. SECURITY INTEREST

For value received, the undersigned ("Dealer") hereby grants to Cantrex a security interest (the "Security Interest"), in all of the following, whether now owned or hereafter owned or acquired by or on behalf of Dealer:

(a) all goods that are held by Dealer for sale or lease or that have been leased or that are to be furnished or have been furnished under a contract of service, or that are raw materials, work in process or materials used or consumed in the business of Dealer ("Inventory"), and all Proceeds thereof;

(b) all equipment of whatever kind and wherever situate, including, without limitation, all machinery, tools, apparatus, plant, furniture, fixtures and vehicles of whatsoever nature or kind ("Equipment"), and all Proceeds thereof;

(c) all monetary obligations owed to Dealer including, without limitation, all book accounts, book debts, accounts, debts, dues, claims, choses in action and demands of every nature and kind and howsoever arising or secured which are due or accruing or growing due to Dealer or owned by Dealer ("Accounts"), and all Proceeds thereof; and

(d) all of the undertaking and property of Dealer (in addition to Inventory, Equipment and Accounts), including, without limitation, leasehold interests, chattel paper, documents of title, securities, instruments, money and Intangibles, and all Proceeds thereof;

(all of the foregoing being hereinafter called "Collateral"); provided that Collateral shall not include (i) the last day of the term of any lease (but upon the enforcement of the Security Interest, Dealer shall stand possessed of such last day in trust to assign the same to any person acquiring such term) or (ii) any "consumer goods" as that term is defined in the PPSA. In this security agreement "PPSA" means the Personal Property Security Act of the Province where the Dealer's principal place of business is located and "Proceeds" has the meaning given to it in the PPSA.

## 2. INDEBTEDNESS SECURED

The Security Interest granted hereby secures payment and satisfaction of any and all obligations, indebtedness and liability of Dealer to Cantrex (including interest thereon) present or future, direct or indirect, absolute or contingent, as principal or as surety, matured or not, extended or renewed, wheresoever and howsoever incurred and any ultimate unpaid balance thereof and whether the same is from time to time reduced and thereafter increased or entirely extinguished and thereafter incurred again and whether incurred by or arising from agreement or dealings between Cantrex and Dealer or by or from any agreement or dealings between Cantrex and any supplier to Dealer or other third party by which Cantrex may be or become in any manner whatsoever a creditor of Dealer (hereinafter collectively called the "Indebtedness"). If the Security Interest in Collateral is not sufficient, in the event of default, to satisfy all Indebtedness, Dealer acknowledges and agrees that it shall continue to be liable for any Indebtedness remaining outstanding and Cantrex shall be entitled to pursue full payment thereof.

## 3. REPRESENTATIONS AND WARRANTIES OF DEALER

Dealer represents and warrants and so long as this security agreement remains in effect shall be deemed to continuously represent and warrant that:

(a) Collateral is genuine and owned by Dealer free of all security interest, mortgages, liens, claims, charges or other encumbrances (hereinafter collectively called "Encumbrances"), save for the Security Interest and those approved in writing by Cantrex;

(b) the amount represented by Dealer to Cantrex from time to time as owing by persons owing payment or performance of Accounts ("Account Debtors") will be the correct amount actually owing by all Account Debtors, except for normal cash discounts where applicable;

(c) the locations specified in Schedule "A" are all the locations at which Collateral is or will be located, save for Inventory in transit to such locations;

(d) the name of Dealer and all names under which the Dealer carries on business are fully and correctly stated on the execution page hereof; and

(e) Dealer has full capacity and authority to enter into this security agreement and to perform its obligations hereunder and this security agreement is a legal, valid and binding obligation of Dealer.

## 4. COVENANTS OF DEALER

So long as this security agreement remains in effect Dealer covenants and agrees:

(a) to keep Collateral free from all Encumbrances, except for the Security Interest and those approved in writing by Cantrex, not to issue a trust deed or deeds and not to sell, exchange, transfer, assign, lease, or otherwise dispose of Collateral or any interest therein without the prior written consent of Cantrex; provided always that, until default (as hereinafter defined), Dealer may, in the ordinary course of Dealer's business, sell or lease inventory and collect and deposit Accounts;

## Security Agreement

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(b) to do, execute, acknowledge and deliver such financing statements and financing change statements and further assignments, security, transfers, documents, acts, matters and things as may be reasonably requested by Cantrex in order to give effect to these presents and to pay all costs for searches and filings in connection therewith;

(c) to remit when due to the appropriate governmental or other authority all amounts which Dealer is required by law to remit including, without limitation, employee deductions for income tax, employee and employer contributions for unemployment insurance, the Canada Pension Plan and any private pension plans, any provincial retail sales tax and the federal goods and services tax;

(d) to pay when due all rent and other amounts owing under any lease of premises leased by Dealer as lessee where any Collateral may be located (a "Premises Lease") and to otherwise observe and perform all the terms and conditions of each Premises Lease;

(e) to insure Collateral against loss or damage by fire and such other risks as Cantrex shall reasonably direct for an amount not less than the amount of the credit facilities granted by Cantrex, with loss payable to Cantrex and Dealer, as their respective interest may appear, and to pay all premiums therefor;

(f) to keep, in accordance with generally accepted accounting principles, consistently applied, proper books of account for Dealer's business as well as accurate and complete records concerning Collateral, and mark any and all such records and Collateral at Cantrex's request so as to indicate the Security Interest;

(g) to deliver to Cantrex from time to time promptly upon request:

(i) copies of all books of account and all records, ledgers, reports, correspondence, schedules, documents, statements, lists and other writings relating to Collateral for the purpose of inspecting, auditing or copying the same,

(ii) copies of all policies and certificates of insurance relating to Collateral, and

(iii) such information concerning Collateral, Dealer and Dealer's business and affairs as Cantrex may reasonably request;

(h) to permit Cantrex at any time and from time to time to verify the existence and state of Collateral in any manner Cantrex may consider appropriate and Dealer agrees to furnish all assistance and information and to perform all such acts as Cantrex may reasonably request in connection therewith and for such purpose to grant to Cantrex or its agents access to all places where Collateral may be located and to all premises occupied by Dealer; and

(i) to notify Cantrex promptly of (i) any change in the information contained herein relating to Dealer, its name, form of entity, ownership, control, locations, or Collateral, and (ii) any material loss or damage to Collateral.

### 5. COLLECTION OF ACCOUNTS

Before or after default under this security agreement, Cantrex may notify all or any Account Debtors of the Security Interest and may also direct such Account Debtors to make all payments on Accounts to Cantrex. Dealer acknowledges that any payments on or other Proceeds of Accounts or other Collateral received by Dealer, whether before or after default under this security agreement, shall be received and held by Dealer in trust for Cantrex and shall be remitted to Cantrex upon request or be dealt with in such other manner as Cantrex may direct, or consent to, in writing.

### 6. DISPOSITION OF MONEY

Subject to applicable law, all money collected or received by Cantrex pursuant to or in exercise of any right it possesses with respect to Collateral shall be applied on account of indebtedness in such manner as Cantrex determines in its sole discretion and any surplus shall be accounted for as required by law.

### 7. EVENTS OF DEFAULT

The happening of any of the following events or conditions shall constitute default hereunder which is herein referred to as "default":

(a) the non-payment when due, whether by acceleration or otherwise, of any principal or interest forming part of indebtedness or the failure of Dealer or any guarantor to observe or perform any obligation, covenant, term, provision or condition contained in this security agreement or any other agreement between Dealer and Cantrex or any guarantor and Cantrex;

(b) the death of or a declaration of incompetence by a court of competent jurisdiction with respect to Dealer or any guarantor, if an individual, or with respect to an individual who directly or indirectly exercises control over Dealer, if Dealer is a corporation;

(c) the bankruptcy or insolvency of Dealer or any guarantor; the filing against Dealer or any guarantor of a petition in bankruptcy; the making of an authorized assignment for the benefit of creditors by Dealer or any guarantor; the appointment of a receiver or trustee of all or part of the business and undertaking of Dealer or any guarantor or of any assets of Dealer or any guarantor or the institution by or against Dealer or any guarantor of any other type of insolvency proceeding under the Bankruptcy and Insolvency Act, the Companies' Creditors Arrangement Act or otherwise;

(d) the institution by or against Dealer of any formal or informal proceeding for the voluntary or involuntary dissolution or liquidation of, settlement of claims against, or winding up of the affairs of, Dealer;

(e) any Encumbrance affecting Collateral becomes enforceable against Collateral;

(f) Dealer abandons the Collateral or ceases or threatens to cease to carry on business or makes or agrees to make a bulk sale of assets or commits or threatens to commit an act of bankruptcy;

## Security Agreement

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(g) any execution, sequestration, extent, lien or other process of any court becomes enforceable against Dealer or if a distress or analogous process is levied upon the assets of Dealer or any part thereof;

(h) Dealer shall be in default under any Premises Lease or in payment of any material indebtedness owed to a third party;

(i) notice is given of the termination of any guarantee or if Dealer fails to provide a renewal of any letter of credit within sixty days of its expiry and Dealer fails to provide Cantrex with additional security in form and substance acceptable to Cantrex; or

(j) any information heretofore or hereafter furnished by or on behalf of Dealer pursuant to or in connection with this security agreement, or otherwise (including, without limitation, the representations and warranties contained herein) or as an inducement to Cantrex to extend any credit to or to enter into this or any other agreement with Dealer, proves to have been false at the time such information was provided.

### 8. ACCELERATION

Cantrex, in its sole discretion, may declare all or any part of indebtedness which is not by its terms payable on demand to be immediately due and payable, without demand or notice of any kind, in the event of default, or, if Cantrex in good faith, based on commercially reasonable grounds, considers itself insecure or that Collateral is, or is about to be placed, in jeopardy. The provisions of this clause are not intended in any way to affect any rights of Cantrex with respect to any indebtedness which may now or hereafter be payable on demand.

### 9. REMEDIES

(a) Upon default, Cantrex, by instrument in writing, or a court of competent jurisdiction on application by Cantrex, may appoint or reappoint any person or persons, whether an officer or an employee of Cantrex or not, to be a receiver (hereinafter called a "Receiver", which term when used herein shall include a receiver and a receiver and manager) of all or any part of Collateral (including any interest, income or profits therefrom) and may remove any Receiver so appointed by instrument and appoint another in his stead. Any such Receiver shall, so far as concerns responsibility for his acts, be deemed the agent of Dealer and not Cantrex, and Cantrex shall not be in any way responsible for any misconduct, negligence, or non-feasance on the part of any such Receiver, his servants, agents or employees. Subject to the provisions of the instrument or the court order appointing him, any such Receiver shall have power to take possession of Collateral, to preserve Collateral or its value, to carry on or concur in carrying on all or any part of the business of Dealer, to act in the name of Dealer and to sell, lease or otherwise dispose of or concur in selling, leasing or otherwise disposing of Collateral. To facilitate the foregoing powers, any such Receiver may, (i) to the exclusion of all others, including Dealer, enter upon, use and occupy all premises owned or occupied by Dealer wherein Collateral may be situated, (ii) maintain Collateral upon such premises, (iii) borrow money on a secured or unsecured basis, (iv) use Collateral directly in carrying on Dealer's business or as security for loans or advances to enable him to carry on Dealer's business or otherwise, as such Receiver shall, in his discretion, determine, and (v) institute, prosecute or defend all suits, proceedings or actions as such Receiver shall, in his discretion, determine. Except as may be otherwise directed by Cantrex, all money received from time to time by such Receiver in carrying out his appointment shall be received in trust for and paid over to Cantrex. Every such Receiver may, in the discretion of Cantrex, be vested with all or any of the rights and powers of Cantrex.

(b) Upon default, Cantrex may, either directly or through its agents or nominees, exercise any or all of the powers and rights given to a Receiver by virtue of the foregoing subsection (a).

(c) Upon default, Cantrex may take possession of, collect, commingle, demand, sue on, enforce, recover and receive Collateral and give valid and binding receipts and discharges therefor and sell, lease or otherwise dispose of Collateral in such manner, at such time or times and place or places, for such consideration and upon such terms and conditions as Cantrex may see fit.

(d) In addition to those rights granted herein and in any other agreement now or hereafter in effect between Cantrex and Dealer, Cantrex shall have, both before and after default, all rights and remedies of a secured party under applicable law. Provided always, that Cantrex shall not be liable or accountable for any failure to exercise its remedies, take possession of, collect, enforce, realize, sell, lease or otherwise dispose of Collateral or to institute any proceedings for such purposes. Furthermore, Cantrex shall have no obligation to take any steps to preserve rights against prior parties to any instrument, security or chattel paper whether Collateral or Proceeds and whether or not in Cantrex's possession and shall not be liable or accountable for failure to do so.

(e) Dealer acknowledges that Cantrex or any Receiver may take possession of Collateral wherever it may be located and by any method permitted by law and Dealer agrees upon request from Cantrex or any Receiver to assemble and deliver possession of Collateral at such place or places as directed.

(f) Dealer agrees to pay all costs, charges and expenses reasonably incurred by Cantrex and any Receiver, whether directly or for services rendered (including solicitors costs on a solicitor and client basis, auditors costs, other fees, expenses and Receiver remuneration), in preparing or enforcing this security agreement, taking and maintaining custody of, preserving, repairing, processing, preparing for disposition and disposing of Collateral and in enforcing or collecting indebtedness and all such costs, charges and expenses, together with any amounts owing as a result of any borrowing by Cantrex or any Receiver, as permitted hereby, shall be a charge on the proceeds of realization, collection or disposition of Collateral and shall be secured hereby.

(g) Dealer agrees that a disposition of any Collateral to the supplier of such Collateral for proceeds equal to its original cost will be a commercially reasonable disposition of such Collateral.

(h) Cantrex shall be deemed not to have elected to retain Collateral in satisfaction of the indebtedness unless Cantrex gives notice in writing to Dealer to that effect.

### 10. POWER OF ATTORNEY

Dealer hereby grants to Cantrex a power of attorney under which Cantrex, through its agents or employees, may execute on behalf of Dealer any conditional sales contracts used or required by Cantrex to evidence financed sales to Dealer of inventory. Under this

## Security Agreement

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power of attorney, Cantrex is authorized to execute any such writings manually or by affixing a mechanical facsimile thereof. Upon Dealer's request, Cantrex will furnish Dealer with a copy of each writing executed under this power of attorney. The cost of filing any writing hereunder with a public office shall be for the account of Dealer. If Dealer is an individual, Dealer hereby declares that this power of attorney may be exercised during any subsequent incapacity on his or her part.

### 11. MISCELLANEOUS

(a) Dealer hereby authorizes Cantrex to file such financing statements, financing change statements and other documents and do such acts, matters and things as Cantrex may deem appropriate to perfect on an ongoing basis and continue the Security Interest, to protect and preserve Collateral and to realize upon the Security Interest and Dealer hereby irrevocably constitutes and appoints Cantrex, through its agents or employees, as the true and lawful attorney of Dealer, with full power of substitution, to do any of the foregoing in the name of Dealer whenever and wherever it may be deemed necessary or expedient. Dealer further authorizes Cantrex to provide to any third party credit, financial or other information. If Dealer is entitled to request a discharge of all or part of the Security Interest, Dealer agrees, subject to applicable law, to pay to Cantrex an administration fee at Cantrex's then current rate for providing a financing change statement to effect such discharge.

(b) Without limiting any other right of Cantrex, whenever Indebtedness is immediately due and payable or Cantrex has the right to declare Indebtedness to be immediately due and payable (whether or not it has so declared), Cantrex may, in its sole discretion, set off against Indebtedness any and all money then owed to Dealer by Cantrex in any capacity, whether or not due, and Cantrex shall be deemed to have exercised such right to set off immediately at the time of making its decision to do so even though any charge therefor is made or entered on Cantrex's records subsequent thereto.

(c) Upon Dealer's failure to perform any of its duties hereunder, Cantrex may, but shall not be obligated to, perform any or all of such duties, and Dealer shall pay to Cantrex, forthwith thereafter, an amount equal to the expense incurred by Cantrex in so doing plus interest thereon from the date such expense is incurred until it is paid at the rate of 24% per annum.

(d) Cantrex may grant extensions of time and other indulgences, take and give up security, accept compositions, compound, compromise, settle, grant releases and discharges and otherwise deal with Dealer, debtors of Dealer, sureties and others and with Collateral and other security as Cantrex may see fit without prejudice to the liability of Dealer of Cantrex's right to hold and realize the Security Interest.

(e) No delay or omission by Cantrex in exercising any right or remedy hereunder or with respect to any Indebtedness shall operate as a waiver thereof or of any other right or remedy, and no single or partial exercise thereof shall preclude any other or further exercise thereof or the exercise of any other right or remedy. All rights and remedies of Cantrex granted or recognized herein are cumulative and may be exercised at any time and from time to time independently or in combination.

(f) Dealer waives, subject to applicable law, (i) notice of any action taken by Cantrex, (ii) its right to receive a copy of any financing statement, financing change statement, verification statement or other statement filed at any time with respect to this security agreement, and (iii) any and all rights of set-off Dealer may have against Cantrex.

(g) This security agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns. This security agreement may not be assigned by Dealer without the prior written consent of Cantrex and for purposes of this security agreement a change in control shall constitute an assignment. In any action brought by an assignee of this security agreement and the Security Interest or any part thereof to enforce any rights hereunder, Dealer shall not assert against the assignee any claim or defence which Dealer now has or hereafter may have against Cantrex.

(h) Dealer acknowledges and agrees that if it amalgamates with any other company or companies then the Security Interest (i) shall extend to "Collateral" (as that term is herein defined) owned by each of the amalgamating companies and the amalgamated company at the time of amalgamation and to any "Collateral" thereafter owned or acquired by the amalgamated company such that the term "Dealer" when used herein would apply to each of the amalgamating companies and the amalgamated company, and (ii) shall secure the "Indebtedness" (as that term is herein defined) of each of the amalgamating companies and the amalgamated company to Cantrex at the time of amalgamation and any "Indebtedness" of the amalgamated company to Cantrex thereafter arising. The Security Interest shall attach to the additional "Collateral" at the time of amalgamation and to any "Collateral" thereafter owned or acquired by the amalgamated company when it acquires rights therein.

(i) No modification, variation or amendment of any provision of this security agreement shall be made except by a written agreement, executed by the parties hereto and no waiver of any provision hereof by Cantrex shall be effective unless provided in writing by Cantrex.

(j) This security agreement and the Security Interest afforded hereby is in addition to and not in substitution for any other security now or hereafter held by Cantrex.

(k) The headings used in this security agreement are for convenience only and are not to be considered a part of this security agreement and do not in any way limit or amplify the terms and provisions of this security agreement.

(l) When the context so requires, the singular number shall be read as if the plural were expressed and the provisions hereof shall be read with all grammatical changes necessary, dependent upon the person referred to being a male, female, firm or corporation.

(m) The Security Interest created hereby is intended to attach when this security agreement is signed by Dealer or, in the case of any after-acquired property, upon the date on which Dealer acquires rights therein.

(n) This security agreement and the transactions evidenced hereby shall be governed by and construed in accordance with the laws of the Province where the Dealer's principal place of business is located.

Security Agreement

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(o) If any provision of this security agreement shall be held invalid or void by any court of competent jurisdiction, the remaining provisions of this security agreement shall remain in full force and effect.

(p) Dealer agrees that the Limitation of Civil Rights Act of the Province of Saskatchewan and the Farm Debt Review Act (Canada) shall have no application to this security agreement.

(q) The parties confirm that it is their wish that this security agreement, as well as all other related documents, including notices, have been and shall be drawn in English only.

12. COPY OF AGREEMENT

Dealer hereby acknowledges receipt of a copy of this security agreement.

IN WITNESS WHEREOF the undersigned has executed this security agreement this 21 day of September, 2023

CAPITAL IRON 2022 LTD.

(Insert Name of Dealer Above)

Witness Signature (if Dealer an Individual)

Authorized Signature of Dealer

Witness: DOUG CHINWECK (Print Name)

CERTIFICATE OF RESOLUTION OF BOARD OF DIRECTORS (to be completed where Dealer is a corporation)

I, the undersigned, Secretary or other authorized officer of CAPITAL IRON 2022 LTD. hereby certify that, at a meeting of the Directors of said Company duly called and held on the 21 day of September, 2023, a resolution was duly passed authorizing the officers of said Company to execute and affix the corporate seal of the Company to this Security Agreement and Power of Attorney and to execute such other documents as may be necessary from time to time.

Secretary

EXECUTION DETAILS

Check and provide details for one of the following:

- 1. [x] If Dealer is a corporation, provide copy of Articles of Incorporation and amendments, list below names and positions of persons signing on its behalf and all names under which Dealer carries on business (provide proof of business name registration(s)).
2. [ ] If Dealer is an individual, list below full legal name, including middle name, and date of birth (provide copy of birth certificate) and all names under which Dealer carries on business (provide proof of business name registration(s)).
3. [ ] If Dealer is a partnership or other form of legal entity, provide details below together with completed Partnership Certificate (and proof of partnership registration) and list all names under which Dealer carries on business (provide proof of business name registration(s)).

President: Tahamtan (Fred) Amar

**Security Agreement**

**CANTREX**  
nationwide

**SCHEDULE "A"**

**1. PRINCIPAL ADDRESS OF DEALER:**

1900 Store Street,  
Victoria, BC, V8T 4R4

**2. OTHER LOCATIONS WHERE COLLATERAL IS OR WILL BE LOCATED:**

[Empty box for other locations]

x   
Signature

Sept 21, 2023

Date

[Faint illegible text]

THIS IS **EXHIBIT "B"** REFERRED TO IN  
AFFIDAVIT # 1 OF Harry Ketchedjian

AFFIRMED BEFORE ME AT

Vancouver, British Columbia

THIS 26th Day of February 2026



---

A Commissioner for Taking Affidavits in  
British Columbia

**CANTREX**  
NATIONWIDE

**CANTREX**  
NATIONWIDE

**CORPORATE GUARANTEE**

In order to induce Cantrex Nationwide Group Inc. ("Cantrex") to enter into contracts with or extend credit or commercial financing to  
**CAPITAL IRON 2022 LTD.**

(herein called the "Borrower") or distributors or dealers of the Borrower, and in consideration of such entering into contracts, extensions of credit or commercial financing, the undersigned hereby absolutely guarantees payment jointly and severally with the Borrower of any and all of the indebtedness, liabilities and obligations of any kind, now or hereafter existing, direct or indirect, absolute or contingent, joint or several, of the Borrower to Cantrex, together with all interest thereon and solicitor's fees, costs and expenses of collection incurred by Cantrex, its receiver or its agent in connection with the preparation, perfection and enforcement of security or other agreements held by Cantrex (collectively, the "Indebtedness"). The liability of the undersigned shall be unlimited and shall bear interest from the date of demand for payment at the rate of 24% per annum.

It is understood and agreed that Cantrex shall not be obligated by reason of this Guarantee to enter into contracts with or extend credit or commercial financing to the Borrower or distributors or dealers of the Borrower.

In the event that the Borrower is a partnership, notwithstanding any change or changes in the Borrower's firm name or any change or changes in the membership of the Borrower or any successor partnership by death, retirement, introduction of a partner or partners, or otherwise, the liability of the undersigned hereunder shall continue and the provisions hereof shall be applicable to all of the indebtedness incurred, as well after as before any such changes.

In the event that the Borrower is a corporation, no change in the name, objects, capital stock or constitution of the Borrower shall in any way affect the liability of the undersigned, either with respect to transactions occurring before or after any such change, and Cantrex is not required to inquire into the powers of the Borrower or any of its directors or other agents acting or purporting to act on its behalf, and moneys, advances, renewals or credits in fact borrowed or obtained from Cantrex in professed exercise of such powers shall be deemed to form part of the indebtedness notwithstanding that such borrowing or obtaining of moneys, advances, renewals or credits shall be in excess of the powers of the Borrower or of its directors or other agents aforesaid, or be in any way irregular, defective or informal.

In the event that the Borrower is an individual carrying on business as a sole proprietorship, notwithstanding any change or changes in the name of the business or the death of that person or the introduction of a partner or partners or a corporate entity through which the Borrower carries on business, the liability of the undersigned hereunder shall continue and the provisions hereof shall be applicable to all of the indebtedness incurred, as well after as before any such changes.

The undersigned agrees that Cantrex may, without notice to the undersigned and without in any manner affecting the undersigned's liability and upon such conditions as Cantrex may deem advisable: (1) extend in whole or in part (by renewal or otherwise), modify, accelerate, change or release any or all of the indebtedness; (2) sell, release, discharge, surrender, modify, impair, exchange, substitute or (if a chose or choses in action) extend the duration or the time for the performance or payment of, any and all property, of any nature and from whomsoever received, held by Cantrex as security for the payment or performance of the indebtedness; (3) settle, adjust or compromise any of Cantrex's claims against the Borrower or any other person. The undersigned hereby ratifies and confirms such extension, renewal, modification, acceleration, change, release, discharge, sale, surrender, impairment, exchange, substitution, settlement, adjustment or compromise, and agrees that the same shall be binding upon the undersigned, and hereby waives its rights to be a party to any such agreement and further waives any and all defenses, counter-claims or rights of set-off which the undersigned might or could have by reason thereof, it being understood that the undersigned, as guarantor hereunder, shall at all times be and remain liable to Cantrex.

The undersigned agrees that all moneys which Cantrex receives with respect to the indebtedness may be applied by Cantrex on such part or parts of the indebtedness as Cantrex sees fit, and Cantrex may change any appropriation of moneys and reapply the moneys as Cantrex sees fit. This Guarantee shall not be diminished or affected by any act or Cantrex's failure to take any act which would prevent subrogation from operating in favour of the undersigned.

The undersigned shall pay the expenses (including legal fees on a solicitor and client basis) incurred by Cantrex in endeavouring to collect the indebtedness, or any part thereof, and in enforcing this Guarantee. Cantrex's records as to the balance of the indebtedness at any time and from time to time shall be final and conclusive without further or other proof. No provision of this Guarantee may be amended, modified or waived without Cantrex's prior written consent.

The undersigned hereby postpones all debts and liabilities of the Borrower to the undersigned, both present and future, to the indebtedness, and all moneys received by the undersigned thereon shall be held in trust for Cantrex and paid over to Cantrex.

The undersigned acknowledges that this Guarantee has been delivered free of any conditions and that no representations have been made to the undersigned affecting the liability of the undersigned under this Guarantee save as may be specifically stated herein and agrees that this Guarantee is in addition to and not in substitution for any other guarantee held or which may hereafter be held by Cantrex. The rights, remedies and benefits herein are cumulative and not in substitution for or exclusive of any rights, remedies or benefits which Cantrex may otherwise have.

The undersigned represents and warrants that its name as it appears below on this Guarantee is its true and correct legal name, and that the Borrower's name as described above on this Guarantee is its true and correct legal name.

The undersigned represents and warrants that the giving of this Guarantee is not in breach of any prohibitions or restrictions on the giving of financial assistance under any applicable legislation to which the undersigned is subject.

This Guarantee shall be construed in accordance with and be governed by the laws of the province where the Borrower's principal place of business is located and for the purpose of legal proceedings this Guarantee shall be deemed to have been made in the said province and to  
(09/02) CorGuar

be performed there, and the courts of that province shall have jurisdiction over all disputes which may arise under this Guarantee and the undersigned hereby irrevocably and unconditionally submits to the non-exclusive jurisdiction of such courts, provided always that nothing herein contained shall prevent Cantrex from proceeding at its election against the undersigned in the courts of any other province, country or jurisdiction.

The undersigned hereby waives: (1) notice of (and acknowledges due notice of) acceptance of this Guarantee by Cantrex or of the creation, renewal or accrual of any liability of the Borrower, present or future, or of Cantrex's reliance upon this Guarantee (It being understood that any and every liability and obligation of the Borrower to Cantrex shall conclusively be presumed to have been created, contracted or incurred in reliance upon this Guarantee); (2) demand of payment from any person indebted in any manner or for any of the liabilities or obligations hereby guaranteed; (3) presentment for payment of any instrument of the Borrower or any other person, protest thereof, and notice of its dishonour to any party thereto and to the undersigned; (4) any right of contribution from guarantors other than the undersigned.

If one or more of the provisions contained herein shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired thereby.

Any termination of this Guarantee shall not affect the liability of the undersigned hereunder with respect to indebtedness created or incurred prior to the effective date of such termination. This Guarantee shall, without further consent of or notice to the undersigned, pass to, and may be relied upon and enforced by any successor or assignee of Cantrex and any transferee or subsequent holder or any of said indebtedness, liabilities or obligations. This Guarantee is binding on the successors and assigns of the undersigned including any successor by reason of amalgamation of or any other change in the undersigned.

It is the express wish of the parties that this agreement and any related documents be drawn up and executed in English. Il est la volonté expresse des parties que cette convention et tous les documents s'y rattachant soient rédigés et signés en anglais.

Dated this 21 day of Sept, 2023

Initials: FA

Guarantee Name WESTCOAST APPLIANCE CENTRE 2014 LTD.

Date: June 6 2023

By: F. Aram Tahamtan Aram  
Title: President c/s

Certificate of Resolution

I, Tahamtan Aram, do hereby certify that I am the duly elected and qualified Secretary of Westcoast Appliance Centre 2014 LTD., a corporation duly organized and existing under the laws of British Columbia, with its principal offices in the City of Victoria

(the "Corporation"), that a meeting of the Directors of the Corporation held on the 21 day of Sept,

2023, duly called, convened and held at which a quorum was present, the following resolution was duly introduced and adopted, and that said resolution is recorded in the minute book of the Corporation and is still in full force and effect and does not in any manner contravene the Articles of Incorporation or Bylaws of the Corporation:

Resolved, that in order to induce Cantrex Nationwide Group Inc. ("Cantrex"), to enter into contracts with, or extend credit or commercial financing to CAPITAL IRON 2022 LTD.

(herein called the "Borrower") or distributors or dealers of the Borrower, and in consideration of such entering into contracts or extensions of credit or commercial financing for business purposes directly beneficial to the Corporation and in furtherance of its corporate purposes, the President, any Vice President or the Secretary, is hereby authorized and empowered for and on behalf and in the name of the Corporation to enter into, execute and deliver, in substantially the form and tenor and containing substantially the terms, conditions and provisions set forth therein, the form of Guarantee presented to this meeting and made an exhibit to these minutes; said Guarantee substantially providing, among other things, that the Corporation guarantees the full and prompt payment of any and all of the indebtedness, liabilities and obligations of any kind, now or hereafter existing, direct or indirect, absolute or contingent, joint or several, of the Borrower to Cantrex together with all interest thereon.

In Witness Whereof, I have hereunto set my hand as Secretary and affixed the corporate seal of the Corporation this 21 day of Sept, 2023

Name of Corporation

Westcoast Appliance Centre 2014 LTD.

c/s  
Secretary

F. Aram

THIS IS EXHIBIT "C" REFERRED TO IN  
AFFIDAVIT # 1 OF Harry Ketchedjian

AFFIRMED BEFORE ME AT

Vancouver, British Columbia

THIS 26th Day of February 2026



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A Commissioner for Taking Affidavits in  
British Columbia

## Personal Guarantee

**CANTREX**  
nationwide

In order to induce Cantrex Nationwide Group Inc. ("Cantrex") to enter into contracts with or extend credit or commercial financing to:

### CAPITAL IRON 2022 LTD.

(herein called the "Borrower") or distributors or dealers of the Borrower, and in consideration of such entering into contracts, extensions of credit or commercial financing, the undersigned hereby absolutely guarantees payment jointly and severally with the Borrower of any and all of the indebtedness, liabilities and obligations of any kind, now or hereafter existing, direct or indirect, absolute or contingent, joint or several, of the Borrower to Cantrex, together with all interest thereon and solicitor's fees, costs and expenses of collection incurred by Cantrex, its receiver or its agent in connection with the preparation, perfection and enforcement of security or other agreements held by Cantrex (collectively, the "Indebtedness"). The liability of the undersigned shall be unlimited and shall bear interest from the date of demand for payment at the rate of 24% per annum.

It is understood and agreed that Cantrex shall not be obligated by reason of this Guarantee to enter into contracts with or extend credit or commercial financing to the Borrower or distributors or dealers of the Borrower.

In the event that the Borrower is a partnership, notwithstanding any change or changes in the Borrower's firm name or any change or changes in the membership of the Borrower or any successor partnership by death, retirement, introduction of a partner or partners, or otherwise, the liability of the undersigned hereunder shall continue and the provisions hereof shall be applicable to all of the Indebtedness incurred, as well after as before any such changes.

In the event that the Borrower is a corporation, no change in the name, objects, capital stock or constitution of the Borrower shall in any way affect the liability of the undersigned, either with respect to transactions occurring before or after any such change, and Cantrex is not required to inquire into the powers of the Borrower or any of its directors or other agents acting or purporting to act on its behalf, and moneys, advances, renewals or credits in fact borrowed or obtained from Cantrex in professed exercise of such powers shall be deemed to form part of the Indebtedness notwithstanding that such borrowing or obtaining of moneys, advances, renewals or credits shall be in excess of the powers of the Borrower or of its directors or other agents aforesaid, or be in any way irregular, defective or informal.

In the event that the Borrower is an individual carrying on business as a sole proprietorship, notwithstanding any change or changes in the name of the business or the death of that person or the introduction of a partner or partners or a corporate entity through which the Borrower carries on business, the liability of the undersigned hereunder shall continue and the provisions hereof shall be applicable to all of the Indebtedness incurred, as well after as before any such changes.

The undersigned agrees that Cantrex may, without notice to the undersigned and without in any manner affecting the undersigned's liability and upon such conditions as Cantrex may deem advisable: (1) extend in whole or in part (by renewal or otherwise), modify, accelerate, change or release any or all of the Indebtedness; (2) sell, release, discharge, surrender, modify, impair, exchange, substitute or (if a chose or choses in action) extend the duration or the time for the performance or payment of, any and all property, of any nature and from whomsoever received, held by Cantrex as security for the payment or performance of the Indebtedness; (3) settle, adjust or compromise any of Cantrex' claims against the Borrower or any other person. The undersigned hereby ratifies and confirms such extension, renewal, modification, acceleration, change, release, discharge, sale, surrender, impairment, exchange, substitution, settlement, adjustment or compromise, and agrees that the same shall be binding upon the undersigned, and hereby waives its rights to be a party to any such agreement and further waives any and all defenses, counter-claims or rights of set-off which the undersigned might or could have by reason thereof, it being understood that the undersigned, as guarantor hereunder, shall at all times be and remain liable to Cantrex.

The undersigned agrees that all moneys which Cantrex receives with respect to the Indebtedness may be applied by Cantrex on such part or parts of the Indebtedness as Cantrex sees fit, and Cantrex may change any appropriation of moneys and reapply the moneys as Cantrex sees fit. This Guarantee shall not be diminished or affected by any act or Cantrex's failure to take any act which would prevent subrogation from operating in favour of the undersigned.

The undersigned shall pay the expenses (including legal fees on a solicitor and client basis) incurred by Cantrex in endeavoring to collect the indebtedness, or any part thereof, and in enforcing this Guarantee. Cantrex's records as to the balance of the Indebtedness at any time and from time to time shall be final and conclusive without further or other proof. No provision of this Guarantee may be amended, modified or waived without Cantrex's prior written consent.

**Personal Guarantee****CANTREX**  
nationwide

The undersigned hereby postpones all debts and liabilities of the Borrower to the undersigned, both present and future, to the Indebtedness, and all moneys received by the undersigned thereon shall be held in trust for Cantrex and paid over to Cantrex.

The undersigned acknowledges that this Guarantee has been delivered free of any conditions and that no representations have been made to the undersigned affecting the liability of the undersigned under this Guarantee save as may be specifically stated herein and agrees that this Guarantee is in addition to and not in substitution for any other guarantee held or which may hereafter be held by Cantrex. The rights, remedies and benefits herein are cumulative and not in substitution for or exclusive of any rights, remedies or benefits which Cantrex may otherwise have.

The undersigned represents and warrants that his/her name as it appears below on this Guarantee is his/her true and correct legal name, and that the Borrower's name as described above on this Guarantee is its true and correct legal name.

This Guarantee shall be construed in accordance with and be governed by the laws of the province where the Borrower's principal place of business is located and for the purpose of legal proceedings this Guarantee shall be deemed to have been made in the said province and to be performed there, and the courts of that province shall have jurisdiction over all disputes which may arise under this Guarantee and the undersigned hereby irrevocably and unconditionally submits to the non-exclusive jurisdiction of such courts, provided always that nothing herein contained shall prevent Cantrex from proceeding at its election against the undersigned in the courts of any other province, country or jurisdiction.

The undersigned hereby waives: (1) notice of (and acknowledges due notice of) acceptance of this Guarantee by Cantrex or of the creation, renewal or accrual of any liability of the Borrower, present or future, or of Cantrex's reliance upon this Guarantee (it being understood that any and every liability and obligation of the Borrower to Cantrex shall conclusively be presumed to have been created, contracted or incurred in reliance upon this Guarantee); (2) demand of payment from any person indebted in any manner on or for any of the liabilities or obligations hereby guaranteed; (3) presentment for payment of any instrument of the Borrower or any other person, protest thereof, and notice of its dishonour to any party thereto and to the undersigned; (4) any right of contribution from guarantors other than the undersigned.

If one or more of the provisions contained herein shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired thereby.

Any termination of this Guarantee shall not affect the liability of the undersigned hereunder with respect to Indebtedness created or incurred prior to the effective date of such termination. This Guarantee shall, without further consent of or notice to the undersigned, pass to, and may be relied upon and enforced by any successor or assignee of Cantrex and any transferee or subsequent holder of any of said Indebtedness, liabilities or obligations. This Guarantee shall be binding upon the heirs, personal representatives, executors and administrators of the Guarantor.

It is the express wish of the parties that this agreement and any related documents be drawn up and executed in English. Il est la volonté expresse des parties que cette convention et tous les documents s'y rattachant soient rédigés et signés en anglais.


Dated this 21 day of September, 2023.

Witness

x   
\_\_\_\_\_  
Signature

DOUG CHINNECK  
\_\_\_\_\_  
Print Name

Guarantor

x   
\_\_\_\_\_  
Signature

Taban Jones (Fred) Asan  
\_\_\_\_\_  
Print Name

THIS IS EXHIBIT "D" REFERRED TO IN  
AFFIDAVIT # 1 OF Harry Ketchedjian

AFFIRMED BEFORE ME AT

Vancouver, British Columbia

THIS 26th Day of February 2026



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A Commissioner for Taking Affidavits in  
British Columbia

CANTREX  
INCORPORATED

SUBORDINATION AGREEMENT

To: Cantrex Nationwide Group Inc.  
(herein "Cantrex")

Aram F. Mar

WHEREAS the undersigned, Tahamtan (Fred) Amar (herein called "Creditor") is a  
(Insert name of Creditor)

creditor of CAPITAL IRON 2022 LTD. (herein called "Debtor");  
(Name of Individual, Partnership or Corporation)

For valuable consideration, the receipt of which is hereby acknowledged, Creditor and Debtor jointly and severally represent and agree with Cantrex as follows:

1. a) The total indebtedness owing by Debtor to Creditor, together with any future indebtedness of Debtor to Creditor, whether absolute or contingent, and any negotiable instruments evidencing any indebtedness, together with all claims, rights and causes of action therefor (herein the "Indebtedness") shall be and hereby is subordinated and the payment thereof is deferred to any and all rights, claims, demands, indebtedness, actions and causes of action of any nature whatsoever that Cantrex may now or hereafter have against Debtor.

b) Creditor will not, without Cantrex's prior written consent, assert, collect or enforce the Indebtedness or any part thereof (except interest thereon), realize upon any collateral securing the Indebtedness, borrow any sums from Debtor, or in any way, directly or indirectly, receive any money from Debtor.

c) Creditor will pay Cantrex forthwith, for application upon the amount now or hereafter owing to Cantrex by Debtor, any amount Debtor pays to Creditor on the Indebtedness or which Creditor receives from Debtor, or will otherwise pledge said amount as Cantrex may in its discretion direct.

d) Creditor will not demand or accept any property of Debtor as collateral for the Indebtedness, and, should it do so, Creditor forthwith will deliver or cause the same to be delivered to Cantrex. Any negotiable instruments which at any time evidence the Indebtedness or any part thereof shall be delivered to Cantrex, and, at Cantrex's option, may be held by Cantrex or returned to Creditor after they have been marked with a legend stating that their payment is subject to the provisions of this agreement.

e) Debtor will not, without Cantrex's prior written consent, pay to Creditor any sum on account of the Indebtedness (except interest thereon), give Creditor any collateral as security for the payment thereof, deliver to Creditor any negotiable instruments as evidence of the Indebtedness, or any part thereof, or lend any sums to Creditor, or in any way, directly or indirectly, transfer or pay any money to Creditor, other than in connection with bonafide transactions in the ordinary course of business.

f) The Indebtedness is not subject to any defense, offset or counterclaim and is not and will not be subordinated or assigned except to Cantrex.

2. If Creditor, contrary to this agreement, should commence or participate in any action or proceeding against Debtor, Debtor may interpose as a defense or dilatory plea the making of this agreement, and Cantrex may intervene and interpose such defense or plea in Cantrex's name or in the name of Debtor. Should Creditor in any way attempt to enforce payment of the Indebtedness, or any part thereof, either Cantrex, in its own name or in the name of Debtor, or Debtor itself, or both Cantrex and Debtor, may restrain Creditor from so doing.

3. Creditor hereby assigns and transfers the Indebtedness to Cantrex as security for any and all amounts now or hereafter owing by Debtor to Cantrex, and Creditor irrevocably authorizes Cantrex or any person Cantrex may designate to collect and receive the proceeds of the Indebtedness, to file and prove claims therefor in Cantrex's name in bankruptcies, receiverships and other proceedings, and to do any and all things with the same power and authority that Creditor might or could have done if this agreement had not been executed. The amount of such proceeds, less Cantrex's expenses in connection therewith, shall be applied to the payment of the amounts which Debtor owes Cantrex, and any excess shall be returned to Creditor. Debtor hereby accepts such assignment.

4. Cantrex may grant payment and performance extensions to, and make compromises and settlements with Debtor and all other persons, without notice to or the consent of Creditor or Debtor, and without affecting the obligations of Creditor or Debtor hereunder. Creditor and Debtor waive notice of acceptance of this agreement, notice of any default and all other notices to which Creditor or Debtor might otherwise be entitled including without limitation any notice of Cantrex's intention to insist on its strict legal rights hereunder notwithstanding any prior acquiescence. No waiver of any provision hereof by Cantrex shall be effective unless provided in writing and no waiver in any one or more instance shall in any way be construed to be a waiver in any other instance.

5. Nothing herein contained shall obligate Cantrex to grant credit to, or continue financing arrangements with Debtor. This agreement may be terminated only upon written notice to Cantrex effective 30 days after the date such notice is actually received by Cantrex. Any such termination shall not affect the liability of the undersigned hereunder with respect to the obligations to Cantrex incurred hereunder prior to the effective date of such termination and all of the obligations of Creditor and Debtor herein set forth shall continue in full force and effect after such termination, until all obligations of Debtor to Cantrex, whether absolute, contingent or otherwise, incurred prior to the effective date of such termination have been fully paid and performed. This agreement shall be construed in accordance with the laws of the province where the Creditor's principal place of business or residence is located provided that nothing herein contained shall prevent Cantrex from proceedings at its election against the parties hereto in the courts of any other province or jurisdiction. This agreement shall bind and inure to the benefit of the respective heirs, legal representatives, successors and assigns of Creditor and Debtor, and to Cantrex's successors and assigns. If one or more provisions contained herein shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired thereby. The parties agree that this agreement may be executed and delivered in counterpart and delivery of an executed copy hereof by facsimile shall be binding. It is the express wish of the parties that this agreement and any related documents be drawn up and executed in English. Il est la volonté expresse des parties que cette convention et tous les documents s'y rattachant soient rédigés et signés en anglais.

In witness whereof Creditor and Debtor have each duly executed this agreement this 21 day of Sept, 2023.

Creditor Name

Aram F. Amar  
Tahamtan (Fred) Amar

Authorized  
 Signature

Print Name Tahamtan (Fred) Amar

Title

Witness (if Creditor not a corporation)

Signature

Debtor Name

CAPITAL IRON 2022 LTD.

Authorized  
 Signature

Print Name Tahamtan (Fred) Amar

Title President

Witness (if Debtor not a corporation)

Signature

THIS IS **EXHIBIT "E"** REFERRED TO IN  
AFFIDAVIT # 1 OF Harry Ketchedjian

AFFIRMED BEFORE ME AT

Vancouver, British Columbia

THIS 26th Day of February 2026



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A Commissioner for Taking Affidavits in  
British Columbia

NOTICE OF ACQUISITION OF  
PURCHASE MONEY SECURITY INTEREST

BY PUROLATOR

Masonlift Ltd.  
1605 Cliveden Avenue  
Delta BC V3M 6P7

Dear Sirs / Mesdames:

Re: Capital Iron (2022) Ltd. ("Debtor")  
1900 Store Street, Victoria BC V8T 4R4

**TAKE NOTICE** that Cantrex Nationwide Group Inc. (the "Secured Party") has acquired or expects to acquire a purchase money security interest in inventory and/or equipment (both existing and after acquired) of the Debtor delivered, supplied, furnished, sold or financed by the Secured Party and proceeds of such inventory and/or equipment including the following:

Inventory/Equipment: Any and all present and after-acquired inventory and/or equipment delivered, supplied, furnished, sold or financed by the Secured Party (or any affiliate of the Secured Party) from time to time to the Debtor, including without limitation, all air conditioning equipment, audio and stereo equipment, audio cassette players, audio cassette recorders, awnings, bathroom accessories, bedroom furniture including adjustable beds, baby furniture, barbecue equipment and smokers, blinds, cameras, carburetors, carpets, ceramic tiles, cleaning equipment, clothes washers, clothes dryers, communications equipment, compact disc players, computers, computer equipment and accessories, curtains, decorative accessories, dining room furniture, dishwashers, drapes, digital video disc players, electronic equipment, electrical appliances, electrical equipment, fireplaces, gas and electrical, floor covering material of all kinds including underlay material and installation materials, floor tiles, freezers, furniture and furnishings of all kinds, garbage compactors, garbage containers, garden furnishings and equipment of all types including lawnmowers and snow blowers, kitchen accessories, kitchen ovens, lamps, lighting fixtures, living room furniture, machinery, mattresses and box springs, microwave ovens, photofinishing equipment, photographic equipment, plumbing equipment, paintings, personal stereo units, pictures and picture frames both digital and traditional, printers, refrigerators, ranges, radios, rugs, stoves, telephone equipment and accessories, television sets, television accessories and equipment, tools, ventilating equipment, vacuum cleaners, video accessories and equipment, video cassette recorders, video cameras, video display terminals, window coverings and accessories delivered, supplied, furnished, sold or financed by the Secured Party (or any affiliate of the Secured Party) from time to time to the Debtor, together with all equipment, parts, components, packing materials, renewals, substitutions and replacements thereof and all attachments, accessories and increases, additions and accessions thereto; and

**Proceeds:** All proceeds of every nature and kind of the property described above, including personal property in any form or fixtures derived directly or indirectly from any dealing with that property or proceeds from that property, and any insurance or other payment representing indemnity or compensation for loss of or damage to that property or proceeds therefrom, including but not limited to, money, accounts receivable, notes, contract rights, chattel paper, instruments, documents of title, and any other obligation due to the Debtor for payment of that property; (collectively, the "Collateral").

You are hereby notified that the Secured Party claims priority to your security interest in the Collateral pursuant to section 34 of the *Personal Property Security Act* (British Columbia).

This notice is being given to you because you appear to have a security interest in Collateral of the Debtor of the same type or kind as covered by the security interest of the Secured Party. This notice is without prejudice to the Secured Party's right to assert other or additional rights and claims in respect of all or any such Collateral.

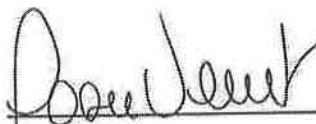
If you require further information regarding this matter, please contact the Credit Department at (514) 906-6074

Dated this October 3<sup>rd</sup> 2023

Cantrex Nationwide Group Inc.

By its Agent Groupecho Canada Inc.

Per:

  
\_\_\_\_\_  
Josée Verret  
Title: Director

THIS IS **EXHIBIT "F"** REFERRED TO IN  
AFFIDAVIT # 1 OF Harry Ketchedjian

AFFIRMED BEFORE ME AT

Vancouver, British Columbia

THIS 26th Day of February 2026



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A Commissioner for Taking Affidavits in  
British Columbia



**PRIORITY AGREEMENT  
(Inventory)**

THIS AGREEMENT dated as of the 21 day of November, 2023

AMONG:

**ROYAL BANK OF CANADA** (the "Bank")  
OF THE FIRST PART

and CAPITAL IRON (2022) LTD. (the "Customer")  
OF THE SECOND PART

and Cantrex Nationwide Group Inc. and/or Cantrex Nationwide Groupe Inc.(the "Lender")  
OF THE THIRD PART

WHEREAS the Bank has lent money or made other financial accommodations to the Customer and may in the future loan further monies or make further financial accommodations to the Customer;

AND WHEREAS the Lender has lent money or made other financial accommodations to the Customer and may in the future loan further monies or make further financial accommodations to the Customer;

AND WHEREAS the parties hereto have agreed to enter into this Agreement in order to set out the respective priorities of the Lender Security and the Bank Security.

NOW THEREFORE for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

**ARTICLE 1 - DEFINITIONS**

1.01 In this Agreement (including the premises hereto and this clause), the following terms shall have the following meanings:

"Bank Security" means all security of every nature and kind (other than security over real property), now or hereafter granted by the Customer to the Bank, including, without limitation, any and all liens, charges, security interests and assignments;

"Inventory" and "Proceeds" shall have the meanings attributed to them in the PPSA;

"Lender Inventory" means, from time to time, all new Inventory acquired by or on behalf of the Customer, the purchase of which is financed by the Lender and that is subject to the Lender Security;

"Lender Security" means all security of every nature and kind (other than security over real property), now or hereafter granted by the Customer to the Lender, including, without limitation, any and all liens, charges, security interests and assignments;

"PPSA" means the Personal Property Security Act of British Columbia;

"Secured Parties" means the Bank and the Lender, and a "Secured Party" means either one of them, and each of their respective successors and permitted assigns; and

"Security" means the Bank Security and/or the Lender Security.

**ARTICLE 2 - CONSENTS**

- 2.01 The Bank hereby consents to the creation and issuance by the Customer to the Lender of the Lender Security and to the incurring by the Customer of the indebtedness and obligations secured thereby.
- 2.02 The Lender hereby consents to the creation and issuance by the Customer to the Bank of the Bank Security and to the incurring by the Customer of the indebtedness and obligations secured thereby.

**ARTICLE 3 - SUBORDINATION AND POSTPONEMENT**

- 3.01 The Bank Security and the Lender Security shall have the following priorities as against one another:
- (a) the Bank hereby agrees that the Bank Security is hereby postponed and subordinated to the Lender Security but only with respect to the Lender Inventory and the Proceeds of sale of such Lender Inventory;
  - (b) the Lender hereby agrees that the Lender Security is hereby postponed and subordinated to the Bank Security on all present and after-acquired property of the Customer other than the Lender Inventory and the Proceeds of sale of such Lender Inventory;
  - (c) notwithstanding the provisions of subsections (a) and (b) above, the Lender further agrees that the Lender Security related to any item forming part of the Lender Inventory, and all Proceeds of that item, shall be postponed and subordinated to the Bank Security related to that item and the Proceeds thereof, effective upon the Lender having been paid in full for such item; and
  - (d) with the exception of monies deposited in any accounts designated as trust accounts by the Customer for the benefit of the Lender, the Lender shall not be entitled, notwithstanding anything to the contrary in this Agreement, to make a claim against any monies which are deposited in or disbursed from any account of the Customer maintained with the Bank, except for monies which (i) as demonstrated by the Lender to the Bank, constitute direct proceeds of the Lender Inventory, and (ii) remain on deposit in the account of the Customer maintained with the Bank when the Bank receives written notice from the Lender that it is enforcing its Security against the Customer, or are deposited in such account after the Bank has received such written notice.
- 3.02 Subject to Sections 3.04 and 3.06, the subordinations and postponements contained herein shall apply in all events and circumstances regardless of:
- (a) the date of execution, attachment, delivery, registration, perfection or re-perfection of any security interest held by the Bank or the Lender;
  - (b) the date of any advance(s) or re-advance(s) made to the Customer by the Bank or the Lender;
  - (c) the time at which any notice is delivered by the Bank to the Lender or vice versa, pursuant to applicable law;
  - (d) the date of default by the Customer under any of the Bank Security or the Lender Security, the dates of crystallization of any floating charges held by the Bank or the Lender or the date of any acts or proceedings taken to enforce any of the Security; or
  - (e) any priority granted by any principle of law or any statute, including the Bank Act (Canada) or any personal property security act or like statute.
- 3.03 Any proceeds of insurance, expropriation or realization received by the Customer, the Bank or the Lender in respect of the assets of the Customer charged by the Bank Security or the Lender Security shall be dealt with according to the preceding provisions hereof as though such proceeds of insurance, expropriation or realization were paid or payable as proceeds of realization of the collateral for which they compensate.
- 3.04 If any of the Bank Security or the Lender Security is found to be unenforceable, invalid, unregistered or unperfected by a court of competent jurisdiction and all appeals from any such finding have been heard and determined or the period for making any such appeal has expired without an appeal being made, the provisions of this Agreement shall not apply to such Security.
- 3.05 The Bank and the Lender shall allow each other, and their employees, agents and contractors access at all reasonable times and upon prior written notice, except in case of emergency, to any property and assets of the Customer upon which such other party has a Security to inspect the same, and access to, so as to make copies of or extracts from, any books of account and all records, ledgers, reports, documents and other writings relating to such property and assets, and to permit such other party at all reasonable times to remove any property and assets of the Customer upon which its Security has priority under this Agreement from the premises of the Customer, without interference, provided that such other party shall promptly repair any damage caused to the premises by the removal of any such property or assets.
- 3.06 If any person, other than the Secured Parties, shall have a valid claim, right or interest in or to any of the present or after-acquired personal property of the Customer which is subject to all or any part of the Security, or the Proceeds thereof, in priority to or on a parity with one of the Secured Parties but not in priority to or on a parity with the other Secured Party, then this Agreement shall not apply so as to diminish the rights (as such

rights would have been but for this Agreement) of such other Secured Party to such property or the Proceeds thereof.

#### ARTICLE 4 - COVENANTS OF CUSTOMER

- 4.01 The Customer hereby consents to the terms of this Agreement, and confirms to and agrees with the Bank and the Lender that so long as the Customer remains obligated or indebted to the Bank and the Lender, it shall hold its assets so charged in favour of, and for the Bank and the Lender in accordance with their respective interests and priorities as set out in this Agreement.
- 4.02 The Customer will permit the Bank and the Lender, and their employees, agents and contractors access at all reasonable times, to any property and assets of the Customer upon which the Bank or the Lender, as applicable, has a Security to inspect the same, and access to, so as to make copies of or extracts from, any books of account and all records, ledgers, reports, documents and other writings relating to such property and assets, and to permit the Bank and the Lender at all reasonable times to remove any such property and assets of the Customer from the premises of the Customer, without interference, provided that the Bank or the Lender, as applicable, shall promptly repair any damage caused to the premises by the removal of any such property or assets.
- 4.03 The Customer will ensure all items forming part of the Lender Inventory are at all times identifiable as Lender Inventory and kept separate and apart from, and not commingled with, any other property and assets charged by the Bank Security.

#### ARTICLE 5 - GENERAL

- 5.01 From time to time upon request, the Bank and the Lender may advise each other of the particulars of the indebtedness and obligations of the Customer to each other and all Security held by each of them.
- 5.02 The Bank, the Lender and the Customer shall do, perform, execute and deliver all acts, deeds and documents as may be necessary from time to time to give full force and effect to the intent of this Agreement; provided, however, that no consent of the Customer shall be necessary to any amendment of the terms hereof by the Bank and the Lender unless the interests of the Customer are directly affected thereby.
- 5.03 The Bank and the Lender agree that they will use their reasonable best efforts to give prompt written notice to each other of any action taken by them against the Customer to enforce their Security. Such notice shall be given prior to or forthwith after taking such action, but failure to give such notice will not give either party any cause of action or right to damages or other remedy against one another, provided that nothing in this Section 5.03 is intended to waive or relieve against the specific notice requirements of Section 3.01(d) of this Agreement.
- 5.04 This Agreement shall enure to the benefit of and shall be binding upon the parties hereto and their respective successors and assigns; provided, however, that neither the Bank nor the Lender shall assign or transfer any of the Bank Security or the Lender Security without obtaining from the assignee or transferee an agreement to be bound by the provisions of this Agreement.
- 5.05 Any notice required or permitted to be given pursuant to this Agreement shall be in writing and shall be addressed and delivered to the parties at their addresses listed on the signature pages hereto. Notices may be sent by fax or served personally and in each case shall be deemed to be received on the day so transmitted by fax or personally delivered.
- 5.06 Any amendment or supplement of this Agreement shall be in writing, and provided that such amendment or supplement does not result in the Customer incurring any increased liabilities, shall be signed by the Bank and the Lender, without requiring the execution of such amendment or supplement by the Customer.
- 5.07 This Agreement may be terminated by either the Bank or the Lender at any time by the terminating party giving the other party thirty (30) days' notice in writing of such termination. Such termination shall in no manner effect a termination of this Agreement with respect to any existing loan or advances made to the Customer by either the Bank or the Lender or the Security of either the Bank or the Lender obtained prior to the effective date of such termination, and neither the Bank nor the Lender shall be required to provide further loans or supply further credit or advance to the Customer subsequent to the effective date of such termination.
- 5.08 This Agreement may be executed in several counterparts, each of which when so executed shall be deemed to be an original and such counterparts together shall constitute one and the same instrument and shall be effective as of the formal date hereof. To evidence its execution of an original counterpart of this Agreement, a party may send a copy of its original signature on the execution page hereof to the other parties by facsimile or electronic transmission and such transmission shall constitute delivery of an executed copy of this Agreement to the receiving party.

5.09 This Agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia and the federal laws of Canada applicable therein.

IN WITNESS WHEREOF the parties hereto have executed this Agreement under the hands of their duly authorized officers.

**ADDRESSES:**

VICTORIA-SOUTH ISLAND CFS  
707 FORT ST  
2ND FLR  
VICTORIA  
BC, V8W 3G3

**ROYAL BANK OF CANADA**

  
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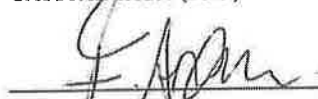
Peter Dorn  
Account Manager (Authorized Signatory)

\_\_\_\_\_  
(Authorized Signatory)

3090 NANAIMO ST

VICTORIA  
BC, V8T5A6

**CAPITAL IRON (2022) LTD.**

  
\_\_\_\_\_

Tabant (Fred) Arann  
(Authorized Signatory) *Arann*

\_\_\_\_\_  
(Authorized Signatory)

400-9900 BOUL CAVENDISH

SAINT-LAURENT  
QC, H4M 2V2

**Cantrex Nationwide Group Inc. and/or Cantrex  
Nationwide Groupe Inc.**

  
\_\_\_\_\_

Harry Ketchedjian  
Vice-President, Commercial Credit & Operations  
(Authorized Signatory)

\_\_\_\_\_  
(Authorized Signatory)

THIS IS **EXHIBIT "G"** REFERRED TO IN  
AFFIDAVIT # 1 OF Harry Ketchedjian

AFFIRMED BEFORE ME AT

Vancouver, British Columbia

THIS 26th Day of February 2026



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A Commissioner for Taking Affidavits in  
British Columbia



# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

## Business Debtor - "CAPITAL IRON (2022) LTD."

Search Date and Time: February 26, 2026 at 1:21:14 pm Pacific time  
Account Name: MCEWAN COOPER KIRKPATRICK LLP

### TABLE OF CONTENTS

10 Matches in 10 Registrations in Report

Exact Matches: 10 (\*)

Total Search Report Pages: 22

	Base Registration	Base Registration Date	Debtor Name	Page
1	<a href="#">823875P</a>	October 3, 2023	* CAPITAL IRON (2022) LTD.	<a href="#">2</a>
2	<a href="#">886885P</a>	November 2, 2023	* CAPITAL IRON (2022) LTD.	<a href="#">5</a>
3	<a href="#">900124P</a>	November 9, 2023	* CAPITAL IRON (2022) LTD.	<a href="#">7</a>
4	<a href="#">962031P</a>	December 11, 2023	* CAPITAL IRON (2022) LTD.	<a href="#">9</a>
5	<a href="#">962054P</a>	December 11, 2023	* CAPITAL IRON (2022) LTD.	<a href="#">11</a>
6	<a href="#">444406Q</a>	June 13, 2024	* CAPITAL IRON (2022) LTD.	<a href="#">13</a>
7	<a href="#">224739R</a>	May 8, 2025	* CAPITAL IRON 2022 LTD	<a href="#">15</a>
8	<a href="#">795401R</a>	February 19, 2026	* CAPITAL IRON 2022 LTD	<a href="#">17</a>
9	<a href="#">795406R</a>	February 19, 2026	* CAPITAL IRON 2022 LTD	<a href="#">19</a>
10	<a href="#">800584R</a>	February 23, 2026	* CAPITAL IRON 2022 LTD.	<a href="#">21</a>



# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

**Base Registration Number: 823875P**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	October 3, 2023 at 5:48:44 am Pacific time
<b>Current Expiry Date and Time:</b>	October 3, 2028 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

## CURRENT REGISTRATION INFORMATION

(as of February 26, 2026 at 1:21:14 pm Pacific time)

### Secured Party Information

<b>CANTREX NATIONWIDE GROUP INC./GROUPE CANTREX NATIONWIDE INC.</b>	<b>Address</b> 400-9900 BOUL CAVENDISH SAINT-LAURENT QC H4M 2V2 Canada
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### Debtor Information

<b>CAPITAL IRON (2022) LTD.</b>	<b>Address</b> 1900 STORE ST VICTORIA BC V8T 4R4 Canada
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### Vehicle Collateral

None

## General Collateral

### Base Registration General Collateral:

For value received, the undersigned ("Dealer") hereby grants to Cantrex a security interest (the "Security Interest"), in all of the following, whether now owned or hereafter owned or acquired by or on behalf of Dealer.

- (a) All goods that are held by Dealer for sale or lease or that have been leased or that are to be furnished or have been furnished under a contract of service, or that are raw materials, work in process or materials used or consumed in the business of Dealer ("Inventory"), and all Proceeds thereof,
- (b) All equipment of whatever kind and wherever situate, including, without limitation, all machinery, tools, apparatus, plant, furniture, fixtures and vehicles of whatsoever nature or kind ("Equipment"), and all Proceeds thereof,
- (c) All monetary obligations owed to Dealer including, without limitation, all book accounts, book debts, accounts, debts, dues, claims, choses in action and demands of every nature and kind and howsoever arising or secured which are due or accruing or growing due to Dealer or Owned by Dealer ("Accounts"), and all Proceeds thereof, and
- (d) All of the undertaking and property of dealer (in addition to Inventory, Equipment and Accounts), including, without limitation, leasehold interests, chattel paper, documents of title, securities, instruments, money and intangibles, and all Proceeds thereof,

(all of the foregoing being hereinafter called "Collateral"); provided that collateral shall not include (i) the last day of the term of any lease (but upon the enforcement of the Security Interest, Dealer shall stand possessed of such last day in trust to assign the same to any person acquiring such term) or (ii) any "consumer goods" as that term is defined in the PPSA. In this security agreement "PPSA" means the Personal Property Security Act of the Province where the Dealer's principal place of business is located and "Proceeds" has the meaning given to it in the PPSA.



# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

## Original Registering Party

**GROUPECHO CANADA INC.**

### Address

2650-1002 RUE SHERBROOKE O  
MONTRÉAL QC  
H3A 3L6 Canada

**Base Registration Number: 886885P**

**Registration Description:** PPSA SECURITY AGREEMENT  
**Act:** PERSONAL PROPERTY SECURITY ACT  
**Base Registration Date and Time:** November 2, 2023 at 9:11:29 am Pacific time  
**Current Expiry Date and Time:** November 2, 2028 at 11:59:59 pm Pacific time  
Expiry date includes subsequent registered renewal(s)  
**Trust Indenture:** No

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**CURRENT REGISTRATION INFORMATION**  
(as of February 26, 2026 at 1:21:14 pm Pacific time)

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**Secured Party Information**

**WELLS FARGO CAPITAL FINANCE  
CORPORATION CANADA**

**Address**

(CDF) 900-1290 CENTRAL PKY W.  
MISSISSAUGA ON  
L5C 4R3 Canada

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**Debtor Information**

**CAPITAL IRON (2022) LTD.**

**Address**

1900 STORE STREET  
VICTORIA BC  
V8T 4R4 Canada

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**Vehicle Collateral**

None

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**General Collateral**

**Base Registration General Collateral:**

ALL OF THE DEBTOR'S PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY.



# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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## Original Registering Party

**WELLS FARGO CAPITAL FINANCE  
CORPORATION CANADA**

### Address

(CDF) 900-1290 CENTRAL PKY W.  
MISSISSAUGA ON  
L5C 4R3 Canada

**Base Registration Number: 900124P**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	November 9, 2023 at 8:26:50 am Pacific time
<b>Current Expiry Date and Time:</b>	November 9, 2028 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

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**CURRENT REGISTRATION INFORMATION**  
(as of February 26, 2026 at 1:21:14 pm Pacific time)

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**Secured Party Information**

**ROYAL BANK OF CANADA**

**Address**

36 YORK MILLS ROAD, 4TH FLOOR  
TORONTO ON  
M2P 0A4 Canada

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**Debtor Information**

**CAPITAL IRON (2022) LTD.**

**Address**

1900 STORE STREET  
VICTORIA BC  
V8T 4R4 Canada

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**Vehicle Collateral**

None

### **General Collateral**

**Base Registration General Collateral:**

ALL OF THE DEBTOR'S PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY WHEREVER SITUATE INCLUDING BUT NOT LIMITED TO GOODS (INCLUDING INVENTORY, EQUIPMENT (EQUIPMENT INCLUDES, WITHOUT LIMITATION, MACHINERY, TOOLS, APPARATUS, PLANTS, FURNITURE, FIXTURES, AIRCRAFT AND VEHICLES OF WHATSOEVER NATURE AND KIND), BUT EXCLUDING CONSUMER GOODS) CHATTEL PAPER, DOCUMENTS OF TITLE, INSTRUMENTS, INTANGIBLES, MONEY, LICENCES, CROPS, SECURITIES AND OTHER INVESTMENT PROPERTY.

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### **Original Registering Party**

**D + H LIMITED PARTNERSHIP**

**Address**

2 ROBERT SPECK PARKWAY, 15TH FLOOR  
MISSISSAUGA ON  
L4Z 1H8 Canada

**Base Registration Number: 962031P**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	December 11, 2023 at 11:11:15 am Pacific time
<b>Current Expiry Date and Time:</b>	December 11, 2033 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

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**CURRENT REGISTRATION INFORMATION**  
(as of February 26, 2026 at 1:21:14 pm Pacific time)

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**Secured Party Information**

**ROYAL BANK OF CANADA**

**Address**

5575 NORTH SERVICE RD,STE 300  
BURLINGTON ON  
L7L 6M1 Canada

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**Debtor Information**

**CAPITAL IRON (2022) LTD.**

**Address**

1900 STORE ST  
VICTORIA BC  
V8T 4R4 Canada

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**Vehicle Collateral**

None



## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### General Collateral

#### Base Registration General Collateral:

AS PER MASTER LEASE AGREEMENT DATED December 11, 2023 TOGETHER WITH ALL INVENTORY AND EQUIPMENT NOW OR HEREAFTER ACQUIRED BY THE DEBTOR AND FINANCED BY THE SECURED PARTY TOGETHER WITH ALL ATTACHMENTS, ACCESSORIES, ACCESSIONS, REPLACEMENTS, SUBSTITUTIONS, ADDITIONS AND IMPROVEMENTS THERETO, AND ALL PROCEEDS IN ANY FORM DERIVED DIRECTLY OR INDIRECTLY FROM ANY DEALING WITH THE COLLATERAL OR PROCEEDS THEREOF, AND WITHOUT LIMITATION, MONEY, CHEQUES, DEPOSITS IN DEPOSIT-TAKING INSTITUTIONS, GOODS, ACCOUNTS RECEIVABLE, RENTS OR OTHER PAYMENTS ARISING FROM THE LEASE OF THE COLLATERAL, CHATTEL PAPER, INSTRUMENTS, INTANGIBLES, DOCUMENTS OF TITLE, SECURITIES, AND RIGHTS OF INSURANCE PAYMENTS OR ANY OTHER PAYMENTS AS INDEMNITY OR COMPENSATION FOR LOSS OR DAMAGE TO THE COLLATERAL OR PROCEEDS OF THE COLLATERAL.

### Original Registering Party

**D + H LIMITED PARTNERSHIP**

#### Address

2 ROBERT SPECK PARKWAY, 15TH FLOOR  
MISSISSAUGA ON  
L4Z 1H8 Canada



**PERSONAL PROPERTY REGISTRY SEARCH RESULT**  
BC Registries and Online Services

**Base Registration Number: 962054P**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	December 11, 2023 at 11:20:58 am Pacific time
<b>Current Expiry Date and Time:</b>	December 11, 2029 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of February 26, 2026 at 1:21:14 pm Pacific time)

**Secured Party Information**

<b>ROYAL BANK OF CANADA</b>	<b>Address</b>
	5575 NORTH SERVICE RD,STE 300 BURLINGTON ON L7L 6M1 Canada

**Debtor Information**

<b>CAPITAL IRON (2022) LTD.</b>	<b>Address</b>
	1900 STORE ST VICTORIA BC V8T 4R4 Canada

**Vehicle Collateral**

None

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**General Collateral**

**Base Registration General Collateral:**

EQUIPMENT AS FURTHER DESCRIBED UNDER LEASE CONTRACT # 201000077785 .. Equipment Description, Various Leasehold Improvements, Signage, Displays, Cabinets and Furniture TOGETHER WITH ALL ATTACHMENTS, ACCESSORIES, ACCESSIONS, REPLACEMENTS, SUBSTITUTIONS, ADDITIONS AND IMPROVEMENTS THERETO, AND ALL PROCEEDS IN ANY FORM DERIVED DIRECTLY OR INDIRECTLY FROM ANY DEALING WITH THE COLLATERAL OR PROCEEDS THEREOF, AND WITHOUT LIMITATION, MONEY, CHEQUES, DEPOSITS IN DEPOSIT-TAKING INSTITUTIONS, GOODS, ACCOUNTS RECEIVABLE, RENTS OR OTHER PAYMENTS ARISING FROM THE LEASE OF THE COLLATERAL, CHATTEL PAPER, INSTRUMENTS, INTANGIBLES, DOCUMENTS OF TITLE, SECURITIES, AND RIGHTS OF INSURANCE PAYMENTS OR ANY OTHER PAYMENTS AS INDEMNITY OR COMPENSATION FOR LOSS OR DAMAGE TO THE COLLATERAL OR PROCEEDS OF THE COLLATERAL.

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**Original Registering Party**

**D + H LIMITED PARTNERSHIP**

**Address**

2 ROBERT SPECK PARKWAY, 15TH FLOOR  
MISSISSAUGA ON  
L4Z 1H8 Canada

**Base Registration Number: 444406Q**

**Registration Description:** PPSA SECURITY AGREEMENT  
**Act:** PERSONAL PROPERTY SECURITY ACT  
**Base Registration Date and Time:** June 13, 2024 at 2:15:56 pm Pacific time  
**Current Expiry Date and Time:** June 13, 2036 at 11:59:59 pm Pacific time  
Expiry date includes subsequent registered renewal(s)  
**Trust Indenture:** No

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**CURRENT REGISTRATION INFORMATION**  
(as of February 26, 2026 at 1:21:14 pm Pacific time)

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**Secured Party Information**

**BUSINESS DEVELOPMENT BANK OF CANADA**      **Address**  
1500 - 1133 MELVILLE STREET  
VANCOUVER BC  
V6E 4E5 Canada

**Debtor Information**

**CAPITAL IRON (2022) LTD.**      **Address**  
1-505 FISGARD ST  
VICTORIA BC  
V8W 1R3 Canada

**Vehicle Collateral**

None

**General Collateral**

**Base Registration General Collateral:**

ALL PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY OF THE DEBTOR AND WITHOUT LIMITATION, ALL CROPS, FIXTURES AND LICENCES.



# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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## Original Registering Party

**BUSINESS DEVELOPMENT BANK OF  
CANADA**

**Address**

1500 - 1133 MELVILLE STREET  
VANCOUVER BC  
V6E 4E5 Canada

# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

**Base Registration Number: 224739R**

**Registration Description:** PPSA SECURITY AGREEMENT  
**Act:** PERSONAL PROPERTY SECURITY ACT  
**Base Registration Date and Time:** May 8, 2025 at 6:02:45 am Pacific time  
**Current Expiry Date and Time:** May 8, 2030 at 11:59:59 pm Pacific time  
Expiry date includes subsequent registered renewal(s)  
**Trust Indenture:** No

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## CURRENT REGISTRATION INFORMATION

(as of February 26, 2026 at 1:21:14 pm Pacific time)

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### Secured Party Information

<b>MERCHANT CAPITAL GROUP LLC</b>	<b>Address</b> 2200 BISCAYNE BLVD SUITE 200 MIAMI FL 33137 United States of America
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### Debtor Information

<b>CAPITAL IRON 2022 LTD</b>	<b>Address</b> 1900 STORE STREET VICTORIA BC V8T 4R4 Canada	
<b>ARAM, TAHAMTAN</b>	<b>Address</b> 886 LODI AVE VICTORIA BC V8Z 6R2 Canada	<b>Birthdate</b> February 9, 1973

### Vehicle Collateral

None

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**General Collateral**

**Base Registration General Collateral:**

ALL ASSETS NOW OWNED OR HEREAFTER ACQUIRED AND WHEREVER LOCATED INCLUDING BUT NOT LIMITED TO THE FOLLOWING SUBCATEGORIES OF ASSETS A ACCOUNTS INCLUDING BUT NOT LIMITED TO CREDIT CARD RECEIVABLES B CHATTEL PAPER C INVENTORY D EQUIPMENT E INSTRUMENTS INCLUDING BUT NOT LIMITED TO PROMISSORY NOTES F INVESTMENT PROPERTY G DOCUMENTS H DEPOSIT ACCOUNTS I LETTER OF CREDIT RIGHTS J GENERAL INTANGIBLES K SUPPORTING OBLIGATIONS AND L PROCEEDS AND PRODUCTS OF THE FOREGOING NOTICE PURSUANT TO AN AGREEMENT BETWEEN DEBTOR AND SECURED PARTY DEBTOR HAS AGREED NOT TO FURTHER ENCUMBER THE COLLATERAL DESCRIBED HEREIN THE FURTHER ENCUMBERING OF WHICH MAY CONSTITUTE THE TORTUOUS INTERFERENCE WITH THE SECURED PARTYS RIGHT BY SUCH ENCUMBRANCE IN THE EVENT THAT ANY ENTITY IS GRANTED A SECURITY INTEREST IN DEBTORS ACCOUNTS CHATTEL PAPER OR GENERAL INTANGIBLES CONTRARY TO THE ABOVE THE SECURED PARTY ASSERTS A CLAIM TO ANY PROCEEDS THEREOF RECEIVED BY SUCH ENTITY

PRINCIPAL AMOUNT - \$201.895.00

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**Original Registering Party**

**MERCHANT CAPITAL GROUP LLC**

**Address**

2200 BISCAYNE BLVD SUITE 200  
MIAMI FL  
33137 United States of America

**Base Registration Number: 795401R**

**Registration Description:** PPSA SECURITY AGREEMENT  
**Act:** PERSONAL PROPERTY SECURITY ACT  
**Base Registration Date and Time:** February 19, 2026 at 9:17:14 am Pacific time  
**Current Expiry Date and Time:** February 19, 2027 at 11:59:59 pm Pacific time  
Expiry date includes subsequent registered renewal(s)  
**Trust Indenture:** No

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**CURRENT REGISTRATION INFORMATION**  
(as of February 26, 2026 at 1:21:14 pm Pacific time)

---

**Secured Party Information**

**CANACAP**

**Address**

4211 YONGE ST SUITE 402  
TORONTO ON  
M2P 2A9 Canada

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**Debtor Information**

**CAPITAL IRON 2022 LTD**

**Address**

1900 STORE ST  
VICTORIA BC  
V8T 4R4 Canada

**ARAM, TAHAMTAN**

**Address**

3250 MUIRFIELD PL  
COQUILTAM BC  
V3E 3K4 Canada

**Birthdate**

February 9, 1973

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**Vehicle Collateral**

None



# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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## General Collateral

### Base Registration General Collateral:

(A) ALL ACCOUNTS, CHATTEL PAPER, DOCUMENTS, EQUIPMENT, GENERAL INTANGIBLES, INSTRUMENTS, AND INVENTORY, AS THOSE TERMS ARE DEFINED IN THE PERSONAL PROPERTY SECURITY ACT (THE PPSA), NOW OR HEREAFTER OWNED OR ACQUIRED BY MERCHANT AND (B) ALL PROCEEDS, AS THAT TERM IS DEFINED IN THE PPSA (A AND B COLLECTIVELY, THE COLLATERAL).

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## Original Registering Party

**CANACAP**

### Address

4211 YONGE ST SUITE 402  
TORONTO ON  
M2P 2A9 Canada

**Base Registration Number: 795406R**

**Registration Description:** PPSA SECURITY AGREEMENT  
**Act:** PERSONAL PROPERTY SECURITY ACT  
**Base Registration Date and Time:** February 19, 2026 at 9:18:58 am Pacific time  
**Current Expiry Date and Time:** February 19, 2027 at 11:59:59 pm Pacific time  
Expiry date includes subsequent registered renewal(s)  
**Trust Indenture:** No

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**CURRENT REGISTRATION INFORMATION**  
(as of February 26, 2026 at 1:21:14 pm Pacific time)

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**Secured Party Information**

**CANACAP**

**Address**

4211 YONGE ST SUITE 402  
TORONTO ON  
M2P 2A9 Canada

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**Debtor Information**

**CAPITAL IRON 2022 LTD**

**Address**

1900 STORE ST  
VICTORIA BC  
V8T 4R4 Canada

**ARAM, TAHAMTAN**

**Address**

3250 MUIRFIELD PL  
COQUILTAM BC  
V3E 3K4 Canada

**Birthdate**

February 9, 1973

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**Vehicle Collateral**

None



## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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### General Collateral

#### Base Registration General Collateral:

(A) ALL ACCOUNTS, CHATTEL PAPER, DOCUMENTS, EQUIPMENT, GENERAL INTANGIBLES, INSTRUMENTS, AND INVENTORY, AS THOSE TERMS ARE DEFINED IN THE PERSONAL PROPERTY SECURITY ACT (THE PPSA), NOW OR HEREAFTER OWNED OR ACQUIRED BY MERCHANT AND (B) ALL PROCEEDS, AS THAT TERM IS DEFINED IN THE PPSA (A AND B COLLECTIVELY, THE COLLATERAL).

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### Original Registering Party

**CANACAP**

**Address**

4211 YONGE ST SUITE 402  
TORONTO ON  
M2P 2A9 Canada

**Base Registration Number: 800584R**

**Registration Description:** PPSA SECURITY AGREEMENT  
**Act:** PERSONAL PROPERTY SECURITY ACT  
**Base Registration Date and Time:** February 23, 2026 at 8:41:41 am Pacific time  
**Current Expiry Date and Time:** February 23, 2028 at 11:59:59 pm Pacific time  
Expiry date includes subsequent registered renewal(s)  
**Trust Indenture:** No

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**CURRENT REGISTRATION INFORMATION**  
(as of February 26, 2026 at 1:21:14 pm Pacific time)

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**Secured Party Information**

**2M7 FINANCIAL SOLUTIONS**                      **Address**  
5555 KEELE ST.  
NORTH YORK ON  
M3J 3B2 Canada

**Debtor Information**

**ARAM, TAHAMTAN**                      **Address**                      **Birthdate**  
3250 MUIRFIELD PLACE                      February 9, 1973  
COQUITLAM BC  
V3E 3K4 Canada

**CAPITAL IRON 2022 LTD.**                      **Address**  
1900 STORE STREET  
VICTORIA BC  
V8T 4R4 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 BUSINESS AND PERSONAL ASSETS INCLUDING ANY REAL PROPERTY, CASH ON HAND, ALL RECEIVABLES, INVENTORY, TAX RETURNS (PERSONAL AND BUSINESS), ALL COLLECTIBLES, MUSICAL INSTRUMENTS, ELECTRONICS UP TO A TOTAL OF \$69,000.00

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### Original Registering Party

**ESC CORPORATE SERVICES LTD.**

#### Address

595 BAY STREET, SUITE 302  
TORONTO ON  
M5G 2C2 Canada

THIS IS **EXHIBIT "H"** REFERRED TO IN  
AFFIDAVIT # 1 OF Harry Ketchedjian

AFFIRMED BEFORE ME AT

Vancouver, British Columbia

THIS 26th Day of February 2026



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A Commissioner for Taking Affidavits in  
British Columbia

**SECURITY AGREEMENT**

**To: CANTREX NATIONWIDE GROUP INC.**  
("Cantrex")  
9900 Cavendish, Suite 400  
St-Laurent, Quebec H4M 2V2

**1. SECURITY INTEREST**

For value received, the undersigned ("Dealer") hereby grants to Cantrex a security interest (the "Security Interest"), in all of the following, whether now owned or hereafter owned or acquired by or on behalf of Dealer:

(a) all goods that are held by Dealer for sale or lease or that have been leased or that are to be furnished or have been furnished under a contract of service, or that are raw materials, work in process or materials used or consumed in the business of Dealer ("Inventory"), and all Proceeds thereof;

(b) all equipment of whatever kind and wherever situate, including, without limitation, all machinery, tools, apparatus, plant, furniture, fixtures and vehicles of whatsoever nature or kind ("Equipment"), and all Proceeds thereof;

(c) all monetary obligations owed to Dealer including, without limitation, all book accounts, book debts, accounts, debts, dues, claims, choses in action and demands of every nature and kind and howsoever arising or secured which are due or accruing or growing due to Dealer or owned by Dealer ("Accounts"), and all Proceeds thereof; and

(d) all of the undertaking and property of Dealer (in addition to Inventory, Equipment and Accounts), including, without limitation, leasehold interests, chattel paper, documents of title, securities, instruments, money and intangibles, and all Proceeds thereof,

(all of the foregoing being hereinafter called "Collateral"); provided that Collateral shall not include (i) the last day of the term of any lease (but upon the enforcement of the Security Interest, Dealer shall stand possessed of such last day in trust to assign the same to any person acquiring such term) or (ii) any "consumer goods" as that term is defined in the PPSA. In this security agreement "PPSA" means the Personal Property Security Act of the Province where the Dealer's principal place of business is located and "Proceeds" has the meaning given to it in the PPSA.

**2. INDEBTEDNESS SECURED**

The Security interest granted hereby secures payment and satisfaction of any and all obligations, indebtedness and liability of Dealer to Cantrex (including interest thereon) present or future, direct or indirect, absolute or contingent, as principal or as surety, matured or not, extended or renewed, whosoever and howsoever incurred and any ultimate unpaid balance thereof and whether the same is from time to time reduced and thereafter increased or entirely extinguished and thereafter incurred again and whether incurred by or arising from agreement or dealings between Cantrex and Dealer or by or from any agreement or dealings between Cantrex and any supplier to Dealer or other third party by which Cantrex may be or become in any manner whatsoever a creditor of Dealer (hereinafter collectively called the "Indebtedness"). If the Security Interest in Collateral is not sufficient, in the event of default, to satisfy all Indebtedness, Dealer acknowledges and agrees that it shall continue to be liable for any Indebtedness remaining outstanding and Cantrex shall be entitled to pursue full payment thereof.

**3. REPRESENTATIONS AND WARRANTIES OF DEALER**

Dealer represents and warrants and so long as this security agreement remains in effect shall be deemed to continuously represent and warrant that:

(a) Collateral is genuine and owned by Dealer free of all security interest, mortgages, liens, claims, charges or other encumbrances (hereinafter collectively called "Encumbrances"), save for the Security Interest and those approved in writing by Cantrex;

(b) the amount represented by Dealer to Cantrex from time to time as owing by persons owing payment or performance of Accounts ("Account Debtors") will be the correct amount actually owing by all Account Debtors, except for normal cash discounts where applicable;

(c) the locations specified in Schedule "A" are all the locations at which Collateral is or will be located, save for Inventory in transit to such locations;

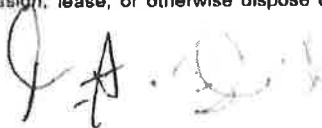
(d) the name of Dealer and all names under which the Dealer carries on business are fully and correctly stated on the execution page hereof; and

(e) Dealer has full capacity and authority to enter into this security agreement and to perform its obligations hereunder and this security agreement is a legal, valid and binding obligation of Dealer.

**4. COVENANTS OF DEALER**

So long as this security agreement remains in effect Dealer covenants and agrees:

(a) to keep Collateral free from all Encumbrances, except for the Security Interest and those approved in writing by Cantrex, not to issue a trust deed or deeds and not to sell, exchange, transfer, assign, lease, or otherwise dispose of Collateral or any interest therein without the prior written



consent of Cantrex; provided always that, until default (as hereinafter defined), Dealer may, in the ordinary course of Dealer's business, sell or lease Inventory and collect and deposit Accounts;

(b) to do, execute, acknowledge and deliver such financing statements and financing change statements and further assignments, security, transfers, documents, acts, matters and things as may be reasonably requested by Cantrex in order to give effect to these presents and to pay all costs for searches and filings in connection therewith;

(c) to remit when due to the appropriate governmental or other authority all amounts which Dealer is required by law to remit including, without limitation, employee deductions for income tax, employee and employer contributions for unemployment insurance, the Canada Pension Plan and any private pension plans, any provincial retail sales tax and the federal goods and services tax;

(d) to pay when due all rent and other amounts owing under any lease of premises leased by Dealer as lessee where any Collateral may be located (a "Premises Lease") and to otherwise observe and perform all the terms and conditions of each Premises Lease;

(e) to insure Collateral against loss or damage by fire and such other risks as Cantrex shall reasonably direct for an amount not less than the amount of the credit facilities granted by Cantrex, with loss payable to Cantrex and Dealer, as their respective interest may appear, and to pay all premiums therefor;

(f) to keep, in accordance with generally accepted accounting principles, consistently applied, proper books of account for Dealer's business as well as accurate and complete records concerning Collateral, and mark any and all such records and Collateral at Cantrex's request so as to indicate the Security Interest;

(g) to deliver to Cantrex from time to time promptly upon request:

(i) copies of all books of account and all records, ledgers, reports, correspondence, schedules, documents, statements, lists and other writings relating to Collateral for the purpose of inspecting, auditing or copying the same,

(ii) copies of all policies and certificates of insurance relating to Collateral, and

(iii) such information concerning Collateral, Dealer and Dealer's business and affairs as Cantrex may reasonably request;

(h) to permit Cantrex at any time and from time to time to verify the existence and state of Collateral in any manner Cantrex may consider appropriate and Dealer agrees to furnish all assistance and information and to perform all such acts as Cantrex may reasonably request in connection therewith and for such purpose to grant to Cantrex or its agents access to all places where Collateral may be located and to all premises occupied by Dealer; and

(i) to notify Cantrex promptly of (i) any change in the information contained herein relating to Dealer, its name, form of entity, ownership, control, locations, or Collateral, and (ii) any material loss or damage to Collateral.

## 5. COLLECTION OF ACCOUNTS

Before or after default under this security agreement, Cantrex may notify all or any Account Debtors of the Security Interest and may also direct such Account Debtors to make all payments on Accounts to Cantrex. Dealer acknowledges that any payments on or other Proceeds of Accounts or other Collateral received by Dealer, whether before or after default under this security agreement, shall be received and held by Dealer in trust for Cantrex and shall be remitted to Cantrex upon request or be dealt with in such other manner as Cantrex may direct, or consent to, in writing.

## 6. DISPOSITION OF MONEY

Subject to applicable law, all money collected or received by Cantrex pursuant to or in exercise of any right it possesses with respect to Collateral shall be applied on account of indebtedness in such manner as Cantrex determines in its sole discretion and any surplus shall be accounted for as required by law.

## 7. EVENTS OF DEFAULT

The happening of any of the following events or conditions shall constitute default hereunder which is herein referred to as "default":

(a) the non-payment when due, whether by acceleration or otherwise, of any principal or interest forming part of indebtedness or the failure of Dealer or any guarantor to observe or perform any obligation, covenant, term, provision or condition contained in this security agreement or any other agreement between Dealer and Cantrex or any guarantor and Cantrex;

(b) the death of or a declaration of incompetence by a court of competent jurisdiction with respect to Dealer or any guarantor, if an individual, or with respect to an individual who directly or indirectly exercises control over Dealer, if Dealer is a corporation;

(c) the bankruptcy or insolvency of Dealer or any guarantor; the filing against Dealer or any guarantor of a petition in bankruptcy; the making of an authorized assignment for the benefit of creditors by Dealer or any guarantor; the appointment of a receiver or trustee of all or part of the business and undertaking of Dealer or any guarantor or of any assets of Dealer or any guarantor or the institution by or against Dealer or any guarantor of any other type of insolvency proceeding under the Bankruptcy and Insolvency Act, the Companies' Creditors Arrangement Act or otherwise;

(d) the institution by or against Dealer of any formal or informal proceeding for the voluntary or involuntary dissolution or liquidation of, settlement of claims against, or winding up of the affairs of, Dealer;

(e) any Encumbrance affecting Collateral becomes enforceable against Collateral;

(f) Dealer abandons the Collateral or ceases or threatens to cease to carry on business or makes or agrees to make a bulk sale of assets or commits or threatens to commit an act of bankruptcy;

(g) any execution, sequestration, extent, lien or other process of any court becomes enforceable against Dealer or if a distress or analogous process is levied upon the assets of Dealer or any part thereof;

(h) Dealer shall be in default under any Premises Lease or in payment of any material indebtedness owed to a third party;

(i) notice is given of the termination of any guarantee or if Dealer fails to provide a renewal of any letter of credit within sixty days of its expiry and Dealer fails to provide Cantrex with additional security in form and substance acceptable to Cantrex; or

(j) any information heretofore or hereafter furnished by or on behalf of Dealer pursuant to or in connection with this security agreement, or otherwise (including, without limitation, the representations and warranties contained herein) or as an inducement to Cantrex to extend any credit to or to enter into this or any other agreement with Dealer, proves to have been false at the time such information was provided.

## 8. ACCELERATION

Cantrex, in its sole discretion, may declare all or any part of indebtedness which is not by its terms payable on demand to be immediately due and payable, without demand or notice of any kind, in the event of default, or, if Cantrex in good faith, based on commercially reasonable grounds, considers itself insecure or that Collateral is, or is about to be placed, in jeopardy. The provisions of this clause are not intended in any way to affect any rights of Cantrex with respect to any indebtedness which may now or hereafter be payable on demand.

## 9. REMEDIES

(a) Upon default, Cantrex, by instrument in writing, or a court of competent jurisdiction on application by Cantrex, may appoint or reappoint any person or persons, whether an officer or an employee of Cantrex or not, to be a receiver (hereinafter called a "Receiver", which term when used herein shall include a receiver and a receiver and manager) of all or any part of Collateral (including any interest, income or profits therefrom) and may remove any Receiver so appointed by instrument and appoint another in his stead. Any such Receiver shall, so far as concerns responsibility for his acts, be deemed the agent of Dealer and not Cantrex, and Cantrex shall not be in any way responsible for any misconduct, negligence, or non-feasance on the part of any such Receiver, his servants, agents or employees. Subject to the provisions of the instrument or the court order appointing him, any such Receiver shall have power to take possession of Collateral, to preserve Collateral or its value, to carry on or concur in carrying on all or any part of the business of Dealer, to act in the name of Dealer and to sell, lease or otherwise dispose of or concur in selling, leasing or otherwise disposing of Collateral. To facilitate the foregoing powers, any such Receiver may, (i) to the exclusion of all others, including Dealer, enter upon, use and occupy all premises owned or occupied by Dealer wherein Collateral may be situate, (ii) maintain Collateral upon such premises, (iii) borrow money on a secured or unsecured basis, (iv) use Collateral directly in carrying on Dealer's business or as security for loans or advances to enable him to carry on Dealer's business or otherwise, as such Receiver shall, in his discretion, determine, and (v) institute, prosecute or defend all suits, proceedings or actions as such Receiver shall, in his discretion, determine. Except as may be otherwise directed by Cantrex, all money received from time to time by such Receiver in carrying out his appointment shall be received in trust for and paid over to Cantrex. Every such Receiver may, in the discretion of Cantrex, be vested with all or any of the rights and powers of Cantrex.

(b) Upon default, Cantrex may, either directly or through its agents or nominees, exercise any or all of the powers and rights given to a Receiver by virtue of the foregoing subsection (a).

(c) Upon default, Cantrex may take possession of, collect, commingle, demand, sue on, enforce, recover and receive Collateral and give valid and binding receipts and discharges therefor and sell, lease or otherwise dispose of Collateral in such manner, at such time or times and place or places, for such consideration and upon such terms and conditions as Cantrex may see fit.

(d) In addition to those rights granted herein and in any other agreement now or hereafter in effect between Cantrex and Dealer, Cantrex shall have, both before and after default, all rights and remedies of a secured party under applicable law. Provided always, that Cantrex shall not be liable or accountable for any failure to exercise its remedies, take possession of, collect, enforce, realize, sell, lease or otherwise dispose of Collateral or to institute any proceedings for such purposes. Furthermore, Cantrex shall have no obligation to take any steps to preserve rights against prior parties to any instrument, security or chattel paper whether Collateral or Proceeds and whether or not in Cantrex's possession and shall not be liable or accountable for failure to do so.

(e) Dealer acknowledges that Cantrex or any Receiver may take possession of Collateral wherever it may be located and by any method permitted by law and Dealer agrees upon request from Cantrex or any Receiver to assemble and deliver possession of Collateral at such place or places as directed.

(f) Dealer agrees to pay all costs, charges and expenses reasonably incurred by Cantrex and any Receiver, whether directly or for services rendered (including solicitors costs on a solicitor and client basis, auditors costs, other legal expenses and Receiver remuneration), in preparing or enforcing this security agreement, taking and maintaining custody of, preserving, repairing, processing, preparing for disposition and disposing of Collateral and in enforcing or collecting Indebtedness and all such costs, charges and expenses, together with any amounts owing as a result of any borrowing by Cantrex or any Receiver, as permitted hereby, shall be a charge on the proceeds of realization, collection or disposition of Collateral and shall be secured hereby.

(g) Dealer agrees that a disposition of any Collateral to the supplier of such Collateral for proceeds equal to its original cost will be a commercially reasonable disposition of such Collateral.

(h) Cantrex shall be deemed not to have elected to retain Collateral in satisfaction of the Indebtedness unless Cantrex gives notice in writing to Dealer to that effect.

## 10. POWER OF ATTORNEY

Dealer hereby grants to Cantrex a power of attorney under which Cantrex, through its agents or employees, may execute on behalf of Dealer any conditional sales contracts used or required by Cantrex to evidence financed sales to Dealer of Inventory. Under this power of attorney, Cantrex is authorized to execute any such writings manually or by affixing a mechanical facsimile thereof. Upon Dealer's request, Cantrex will furnish Dealer with a copy of each writing executed under this power of attorney. The cost of filing any writing hereunder with a public office shall be for the account of Dealer. If Dealer is an individual, Dealer hereby declares that this power of attorney may be exercised during any subsequent incapacity on his or her part.

J.A. [Signature]

## 11. MISCELLANEOUS

- (a) Dealer hereby authorizes Cantrex to file such financing statements, financing charge statements and other documents and do such acts, matters and things as Cantrex may deem appropriate to perfect on an ongoing basis and continue the Security Interest, to protect and preserve Collateral and to realize upon the Security Interest and Dealer hereby irrevocably constitutes and appoints Cantrex, through its agents or employees, as the true and lawful attorney of Dealer, with full power of substitution, to do any of the foregoing in the name of Dealer whenever and wherever it may be deemed necessary or expedient. Dealer further authorizes Cantrex to provide to any third party credit, financial or other information. If Dealer is entitled to request a discharge of all or part of the Security Interest, Dealer agrees, subject to applicable law, to pay to Cantrex an administration fee at Cantrex's then current rate for providing a financing charge statement to effect such discharge.
- (b) Without limiting any other right of Cantrex, whenever Indebtedness is immediately due and payable or Cantrex has the right to declare Indebtedness to be immediately due and payable (whether or not it has so declared), Cantrex may, in its sole discretion, set off against Indebtedness any and all money then owed to Dealer by Cantrex in any capacity, whether or not due, and Cantrex shall be deemed to have exercised such right to set off immediately at the time of making its decision to do so even though any charge therefor is made or entered on Cantrex's records subsequent thereto.
- (c) Upon Dealer's failure to perform any of its duties hereunder, Cantrex may, but shall not be obligated to, perform any or all of such duties, and Dealer shall pay to Cantrex, forthwith thereafter, an amount equal to the expense incurred by Cantrex in so doing plus interest thereon from the date such expense is incurred until it is paid at the rate of 24% per annum.
- (d) Cantrex may grant extensions of time and other indulgences, take and give up security, accept compositions, compound, compromise, settle, grant releases and discharges and otherwise deal with Dealer, debtors of Dealer, sureties and others and with Collateral and other security as Cantrex may see fit without prejudice to the liability of Dealer of Cantrex's right to hold and realize the Security Interest.
- (e) No delay or omission by Cantrex in exercising any right or remedy hereunder or with respect to any Indebtedness shall operate as a waiver thereof or of any other right or remedy, and no single or partial exercise thereof shall preclude any other or further exercise thereof or the exercise of any other right or remedy. All rights and remedies of Cantrex granted or recognized herein are cumulative and may be exercised at any time and from time to time independently or in combination.
- (f) Dealer waives, subject to applicable law, (i) notice of any action taken by Cantrex, (ii) its right to receive a copy of any financing statement, financing charge statement, verification statement or other statement filed at any time with respect to this security agreement, and (iii) any and all rights of set-off Dealer may have against Cantrex.
- (g) This security agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns. This security agreement may not be assigned by Dealer without the prior written consent of Cantrex and for purposes of this security agreement a change in control shall constitute an assignment. In any action brought by an assignee of this security agreement and the Security Interest or any part thereof to enforce any rights hereunder, Dealer shall not assert against the assignee any claim or defence which Dealer now has or hereafter may have against Cantrex.
- (h) Dealer acknowledges and agrees that if it amalgamates with any other company or companies then the Security Interest (i) shall extend to "Collateral" (as that term is herein defined) owned by each of the amalgamating companies and the amalgamated company at the time of amalgamation and to any "Collateral" thereafter owned or acquired by the amalgamated company such that the term "Dealer" when used herein would apply to each of the amalgamating companies and the amalgamated company, and (ii) shall secure the "Indebtedness" (as that term is herein defined) of each of the amalgamating companies and the amalgamated company to Cantrex at the time of amalgamation and any "Indebtedness" of the amalgamated company to Cantrex thereafter arising. The Security Interest shall attach to the additional "Collateral" at the time of amalgamation and to any "Collateral" thereafter owned or acquired by the amalgamated company when it acquires rights therein.
- (i) No modification, variation or amendment of any provision of this security agreement shall be made except by a written agreement, executed by the parties hereto and no waiver of any provision hereof by Cantrex shall be effective unless provided in writing by Cantrex.
- (j) This security agreement and the Security Interest afforded hereby is in addition to and not in substitution for any other security now or hereafter held by Cantrex.
- (k) The headings used in this security agreement are for convenience only and are not to be considered a part of this security agreement and do not in any way limit or amplify the terms and provisions of this security agreement.
- (l) When the context so requires, the singular number shall be read as if the plural were expressed and the provisions hereof shall be read with all grammatical changes necessary, dependent upon the person referred to being a male, female, firm or corporation.
- (m) The Security Interest created hereby is intended to attach when this security agreement is signed by Dealer or, in the case of any after-acquired property, upon the date on which Dealer acquires rights therein.
- (n) This security agreement and the transactions evidenced hereby shall be governed by and construed in accordance with the laws of the Province where the Dealer's principal place of business is located.
- (o) If any provision of this security agreement shall be held invalid or void by any court of competent jurisdiction, the remaining provisions of this security agreement shall remain in full force and effect.
- (p) Dealer agrees that the Limitation of Civil Rights Act of the Province of Saskatchewan and the Farm Debt Review Act (Canada) shall have no application to this security agreement.
- (q) The parties confirm that it is their wish that this security agreement, as well as all other related documents, including notices, have been and shall be drawn in English only.

12. COPY OF AGREEMENT

Dealer hereby acknowledges receipt of a copy of this security agreement

IN WITNESS WHEREOF the undersigned has executed this security agreement this 25<sup>th</sup> day of March 2018

West Coast Appliance Centre 2014 Ltd  
(insert name of Dealer above)

[Signature]  
(authorized signature of Dealer)

[Signature]  
c/s  
Witness signature (if Dealer an individual)

Witness: [Signature]  
(print name)

CERTIFICATE OF RESOLUTION OF BOARD OF DIRECTORS (to be completed where Dealer is a corporation)

I, the undersigned, Secretary or other authorized officer of West Coast Appliance Centre 2014 Ltd  
hereby certify that, at a meeting of the Directors of said Company duly called and held on the 25<sup>th</sup> day of March 2018

a resolution was duly passed authorizing the officers of said Company to execute and affix the corporate seal of the Company to this Security Agreement and Power of Attorney and to execute such other documents as may be necessary from time to time.

c/s  
[Signature]  
Secretary

EXECUTION DETAILS

Check and provide details for one of the following:

- 1.  If Dealer is a corporation, provide copy of Articles of Incorporation and amendments, list below names and positions of persons signing on its behalf and all names under which Dealer carries on business (provide proof of business name registration(s)).
- 2.  If Dealer is an individual, list below full legal name, including middle name, and date of birth (provide copy of birth certificate) and all names under which Dealer carries on business (provide proof of business name registration(s)).
- 3.  If Dealer is a partnership or other form of legal entity, provide details below together with completed Partnership Certificate (and proof of partnership registration) and list all names under which Dealer carries on business (provide proof of business name registration(s)).

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SCHEDULE "A"

1. PRINCIPAL ADDRESS OF DEALER.

Unit C 3090 Dawson Street Victoria

BRITISH COLUMBIA V8T 5A6

2. OTHER LOCATIONS WHERE COLLATERAL IS OR WILL BE LOCATED.

Cascadia Logistics Co.  
3989 - 191 Street.  
Surrey, BC V3Z 0Y6

*FA*

Signature: \_\_\_\_\_

*[Handwritten Signature]*

Byron Loucks

BC Moving & Storage Ltd.  
Gate 40 - 4223 Commerce Cir  
Victoria, BC V8Z 6N6

*FA*

Signature: \_\_\_\_\_

*[Handwritten Signature]*

Date: \_\_\_\_\_

Aug 10 2021

May 9, 2022

*[Handwritten Signature]*

*[Handwritten Signature]*

New Warehouse: 1908 STORE STREET. VICTORIA, BC V8T 4R4

Signature: \_\_\_\_\_

*[Handwritten Signature]*

Date: \_\_\_\_\_

Apr 26 - 2023

THIS IS **EXHIBIT "J"** REFERRED TO IN  
AFFIDAVIT # 1 OF Harry Ketchedjian

AFFIRMED BEFORE ME AT

Vancouver, British Columbia

THIS 26th Day of February 2026



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A Commissioner for Taking Affidavits in  
British Columbia



## PERSONAL GUARANTEE

In order to induce Cantrex Nationwide Group Inc. ("Cantrex") to enter into contracts with or extend credit or commercial financing to

### West Coast Appliance Centre (2014) Ltd

(herein called the "Borrower") or distributors or dealers of the Borrower, and in consideration of such entering into contracts, extensions of credit or commercial financing, the undersigned hereby absolutely guarantees payment jointly and severally with the Borrower of any and all of the indebtedness, liabilities and obligations of any kind, now or hereafter existing, direct or indirect, absolute or contingent, joint or several, of the Borrower to Cantrex, together with all interest thereon and solicitor's fees, costs and expenses of collection incurred by Cantrex, its receiver or its agent in connection with the preparation, perfection and enforcement of security or other agreements held by Cantrex (collectively, the "Indebtedness"). The liability of the undersigned shall be unlimited and shall bear interest from the date of demand for payment at the rate of 24% per annum.

It is understood and agreed that Cantrex shall not be obligated by reason of this Guarantee to enter into contracts with or extend credit or commercial financing to the Borrower or distributors or dealers of the Borrower.

In the event that the Borrower is a partnership, notwithstanding any change or changes in the Borrower's firm name or any change or changes in the membership of the Borrower or any successor partnership by death, retirement, introduction of a partner or partners, or otherwise, the liability of the undersigned hereunder shall continue and the provisions hereof shall be applicable to all of the Indebtedness incurred, as well after as before any such changes.

In the event that the Borrower is a corporation, no change in the name, objects, capital stock or constitution of the Borrower shall in any way affect the liability of the undersigned, either with respect to transactions occurring before or after any such change, and Cantrex is not required to inquire into the powers of the Borrower or any of its directors or other agents acting or purporting to act on its behalf, and moneys, advances, renewals or credits in fact borrowed or obtained from Cantrex in professed exercise of such powers shall be deemed to form part of the Indebtedness notwithstanding that such borrowing or obtaining of moneys, advances, renewals or credits shall be in excess of the powers of the Borrower or of its directors or other agents aforesaid, or be in any way irregular, defective or informal.

In the event that the Borrower is an individual carrying on business as a sole proprietorship, notwithstanding any change or changes in the name of the business or the death of that person or the introduction of a partner or partners or a corporate entity through which the Borrower carries on business, the liability of the undersigned hereunder shall continue and the provisions hereof shall be applicable to all of the Indebtedness incurred, as well after as before any such changes.

The undersigned agrees that Cantrex may, without notice to the undersigned and without in any manner affecting the undersigned's liability and upon such conditions as Cantrex may deem advisable: (1) extend in whole or in part (by renewal or otherwise), modify, accelerate, change or release any or all of the Indebtedness; (2) sell, release, discharge, surrender, modify, impair, exchange, substitute or (if a chose or choses in action) extend the duration or the time for the performance or payment of, any and all property, of any nature and from whomsoever received, held by Cantrex as security for the payment or performance of the Indebtedness; (3) settle, adjust or compromise any of Cantrex' claims against the Borrower or any other person. The undersigned hereby ratifies and confirms such extension, renewal, modification, acceleration, change, release, discharge, sale, surrender, impairment, exchange, substitution, settlement, adjustment or compromise, and agrees that the same shall be binding upon the undersigned, and hereby waives its rights to be a party to any such agreement and further waives any and all defenses, counter-claims or rights of set-off which the undersigned might or could have by reason thereof, it being understood that the undersigned, as guarantor hereunder, shall at all times be and remain liable to Cantrex.

The undersigned agrees that all moneys which Cantrex receives with respect to the Indebtedness may be applied by Cantrex on such part or parts of the Indebtedness as Cantrex sees fit, and Cantrex may change any appropriation of moneys and reapply the moneys as Cantrex sees fit. This Guarantee shall not be diminished or affected by any act or Cantrex's failure to take any act which would prevent subrogation from operating in favour of the undersigned.

The undersigned shall pay the expenses (including legal fees on a solicitor and client basis) incurred by Cantrex in endeavoring to collect the Indebtedness, or any part thereof, and in enforcing this Guarantee. Cantrex's records as to the balance of the Indebtedness at any time and from time to time shall be final and conclusive without further or other proof. No provision of this Guarantee may be amended, modified or waived without Cantrex's prior written consent.

The undersigned hereby postpones all debts and liabilities of the Borrower to the undersigned, both present and future, to the Indebtedness, and all moneys received by the undersigned thereon shall be held in trust for Cantrex and paid over to Cantrex.

The undersigned acknowledges that this Guarantee has been delivered free of any conditions and that no representations have been made to the undersigned affecting the liability of the undersigned under this Guarantee save as may be specifically stated herein and agrees that this Guarantee is in addition to and not in substitution for any other guarantee held or which may hereafter be held by Cantrex. The rights, remedies and benefits herein are cumulative and not in substitution for or exclusive of any rights, remedies or benefits which Cantrex may otherwise have.

The undersigned represents and warrants that his/her name as it appears below on this Guarantee is his/her true and correct legal name, and that the Borrower's name as described above on this Guarantee is its true and correct legal name.

This Guarantee shall be construed in accordance with and be governed by the laws of the province where the Borrower's principal place of business is located and for the purpose of legal proceedings this Guarantee shall be deemed to have been made in the said province and to be performed there, and the courts of that province shall have jurisdiction over all disputes which may arise under this Guarantee and the undersigned hereby irrevocably and unconditionally submits to the non-exclusive jurisdiction of such courts, provided always that nothing herein contained shall prevent Cantrex from proceeding at its election against the undersigned in the courts of any other province, country or jurisdiction.

The undersigned hereby waives: (1) notice of (and acknowledges due notice of) acceptance of this Guarantee by Cantrex or of the creation, renewal or accrual of any liability of the Borrower, present or future, or of Cantrex's reliance upon this Guarantee (it being understood that any and every liability and obligation of the Borrower to Cantrex shall conclusively be presumed to have been created, contracted or incurred in reliance upon this Guarantee); (2) demand of payment from any person indebted in any manner on or for any of the liabilities or obligations hereby guaranteed; (3) presentment for payment of any instrument of the Borrower or any other person, protest thereof, and notice of its dishonour to any party thereto and to the undersigned; (4) any right of contribution from guarantors other than the undersigned.

If one or more of the provisions contained herein shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired thereby.

Any termination of this Guarantee shall not affect the liability of the undersigned hereunder with respect to indebtedness created or incurred prior to the effective date of such termination. This Guarantee shall, without further consent of or notice to the undersigned, pass to, and may be relied upon and enforced by any successor or assignee of Cantrex and any transferee or subsequent holder of any of said indebtedness, liabilities or obligations. This Guarantee shall be binding upon the heirs, personal representatives, executors and administrators of the Guarantor.

It is the express wish of the parties that this agreement and any related documents be drawn up and executed in English. Il est la volonté expresse des parties que cette convention et tous les documents s'y rattachant soient rédigés et signés en anglais.

Dated this 3<sup>rd</sup> day of April, 2018.

Witness

Signature

Print Name



Byron Loucks

Guarantor

Signature

Print Name



Tahamtan (Fred) Aram

THIS IS EXHIBIT "J" REFERRED TO IN

AFFIDAVIT # 1 OF Harry Ketchedjian

AFFIRMED BEFORE ME AT

Vancouver, British Columbia

THIS 26th Day of February 2026



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A Commissioner for Taking Affidavits in  
British Columbia



## CORPORATE GUARANTEE

In order to induce Cantrex Nationwide Group Inc. ("Cantrex") to enter into contracts with or extend credit or commercial financing to

### WESTCOAST APPLIANCE CENTRE 2014 LTD.

(herein called the "Borrower") or distributors or dealers of the Borrower, and in consideration of such entering into contracts, extensions of credit or commercial financing, the undersigned hereby absolutely guarantees payment jointly and severally with the Borrower of any and all of the indebtedness, liabilities and obligations of any kind, now or hereafter existing, direct or indirect, absolute or contingent, joint or several, of the Borrower to Cantrex, together with all interest thereon and solicitor's fees, costs and expenses of collection incurred by Cantrex, its receiver or its agent in connection with the preparation, perfection and enforcement of security or other agreements held by Cantrex (collectively, the "indebtedness"). The liability of the undersigned shall be unlimited and shall bear interest from the date of demand for payment at the rate of 24% per annum.

It is understood and agreed that Cantrex shall not be obligated by reason of this Guarantee to enter into contracts with or extend credit or commercial financing to the Borrower or distributors or dealers of the Borrower.

In the event that the Borrower is a partnership, notwithstanding any change or changes in the Borrower's firm name or any change or changes in the membership of the Borrower or any successor partnership by death, retirement, introduction of a partner or partners, or otherwise, the liability of the undersigned hereunder shall continue and the provisions hereof shall be applicable to all of the indebtedness incurred, as well after as before any such changes.

In the event that the Borrower is a corporation, no change in the name, objects, capital stock or constitution of the Borrower shall in any way affect the liability of the undersigned, either with respect to transactions occurring before or after any such change, and Cantrex is not required to inquire into the powers of the Borrower or any of its directors or other agents acting or purporting to act on its behalf, and moneys, advances, renewals or credits in fact borrowed or obtained from Cantrex in professed exercise of such powers shall be deemed to form part of the indebtedness notwithstanding that such borrowing or obtaining of moneys, advances, renewals or credits shall be in excess of the powers of the Borrower or of its directors or other agents aforesaid, or be in any way irregular, defective or informal.

In the event that the Borrower is an individual carrying on business as a sole proprietorship, notwithstanding any change or changes in the name of the business or the death of that person or the introduction of a partner or partners or a corporate entity through which the Borrower carries on business, the liability of the undersigned hereunder shall continue and the provisions hereof shall be applicable to all of the indebtedness incurred, as well after as before any such changes.

The undersigned agrees that Cantrex may, without notice to the undersigned and without in any manner affecting the undersigned's liability and upon such conditions as Cantrex may deem advisable: (1) extend in whole or in part (by renewal or otherwise), modify, accelerate, change or release any or all of the indebtedness; (2) sell, release, discharge, surrender, modify, impair, exchange, substitute or (if a chose or choses in action) extend the duration or the time for the performance or payment of, any and all property, of any nature and from whomsoever received, held by Cantrex as security for the payment or performance of the indebtedness; (3) settle, adjust or compromise any of Cantrex's claims against the Borrower or any other person. The undersigned hereby ratifies and confirms such extension, renewal, modification, acceleration, change, release, discharge, sale, surrender, impairment, exchange, substitution, settlement, adjustment or compromise, and agrees that the same shall be binding upon the undersigned, and hereby waives its rights to be a party to any such agreement and further waives any and all defenses, counter-claims or rights of set-off which the undersigned might or could have by reason thereof, it being understood that the undersigned, as guarantor hereunder, shall at all times be and remain liable to Cantrex.

The undersigned agrees that all moneys which Cantrex receives with respect to the indebtedness may be applied by Cantrex on such part or parts of the indebtedness as Cantrex sees fit, and Cantrex may change any appropriation of moneys and reapply the moneys as Cantrex sees fit. This Guarantee shall not be diminished or affected by any act or Cantrex's failure to take any act which would prevent subrogation from operating in favour of the undersigned.

The undersigned shall pay the expenses (including legal fees on a solicitor and client basis) incurred by Cantrex in endeavouring to collect the indebtedness, or any part thereof, and in enforcing this Guarantee. Cantrex's records as to the balance of the indebtedness at any time and from time to time shall be final and conclusive without further or other proof. No provision of this Guarantee may be amended, modified or waived without Cantrex's prior written consent.

The undersigned hereby postpones all debts and liabilities of the Borrower to the undersigned, both present and future, to the indebtedness, and all moneys received by the undersigned thereon shall be held in trust for Cantrex and paid over to Cantrex.

The undersigned acknowledges that this Guarantee has been delivered free of any conditions and that no representations have been made to the undersigned affecting the liability of the undersigned under this Guarantee save as may be specifically stated herein and agrees that this Guarantee is in addition to and not in substitution for any other guarantee held or which may hereafter be held by Cantrex. The rights, remedies and benefits herein are cumulative and not in substitution for or exclusive of any rights, remedies or benefits which Cantrex may otherwise have.

The undersigned represents and warrants that its name as it appears below on this Guarantee is its true and correct legal name, and that the Borrower's name as described above on this Guarantee is its true and correct legal name.

The undersigned represents and warrants that the giving of this Guarantee is not in breach of any prohibitions or restrictions on the giving of financial assistance under any applicable legislation to which the undersigned is subject.

This Guarantee shall be construed in accordance with and be governed by the laws of the province where the Borrower's principal place of business is located and for the purpose of legal proceedings this Guarantee shall be deemed to have been made in the said province and to (09/02) CorGuar

be performed there, and the courts of that province shall have jurisdiction over all disputes which may arise under this Guarantee and the undersigned hereby irrevocably and unconditionally submits to the non-exclusive jurisdiction of such courts, provided always that nothing herein contained shall prevent Cantrex from proceeding at its election against the undersigned in the courts of any other province, country or jurisdiction.

The undersigned hereby waives: (1) notice of (and acknowledges due notice of) acceptance of this Guarantee by Cantrex or of the creation, renewal or accrual of any liability of the Borrower, present or future, or of Cantrex's reliance upon this Guarantee (it being understood that any and every liability and obligation of the Borrower to Cantrex shall conclusively be presumed to have been created, contracted or incurred in reliance upon this Guarantee); (2) demand of payment from any person indebted in any manner on or for any of the liabilities or obligations hereby guaranteed; (3) presentment for payment of any instrument of the Borrower or any other person, protest thereof, and notice of its dishonour to any party thereto and to the undersigned; (4) any right of contribution from guarantors other than the undersigned.

If one or more of the provisions contained herein shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired thereby.

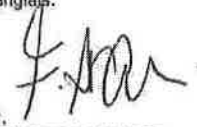
Any termination of this Guarantee shall not affect the liability of the undersigned hereunder with respect to indebtedness created or incurred prior to the effective date of such termination. This Guarantee shall, without further consent of or notice to the undersigned, pass to, and may be relied upon and enforced by any successor or assignee of Cantrex and any transferee or subsequent holder or any of said indebtedness, liabilities or obligations. This Guarantee is binding on the successors and assigns of the undersigned including any successor by reason of amalgamation of or any other change in the undersigned.

It is the express wish of the parties that this agreement and any related documents be drawn up and executed in English. Il est la volonté expresse des parties que cette convention et tous les documents s'y rattachant soient rédigés et signés en anglais.

Dated this 3 day of July, 2024.

Initials: FA

Guarantor's Name  
CAPITAL IRON (2022) LTD.  
~~WESTCOAST APPLIANCE CENTRE 2014 LTD.~~



Date: June 6 2024

By: Fred Aram c/s  
Title:

Certificate of Resolution

I, Fred Aram (Tahantan Aram), do hereby certify that I am the duly elected and qualified Secretary of CAPITAL IRON (2022) LTD., a corporation duly organized and existing under the laws of British Columbia, with its principal offices in the City of Victoria

(the "Corporation"), that a meeting of the Directors of the Corporation held on the 3 day of July, 2024

, duly called, convened and held at which a quorum was present, the following resolution was duly introduced and adopted, and that

said resolution is recorded in the minute book of the Corporation and is still in full force and effect and does not in any manner contravene the Articles of Incorporation or Bylaws of the Corporation:

Resolved, that in order to induce Cantrex Nationwide Group Inc. ("Cantrex"), to enter into contracts with, or extend credit or commercial financing to WESTCOAST APPLIANCE CENTRE 2014 LTD.

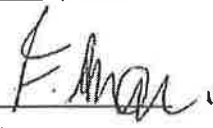
(herein called the "Borrower") or distributors or dealers of the Borrower, and in consideration of such entering into contracts or extensions of credit or commercial financing for business purposes directly beneficial to the Corporation and in furtherance of its corporate purposes, the President, any Vice President or the Secretary, is hereby authorized and empowered for and on behalf and in the name of the Corporation to enter into, execute and deliver, in substantially the form and tenor and containing substantially the terms, conditions and provisions set forth therein, the form of Guarantee presented to this meeting and made an exhibit to these minutes; said Guarantee substantially providing, among other things, that the Corporation guarantees the full and prompt payment of any and all of the indebtedness, liabilities and obligations of any kind, now or hereafter existing, direct or indirect, absolute or contingent, joint or several, of the Borrower to Cantrex together with all interest thereon.

In Witness Whereof, I have hereunto set my hand as Secretary and affixed the corporate seal of the Corporation this 3 day of July, 2024.

Name of Corporation

CAPITAL IRON (2022) LTD.

Fred Aram  
c/s  
Secretary



THIS IS EXHIBIT "K" REFERRED TO IN  
AFFIDAVIT # 1 OF Harry Ketchedjian

AFFIRMED BEFORE ME AT

Vancouver, British Columbia

THIS 26th Day of February 2026



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A Commissioner for Taking Affidavits in  
British Columbia

**CANTREX**  
nationwide

**CANTREX**  
The Power to Succeed

## CORPORATE GUARANTEE

In order to induce Cantrex Nationwide Group Inc. ("Cantrex") to enter into contracts with or extend credit or commercial financing to

### WESTCOAST APPLIANCE CENTRE 2014 LTD.

(herein called the "Borrower") or distributors or dealers of the Borrower, and in consideration of such entering into contracts, extensions of credit or commercial financing, the undersigned hereby absolutely guarantees payment jointly and severally with the Borrower of any and all of the indebtedness, liabilities and obligations of any kind, now or hereafter existing, direct or indirect, absolute or contingent, joint or several, of the Borrower to Cantrex, together with all interest thereon and solicitor's fees, costs and expenses of collection incurred by Cantrex, its receiver or its agent in connection with the preparation, perfection and enforcement of security or other agreements held by Cantrex (collectively, the "Indebtedness"). The liability of the undersigned shall be unlimited and shall bear interest from the date of demand for payment at the rate of 24% per annum.

It is understood and agreed that Cantrex shall not be obligated by reason of this Guarantee to enter into contracts with or extend credit or commercial financing to the Borrower or distributors or dealers of the Borrower.

In the event that the Borrower is a partnership, notwithstanding any change or changes in the Borrower's firm name or any change or changes in the membership of the Borrower or any successor partnership by death, retirement, introduction of a partner or partners, or otherwise, the liability of the undersigned hereunder shall continue and the provisions hereof shall be applicable to all of the Indebtedness incurred, as well after as before any such changes.

In the event that the Borrower is a corporation, no change in the name, objects, capital stock or constitution of the Borrower shall in any way affect the liability of the undersigned, either with respect to transactions occurring before or after any such change, and Cantrex is not required to inquire into the powers of the Borrower or any of its directors or other agents acting or purporting to act on its behalf, and moneys, advances, renewals or credits in fact borrowed or obtained from Cantrex in professed exercise of such powers shall be deemed to form part of the Indebtedness notwithstanding that such borrowing or obtaining of moneys, advances, renewals or credits shall be in excess of the powers of the Borrower or of its directors or other agents aforesaid, or be in any way irregular, defective or informal.

In the event that the Borrower is an individual carrying on business as a sole proprietorship, notwithstanding any change or changes in the name of the business or the death of that person or the introduction of a partner or partners or a corporate entity through which the Borrower carries on business, the liability of the undersigned hereunder shall continue and the provisions hereof shall be applicable to all of the Indebtedness incurred, as well after as before any such changes.

The undersigned agrees that Cantrex may, without notice to the undersigned and without in any manner affecting the undersigned's liability and upon such conditions as Cantrex may deem advisable: (1) extend in whole or in part (by renewal or otherwise), modify, accelerate, change or release any or all of the Indebtedness; (2) sell, release, discharge, surrender, modify, impair, exchange, substitute or (if a chose or choses in action) extend the duration or the time for the performance or payment of, any and all property, of any nature and from whomsoever received, held by Cantrex as security for the payment or performance of the Indebtedness; (3) settle, adjust or compromise any of Cantrex's claims against the Borrower or any other person. The undersigned hereby ratifies and confirms such extension, renewal, modification, acceleration, change, release, discharge, sale, surrender, impairment, exchange, substitution, settlement, adjustment or compromise, and agrees that the same shall be binding upon the undersigned, and hereby waives its rights to be a party to any such agreement and further waives any and all defenses, counter-claims or rights of set-off which the undersigned might or could have by reason thereof, it being understood that the undersigned, as guarantor hereunder, shall at all times be and remain liable to Cantrex.

The undersigned agrees that all moneys which Cantrex receives with respect to the Indebtedness may be applied by Cantrex on such part or parts of the Indebtedness as Cantrex sees fit, and Cantrex may change any appropriation of moneys and reapply the moneys as Cantrex sees fit. This Guarantee shall not be diminished or affected by any act or Cantrex's failure to take any act which would prevent subrogation from operating in favour of the undersigned.

The undersigned shall pay the expenses (including legal fees on a solicitor and client basis) incurred by Cantrex in endeavouring to collect the Indebtedness, or any part thereof, and in enforcing this Guarantee. Cantrex's records as to the balance of the Indebtedness at any time and from time to time shall be final and conclusive without further or other proof. No provision of this Guarantee may be amended, modified or waived without Cantrex's prior written consent.

The undersigned hereby postpones all debts and liabilities of the Borrower to the undersigned, both present and future, to the Indebtedness, and all moneys received by the undersigned thereon shall be held in trust for Cantrex and paid over to Cantrex.

The undersigned acknowledges that this Guarantee has been delivered free of any conditions and that no representations have been made to the undersigned affecting the liability of the undersigned under this Guarantee save as may be specifically stated herein and agrees that this Guarantee is in addition to and not in substitution for any other guarantee held or which may hereafter be held by Cantrex. The rights, remedies and benefits herein are cumulative and not in substitution for or exclusive of any rights, remedies or benefits which Cantrex may otherwise have.

The undersigned represents and warrants that its name as it appears below on this Guarantee is its true and correct legal name, and that the Borrower's name as described above on this Guarantee is its true and correct legal name.

The undersigned represents and warrants that the giving of this Guarantee is not in breach of any prohibitions or restrictions on the giving of financial assistance under any applicable legislation to which the undersigned is subject.

This Guarantee shall be construed in accordance with and be governed by the laws of the province where the Borrower's principal place of business is located and for the purpose of legal proceedings this Guarantee shall be deemed to have been made in the said province and to (09/02) CorGuar

be performed there, and the courts of that province shall have jurisdiction over all disputes which may arise under this Guarantee and the undersigned hereby irrevocably and unconditionally submits to the non-exclusive jurisdiction of such courts, provided always that nothing herein contained shall prevent Cantrex from proceeding at its election against the undersigned in the courts of any other province, country or jurisdiction.

The undersigned hereby waives: (1) notice of (and acknowledges due notice of) acceptance of this Guarantee by Cantrex or of the creation, renewal or accrual of any liability of the Borrower, present or future, or of Cantrex's reliance upon this Guarantee (it being understood that any and every liability and obligation of the Borrower to Cantrex shall conclusively be presumed to have been created, contracted or incurred in reliance upon this Guarantee); (2) demand of payment from any person indebted in any manner on or for any of the liabilities or obligations hereby guaranteed; (3) presentment for payment of any instrument of the Borrower or any other person, protest thereof, and notice of its dishonour to any party thereto and to the undersigned; (4) any right of contribution from guarantors other than the undersigned.

If one or more of the provisions contained herein shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired thereby.

Any termination of this Guarantee shall not affect the liability of the undersigned hereunder with respect to indebtedness created or incurred prior to the effective date of such termination. This Guarantee shall, without further consent of or notice to the undersigned, pass to, and may be relied upon and enforced by any successor or assignee of Cantrex and any transferee or subsequent holder or any of said indebtedness, liabilities or obligations. This Guarantee is binding on the successors and assigns of the undersigned including any successor by reason of amalgamation of or any other change in the undersigned.

It is the express wish of the parties that this agreement and any related documents be drawn up and executed in English. Il est la volonté expresse des parties que cette convention et tous les documents s'y rattachant soient rédigés et signés en anglais.

Dated this 4 day of June, 2025.

Guarantor's Name

Aram Holdings Ltd.

By: [Signature] c/s  
Title: 1 Aram President

Certificate of Resolution

I, Tahamtan Aram, do hereby certify that I am the duly elected and qualified Secretary of Aram Holdings Ltd., a corporation duly organized and existing under the laws of British Columbia, with its principal offices in the City of Victoria

(the "Corporation"), that a meeting of the Directors of the Corporation held on the 4 day of June, 2025, duly called, convened and held at which a quorum was present, the following resolution was duly introduced and adopted, and that

said resolution is recorded in the minute book of the Corporation and is still in full force and effect and does not in any manner contravene the Articles of Incorporation or Bylaws of the Corporation:

Resolved, that in order to induce Cantrex Nationwide Group Inc. ("Cantrex"), to enter into contracts with, or extend credit or commercial financing to WESTCOAST APPLIANCE CENTRE 2014 LTD. (herein called the "Borrower") or distributors or dealers of the Borrower, and in consideration of such entering into contracts or extensions of credit or commercial financing for business purposes directly beneficial to the Corporation and in furtherance of its corporate purposes, the President, any Vice President or the Secretary, is hereby authorized and empowered for and on behalf and in the name of the Corporation to enter into, execute and deliver, in substantially the form and tenor and containing substantially the terms, conditions and provisions set forth therein, the form of Guarantee presented to this meeting and made an exhibit to these minutes; said Guarantee substantially providing, among other things, that the Corporation guarantees the full and prompt payment of any and all of the indebtedness, liabilities and obligations of any kind, now or hereafter existing, direct or indirect, absolute or contingent, joint or several, of the Borrower to Cantrex together with all interest thereon.

In Witness Whereof, I have hereunto set my hand as Secretary and affixed the corporate seal of the Corporation this 4 day of June, 2025.

Name of Corporation

Aram Holdings Ltd.

c/s  
Secretary

THIS IS **EXHIBIT "L"** REFERRED TO IN  
AFFIDAVIT # 1 OF Harry Ketchedjian

AFFIRMED BEFORE ME AT

Vancouver, British Columbia

THIS 26th Day of February 2026



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A Commissioner for Taking Affidavits in  
British Columbia

NOTICE OF ACQUISITION OF  
PURCHASE MONEY SECURITY INTEREST

BY COURIER

Wells Fargo Capital Finance Corporation Canada  
1100-1290 Central Parkway West  
Mississauga, ON L5C 4R3

Dear Sirs / Mesdames:

Re: Westcoast Appliance Centre 2014 LTD. ("Debtor")  
390 Nanaimo Street, unit "C", Victoria, BC V8T 5A6

THIS LETTER IS AN AMENDMENT TO THE PREVIOUS NOTICE SENT ON April 13<sup>th</sup>, 2018

**TAKE NOTICE** that Cantrex Nationwide Group Inc. (the "Secured Party") has acquired or expects to acquire a purchase money security interest in inventory and/or equipment (both existing and after acquired) of the Debtor delivered, supplied, furnished, sold or financed by the Secured Party and proceeds of such inventory and/or equipment including the following:

**Inventory/Equipment:** Any and all present and after-acquired inventory and/or equipment delivered, supplied, furnished, sold or financed by the Secured Party (or any affiliate of the Secured Party) from time to time to the Debtor, including without limitation, all air conditioning equipment, audio and stereo equipment, audio cassette players, audio cassette recorders, awnings, bathroom accessories, bedroom furniture including adjustable beds, baby furniture, barbecue equipment and smokers, blinds, cameras, carburetors, carpets, ceramic tiles, cleaning equipment, clothes washers, clothes dryers, communications equipment, compact disc players, computers, computer equipment and accessories, curtains, decorative accessories, dining room furniture, dishwashers, drapes, digital video disc players, electronic equipment, electrical appliances, electrical equipment, fireplaces gas and electrical, floor covering material of all kinds including underlay material and installation materials, floor tiles, freezers, furniture and furnishings of all kinds, garbage compactors, garbage containers, garden furnishings and equipment of all types including lawnmowers and snow blowers, kitchen accessories, kitchen ovens, lamps, lighting fixtures, living room furniture, machinery, mattresses and box springs, microwave ovens, photofinishing equipment, photographic equipment, plumbing equipment, paintings, personal stereo units, pictures and picture frames both digital and traditional, printers, refrigerators, ranges, radios, rugs, stoves, telephone equipment and accessories, television sets, television accessories and equipment, tools, ventilating equipment, vacuum cleaners, video accessories and equipment, video cassette recorders, video cameras, video display terminals, window coverings and accessories delivered, supplied, furnished, sold or financed by the Secured Party (or any affiliate of the Secured Party) from time to time to the Debtor, together with all equipment, parts, components, packing materials, renewals, substitutions and replacements thereof and all attachments, accessories and increases, additions and accessions thereto; and

COORDONNÉES

5600, Boul. des Galeries, suite 410, Québec QC G2K 2H6  
Téléphone : 1-800-667-2111 Télécopieur : 1-888-333-0174  
Courriel : [marathon@marathon-ltd.com](mailto:marathon@marathon-ltd.com)  
Site web: [www.marathon-ltd.com](http://www.marathon-ltd.com)

**Proceeds:** All proceeds of every nature and kind of the property described above, including personal property in any form or fixtures derived directly or indirectly from any dealing with that property or proceeds from that property, and any insurance or other payment representing indemnity or compensation for loss of or damage to that property or proceeds therefrom, including but not limited to, money, accounts receivable, notes, contract rights, chattel paper, instruments, documents of title, and any other obligation due to the Debtor for payment of that property; (collectively, the "Collateral").

You are hereby notified that the Secured Party claims priority to your security interest in the Collateral pursuant to section 34 of the *Personal Property Security Act* (British Columbia).

This notice is being given to you because you appear to have a security interest in Collateral of the Debtor of the same type or kind as covered by the security interest of the Secured Party. This notice is without prejudice to the Secured Party's right to assert other or additional rights and claims in respect of all or any such Collateral.

If you require further information regarding this matter, please contact the Credit Department at (514) 906-6074

Dated this 14<sup>th</sup> of June, 2019

Cantrex Nationwide Group Inc.

By its Agent Marathon Ltée

Per: \_\_\_\_\_

Josée Verret  
Title: Director

NOTICE OF ACQUISITION OF  
PURCHASE MONEY SECURITY INTEREST

BY COURIER

Royal Bank of Canada  
36 York Mills Road, 4<sup>th</sup> Floor  
Toronto, ON M2P 0A4

Dear Sirs / Mesdames:

Re: Westcoast Appliance Centre 2014 LTD. ("Debtor")  
390 Nanaimo Street, unit "C", Victoria, BC V8T 5A6THIS LETTER IS AN AMENDMENT TO THE PREVIOUS NOTICE SENT ON April 13<sup>th</sup>, 2018

**TAKE NOTICE** that Cantrex Nationwide Group Inc. (the "**Secured Party**") has acquired or expects to acquire a purchase money security interest in inventory and/or equipment (both existing and after acquired) of the Debtor delivered, supplied, furnished, sold or financed by the Secured Party and proceeds of such inventory and/or equipment including the following:

**Inventory/Equipment:** Any and all present and after-acquired inventory and/or equipment delivered, supplied, furnished, sold or financed by the Secured Party (or any affiliate of the Secured Party) from time to time to the Debtor, including without limitation, all air conditioning equipment, audio and stereo equipment, audio cassette players, audio cassette recorders, awnings, bathroom accessories, bedroom furniture including adjustable beds, baby furniture, barbecue equipment and smokers, blinds, cameras, carburetors, carpets, ceramic tiles, cleaning equipment, clothes washers, clothes dryers, communications equipment, compact disc players, computers, computer equipment and accessories, curtains, decorative accessories, dining room furniture, dishwashers, drapes, digital video disc players, electronic equipment, electrical appliances, electrical equipment, fireplaces gas and electrical, floor covering material of all kinds including underlay material and installation materials, floor tiles, freezers, furniture and furnishings of all kinds, garbage compactors, garbage containers, garden furnishings and equipment of all types including lawnmowers and snow blowers, kitchen accessories, kitchen ovens, lamps, lighting fixtures, living room furniture, machinery, mattresses and box springs, microwave ovens, photofinishing equipment, photographic equipment, plumbing equipment, paintings, personal stereo units, pictures and picture frames both digital and traditional, printers, refrigerators, ranges, radios, rugs, stoves, telephone equipment and accessories, television sets, television accessories and equipment, tools, ventilating equipment, vacuum cleaners, video accessories and equipment, video cassette recorders, video cameras, video display terminals, window coverings and accessories delivered, supplied, furnished, sold or financed by the Secured Party (or any affiliate of the Secured Party) from time to time to the Debtor, together with all equipment, parts, components, packing materials, renewals, substitutions and replacements thereof and all attachments, accessories and increases, additions and accessions thereto; and

## COORDONNÉES

5600, Boul. des Galeries, suite 410, Québec QC G2K 2H6  
Téléphone : 1-800-667-2111 Télécopieur : 1-888-333-0174  
Courriel : [marathon@marathon-ltd.com](mailto:marathon@marathon-ltd.com)  
Site web : [www.marathon-ltd.com](http://www.marathon-ltd.com)

Proceeds: All proceeds of every nature and kind of the property described above, including personal property in any form or fixtures derived directly or indirectly from any dealing with that property or proceeds from that property, and any insurance or other payment representing indemnity or compensation for loss of or damage to that property or proceeds therefrom, including but not limited to, money, accounts receivable, notes, contract rights, chattel paper, instruments, documents of title, and any other obligation due to the Debtor for payment of that property; (collectively, the "Collateral").

You are hereby notified that the Secured Party claims priority to your security interest in the Collateral pursuant to section 34 of the *Personal Property Security Act* (British Columbia).

This notice is being given to you because you appear to have a security interest in Collateral of the Debtor of the same type or kind as covered by the security interest of the Secured Party. This notice is without prejudice to the Secured Party's right to assert other or additional rights and claims in respect of all or any such Collateral.


If you require further information regarding this matter, please contact the Credit Department at (514) 906-6074

Dated this 14<sup>th</sup> of June, 2019

Cantrex Nationwide Group Inc.

By its Agent Marathon Ltée

Per:

  
\_\_\_\_\_  
Josée Verret  
Title: Director

NOTICE OF ACQUISITION OF  
PURCHASE MONEY SECURITY INTEREST

BY COURIER

Royal Bank of Canada  
300-5575, North Service Road  
Burlington, ON L7L 6M1

Dear Sirs / Mesdames:

Re: Westcoast Appliance Centre 2014 LTD. ("Debtor")  
390 Nanaimo Street, unit "C", Victoria, BC V8T 5A6

THIS LETTER IS AN AMENDMENT TO THE PREVIOUS NOTICE SENT ON April 13<sup>th</sup>, 2018

**TAKE NOTICE** that Cantrex Nationwide Group Inc. (the "**Secured Party**") has acquired or expects to acquire a purchase money security interest in inventory and/or equipment (both existing and after acquired) of the Debtor delivered, supplied, furnished, sold or financed by the Secured Party and proceeds of such inventory and/or equipment including the following:

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Site web : [www.marathon-ltd.com](http://www.marathon-ltd.com)

Proceeds: All proceeds of every nature and kind of the property described above, including personal property in any form or fixtures derived directly or indirectly from any dealing with that property or proceeds from that property, and any insurance or other payment representing indemnity or compensation for loss of or damage to that property or proceeds therefrom, including but not limited to, money, accounts receivable, notes, contract rights, chattel paper, instruments, documents of title, and any other obligation due to the Debtor for payment of that property; (collectively, the "Collateral").

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If you require further information regarding this matter, please contact the Credit Department at (514) 906-6074

Dated this 14<sup>th</sup> of June, 2019

Cantrex Nationwide Group Inc.

By its Agent Marathon Ltée

Per :

  
\_\_\_\_\_  
Josée Verret  
Title: Director

NOTICE OF ACQUISITION OF  
PURCHASE MONEY SECURITY INTEREST

BY COURIER

Business Development Bank of Canada  
990, rue Fort  
Victoria, BC V8V 3K2

Dear Sirs / Mesdames:

Re: Westcoast Appliance Centre 2014 LTD. ("Debtor")  
390 Nanaimo Street, unit "C", Victoria, BC V8T 5A6

THIS LETTER IS AN AMENDMENT TO THE PREVIOUS NOTICE SENT ON April 13<sup>th</sup>, 2018

**TAKE NOTICE** that Canfrex Nationwide Group Inc. (the "**Secured Party**") has acquired or expects to acquire a purchase money security interest in inventory and/or equipment (both existing and after acquired) of the Debtor delivered, supplied, furnished, sold or financed by the Secured Party and proceeds of such inventory and/or equipment including the following:

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COORDONNÉES

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If you require further information regarding this matter, please contact the Credit Department at (514) 906-6074

Dated this 14<sup>th</sup> of June, 2019

Cantrex Nationwide Group Inc.

By its Agent Marathon Ltée

Per: 

Josée Verret

Title: Director

NOTICE OF ACQUISITION OF  
PURCHASE MONEY SECURITY INTEREST

BY COURIER

VIP Distributors Inc. / National Buying Associates  
720-1<sup>st</sup> Avenue North  
Saskatoon, SK S7K 6R9

Dear Sirs / Mesdames:

Re: Westcoast Appliance Centre 2014 LTD. ("Debtor")  
390 Nanaimo Street, unit "C", Victoria, BC V8T 5A6THIS LETTER IS AN AMENDMENT TO THE PREVIOUS NOTICE SENT ON April 13<sup>th</sup>, 2018

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## COORDONNÉES

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If you require further information regarding this matter, please contact the Credit Department at (514) 906-6074

Dated this 14<sup>th</sup> of June, 2019

Cantrex Nationwide Group Inc.

By its Agent Marathon Ltée

Per:

  
\_\_\_\_\_  
Josée Verret  
Title: Director

NOTICE OF ACQUISITION OF  
PURCHASE MONEY SECURITY INTEREST

BY COURIER

D.S.L.S. Holdings Ltd.  
201-19 Dallas Road  
Victoria, BC V9V 5A6

Dear Sirs / Mesdames:

Re: Westcoast Appliance Centre 2014 LTD. ("Debtor")  
390 Nanaimo Street, unit "C", Victoria, BC V8T 5A6

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If you require further information regarding this matter, please contact the Credit Department at (514) 906-6074

Dated this 14<sup>th</sup> of June, 2019

Cantrex Nationwide Group Inc.

By its Agent Marathon Ltée

Per: 

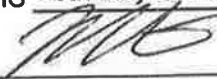
Josée Verret  
Title: Director

THIS IS **EXHIBIT "M"** REFERRED TO IN  
AFFIDAVIT # 1 OF Harry Ketchedjian

AFFIRMED BEFORE ME AT

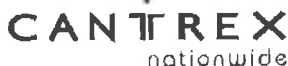
Vancouver, British Columbia

THIS 26th Day of February 2026



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A Commissioner for Taking Affidavits in  
British Columbia



## SUBORDINATION AGREEMENT

To: Cantrex Nationwide Group Inc.  
(herein "Cantrex")

WHEREAS the undersigned, ARAM HOLDINGS LTD. (herein called "Creditor") is a  
(Insert name of Creditor)

creditor of Westcoast Appliance Centre 2014 Ltd. (herein called "Debtor");  
(Name of Individual, Partnership or Corporation)

For valuable consideration, the receipt of which is hereby acknowledged, Creditor and Debtor jointly and severally represent and agree with Cantrex as follows:

1. a) The total indebtedness owing by Debtor to Creditor, together with any future indebtedness of Debtor to Creditor, whether absolute or contingent, and any negotiable instruments evidencing any indebtedness, together with all claims, rights and causes of action therefor (herein the "Indebtedness") shall be and hereby is subordinated and the payment thereof is deferred to any and all rights, claims, demands, indebtedness, actions and causes of action of any nature whatsoever that Cantrex may now or hereafter have against Debtor.

b) Creditor will not, without Cantrex's prior written consent, assert, collect or enforce the Indebtedness or any part thereof (except interest thereon), realize upon any collateral securing the Indebtedness, borrow any sums from Debtor, or in any way, directly or indirectly, receive any money from Debtor.

c) Creditor will pay Cantrex forthwith, for application upon the amount now or hereafter owing to Cantrex by Debtor, any amount Debtor pays to Creditor on the Indebtedness or which Creditor receives from Debtor, or will otherwise pledge said amount as Cantrex may in its discretion direct.

d) Creditor will not demand or accept any property of Debtor as collateral for the Indebtedness, and, should it do so, Creditor forthwith will deliver or cause the same to be delivered to Cantrex. Any negotiable instruments which at any time evidence the Indebtedness or any part thereof shall be delivered to Cantrex, and, at Cantrex's option, may be held by Cantrex or returned to Creditor after they have been marked with a legend stating that their payment is subject to the provisions of this agreement.

e) Debtor will not, without Cantrex's prior written consent, pay to Creditor any sum on account of the Indebtedness (except interest thereon), give Creditor any collateral as security for the payment thereof, deliver to Creditor any negotiable instruments as evidence of the Indebtedness, or any part thereof, or lend any sums to Creditor, or in any way, directly or indirectly, transfer or pay any money to Creditor, other than in connection with bonafide transactions in the ordinary course of business.

f) The Indebtedness is not subject to any defense, offset or counterclaim and is not and will not be subordinated or assigned except to Cantrex.

2. If Creditor, contrary to this agreement, should commence or participate in any action or proceeding against Debtor, Debtor may interpose as a defense or dilatory plea the making of this agreement, and Cantrex may intervene and interpose such defense or plea in Cantrex's name or in the name of Debtor. Should Creditor in any way attempt to enforce payment of the Indebtedness, or any part thereof, either Cantrex, in its own name or in the name of Debtor, or Debtor itself, or both Cantrex and Debtor, may restrain Creditor from so doing.

3. Creditor hereby assigns and transfers the Indebtedness to Cantrex as security for any and all amounts now or hereafter owing by Debtor to Cantrex, and Creditor irrevocably authorizes Cantrex or any person Cantrex may designate to collect and receive the proceeds of the Indebtedness, to file and prove claims therefor in Cantrex's name in bankruptcies, receiverships and other proceedings, and to do any and all things with the same power and authority that Creditor might or could have done if this agreement had not been executed. The amount of such proceeds, less Cantrex's expenses in connection therewith, shall be applied to the payment of the amounts which Debtor owes Cantrex, and any excess shall be returned to Creditor. Debtor hereby accepts such assignment.

4. Cantrex may grant payment and performance extensions to, and make compromises and settlements with Debtor and all other persons, without notice to or the consent of Creditor or Debtor, and without affecting the obligations of Creditor or Debtor hereunder. Creditor and Debtor waive notice of acceptance of this agreement, notice of any default and all other notices to which Creditor or Debtor might otherwise be entitled including without limitation any notice of Cantrex's intention to insist on its strict legal rights hereunder notwithstanding any prior acquiescence. No waiver of any provision hereof by Cantrex shall be effective unless provided in writing and no waiver in any one or more instance shall in any way be construed to be a waiver in any other instance.

- 2 -

5. Nothing herein contained shall obligate Cantrex to grant credit to, or continue financing arrangements with Debtor. This agreement may be terminated only upon written notice to Cantrex effective 30 days after the date such notice is actually received by Cantrex. Any such termination shall not affect the liability of the undersigned hereunder with respect to the obligations to Cantrex incurred hereunder prior to the effective date of such termination and all of the obligations of Creditor and Debtor herein set forth shall continue in full force and effect after such termination, until all obligations of Debtor to Cantrex, whether absolute, contingent or otherwise, incurred prior to the effective date of such termination have been fully paid and performed. This agreement shall be construed in accordance with the laws of the province where the Creditor's principal place of business or residence is located provided that nothing herein contained shall prevent Cantrex from proceedings at its election against the parties hereto in the courts of any other province or jurisdiction. This agreement shall bind and inure to the benefit of the respective heirs, legal representatives, successors and assigns of Creditor and Debtor, and to Cantrex's successors and assigns. If one or more provisions contained herein shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired thereby. The parties agree that this agreement may be executed and delivered in counterpart and delivery of an executed copy hereof by facsimile shall be binding. It is the express wish of the parties that this agreement and any related documents be drawn up and executed in English. Il est la volonté expresse des parties que cette convention et tous les documents s'y rattachant soient rédigés et signés en anglais.

In witness whereof Creditor and Debtor have each duly executed this agreement this 3 day of July, 2024.

**Creditor Name**ARAM HOLDINGS LTD.Authorized  
Signature F. AdamPrint Name Fred AdamTitle Owner**Witness (if Creditor not a corporation)**

Signature \_\_\_\_\_

**Debtor Name**Westcoast Appliance Centre 2014 Ltd.Authorized  
Signature F. AdamPrint Name Fred AdamTitle Owner**Witness (if Debtor not a corporation)**

Signature \_\_\_\_\_

THIS IS **EXHIBIT "N"** REFERRED TO IN  
AFFIDAVIT # 1 OF Harry Ketchedjian

AFFIRMED BEFORE ME AT

Vancouver, British Columbia

THIS 26th Day of February 2026



---

A Commissioner for Taking Affidavits in  
British Columbia



## SUBORDINATION AGREEMENT

To: Cantrex Nationwide Group Inc.  
(herein "Cantrex")

WHEREAS the undersigned, Tahamtan (fred) Aram (herein called "Creditor") is a  
(insert name of Creditor)  
creditor of West Coast Appliance Centre (2014) Ltd (herein called "Debtor");  
(Name of Individual, Partnership or Corporation)

For valuable consideration, the receipt of which is hereby acknowledged, Creditor and Debtor jointly and severally represent and agree with Cantrex as follows:

1. a) The total indebtedness owing by Debtor to Creditor, together with any future indebtedness of Debtor to Creditor, whether absolute or contingent, and any negotiable instruments evidencing any indebtedness, together with all claims, rights and causes of action therefor (herein the "Indebtedness") shall be and hereby is subordinated and the payment thereof is deferred to any and all rights, claims, demands, indebtedness, actions and causes of action of any nature whatsoever that Cantrex may now or hereafter have against Debtor.
  - b) Creditor will not, without Cantrex's prior written consent, assert, collect or enforce the indebtedness or any part thereof (except interest thereon), realize upon any collateral securing the indebtedness, borrow any sums from Debtor, or in any way, directly or indirectly, receive any money from Debtor.
  - c) Creditor will pay Cantrex forthwith, for application upon the amount now or hereafter owing to Cantrex by Debtor, any amount Debtor pays to Creditor on the indebtedness or which Creditor receives from Debtor, or will otherwise pledge said amount as Cantrex may in its discretion direct.
  - d) Creditor will not demand or accept any property of Debtor as collateral for the indebtedness, and, should it do so, Creditor forthwith will deliver or cause the same to be delivered to Cantrex. Any negotiable instruments which at any time evidence the indebtedness or any part thereof shall be delivered to Cantrex, and, at Cantrex's option, may be held by Cantrex or returned to Creditor after they have been marked with a legend stating that their payment is subject to the provisions of this agreement.
  - e) Debtor will not, without Cantrex's prior written consent, pay to Creditor any sum on account of the indebtedness (except interest thereon), give Creditor any collateral as security for the payment thereof, deliver to Creditor any negotiable instruments as evidence of the indebtedness, or any part thereof, or lend any sums to Creditor, or in any way, directly or indirectly, transfer or pay any money to Creditor, other than in connection with bonafide transactions in the ordinary course of business.
  - f) The indebtedness is not subject to any defense, offset or counterclaim and is not and will not be subordinated or assigned except to Cantrex.
2. If Creditor, contrary to this agreement, should commence or participate in any action or proceeding against Debtor, Debtor may interpose as a defense or dilatory plea the making of this agreement, and Cantrex may intervene and interpose such defense or plea in Cantrex's name or in the name of Debtor. Should Creditor in any way attempt to enforce payment of the indebtedness, or any part thereof, either Cantrex, in its own name or in the name of Debtor, or Debtor itself, or both Cantrex and Debtor, may restrain Creditor from so doing.
  3. Creditor hereby assigns and transfers the indebtedness to Cantrex as security for any and all amounts now or hereafter owing by Debtor to Cantrex, and Creditor irrevocably authorizes Cantrex or any person Cantrex may designate to collect and receive the proceeds of the indebtedness, to file and prove claims therefor in Cantrex's name in bankruptcies, receiverships and other proceedings, and to do any and all things with the same power and authority that Creditor might or could have done if this agreement had not been executed. The amount of such proceeds, less Cantrex's expenses in connection therewith, shall be applied to the payment of the amounts which Debtor owes Cantrex, and any excess shall be returned to Creditor. Debtor hereby accepts such assignment.
  4. Cantrex may grant payment and performance extensions to, and make compromises and settlements with Debtor and all other persons, without notice to or the consent of Creditor or Debtor, and without affecting the obligations of Creditor or Debtor hereunder. Creditor and Debtor waive notice of acceptance of this agreement, notice of any default and all other notices to which Creditor or Debtor might otherwise be entitled including without limitation any notice of Cantrex's intention to insist on its strict legal rights hereunder notwithstanding any prior acquiescence. No waiver of any provision hereof by Cantrex shall be effective unless provided in writing and no waiver in any one or more instances shall in any way be construed to be a waiver in any other instance.

5. Nothing herein contained shall obligate Cantrex to grant credit to, or continue financing arrangements with Debtor. This agreement may be terminated only upon written notice to Cantrex effective 30 days after the date such notice is actually received by Cantrex. Any such termination shall not affect the liability of the undersigned hereunder with respect to the obligations to Cantrex incurred hereunder prior to the effective date of such termination and all of the obligations of Creditor and Debtor herein set forth shall continue in full force and effect after such termination, until all obligations of Debtor to Cantrex, whether absolute, contingent or otherwise, incurred prior to the effective date of such termination have been fully paid and performed. This agreement shall be construed in accordance with the laws of the province where the Creditor's principal place of business or residence is located provided that nothing herein contained shall prevent Cantrex from proceedings at its election against the parties hereto in the courts of any other province or jurisdiction. This agreement shall bind and inure to the benefit of the respective heirs, legal representatives, successors and assigns of Creditor and Debtor, and to Cantrex's successors and assigns. If one or more provisions contained herein shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired thereby. The parties agree that this agreement may be executed and delivered in counterpart and delivery of an executed copy hereof by facsimile shall be binding. It is the express wish of the parties that this agreement and any related documents be drawn up and executed in English. Il est la volonté expresse des parties que cette convention et tous les documents s'y rattachant soient rédigés et signés en anglais.

In witness whereof Creditor and Debtor have each duly executed this agreement this 3<sup>rd</sup> day of April, 2018

**Creditor Name**

Tahamtan (Fred) Aram

Authorized  
Signature 

Print Name Tahamtan (Fred) Aram

Title Chief Executive Officer

Witness (if Creditor not a corporation)

Signature 

**Debtor Name**

West Coast Appliance Centre (2014) Ltd

Authorized  
Signature 

Print Name Byron Loucks

Title President

Witness (if Debtor not a corporation)

Signature 

Tahamtan (Fred) Aram

THIS IS **EXHIBIT "O"** REFERRED TO IN  
AFFIDAVIT # 1 OF Harry Ketchedjian

AFFIRMED BEFORE ME AT

Vancouver, British Columbia

THIS 26th Day of February 2026



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A Commissioner for Taking Affidavits in  
British Columbia

**Business Debtor - "WESTCOAST APPLIANCE CENTRE 2014 LTD."**

**Search Date and Time:** February 26, 2026 at 1:23:07 pm Pacific time  
**Account Name:** MCEWAN COOPER KIRKPATRICK LLP

**TABLE OF CONTENTS**

23 Matches in 20 Registrations in Report

Exact Matches: 23 (\*)

Total Search Report Pages: 60

	<b>Base Registration</b>	<b>Base Registration Date</b>	<b>Debtor Name</b>	<b>Page</b>
1	<a href="#">290839I</a>	November 17, 2014	* WESTCOAST APPLIANCE CENTRE (2014) LTD. * WESTCOAST APPLIANCE CENTRE (2014) LTD.	<a href="#">3</a>
2	<a href="#">290867I</a>	November 17, 2014	* WESTCOAST APPLIANCE CENTRE (2014) LTD. * WESTCOAST APPLIANCE CENTRE (2014) LTD.	<a href="#">13</a>
3	<a href="#">595697J</a>	October 13, 2016	* WESTCOAST APPLIANCE CENTRE 2014 LTD	<a href="#">20</a>
4	<a href="#">851621J</a>	March 1, 2017	* WESTCOAST APPLIANCE CENTRE 2014 LTD.	<a href="#">23</a>
5	<a href="#">319732K</a>	October 6, 2017	* WESTCOAST APPLIANCE CENTRE 2014 LTD.	<a href="#">26</a>
6	<a href="#">670895K</a>	April 5, 2018	* WESTCOAST APPLIANCE CENTRE 2014 LTD.	<a href="#">29</a>
7	<a href="#">768033M</a>	February 12, 2021	* WESTCOAST APPLIANCE CENTRE 2014 LTD.	<a href="#">32</a>
8	<a href="#">405473N</a>	December 2, 2021	* WESTCOAST APPLIANCE CENTRE 2014 LTD.	<a href="#">35</a>
9	<a href="#">458343N</a>	January 3, 2022	* WESTCOAST APPLIANCE CENTRE 2014 LTD.	<a href="#">37</a>
10	<a href="#">542438N</a>	February 16, 2022	* WESTCOAST APPLIANCE CENTRE 2014 LTD.	<a href="#">39</a>
11	<a href="#">611565N</a>	March 22, 2022	* WESTCOAST APPLIANCE CENTRE 2014 LTD.	<a href="#">41</a>
12	<a href="#">305148P</a>	January 17, 2023	* WESTCOAST APPLIANCE CENTRE 2014 LTD.	<a href="#">43</a>



# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

13	<u>524565P</u>	May 9, 2023	* WESTCOAST APPLIANCE CENTRE 2014 LTD.	<u>45</u>
			* WESTCOAST APPLIANCE CENTRE 2014 LTD.	
14	<u>809139P</u>	September 25, 2023	* WESTCOAST APPLIANCE CENTRE 2014 LTD	<u>47</u>
15	<u>848858P</u>	October 16, 2023	* WESTCOAST APPLIANCE CENTRE 2014 LTD	<u>49</u>
16	<u>898839P</u>	November 8, 2023	* WESTCOAST APPLIANCE CENTRE 2014 LTD.	<u>51</u>
17	<u>782994R</u>	February 11, 2026	* WESTCOAST APPLIANCE CENTRE 2014 LTD.	<u>53</u>
18	<u>797655R</u>	February 20, 2026	* WESTCOAST APPLIANCE CENTRE 2014 LTD	<u>55</u>
19	<u>800586R</u>	February 23, 2026	* WESTCOAST APPLIANCE CENTRE 2014 LTD	<u>57</u>
20	<u>804165R</u>	February 24, 2026	* WESTCOAST APPLIANCE CENTRE 2014 LTD.	<u>59</u>

**Base Registration Number: 290839I**

**Registration Description:** PPSA SECURITY AGREEMENT  
**Act:** PERSONAL PROPERTY SECURITY ACT  
**Base Registration Date and Time:** November 17, 2014 at 1:04:23 pm Pacific time  
**Current Expiry Date and Time:** November 17, 2029 at 11:59:59 pm Pacific time  
Expiry date includes subsequent registered renewal(s)  
**Trust Indenture:** No

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**CURRENT REGISTRATION INFORMATION**  
(as of February 26, 2026 at 1:23:07 pm Pacific time)

---

**Secured Party Information**

**ROYAL BANK OF CANADA**

**Address**

36 YORK MILLS ROAD, 4TH FLOOR  
TORONTO ON  
M2P 0A4 Canada

**Debtor Information**

**WESTCOAST APPLIANCE CENTRE  
(2014) LTD.**

**Address**

3 - 370 GORGE ROAD E  
VICTORIA BC  
V8T 2W2 Canada

**WESTCOAST APPLIANCE CENTRE  
(2014) LTD.**

**Address**

UNIT C 3090 NANAIMO STREET  
VICTORIA BC  
V8T 5A6 Canada

**Vehicle Collateral**

None

## General Collateral

February 19, 2026 at 1:54:27 pm Pacific time

ADDED

ALL OF THE DEBTOR'S PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY WHEREVER SITUATE INCLUDING BUT NOT LIMITED TO GOODS (INCLUDING INVENTORY, EQUIPMENT (EQUIPMENT INCLUDES, WITHOUT LIMITATION, MACHINERY, TOOLS, APPARATUS, PLANTS, FURNITURE, FIXTURES, AIRCRAFT AND VEHICLES OF WHATSOEVER NATURE AND KIND), BUT EXCLUDING CONSUMER GOODS) CHATTEL PAPER, DOCUMENTS OF TITLE, INSTRUMENTS, INTANGIBLES, MONEY, LICENCES, CROPS, SECURITIES AND OTHER INVESTMENT PROPERTY.

November 28, 2014 at 3:55:43 pm Pacific time

DELETED

GOODS OF THE DEBTOR BEING LEASEHOLD IMPROVEMENTS AND EQUIPMENT USED IN THE OPERATION OF RETAIL APPLIANCE STORE AT 3 - 370 GORGE ROAD E, VICTORIA, BC AND ALL PARTS, COMPONENTS, ATTACHMENTS, ADDITIONS, ALTERATIONS, ACCESSORIES, ACCESSIONS, IMPROVEMENTS AND OTHER PERSONAL PROPERTY PLACED ON, ADDED TO OR APPURTENANT TO THE GOODS (HEREINAFTER COLLECTIVELY REFERRED TO AS THE 'GOODS'). AND ALL DEEDS, DOCUMENTS, WRITINGS, PAPERS AND BOOKS RELATING TO OR BEING RECORDS OF GOODS OR THEIR PROCEEDS OR BY WHICH GOODS OR THEIR PROCEEDS ARE OR MAY HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE PAYABLE INCLUDING DOCUMENTS OF TITLE, CHATTEL PAPER, SECURITIES AND INSTRUMENTS, AND ALL CONTRACTUAL RIGHTS AND INSURANCE CLAIMS RELATING TO GOODS. PROCEEDS: ALL PROCEEDS INCLUDING, WITHOUT LIMITATION, INVENTORY, INTANGIBLES, MONEY, CHATTEL PAPERS, DOCUMENTS OF TITLE, SECURITIES, LICENCES, CROPS AND INSTRUMENTS.

November 28, 2014 at 3:05:13 pm Pacific time

DELETED

ALL OF THE DEBTOR'S PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY WHEREVER SITUATE INCLUDING BUT NOT LIMITED TO GOODS (INCLUDING INVENTORY, EQUIPMENT (EQUIPMENT INCLUDES, WITHOUT LIMITATION, MACHINERY, TOOLS, APPARATUS, PLANTS, FURNITURE, FIXTURES, AIRCRAFT AND VEHICLES OF WHATSOEVER NATURE AND KIND), BUT EXCLUDING CONSUMER GOODS) CHATTEL PAPER, DOCUMENTS OF TITLE, INSTRUMENTS, INTANGIBLES, MONEY, LICENCES, CROPS, SECURITIES AND OTHER INVESTMENT PROPERTY.

ADDED

GOODS OF THE DEBTOR BEING LEASEHOLD IMPROVEMENTS AND EQUIPMENT USED IN THE OPERATION OF RETAIL APPLIANCE STORE AT 3 - 370 GORGE ROAD E, VICTORIA, BC AND ALL PARTS,

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

COMPONENTS, ATTACHMENTS, ADDITIONS, ALTERATIONS, ACCESSORIES, ACCESSIONS, IMPROVEMENTS AND OTHER PERSONAL PROPERTY PLACED ON, ADDED TO OR APPURTENANT TO THE GOODS (HEREINAFTER COLLECTIVELY REFERRED TO AS THE 'GOODS'). AND ALL DEEDS, DOCUMENTS, WRITINGS, PAPERS AND BOOKS RELATING TO OR BEING RECORDS OF GOODS OR THEIR PROCEEDS OR BY WHICH GOODS OR THEIR PROCEEDS ARE OR MAY HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE PAYABLE INCLUDING DOCUMENTS OF TITLE, CHATTEL PAPER, SECURITIES AND INSTRUMENTS, AND ALL CONTRACTUAL RIGHTS AND, INSURANCE CLAIMS RELATING TO GOODS. PROCEEDS: ALL PROCEEDS INCLUDING, WITHOUT LIMITATION, INVENTORY, INTANGIBLES, MONEY, CHATTEL PAPERS, DOCUMENTS OF TITLE, SECURITIES, LICENCES, CROPS AND INSTRUMENTS.

November 28, 2014 at 2:58:05 pm Pacific time

**DELETED**

INSURANCE CLAIMS RELATING TO GOODS. PROCEEDS: ALL PROCEEDS INCLUDING, WITHOUT LIMITATION, INVENTORY, INTANGIBLES, MONEY, CHATTEL PAPERS, DOCUMENTS OF TITLE, SECURITIES, LICENCES, CROPS AND INSTRUMENTS. ,GOODS OF THE DEBTOR BEING LEASEHOLD IMPROVEMENTS AND EQUIPMENT USED IN THE OPERATION OF RETAIL APPLIANCE STORE AT DEBTOR 2 - 370 GORGE ROAD E, VICTORIA AND ALL PARTS, COMPONENTS, ATTACHMENTS, ADDITIONS, ALTERATIONS, ACCESSORIES, ACCESSIONS, IMPROVEMENTS AND OTHER PERSONAL PROPERTY PLACED ON, ADDED TO OR APPURTENANT TO THE GOODS (HEREINAFTER COLLECTIVELY REFERRED TO AS THE 'GOODS'). AND ALL DEEDS, DOCUMENTS, WRITINGS, PAPERS AND BOOKS RELATING TO OR BEING RECORDS OF GOODS OR THEIR PROCEEDS OR BY WHICH GOODS OR THEIR PROCEEDS ARE OR MAY HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE PAYABLE INCLUDING DOCUMENTS OF TITLE, CHATTEL PAPER, SECURITIES AND INSTRUMENTS, AND ALL CONTRACTUAL RIGHTS AND

**ADDED**

GOODS OF THE DEBTOR BEING LEASEHOLD IMPROVEMENTS AND EQUIPMENT USED IN THE OPERATION OF RETAIL APPLIANCE STORE AT 3 - 370 GORGE ROAD E, VICTORIA, BC AND ALL PARTS, COMPONENTS, ATTACHMENTS, ADDITIONS, ALTERATIONS, ACCESSORIES, ACCESSIONS, IMPROVEMENTS AND OTHER PERSONAL PROPERTY PLACED ON, ADDED TO OR APPURTENANT TO THE GOODS (HEREINAFTER COLLECTIVELY REFERRED TO AS THE 'GOODS'). AND ALL DEEDS, DOCUMENTS, WRITINGS, PAPERS AND BOOKS RELATING TO OR BEING RECORDS OF GOODS OR THEIR PROCEEDS OR BY WHICH GOODS OR THEIR PROCEEDS ARE OR MAY HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE PAYABLE INCLUDING DOCUMENTS OF TITLE, CHATTEL PAPER, SECURITIES AND INSTRUMENTS, AND ALL CONTRACTUAL RIGHTS AND, INSURANCE CLAIMS RELATING TO GOODS. PROCEEDS: ALL PROCEEDS INCLUDING, WITHOUT LIMITATION, INVENTORY, INTANGIBLES, MONEY, CHATTEL PAPERS, DOCUMENTS OF TITLE, SECURITIES, LICENCES, CROPS AND INSTRUMENTS.

**Base Registration General Collateral:**



## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

ALL OF THE DEBTOR'S PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY WHEREVER SITUATE INCLUDING BUT NOT LIMITED TO GOODS (INCLUDING INVENTORY, EQUIPMENT (EQUIPMENT INCLUDES, WITHOUT LIMITATION, MACHINERY, TOOLS, APPARATUS, PLANTS, FURNITURE, FIXTURES, AIRCRAFT AND VEHICLES OF WHATSOEVER NATURE AND KIND), BUT EXCLUDING CONSUMER GOODS) CHATTEL PAPER, DOCUMENTS OF TITLE, INSTRUMENTS, INTANGIBLES, MONEY, LICENCES, CROPS, SECURITIES AND OTHER INVESTMENT PROPERTY.

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### Original Registering Party

**ROYAL BANK OF CANADA**

**Address**

36 YORK MILLS ROAD, 4TH FLOOR  
TORONTO ON  
M2P 0A4 Canada

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**HISTORY**

(Showing most recent first)

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**AMENDMENT - COLLATERAL ADDED**

---

**Registration Date and Time:** February 19, 2026 at 1:54:27 pm Pacific time  
**Registration Number:** 796340R  
**Description:**

**General Collateral**

February 19, 2026 at 1:54:27 pm Pacific time

ADDED

ALL OF THE DEBTOR'S PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY WHEREVER SITUATE INCLUDING BUT NOT LIMITED TO GOODS (INCLUDING INVENTORY, EQUIPMENT (EQUIPMENT INCLUDES, WITHOUT LIMITATION, MACHINERY, TOOLS, APPARATUS, PLANTS, FURNITURE, FIXTURES, AIRCRAFT AND VEHICLES OF WHATSOEVER NATURE AND KIND), BUT EXCLUDING CONSUMER GOODS) CHATTEL PAPER, DOCUMENTS OF TITLE, INSTRUMENTS, INTANGIBLES, MONEY, LICENCES, CROPS, SECURITIES AND OTHER INVESTMENT PROPERTY.

**Registering Party Information**

**APEX REGISTRY INFORMATION  
SERVICES**

**Address**

7969 SEE SEA PLACE  
SAANICHTON BC  
V8M 1L4 Canada

**RENEWAL**

---

**Registration Date and Time:** October 18, 2024 at 5:08:12 am Pacific time  
**Registration Number:** 708371Q  
**Registration Life:** 5 Years  
**New Expiration Date and Time:** November 17, 2029 at 11:59:59 pm Pacific time



# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

## Registering Party Information

**D + H LIMITED PARTNERSHIP**

**Address**

2 ROBERT SPECK PARKWAY, 15TH FLOOR  
MISSISSAUGA ON  
L4Z 1H8 Canada

## RENEWAL

---

**Registration Date and Time:** October 11, 2019 at 8:26:51 am Pacific time  
**Registration Number:** 825670L  
**Registration Life:** 5 Years  
**New Expiration Date and Time:** November 17, 2024 at 11:59:59 pm Pacific time

## Registering Party Information

**D & H LIMITED PARTNERSHIP**

**Address**

4126 NORLAND AVENUE, SUITE 201  
BURNABY BC  
V5G 3S8 Canada

## AMENDMENT

---

**Registration Date and Time:** April 18, 2016 at 8:29:29 am Pacific time  
**Registration Number:** 231436J  
**Description:** CHANGE SECOND DEBTOR'S ADDRESS.

## Debtor Information

**WESTCOAST APPLIANCE CENTRE  
(2014) LTD.**  
ADDRESS CHANGED

**Address**

UNIT C 3090 NANAIMO STREET  
VICTORIA BC  
V8T 5A6 Canada

## Registering Party Information

**D & H LIMITED PARTNERSHIP**

**Address**

4126 NORLAND AVENUE, SUITE 201  
BURNABY BC  
V5G 3S8 Canada

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### AMENDMENT

---

**Registration Date and Time:** November 28, 2014 at 3:55:43 pm Pacific time  
**Registration Number:** 315028I  
**Description:** ERROR CORRECTION BY REGISTERING PARTY. DELETION OF GENERAL COLLATERAL TEXT ON AMENDMENT REG.NO.314934I INADVERTENTLY ADDED.

### General Collateral

November 28, 2014 at 3:55:43 pm Pacific time

**DELETED**

GOODS OF THE DEBTOR BEING LEASEHOLD IMPROVEMENTS AND EQUIPMENT USED IN THE OPERATION OF RETAIL APPLIANCE STORE AT 3 - 370 GORGE ROAD E, VICTORIA, BC AND ALL PARTS, COMPONENTS, ATTACHMENTS, ADDITIONS, ALTERATIONS, ACCESSORIES, ACCESSIONS, IMPROVEMENTS AND OTHER PERSONAL PROPERTY PLACED ON, ADDED TO OR APPURTENANT TO THE GOODS (HEREINAFTER COLLECTIVELY REFERRED TO AS THE 'GOODS'). AND ALL DEEDS, DOCUMENTS, WRITINGS, PAPERS AND BOOKS RELATING TO OR BEING RECORDS OF GOODS OR THEIR PROCEEDS OR BY WHICH GOODS OR THEIR PROCEEDS ARE OR MAY HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE PAYABLE INCLUDING DOCUMENTS OF TITLE, CHATTEL PAPER, SECURITIES AND INSTRUMENTS, AND ALL CONTRACTUAL RIGHTS AND, INSURANCE CLAIMS RELATING TO GOODS. PROCEEDS: ALL PROCEEDS INCLUDING, WITHOUT LIMITATION, INVENTORY, INTANGIBLES, MONEY, CHATTEL PAPERS, DOCUMENTS OF TITLE, SECURITIES, LICENCES, CROPS AND INSTRUMENTS.

### Registering Party Information

**D & H LIMITED PARTNERSHIP**

**Address**

4126 NORLAND AVENUE, SUITE 201  
BURNABY BC  
V5G 3S8 Canada

### AMENDMENT

---

**Registration Date and Time:** November 28, 2014 at 3:05:13 pm Pacific time  
**Registration Number:** 314941I  
**Description:** AMEND DEBTOR ADDRESS. DELETE & ADD GENERAL COLLATERAL DESCRIPTION.

## General Collateral

November 28, 2014 at 3:05:13 pm Pacific time

### DELETED

ALL OF THE DEBTOR'S PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY WHEREVER SITUATE INCLUDING BUT NOT LIMITED TO GOODS (INCLUDING INVENTORY, EQUIPMENT (EQUIPMENT INCLUDES, WITHOUT LIMITATION, MACHINERY, TOOLS, APPARATUS, PLANTS, FURNITURE, FIXTURES, AIRCRAFT AND VEHICLES OF WHATSOEVER NATURE AND KIND), BUT EXCLUDING CONSUMER GOODS) CHATTEL PAPER, DOCUMENTS OF TITLE, INSTRUMENTS, INTANGIBLES, MONEY, LICENCES, CROPS, SECURITIES AND OTHER INVESTMENT PROPERTY.

### ADDED

GOODS OF THE DEBTOR BEING LEASEHOLD IMPROVEMENTS AND EQUIPMENT USED IN THE OPERATION OF RETAIL APPLIANCE STORE AT 3 - 370 GORGE ROAD E, VICTORIA, BC AND ALL PARTS, COMPONENTS, ATTACHMENTS, ADDITIONS, ALTERATIONS, ACCESSORIES, ACCESSIONS, IMPROVEMENTS AND OTHER PERSONAL PROPERTY PLACED ON, ADDED TO OR APPURTENANT TO THE GOODS (HEREINAFTER COLLECTIVELY REFERRED TO AS THE 'GOODS'). AND ALL DEEDS, DOCUMENTS, WRITINGS, PAPERS AND BOOKS RELATING TO OR BEING RECORDS OF GOODS OR THEIR PROCEEDS OR BY WHICH GOODS OR THEIR PROCEEDS ARE OR MAY HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE PAYABLE INCLUDING DOCUMENTS OF TITLE, CHATTEL PAPER, SECURITIES AND INSTRUMENTS, AND ALL CONTRACTUAL RIGHTS AND INSURANCE CLAIMS RELATING TO GOODS. PROCEEDS: ALL PROCEEDS INCLUDING, WITHOUT LIMITATION, INVENTORY, INTANGIBLES, MONEY, CHATTEL PAPERS, DOCUMENTS OF TITLE, SECURITIES, LICENCES, CROPS AND INSTRUMENTS.

## Debtor Information

**WESTCOAST APPLIANCE CENTRE  
(2014) LTD.**

ADDRESS CHANGED

### Address

3 - 370 GORGE ROAD E  
VICTORIA BC  
V8T 2W2 Canada

## Registering Party Information

**D & H LIMITED PARTNERSHIP**

### Address

4126 NORLAND AVENUE, SUITE 201  
BURNABY BC  
V5G 3S8 Canada

## AMENDMENT

---

**Registration Date and Time:** November 28, 2014 at 2:58:05 pm Pacific time  
**Registration Number:** 314934I  
**Description:** AMEND DEBTOR ADDRESS. DELETE & ADD GENERAL COLLATERAL DESCRIPTION.

### General Collateral

November 28, 2014 at 2:58:05 pm Pacific time

#### DELETED

INSURANCE CLAIMS RELATING TO GOODS. PROCEEDS: ALL PROCEEDS INCLUDING, WITHOUT LIMITATION, INVENTORY, INTANGIBLES, MONEY, CHATTEL PAPERS, DOCUMENTS OF TITLE, SECURITIES, LICENCES, CROPS AND INSTRUMENTS. ,GOODS OF THE DEBTOR BEING LEASEHOLD IMPROVEMENTS AND EQUIPMENT USED IN THE OPERATION OF RETAIL APPLIANCE STORE AT DEBTOR 2 - 370 GORGE ROAD E, VICTORIA AND ALL PARTS, COMPONENTS, ATTACHMENTS, ADDITIONS, ALTERATIONS, ACCESSORIES, ACCESSIONS, IMPROVEMENTS AND OTHER PERSONAL PROPERTY PLACED ON, ADDED TO OR APPURTENANT TO THE GOODS (HEREINAFTER COLLECTIVELY REFERRED TO AS THE 'GOODS'). AND ALL DEEDS, DOCUMENTS, WRITINGS, PAPERS AND BOOKS RELATING TO OR BEING RECORDS OF GOODS OR THEIR PROCEEDS OR BY WHICH GOODS OR THEIR PROCEEDS ARE OR MAY HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE PAYABLE INCLUDING DOCUMENTS OF TITLE, CHATTEL PAPER, SECURITIES AND INSTRUMENTS, AND ALL CONTRACTUAL RIGHTS AND

#### ADDED

GOODS OF THE DEBTOR BEING LEASEHOLD IMPROVEMENTS AND EQUIPMENT USED IN THE OPERATION OF RETAIL APPLIANCE STORE AT 3 - 370 GORGE ROAD E, VICTORIA, BC AND ALL PARTS, COMPONENTS, ATTACHMENTS, ADDITIONS, ALTERATIONS, ACCESSORIES, ACCESSIONS, IMPROVEMENTS AND OTHER PERSONAL PROPERTY PLACED ON, ADDED TO OR APPURTENANT TO THE GOODS (HEREINAFTER COLLECTIVELY REFERRED TO AS THE 'GOODS'). AND ALL DEEDS, DOCUMENTS, WRITINGS, PAPERS AND BOOKS RELATING TO OR BEING RECORDS OF GOODS OR THEIR PROCEEDS OR BY WHICH GOODS OR THEIR PROCEEDS ARE OR MAY HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE PAYABLE INCLUDING DOCUMENTS OF TITLE, CHATTEL PAPER, SECURITIES AND INSTRUMENTS, AND ALL CONTRACTUAL RIGHTS AND,INSURANCE CLAIMS RELATING TO GOODS. PROCEEDS: ALL PROCEEDS INCLUDING, WITHOUT LIMITATION, INVENTORY, INTANGIBLES, MONEY, CHATTEL PAPERS, DOCUMENTS OF TITLE, SECURITIES, LICENCES, CROPS AND INSTRUMENTS.



## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### Debtor Information

**WESTCOAST APPLIANCE CENTRE  
(2014) LTD.**

ADDRESS CHANGED

#### Address

3 - 370 GORGE ROAD E  
VICTORIA BC  
V8T 2W2 Canada

### Registering Party Information

**D & H LIMITED PARTNERSHIP**

#### Address

4126 NORLAND AVENUE, SUITE 201  
BURNABY BC  
V5G 3S8 Canada

**Base Registration Number: 290867I**

**Registration Description:** PPSA SECURITY AGREEMENT  
**Act:** PERSONAL PROPERTY SECURITY ACT  
**Base Registration Date and Time:** November 17, 2014 at 1:19:51 pm Pacific time  
**Current Expiry Date and Time:** November 17, 2029 at 11:59:59 pm Pacific time  
 Expiry date includes subsequent registered renewal(s)  
**Trust Indenture:** No

**CURRENT REGISTRATION INFORMATION**  
(as of February 26, 2026 at 1:23:07 pm Pacific time)

**Secured Party Information**

**ROYAL BANK OF CANADA**

**Address**

36 YORK MILLS ROAD, 4TH FLOOR  
TORONTO ON  
M2P 0A4 Canada

**Debtor Information**

**WESTCOAST APPLIANCE CENTRE  
(2014) LTD.**

**Address**

1994 FERNDALE ROAD  
VICTORIA BC  
V8N 2Y6 Canada

**WESTCOAST APPLIANCE CENTRE  
(2014) LTD.**

**Address**

3 - 370 GORGE ROAD E  
VICTORIA BC  
V8T 2W2 Canada

**Vehicle Collateral**

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2009	CHEVROLET / UPLANDER	1GNDU23179D120624

## General Collateral

November 28, 2014 at 3:38:41 pm Pacific time

### DELETED

INSURANCE CLAIMS RELATING TO GOODS. PROCEEDS: ALL PROCEEDS INCLUDING, WITHOUT LIMITATION, INVENTORY, INTANGIBLES, MONEY, CHATTEL PAPERS, DOCUMENTS OF TITLE, SECURITIES, LICENCES, CROPS AND INSTRUMENTS. ,GOODS OF THE DEBTOR BEING LEASEHOLD IMPROVEMENTS AND EQUIPMENT USED IN THE OPERATION OF RETAIL APPLIANCE STORE AT DEBTOR 2 - 370 GORGE ROAD E, VICTORIA AND ALL PARTS, COMPONENTS, ATTACHMENTS, ADDITIONS, ALTERATIONS, ACCESSORIES, ACCESSIONS, IMPROVEMENTS AND OTHER PERSONAL PROPERTY PLACED ON, ADDED TO OR APPURTENANT TO THE GOODS (HEREINAFTER COLLECTIVELY REFERRED TO AS THE 'GOODS'). AND ALL DEEDS, DOCUMENTS, WRITINGS, PAPERS AND BOOKS RELATING TO OR BEING RECORDS OF GOODS OR THEIR PROCEEDS OR BY WHICH GOODS OR THEIR PROCEEDS ARE OR MAY HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE PAYABLE INCLUDING DOCUMENTS OF TITLE, CHATTEL PAPER, SECURITIES AND INSTRUMENTS, AND ALL CONTRACTUAL RIGHTS AND

### ADDED

INSURANCE CLAIMS RELATING TO GOODS. PROCEEDS: ALL PROCEEDS INCLUDING, WITHOUT LIMITATION, INVENTORY, INTANGIBLES, MONEY, CHATTEL PAPERS, DOCUMENTS OF TITLE, SECURITIES, LICENCES, CROPS AND INSTRUMENTS. ,GOODS OF THE DEBTOR BEING LEASEHOLD IMPROVEMENTS AND EQUIPMENT USED IN THE OPERATION OF RETAIL APPLIANCE STORE AT 3 - 370 GORGE ROAD E, VICTORIA, BC AND ALL PARTS, COMPONENTS, ATTACHMENTS, ADDITIONS, ALTERATIONS, ACCESSORIES, ACCESSIONS, IMPROVEMENTS AND OTHER PERSONAL PROPERTY PLACED ON, ADDED TO OR APPURTENANT TO THE GOODS (HEREINAFTER COLLECTIVELY REFERRED TO AS THE 'GOODS'). AND ALL DEEDS, DOCUMENTS, WRITINGS, PAPERS AND BOOKS RELATING TO OR BEING RECORDS OF GOODS OR THEIR PROCEEDS OR BY WHICH GOODS OR THEIR PROCEEDS ARE OR MAY HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE PAYABLE INCLUDING DOCUMENTS OF TITLE, CHATTEL PAPER, SECURITIES AND INSTRUMENTS, AND ALL CONTRACTUAL RIGHTS AND

### Base Registration General Collateral:

GOODS OF THE DEBTOR BEING LEASEHOLD IMPROVEMENTS AND EQUIPMENT USED IN THE OPERATION OF RETAIL APPLIANCE STORE AT DEBTOR 2 - 370 GORGE ROAD E, VICTORIA AND ALL PARTS, COMPONENTS, ATTACHMENTS, ADDITIONS, ALTERATIONS, ACCESSORIES, ACCESSIONS, IMPROVEMENTS AND ,OTHER PERSONAL PROPERTY PLACED ON, ADDED TO OR APPURTENANT TO THE GOODS (HEREINAFTER COLLECTIVELY REFERRED TO AS THE 'GOODS'). AND ALL DEEDS, DOCUMENTS, WRITINGS, PAPERS AND BOOKS RELATING TO OR BEING RECORDS OF GOODS OR THEIR PROCEEDS OR BY WHICH GOODS OR THEIR PROCEEDS ARE OR MAY ,HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE PAYABLE INCLUDING DOCUMENTS OF TITLE, CHATTEL

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

PAPER, SECURITIES AND INSTRUMENTS, AND ALL CONTRACTUAL RIGHTS AND INSURANCE CLAIMS RELATING TO GOODS. PROCEEDS: ALL PROCEEDS INCLUDING, WITHOUT LIMITATION, INVENTORY, INTANGIBLES, MONEY, CHATTEL PAPERS, DOCUMENTS OF TITLE, SECURITIES, LICENCES, CROPS AND INSTRUMENTS.

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**Original Registering Party****ROYAL BANK OF CANADA****Address**

36 YORK MILLS ROAD, 4TH FLOOR  
TORONTO ON  
M2P 0A4 Canada

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**HISTORY**

(Showing most recent first)

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**RENEWAL**

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**Registration Date and Time:** October 18, 2024 at 5:06:46 am Pacific time  
**Registration Number:** 708350Q  
**Registration Life:** 5 Years  
**New Expiration Date and Time:** November 17, 2029 at 11:59:59 pm Pacific time

**Registering Party Information**

**D + H LIMITED PARTNERSHIP**

**Address**

2 ROBERT SPECK PARKWAY, 15TH FLOOR  
MISSISSAUGA ON  
L4Z 1H8 Canada

**RENEWAL**

---

**Registration Date and Time:** October 15, 2019 at 3:56:02 pm Pacific time  
**Registration Number:** 830809L  
**Registration Life:** 5 Years  
**New Expiration Date and Time:** November 17, 2024 at 11:59:59 pm Pacific time

**Registering Party Information**

**D & H LIMITED PARTNERSHIP**

**Address**

4126 NORLAND AVENUE, SUITE 201  
BURNABY BC  
V5G 3S8 Canada

**PARTIAL DISCHARGE**

---

**Registration Date and Time:** September 10, 2015 at 12:56:47 pm Pacific time  
**Registration Number:** 833828I



# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

## Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV) DELETED	2008	DODGE / RAM 4X4	1D7HU18228S559719

## Registering Party Information

**D & H LIMITED PARTNERSHIP**      **Address**  
 4126 NORLAND AVENUE, SUITE 201  
 BURNABY BC  
 V5G 3S8 Canada

## COLLATERAL ADDITION

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**Registration Date and Time:** December 19, 2014 at 4:57:01 pm Pacific time  
**Registration Number:** 354061I

## Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV) ADDED	2009	CHEVROLET / UPLANDER	1GNDU23179D120624
Motor Vehicle (MV) ADDED	2008	DODGE / RAM 4X4	1D7HU18228S559719

## Registering Party Information

**D & H LIMITED PARTNERSHIP**      **Address**  
 4126 NORLAND AVENUE, SUITE 201  
 BURNABY BC  
 V5G 3S8 Canada

# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

## AMENDMENT

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**Registration Date and Time:** November 28, 2014 at 3:38:41 pm Pacific time  
**Registration Number:** 315007I  
**Description:** AMEND DEBTOR ADDRESS. DELETE & ADD GENERAL COLLATERAL DESCRIPTION.

### General Collateral

November 28, 2014 at 3:38:41 pm Pacific time

#### DELETED

INSURANCE CLAIMS RELATING TO GOODS. PROCEEDS: ALL PROCEEDS INCLUDING, WITHOUT LIMITATION, INVENTORY, INTANGIBLES, MONEY, CHATTEL PAPERS, DOCUMENTS OF TITLE, SECURITIES, LICENCES, CROPS AND INSTRUMENTS. ,GOODS OF THE DEBTOR BEING LEASEHOLD IMPROVEMENTS AND EQUIPMENT USED IN THE OPERATION OF RETAIL APPLIANCE STORE AT DEBTOR 2 - 370 GORGE ROAD E, VICTORIA AND ALL PARTS, COMPONENTS, ATTACHMENTS, ADDITIONS, ALTERATIONS, ACCESSORIES, ACCESSIONS, IMPROVEMENTS AND OTHER PERSONAL PROPERTY PLACED ON, ADDED TO OR APPURTENANT TO THE GOODS (HEREINAFTER COLLECTIVELY REFERRED TO AS THE 'GOODS'). AND ALL DEEDS, DOCUMENTS, WRITINGS, PAPERS AND BOOKS RELATING TO OR BEING RECORDS OF GOODS OR THEIR PROCEEDS OR BY WHICH GOODS OR THEIR PROCEEDS ARE OR MAY HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE PAYABLE INCLUDING DOCUMENTS OF TITLE, CHATTEL PAPER, SECURITIES AND INSTRUMENTS, AND ALL CONTRACTUAL RIGHTS AND

#### ADDED

INSURANCE CLAIMS RELATING TO GOODS. PROCEEDS: ALL PROCEEDS INCLUDING, WITHOUT LIMITATION, INVENTORY, INTANGIBLES, MONEY, CHATTEL PAPERS, DOCUMENTS OF TITLE, SECURITIES, LICENCES, CROPS AND INSTRUMENTS. ,GOODS OF THE DEBTOR BEING LEASEHOLD IMPROVEMENTS AND EQUIPMENT USED IN THE OPERATION OF RETAIL APPLIANCE STORE AT 3 - 370 GORGE ROAD E, VICTORIA, BC AND ALL PARTS, COMPONENTS, ATTACHMENTS, ADDITIONS, ALTERATIONS, ACCESSORIES, ACCESSIONS, IMPROVEMENTS AND OTHER PERSONAL PROPERTY PLACED ON, ADDED TO OR APPURTENANT TO THE GOODS (HEREINAFTER COLLECTIVELY REFERRED TO AS THE 'GOODS'). AND ALL DEEDS, DOCUMENTS, WRITINGS, PAPERS AND BOOKS RELATING TO OR BEING RECORDS OF GOODS OR THEIR PROCEEDS OR BY WHICH GOODS OR THEIR PROCEEDS ARE OR MAY HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE PAYABLE INCLUDING DOCUMENTS OF TITLE, CHATTEL PAPER, SECURITIES AND INSTRUMENTS, AND ALL CONTRACTUAL RIGHTS AND



## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### Debtor Information

**WESTCOAST APPLIANCE CENTRE  
(2014) LTD.**

ADDRESS CHANGED

#### Address

3 - 370 GORGE ROAD E  
VICTORIA BC  
V8T 2W2 Canada

### Registering Party Information

**D & H LIMITED PARTNERSHIP**

#### Address

4126 NORLAND AVENUE, SUITE 201  
BURNABY BC  
V5G 3S8 Canada

**Base Registration Number: 595697]**

**Registration Description:** PPSA SECURITY AGREEMENT  
**Act:** PERSONAL PROPERTY SECURITY ACT  
**Base Registration Date and Time:** October 13, 2016 at 10:57:40 am Pacific time  
**Current Expiry Date and Time:** October 13, 2036 at 11:59:59 pm Pacific time  
Expiry date includes subsequent registered renewal(s)  
**Trust Indenture:** No

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**CURRENT REGISTRATION INFORMATION**  
(as of February 26, 2026 at 1:23:07 pm Pacific time)

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**Secured Party Information**

**BUSINESS DEVELOPMENT BANK OF CANADA**      **Address**  
1500 - 1133 MELVILLE STREET  
VANCOUVER BC  
V6E 4E5 Canada

**Debtor Information**

**WESTCOAST APPLIANCE CENTRE 2014 LTD**      **Address**  
UNIT B-3090 NANAIMO STREET  
VICTORIA BC  
V8T 5A6 Canada

**Vehicle Collateral**

None

**General Collateral**

**Base Registration General Collateral:**

ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTOR AND WITHOUT LIMITATION ALL CROPS, FIXTURES AND LICENCES.



# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

## Original Registering Party

**BUSINESS DEVELOPMENT BANK OF  
CANADA**

**Address**

1500 - 1133 MELVILLE STREET  
VANCOUVER BC  
V6E 4E5 Canada

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**HISTORY**

(Showing most recent first)

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**RENEWAL**

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**Registration Date and Time:** June 14, 2024 at 12:41:54 pm Pacific time  
**Registration Number:** 446663Q  
**Registration Life:** 6 Years  
**New Expiration Date and Time:** October 13, 2036 at 11:59:59 pm Pacific time

**Registering Party Information**

<b>BUSINESS DEVELOPMENT BANK OF CANADA</b>	<b>Address</b> 1500 - 1133 MELVILLE STREET VANCOUVER BC V6E 4E5 Canada
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**RENEWAL**

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**Registration Date and Time:** April 2, 2020 at 5:34:10 pm Pacific time  
**Registration Number:** 153612M  
**Registration Life:** 3 Years  
**New Expiration Date and Time:** October 13, 2030 at 11:59:59 pm Pacific time

**Registering Party Information**

<b>BUSINESS DEVELOPMENT BANK OF CANADA</b>	<b>Address</b> 1500 - 1133 MELVILLE STREET VANCOUVER BC V6E 4E5 Canada
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# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

**Base Registration Number: 851621J**

**Registration Description:** PPSA SECURITY AGREEMENT  
**Act:** PERSONAL PROPERTY SECURITY ACT  
**Base Registration Date and Time:** March 1, 2017 at 11:09:23 am Pacific time  
**Current Expiry Date and Time:** March 1, 2027 at 11:59:59 pm Pacific time  
Expiry date includes subsequent registered renewal(s)  
**Trust Indenture:** No

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## CURRENT REGISTRATION INFORMATION

(as of February 26, 2026 at 1:23:07 pm Pacific time)

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### Secured Party Information

**WELLS FARGO CAPITAL FINANCE  
CORPORATION CANADA**

**Address**  
(CDF) 900-1290 CENTRAL PKY W.  
MISSISSAUGA ON  
L5C 4R3 Canada

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### Debtor Information

**WESTCOAST APPLIANCE CENTRE  
2014 LTD.**

**Address**  
3090 NANAIMO STREET  
VICTORIA BC  
V8T 5A6 Canada

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### Vehicle Collateral

None

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### General Collateral

**Base Registration General Collateral:**

ALL OF THE DEBTOR'S PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY.



# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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## Original Registering Party

**WELLS FARGO CAPITAL FINANCE  
CORPORATION CANADA**

### Address

(CDF) 1100-1290 CENTRAL PKY W.  
MISSISSAUGA ON  
L5C 4R3 Canada



**PERSONAL PROPERTY REGISTRY SEARCH RESULT**  
BC Registries and Online Services

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**HISTORY**

(Showing most recent first)

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**AMENDMENT - SECURED PARTIES AMENDED**

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**Registration Date and Time:** November 25, 2022 at 8:25:04 am Pacific time  
**Registration Number:** 219645P  
**Description:**

**Secured Party Information**

**WELLS FARGO CAPITAL FINANCE CORPORATION CANADA**  
ADDRESS CHANGED

**Address**  
(CDF) 900-1290 CENTRAL PKY W.  
MISSISSAUGA ON  
L5C 4R3 Canada

**Registering Party Information**

**PPSACANADA.COM**

**Address**  
1136 CENTRE STREET, SUITE 185  
THORNHILL ON  
L4J 3M8 Canada

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**RENEWAL**

**Registration Date and Time:** December 17, 2021 at 9:20:28 am Pacific time  
**Registration Number:** 434604N  
**Registration Life:** 5 Years  
**New Expiration Date and Time:** March 1, 2027 at 11:59:59 pm Pacific time

**Registering Party Information**

**WELLS FARGO CAPITAL FINANCE CORPORATION CANADA**

**Address**  
(CDF) 900-1290 CENTRAL PKY W.  
MISSISSAUGA ON  
L5C 4R3 Canada



**PERSONAL PROPERTY REGISTRY SEARCH RESULT**  
BC Registries and Online Services

**Base Registration Number: 319732K**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	October 6, 2017 at 7:16:14 am Pacific time
<b>Current Expiry Date and Time:</b>	October 6, 2037 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

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**CURRENT REGISTRATION INFORMATION**  
(as of February 26, 2026 at 1:23:07 pm Pacific time)

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**Secured Party Information**

<b>ROYAL BANK OF CANADA</b>	<b>Address</b>
	300-5575 NORTH SERVICE RD BURLINGTON ON L7L 6M1 Canada

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**Debtor Information**

<b>WESTCOAST APPLIANCE CENTRE 2014 LTD.</b>	<b>Address</b>
	UNIT C-3090 NANAIMO STREET VICTORIA BC V8T 5A6 Canada

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**Vehicle Collateral**

None

### **General Collateral**

**Base Registration General Collateral:**

AS PER MASTER LEASE AGREEMENT DATED OCTOBER 06TH 2017. TOGETHER WITH ALL INVENTORY AND EQUIPMENT NOW OR HEREAFTER ACQUIRED BY THE DEBTOR AND FINANCED BY THE SECURED PARTY TOGETHER WITH ALL ATTACHMENTS, ACCESSORIES, ACCESSIONS, REPLACEMENTS, SUBSTITUTIONS, ADDITIONS AND IMPROVEMENTS THERETO, AND ALL PROCEEDS IN ANY FORM DERIVED DIRECTLY OR ,INDIRECTLY FROM ANY DEALING WITH THE COLLATERAL OR PROCEEDS THEREOF, AND WITHOUT LIMITATION, MONEY, CHEQUES, DEPOSITS IN DEPOSIT-TAKING INSTITUTIONS, GOODS, ACCOUNTS RECEIVABLE, RENTS OR OTHER PAYMENTS ARISING FROM THE LEASE OF THE COLLATERAL, CHATTEL PAPER, INSTRUMENTS, INTANGIBLES, DOCUMENTS OF TITLE, SECURITIES, AND RIGHTS OF INSURANCE ,PAYMENTS OR ANY OTHER PAYMENTS AS INDEMNITY OR COMPENSATION FOR LOSS OR DAMAGE TO THE COLLATERAL OR PROCEEDS OF THE COLLATERAL.

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### **Original Registering Party**

**(REGISTRY=RECOVERY) TM INC.**

**Address**

1551 THE QUEENSWAY  
TORONTO ON  
M8Z 1T8 Canada

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**HISTORY**

(Showing most recent first)

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**RENEWAL**

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**Registration Date and Time:** January 20, 2023 at 12:10:55 pm Pacific time  
**Registration Number:** 312624P  
**Registration Life:** 10 Years  
**New Expiration Date and Time:** October 6, 2037 at 11:59:59 pm Pacific time

**Registering Party Information**

**D + H LIMITED PARTNERSHIP**

**Address**

2 ROBERT SPECK PARKWAY, 15TH FLOOR  
MISSISSAUGA ON  
L4Z 1H8 Canada

**Base Registration Number: 670895K**

**Registration Description:** PPSA SECURITY AGREEMENT  
**Act:** PERSONAL PROPERTY SECURITY ACT  
**Base Registration Date and Time:** April 5, 2018 at 7:43:24 am Pacific time  
**Current Expiry Date and Time:** April 5, 2028 at 11:59:59 pm Pacific time  
Expiry date includes subsequent registered renewal(s)  
**Trust Indenture:** No

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**CURRENT REGISTRATION INFORMATION**  
(as of February 26, 2026 at 1:23:07 pm Pacific time)

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**Secured Party Information**

**CANTREX NATIONWIDE GROUP  
INC.**

**Address**

400-9900, BOUL. CAVENDISH  
SAINT-LAURENT QC  
H4M 2V2 Canada

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**Debtor Information**

**WESTCOAST APPLIANCE CENTRE  
2014 LTD.**

**Address**

3090 NANAIMO STREET, UNIT "C"  
VICTORIA BC  
V8T 5A6 Canada

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**Vehicle Collateral**

None

## General Collateral

### Base Registration General Collateral:

FOR VALUE RECEIVED, THE UNDERSIGNED (\DEALER\) HEREBY GRANTS TO CANTREX A SECURITY INTEREST (THE \SECURITY INTEREST\), IN ALL OF THE FOLLOWING, WHETHER NOW OWNED OR HEREAFTER OWNED OR ACQUIRED BY OR ON BEHALF OF DEALER. (A) ALL GOODS THAT ARE HELD BY DEALER FOR SALE OR LEASE OR THAT HAVE ,BEEN LEASED OR THAT ARE TO BE FURNISHED OR HAVE BEEN FURNISHED UNDER A CONTRACT OF SERVICE, OR THAT ARE RAW MATERIALS, WORK IN PROCESS OR MATERIALS USED OR CONSUMED IN THE BUSINESS OF DEALER (\INVENTORY\), AND ALL PROCEEDS THEREOF. (B) ALL EQUIPMENT OF WATEVER KIND AND WHEREVER SITUATE, INCLUDING, WITHOUT LIMITATION, ALL MACHINERY, TOOLS, APPARATUS, PLANT, FURNITURE, FIXTURES AND VEHICLES OF WHATSOEVER NATURE OR KIND (\EQUIPMENT\), AND ALL PROCEEDS THEREOF, (C) ALL MONETARY OBLIGATIONS OWED TO DEALER INCLUDING, WITHOUT LIMITATION, ALL BOOK ACCOUNTS, BOOK DEBTS, ACCOUNTS, DEBTS, DUES, CLAIMS, CHOSSES IN ACTION AND DEMANDS OF EVERY NATURE AND KIND AND HOWSOEVER ARISING OR SECURED WHICH ARE DUE OR ACCRUING OR GROWING DUE TO DEALER OR OWNED BY DEALER (\ACCOUNTS\), AND ALL PROCEEDS THEREOF, AND (D) ALL OF THE UNDERTAKING AND PROPERTY OF DEALER (IN ADDITION TO ,INVENTORY, EQUIPMENT AND ACCOUNTS), INCLUDING, WITHOUT LIMITATION, LEASEHOLD INTEREST, CHATTEL PAPER, DOCUMENTS OF TITLE, SECURITIES, INSTRUMENTS, MONEY AND INTANGIBLES, AND ALL PROCEEDS THEREOF, (ALL OF THE FOREGOING BEING HEREINAFTER CALLED \COLLATERAL\); PROVIDED THAT COLLATERAL SHALL NOT INCLUDE (I) THE LAST DAY OF THE TERM OF ANY ,LEASE (BUT UPON THE ENFORCEMENT OF THE SECURITY INTEREST, DEALER SHALL STAND POSSESSED OF SUCH LAST DAY IN TRUST TO ASSIGN THE SAME TO ANY PERSON ACQUIRING SUCH TERM) OR (II) ANY \CONSUMER GOODS\ AS THAT TERM IS DEFINED IN THE PPSA. IN THIS SECURITY AGREEMENT \PPSA\ MEANS THE PERSONAL PROPERTY SECURITY ACT OF THE PROVINCE WHERE THE DEALER'S ,PRINCIPAL PLACE OF BUSINESS IS LOCATED AND \PROCEEDS\ HAS THE MEANING GIVEN TO IT IN THE PPSA.

## Original Registering Party

**MARATHON LTEE**

### Address

410-5600 BOUL. DES GALERIES  
QUEBEC QC  
G2K 2H6 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**  
BC Registries and Online Services

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**HISTORY**

(Showing most recent first)

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**RENEWAL**

---

**Registration Date and Time:** March 23, 2023 at 1:40:30 pm Pacific time  
**Registration Number:** 430855P  
**Registration Life:** 5 Years  
**New Expiration Date and Time:** April 5, 2028 at 11:59:59 pm Pacific time

**Registering Party Information**

**GROUPECHO CANADA INC.**

**Address**

2650-1002 RUE SHERBROOKE O  
MONTREAL QC  
H3A 3L6 Canada

**Base Registration Number: 768033M**

DISCHARGED

**Registration Description:** PPSA SECURITY AGREEMENT  
**Act:** PERSONAL PROPERTY SECURITY ACT  
**Base Registration Date and Time:** February 12, 2021 at 9:24:36 am Pacific time  
**Discharge Date and Time:** February 10, 2026 at 7:09:16 am Pacific time  
**Current Expiry Date and Time:** February 12, 2026 at 11:59:59 pm Pacific time  
 Expiry date includes subsequent registered renewal(s)  
**Trust Indenture:** No

**CURRENT REGISTRATION INFORMATION**  
(as of February 26, 2026 at 1:23:07 pm Pacific time)

**Secured Party Information**

**FORD CREDIT CANADA COMPANY**      **Address**  
 PO BOX 2400  
 EDMONTON AB  
 T5J 5C7 Canada

**Debtor Information**

**WESTCOAST APPLIANCE CENTRE  
2014 LTD.**      **Address**  
 813 GOLDSTREAM AVE  
 VICTORIA BC  
 V9B 2X8 Canada

**Vehicle Collateral**

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2020	FORD / T250	1FTBR1C80LKB56943

**General Collateral**

None.



# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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## Original Registering Party

**D + H LIMITED PARTNERSHIP**

### Address

2 ROBERT SPECK PARKWAY, 15TH F  
MISSISSAUGA ON  
L4Z 1H8 Canada



**PERSONAL PROPERTY REGISTRY SEARCH RESULT**  
BC Registries and Online Services

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**HISTORY**

(Showing most recent first)

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**TOTAL DISCHARGE**

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**Registration Date and Time:** February 10, 2026 at 7:09:16 am Pacific time  
**Registration Number:** 779133R

**Registering Party Information**

**COLLATERAL MANAGEMENT  
SOLUTIONS CORPORATION**

**Address**

2 ROBERT SPECK PARKWAY, 15TH FLOOR  
MISSISSAUGA ON  
L4Z 1H8 Canada

**Base Registration Number: 405473N**

**Registration Description:** PPSA SECURITY AGREEMENT  
**Act:** PERSONAL PROPERTY SECURITY ACT  
**Base Registration Date and Time:** December 2, 2021 at 11:40:27 am Pacific time  
**Current Expiry Date and Time:** December 2, 2027 at 11:59:59 pm Pacific time  
 Expiry date includes subsequent registered renewal(s)  
**Trust Indenture:** No

**CURRENT REGISTRATION INFORMATION**  
(as of February 26, 2026 at 1:23:07 pm Pacific time)

**Secured Party Information**

**THE BANK OF NOVA SCOTIA**

**Address**

10 WRIGHT BOULEVARD  
STRATFORD ON  
N5A 7X9 Canada

**Debtor Information**

**WESTCOAST APPLIANCE CENTRE  
2014 LTD.**

**Address**

3090 NANAIMO ST SUITE BSUITE B  
VICTORIA BC  
V8T 5A6 Canada

**Vehicle Collateral**

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2019	LAND ROVER / RANGE ROVER VE	SALYL2FX9KA232287



## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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### General Collateral

**Base Registration General Collateral:**

OUR SECURITY INTEREST IS LIMITED TO THE MOTOR VEHICLES LISTED ABOVE AND THE PROCEEDS OF THOSE VEHICLES

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### Original Registering Party

**D + H LIMITED PARTNERSHIP**

**Address**

2 ROBERT SPECK PARKWAY, 15TH F  
MISSISSAUGA ON  
L4Z 1H8 Canada



**PERSONAL PROPERTY REGISTRY SEARCH RESULT**  
BC Registries and Online Services

**Base Registration Number: 458343N**

**Registration Description:** PPSA SECURITY AGREEMENT  
**Act:** PERSONAL PROPERTY SECURITY ACT  
**Base Registration Date and Time:** January 3, 2022 at 12:50:37 pm Pacific time  
**Current Expiry Date and Time:** January 3, 2028 at 11:59:59 pm Pacific time  
 Expiry date includes subsequent registered renewal(s)  
**Trust Indenture:** No

**CURRENT REGISTRATION INFORMATION**  
(as of February 26, 2026 at 1:23:07 pm Pacific time)

**Secured Party Information**

**THE BANK OF NOVA SCOTIA**                      **Address**  
 10 WRIGHT BOULEVARD  
 STRATFORD ON  
 N5A 7X9 Canada

**Debtor Information**

**WESTCOAST APPLIANCE CENTRE  
2014 LTD.**                      **Address**  
 3090 NANAIMO ST SUITE BSUITE B  
 VICTORIA BC  
 V8T 5A6 Canada

**Vehicle Collateral**

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2018	MERCEDES-BENZ / GLE-CLASS	4JGDA6EB4JB099497



# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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## General Collateral

### Base Registration General Collateral:

OUR SECURITY INTEREST IS LIMITED TO THE MOTOR VEHICLES LISTED ABOVE AND THE PROCEEDS OF THOSE VEHICLES

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## Original Registering Party

**D + H LIMITED PARTNERSHIP**

### Address

2 ROBERT SPECK PARKWAY, 15TH F  
MISSISSAUGA ON  
L4Z 1H8 Canada

**Base Registration Number: 542438N**

**Registration Description:** PPSA SECURITY AGREEMENT  
**Act:** PERSONAL PROPERTY SECURITY ACT  
**Base Registration Date and Time:** February 16, 2022 at 11:40:28 am Pacific time  
**Current Expiry Date and Time:** February 16, 2029 at 11:59:59 pm Pacific time  
 Expiry date includes subsequent registered renewal(s)  
**Trust Indenture:** No

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**CURRENT REGISTRATION INFORMATION**  
(as of February 26, 2026 at 1:23:07 pm Pacific time)

---

**Secured Party Information**

**THE BANK OF NOVA SCOTIA**      **Address**  
 10 WRIGHT BOULEVARD  
 STRATFORD ON  
 N5A 7X9 Canada

**Debtor Information**

**WESTCOAST APPLIANCE CENTRE  
2014 LTD.**      **Address**  
 3090 NANAIMO ST SUITE BSUITE B  
 VICTORIA BC  
 V8T 5A6 Canada

**Vehicle Collateral**

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2018	Volkswagen / Beetle	3VWSD7AT4JM716443



# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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## General Collateral

### Base Registration General Collateral:

OUR SECURITY INTEREST IS LIMITED TO THE MOTOR VEHICLES LISTED ABOVE AND THE PROCEEDS OF THOSE VEHICLES

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## Original Registering Party

**D + H LIMITED PARTNERSHIP**

**Address**

2 ROBERT SPECK PARKWAY, 15TH FLOOR  
MISSISSAUGA ON  
L4Z 1H8 Canada

**Base Registration Number: 611565N**

**Registration Description:** PPSA SECURITY AGREEMENT  
**Act:** PERSONAL PROPERTY SECURITY ACT  
**Base Registration Date and Time:** March 22, 2022 at 7:17:21 am Pacific time  
**Current Expiry Date and Time:** March 22, 2028 at 11:59:59 pm Pacific time  
 Expiry date includes subsequent registered renewal(s)  
**Trust Indenture:** No

**CURRENT REGISTRATION INFORMATION**  
(as of February 26, 2026 at 1:23:07 pm Pacific time)

**Secured Party Information**

**TOYOTA INDUSTRIES COMMERCIAL FINANCE CANADA, INC.**      **Address**  
 630 - 401 THE WEST MALL  
 TORONTO ON  
 M9C 5J5 Canada

**Debtor Information**

**WESTCOAST APPLIANCE CENTRE 2014 LTD.**      **Address**  
 3090 NANAIMO STREET  
 VICTORIA BC  
 V8T 5A6 Canada

**WESTCOAST APPLIANCE GALLERY**      **Address**  
 3090 NANAIMO STREET  
 VICTORIA BC  
 V8T 5A6 Canada

**Vehicle Collateral**

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2021	TOYOTA / 8FBE18U	21892

**General Collateral**

**Base Registration General Collateral:**

MATERIAL HANDLING EQUIPMENT TOGETHER WITH ALL PARTS, ATTACHMENTS, ACCESSORIES, ADDITIONS, BATTERIES, CHARGERS, REPAIR PARTS, AND OTHER EQUIPMENT PLACED ON OR FORMING PART OF THE GOODS DESCRIBED HEREIN WITH ANY PROCEEDS THEREOF AND THEREFROM INCLUDING, WITHOUT LIMITATION, ALL GOODS, SECURITIES, INSTRUMENTS, DOCUMENTS OF TITLE, CHATTEL PAPER AND INTANGIBLES (AS DEFINED IN THE PERSONAL PROPERTY SECURITY ACT)

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**Original Registering Party**

**PPSA CANADA INC. - (8154)**

**Address**

110 SHEPPARD AVE EAST, SUITE 303  
TORONTO ON  
M2N 6Y8 Canada

**Base Registration Number: 305148P**

**Registration Description:** PPSA SECURITY AGREEMENT  
**Act:** PERSONAL PROPERTY SECURITY ACT  
**Base Registration Date and Time:** January 17, 2023 at 9:10:32 am Pacific time  
**Current Expiry Date and Time:** January 17, 2028 at 11:59:59 pm Pacific time  
Expiry date includes subsequent registered renewal(s)  
**Trust Indenture:** No

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**CURRENT REGISTRATION INFORMATION**  
(as of February 26, 2026 at 1:23:07 pm Pacific time)

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**Secured Party Information**

**ROYAL BANK OF CANADA**                      **Address**  
5575 NORTH SERVICE RD,STE 300  
BURLINGTON ON  
L7L 6M1 Canada

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**Debtor Information**

**WESTCOAST APPLIANCE CENTRE  
2014 LTD.**                      **Address**  
UNIT C - 3090 NANAIMO STREET  
VICTORIA BC  
V8T 5A6 Canada

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**Vehicle Collateral**

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2019	Ford / F550	1FDUF5GT1KED31779

### General Collateral

**Base Registration General Collateral:**

EQUIPMENT AS FURTHER DESCRIBED UNDER LEASE CONTRACT # 201000071798. Equipment Description,  
TOGETHER WITH ALL ATTACHMENTS, ACCESSORIES, ACCESSIONS, REPLACEMENTS, SUBSTITUTIONS, ADDITIONS AND IMPROVEMENTS THERETO, AND ALL PROCEEDS IN ANY FORM DERIVED DIRECTLY OR INDIRECTLY FROM ANY DEALING WITH THE COLLATERAL OR PROCEEDS THEREOF, AND WITHOUT LIMITATION, MONEY, CHEQUES, DEPOSITS IN DEPOSIT-TAKING INSTITUTIONS, GOODS, ACCOUNTS RECEIVABLE, RENTS OR OTHER PAYMENTS ARISING FROM THE LEASE OF THE COLLATERAL, CHATTEL PAPER, INSTRUMENTS, INTANGIBLES, DOCUMENTS OF TITLE, SECURITIES, AND RIGHTS OF INSURANCE PAYMENTS OR ANY OTHER PAYMENTS AS INDEMNITY OR COMPENSATION FOR LOSS OR DAMAGE TO THE COLLATERAL OR PROCEEDS OF THE COLLATERAL.

**Base Registration General Collateral:**

2019 Ford F550 1FDUF5GT1KED31779

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### Original Registering Party

**D + H LIMITED PARTNERSHIP**

**Address**

2 ROBERT SPECK PARKWAY, 15TH FLOOR  
MISSISSAUGA ON  
L4Z 1H8 Canada

**Base Registration Number: 524565P**

**Registration Description:** PPSA SECURITY AGREEMENT  
**Act:** PERSONAL PROPERTY SECURITY ACT  
**Base Registration Date and Time:** May 9, 2023 at 10:12:16 am Pacific time  
**Current Expiry Date and Time:** May 9, 2031 at 11:59:59 pm Pacific time  
Expiry date includes subsequent registered renewal(s)  
**Trust Indenture:** No

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**CURRENT REGISTRATION INFORMATION**  
(as of February 26, 2026 at 1:23:07 pm Pacific time)

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**Secured Party Information**

**TOYOTA INDUSTRIES COMMERCIAL  
FINANCE CANADA, INC.**      **Address**  
630 - 401 THE WEST MALL  
TORONTO ON  
M9C 5J5 Canada

**Debtor Information**

**WEST COAST APPLIANCE GALLERY**      **Address**  
UNIT B 3090 NANAIMO STREET  
VICTORIA BC  
V8T 5A6 Canada

**WESTCOAST APPLIANCE CENTRE  
2014 LTD.**      **Address**  
UNIT B 3090 NANAIMO STREET  
VICTORIA BC  
V8T 5A6 Canada

**WESTCOAST APPLIANCE CENTRE  
2014 LTD.**      **Address**  
1900 STORE STREET  
VICTORIA BC  
V8T 4R4 Canada

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### Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2021	TOYOTA / 8FGCU25	C8908

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### General Collateral

**Base Registration General Collateral:**

MATERIAL HANDLING EQUIPMENT TOGETHER WITH ALL PARTS, ATTACHMENTS, ACCESSORIES, ADDITIONS, BATTERIES, CHARGERS, REPAIR PARTS, AND OTHER EQUIPMENT PLACED ON OR FORMING PART OF THE GOODS DESCRIBED HEREIN WITH ANY PROCEEDS THEREOF AND THEREFROM INCLUDING, WITHOUT LIMITATION, ALL GOODS, SECURITIES, INSTRUMENTS, DOCUMENTS OF TITLE, CHATTEL PAPER AND INTANGIBLES (AS DEFINED IN THE PERSONAL PROPERTY SECURITY ACT)

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### Original Registering Party

**PPSA CANADA INC. - (8154)**

**Address**

110 SHEPPARD AVE EAST, SUITE 303  
TORONTO ON  
M2N 6Y8 Canada

**Base Registration Number: 809139P**

**Registration Description:** PPSA SECURITY AGREEMENT  
**Act:** PERSONAL PROPERTY SECURITY ACT  
**Base Registration Date and Time:** September 25, 2023 at 1:52:16 pm Pacific time  
**Current Expiry Date and Time:** September 25, 2030 at 11:59:59 pm Pacific time  
Expiry date includes subsequent registered renewal(s)  
**Trust Indenture:** No

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**CURRENT REGISTRATION INFORMATION**  
(as of February 26, 2026 at 1:23:07 pm Pacific time)

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**Secured Party Information**

**THE BANK OF NOVA SCOTIA**

**Address**

10 WRIGHT BOULEVARD  
STRATFORD ON  
N5A 7X9 Canada

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**Debtor Information**

**WESTCOAST APPLIANCE CENTRE  
2014 LTD**

**Address**

3090 NANAIMO ST  
VICTORIA BC  
V8T 5A6 Canada

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**Vehicle Collateral**

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2020	Nissan / Murano	5N1AZ2BS4LN154735



# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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## General Collateral

### Base Registration General Collateral:

OUR SECURITY INTEREST IS LIMITED TO THE MOTOR VEHICLES LISTED ABOVE AND THE PROCEEDS OF THOSE VEHICLES

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## Original Registering Party

**D + H LIMITED PARTNERSHIP**

### Address

2 ROBERT SPECK PARKWAY, 15TH FLOOR  
MISSISSAUGA ON  
L4Z 1H8 Canada



# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

**Base Registration Number: 848858P**

**Registration Description:** PPSA SECURITY AGREEMENT  
**Act:** PERSONAL PROPERTY SECURITY ACT  
**Base Registration Date and Time:** October 16, 2023 at 12:53:56 pm Pacific time  
**Current Expiry Date and Time:** October 16, 2030 at 11:59:59 pm Pacific time  
 Expiry date includes subsequent registered renewal(s)  
**Trust Indenture:** No

## CURRENT REGISTRATION INFORMATION

(as of February 26, 2026 at 1:23:07 pm Pacific time)

### Secured Party Information

**THE BANK OF NOVA SCOTIA**      **Address**  
 10 WRIGHT BOULEVARD  
 STRATFORD ON  
 NSA 7X9 Canada

### Debtor Information

**WESTCOAST APPLIANCE CENTRE  
2014 LTD**      **Address**  
 3090 NANAIMO ST  
 VICTORIA BC  
 V8T 5A6 Canada

### Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2021	Chevrolet / Trailblazer	KL79MRSL7MB148564



## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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### General Collateral

**Base Registration General Collateral:**

OUR SECURITY INTEREST IS LIMITED TO THE MOTOR VEHICLES LISTED ABOVE AND THE PROCEEDS OF THOSE VEHICLES

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### Original Registering Party

**D + H LIMITED PARTNERSHIP**

**Address**

2 ROBERT SPECK PARKWAY, 15TH FLOOR  
MISSISSAUGA ON  
L4Z 1H8 Canada

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

**Base Registration Number: 898839P**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	November 8, 2023 at 1:23:59 pm Pacific time
<b>Current Expiry Date and Time:</b>	November 8, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

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### CURRENT REGISTRATION INFORMATION

(as of February 26, 2026 at 1:23:07 pm Pacific time)

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#### Secured Party Information

**ROYAL BANK OF CANADA**

**Address**

5575 NORTH SERVICE RD,STE 300  
BURLINGTON ON  
L7L 6M1 Canada

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#### Debtor Information

**WESTCOAST APPLIANCE CENTRE  
2014 LTD.**

**Address**

UNIT C - 3090 NANAIMO STREET  
VICTORIA BC  
V8T 5A6 Canada

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#### Vehicle Collateral

None

### **General Collateral**

**Base Registration General Collateral:**

EQUIPMENT AS FURTHER DESCRIBED UNDER LEASE CONTRACT # 201000077216. Equipment Description - Cabinets for Smeg brand in Showroom, TOGETHER WITH ALL ATTACHMENTS, ACCESSORIES, ACCESSIONS, REPLACEMENTS, SUBSTITUTIONS, ADDITIONS AND IMPROVEMENTS THERETO, AND ALL PROCEEDS IN ANY FORM DERIVED DIRECTLY OR INDIRECTLY FROM ANY DEALING WITH THE COLLATERAL OR PROCEEDS THEREOF, AND WITHOUT LIMITATION, MONEY, CHEQUES, DEPOSITS IN DEPOSIT-TAKING INSTITUTIONS, GOODS, ACCOUNTS RECEIVABLE, RENTS OR OTHER PAYMENTS ARISING FROM THE LEASE OF THE COLLATERAL, CHATTEL PAPER, INSTRUMENTS, INTANGIBLES, DOCUMENTS OF TITLE, SECURITIES, AND RIGHTS OF INSURANCE PAYMENTS OR ANY OTHER PAYMENTS AS INDEMNITY OR COMPENSATION FOR LOSS OR DAMAGE TO THE COLLATERAL OR PROCEEDS OF THE COLLATERAL.

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### **Original Registering Party**

**D + H LIMITED PARTNERSHIP**

**Address**

2 ROBERT SPECK PARKWAY, 15TH FLOOR  
MISSISSAUGA ON  
L4Z 1H8 Canada

**Base Registration Number: 782994R**

**Registration Description:** PPSA SECURITY AGREEMENT  
**Act:** PERSONAL PROPERTY SECURITY ACT  
**Base Registration Date and Time:** February 11, 2026 at 1:47:22 pm Pacific time  
**Current Expiry Date and Time:** February 11, 2027 at 11:59:59 pm Pacific time  
Expiry date includes subsequent registered renewal(s)  
**Trust Indenture:** No

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**CURRENT REGISTRATION INFORMATION**

(as of February 26, 2026 at 1:23:07 pm Pacific time)

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**Secured Party Information**

**ONTAP CAPITAL CORP.**

**Address**

8750 JANE STREET, UNIT 16  
VAUGHAN ON  
L4K 2M9 Canada

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**Debtor Information**

**WESTCOAST APPLIANCE CENTRE  
2014 LTD.**

**Address**

1-505 FISGARD STREET  
VICTORIA BC  
V8W 1R3 Canada

**ARAM, TAHAMTAN**

**Address**

3250 MUIRFIELD PL  
COQUITLAM BC  
V3E 3K4 Canada

**Birthdate**

February 9, 1973

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**Vehicle Collateral**

None



# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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## General Collateral

Base Registration General Collateral:

GENERAL SECURITY AGREEMENT. MERCHANT CASH ADVANCE AGREEMENT.

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## Original Registering Party

**ONTAP CAPITAL CORP.**

**Address**

8750 JANE STREET, UNIT 16  
VAUGHAN ON  
L4K 2M9 Canada

# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

**Base Registration Number: 797655R**

**Registration Description:** PPSA SECURITY AGREEMENT  
**Act:** PERSONAL PROPERTY SECURITY ACT  
**Base Registration Date and Time:** February 20, 2026 at 8:15:05 am Pacific time  
**Current Expiry Date and Time:** February 20, 2027 at 11:59:59 pm Pacific time  
Expiry date includes subsequent registered renewal(s)  
**Trust Indenture:** No

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## CURRENT REGISTRATION INFORMATION

(as of February 26, 2026 at 1:23:07 pm Pacific time)

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### Secured Party Information

**CANACAP**

**Address**

4211 YONGE ST SUITE 402  
TORONTO ON  
M2P 2A9 Canada

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### Debtor Information

**WESTCOAST APPLIANCE CENTRE  
2014 LTD**

**Address**

3090 NANAIMO ST  
VICTORIA BC  
V8T 4R4 Canada

**ARAM, TAHAMTAN**

**Address**

3250 MUIRFIELD PLACE  
COQUITLAM BC  
V3E 3K4 Canada

**Birthdate**

February 9, 1973

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### Vehicle Collateral

None

**General Collateral**

**Base Registration General Collateral:**

(A) ALL ACCOUNTS, CHATTEL PAPER, DOCUMENTS, EQUIPMENT, GENERAL INTANGIBLES, INSTRUMENTS, AND INVENTORY, AS THOSE TERMS ARE DEFINED IN THE PERSONAL PROPERTY SECURITY ACT (THE PPSA), NOW OR HEREAFTER OWNED OR ACQUIRED BY MERCHANT AND (B) ALL PROCEEDS, AS THAT TERM IS DEFINED IN THE PPSA (A AND B COLLECTIVELY, THE COLLATERAL).

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**Original Registering Party**

**CANACAP**

**Address**

4211 YONGE ST SUITE 402  
TORONTO ON  
M2P 2A9 Canada

# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

**Base Registration Number: 800586R**

**Registration Description:** PPSA SECURITY AGREEMENT  
**Act:** PERSONAL PROPERTY SECURITY ACT  
**Base Registration Date and Time:** February 23, 2026 at 8:43:29 am Pacific time  
**Current Expiry Date and Time:** February 23, 2028 at 11:59:59 pm Pacific time  
Expiry date includes subsequent registered renewal(s)  
**Trust Indenture:** No

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## CURRENT REGISTRATION INFORMATION

(as of February 26, 2026 at 1:23:07 pm Pacific time)

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### Secured Party Information

**2M7 FINANCIAL SOLUTIONS**      **Address**  
5555 KEELE ST.  
NORTH YORK ON  
M3J 3B2 Canada

### Debtor Information

**ARAM, TAHAMTAN**      **Address**      **Birthdate**  
886 LODI AVE      February 9, 1973  
VICTORIA BC  
V8Z 6R2 Canada

**WESTCOAST APPLIANCE CENTRE  
2014 LTD**      **Address**  
3090 NANAIMO STREET  
VICTORIA BC  
V8T 5A6 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 BUSINESS AND PERSONAL ASSETS INCLUDING ANY REAL PROPERTY, CASH ON HAND, ALL RECEIVABLES, INVENTORY, TAX RETURNS (PERSONAL AND BUSINESS), ALL COLLECTIBLES, MUSICAL INSTRUMENTS, ELECTRONICS UP TO A TOTAL OF \$120,000.00

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### Original Registering Party

**ESC CORPORATE SERVICES LTD.**

**Address**

595 BAY STREET, SUITE 302  
TORONTO ON  
M5G 2C2 Canada

**Base Registration Number: 804165R**

**Registration Description:** CROWN CHARGE FILED PURSUANT TO PROVINCIAL SALES  
TAX ACT  
**Act:** MISCELLANEOUS REGISTRATIONS ACT  
**Base Registration Date and Time:** February 24, 2026 at 10:56:25 am Pacific time  
**Current Expiry Date and Time:** Never

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**CURRENT REGISTRATION INFORMATION**  
(as of February 26, 2026 at 1:23:07 pm Pacific time)

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**Secured Party Information**

**RECEIVABLES MANAGEMENT  
OFFICE - TARA KLINGSPORN**

**Address**

1802 DOUGLAS STREET, 6TH FLOOR  
VICTORIA BC  
V8T 4K6 Canada

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**Debtor Information**

**WESTCOAST APPLIANCE CENTRE  
2014 LTD.**

**Address**

304-1321 BLANSHARD ST  
VICTORIA BC  
V8W 0B6 Canada

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**Vehicle Collateral**

None

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**General Collateral**

**Base Registration General Collateral:**

All the debtor's present and after acquired personal property, including but not restricted to machinery, equipment, furniture, fixtures and receivables.



# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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## Original Registering Party

**MINISTRY OF FINANCE**

### Address

1802 DOUGLAS ST  
PO BOX 9445  
VICTORIA BC  
V8T 4K6 Canada

THIS IS EXHIBIT "P" REFERRED TO IN  
AFFIDAVIT # 1 OF Harry Ketchedjian

AFFIRMED BEFORE ME AT

Vancouver, British Columbia

THIS 26th Day of February 2026



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A Commissioner for Taking Affidavits in  
British Columbia

Ryan M. Laity  
T 604.632.3544  
[rlaity@blg.com](mailto:rlaity@blg.com)

Borden Ladner Gervais LLP  
1200 Waterfront Centre  
200 Burrard St, P.O. Box 48600  
Vancouver, BC, Canada V7X 1T2  
T 604.687.5744  
F 604.687.1415  
blg.com

**BLG**  
Borden Ladner Gervais

**File No. 560209.000001**

February 21, 2026

**DELIVERED BY COURIER AND EMAIL ([fred@capitaliron.ca](mailto:fred@capitaliron.ca))**

**Capital Iron (2022) Ltd.**  
1 – 505 Fisgard Street  
Victoria, B.C., V8W 1R3

**Capital Iron (2022) Ltd.**  
1900 Store Street  
Victoria, B.C., V8T 4R4

Dear Sirs/Mesdames:

**Re: Cantrex Nationwide Group Inc. (“Cantrex”) and Capital Iron (2022) Ltd. (“Capital”)**

We are solicitors for Cantrex in connection with a commercial agreement dated September 21, 2023 (the “**Commercial Agreement**”), between Cantrex and Capital.

In connection with the Commercial Agreement, Capital executed ancillary and security documents in favour of Cantrex, including, *inter alia*, a security agreement dated September 21, 2023, in which Capital granted a security interest in favour of Cantrex in all of Capital’s present and after-acquired personal property (the “**Security Agreement**”).

Capital is currently in default under the Commercial Agreement and the Security Agreement. We note that Capital has also granted an unlimited guarantee dated July 3, 2024 with respect to the obligations of Westcoast Appliance Centre 2014 Ltd. to Cantrex (“**Westcoast Guarantee**”), which is similarly in default of its obligations to Cantrex and to which Cantrex has made demand for repayment.

Accordingly, on behalf of Cantrex, we hereby **DEMAND** payment forthwith of all amounts due and outstanding. As of February 21, 2026, the amounts owing by Capital are as follows:

Outstanding Invoices	\$254,954.13
Authorized Orders	\$63,299.48
Westcoast Guarantee	\$2,274,408.37
<b>TOTAL:</b>	<b><u>\$2,592,661.98</u></b>

(collectively, the “**Outstanding Amount**”).

The Outstanding Amount is inclusive of interest to February 21, 2026, but does not include interest that will continue to accrue from February 21, 2026, legal fees and expenses and all other costs recoverable pursuant to the Commercial Agreement, the Security Agreement and the Westcoast Guarantee.

Payment of the Outstanding Amount, including interest to the date of payment, should be made by **bank draft or certified cheque** within ten (10) days of the date of this letter to Cantrex Nationwide Group Inc. at 9900 Cavendish, Suite 400, St-Laurent, QC H4M 2V2 (Attention: Harry Ketchedjian). Prior to making payment, however, please contact Harry Ketchedjian at 438-880-2579 or [harry.ketchedjian@cantrex.com](mailto:harry.ketchedjian@cantrex.com) for confirmation of the Outstanding Amount as of the date payment is made.

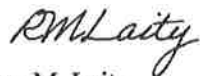
If payment of the Outstanding Amount is not made within ten (10) days of the date of this letter, we will take such measures as we consider necessary in order to protect Cantrex's rights and security, without further notice to Capital. In this regard, we enclose Notices of Intention to Enforce Security under Section 244(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3 (the "**Section 244 Notices**").

If you agree to the Lender proceeding prior to the expiry of the ten (10) day notice period set out in the enclosed Section 244 Notices, please sign and return the Consent and Waiver attached hereto.

If you have any questions or wish to discuss this matter further, please contact the writer as soon as possible.

Yours truly,

**BORDEN LADNER GERVAIS LLP**



Ryan M. Laity  
Enclosure

FORM 86  
PURSUANT TO THE BANKRUPTCY AND INSOLVENCY ACT, R.S.C. 1985, c. B-3.  
(Subsection 244(1))

TO:	<b>Capital Iron (2022) Ltd.</b> <b>an insolvent person</b> 1 – 505 Fisgard Street Victoria, B.C., V8W 1R3	<b>Capital Iron (2022) Ltd.</b> <b>an insolvent person</b> 1900 Store Street Victoria, B.C., V8T 4R4
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TAKE NOTICE THAT:

1. Cantrex Nationwide Group Inc. (the “**Secured Creditor**”), a secured creditor, intends to enforce its security on the property of the insolvent person, Capital Iron (2022) Ltd. (“**Capital**”), including without limitation the property described below:
  - all present and after-acquired personal property of Capital and all proceeds thereof and therefrom (collectively, the “**Collateral**”).
2. The security that is to be enforced includes the following:
  - a security agreement dated September 21, 2023, granted by Capital in favour of the Secured Creditor (collectively, the “**Security**”).
3. The total amount of the indebtedness secured by the Security, as at February 21, 2026, is \$2,592,661.98 (the “**Outstanding Amount**”).
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 person consents to an earlier enforcement.

**DATED** at Vancouver, British Columbia, this 21<sup>st</sup> day of February, 2026.

**CANTREX NATIONWIDE GROUP INC.,**  
by its solicitor:

*RMLaity*

\_\_\_\_\_  
Ryan M. Laity

## CONSENT AND WAIVER

TO: Cantrex Nationwide Group Inc., as Secured Creditor

THE UNDERSIGNED hereby pursuant to Section 244(2) of the *Bankruptcy and Insolvency Act* waives the ten-day period of notice required under Section 244 of the *Bankruptcy and Insolvency Act* (see extract below) and consents to the immediate enforcement by Cantrex Nationwide Group Inc. of the Security referred to in the Section 244 Notice dated February 21, 2026.

DATED at \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 2026.

**CAPITAL IRON (2022) LTD.**

Per: \_\_\_\_\_

Name:

Title:

I am authorized to bind the company

Extract from the Bankruptcy and Insolvency Act

**Section 244. Advance Notice**

- (1) A secured creditor who intends to enforce a security on all or substantially all of
- (a) the inventory,
  - (b) the accounts receivable, or
  - (c) the other property
- of an insolvent person that was acquired for, or is used in relation to a business carried on by the insolvent person shall send to that insolvent person, in the prescribed form and manner, a notice of that intention.
- (2) **Period of Notice.** - Where a notice is required to be sent under subsection (1), the secured creditor shall not enforce the security in respect of which the notice is required until the expiry of ten days after sending that notice, unless the insolvent person consents to an earlier enforcement of the security.
- (2.1) **No advance consent.** - [For the] purposes of subsection (2), consent to earlier enforcement of a security may not be obtained by a secured creditor prior to the sending of the notice referred to in subsection (1).
- (3) **Exception.** - This section does not apply, or ceases to apply in respect of a secured creditor
- (a) whose right to realize or otherwise deal with his security is protected by subsection 69.1(5) or (6); or
  - (b) in respect of whom a stay under sections 69 to 69.2 has been lifted pursuant to Section 69.4.
- (4) **Idem.** - This Section does not apply where there is a receiver in respect of the insolvent person.

THIS IS **EXHIBIT "Q"** REFERRED TO IN  
AFFIDAVIT # 1 OF Harry Ketchedjian

AFFIRMED BEFORE ME AT

Vancouver, British Columbia

THIS 26th Day of February 2026



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A Commissioner for Taking Affidavits in  
British Columbia

Ryan M. Laity  
T 604.632.3544  
[rlaity@blg.com](mailto:rlaity@blg.com)

Borden Ladner Gervais LLP  
1200 Waterfront Centre  
200 Burrard St, P.O. Box 48600  
Vancouver, BC, Canada V7X 1T2  
T 604.687.5744  
F 604.687.1415  
[blg.com](http://blg.com)



File No. 560209.000001

February 21, 2026

DELIVERED BY COURIER AND EMAIL ([fred@westcoastappliance.ca](mailto:fred@westcoastappliance.ca))

Westcoast Appliance Centre 2014 Ltd.  
1 – 505 Fisgard Street  
Victoria, B.C., V8W 1R3

Westcoast Appliance Centre 2014 Ltd.  
3090 Nanaimo Street, Unit B  
Victoria, B.C., V8T 5A6

Dear Sirs/Mesdames:

**Re: Cantrex Nationwide Group Inc. (“Cantrex”) and Westcoast Appliance Centre 2014 Ltd. (“Westcoast”)**

We are solicitors for Cantrex in connection with a commercial agreement dated September 21, 2022 (the “**Commercial Agreement**”), between Cantrex and Westcoast.

In connection with the Commercial Agreement, Westcoast executed ancillary and security documents in favour of Cantrex, including, *inter alia*, a security agreement dated March 23, 2018, in which Westcoast granted a security interest in favour of Cantrex in all of Westcoast’s present and after-acquired personal property (the “**Security Agreement**”).

Westcoast is currently in default under the Commercial Agreement and the Security Agreement. We note that Westcoast has also granted an unlimited guarantee dated September 21, 2023 with respect to the obligations of Capital Iron 2022 Ltd. to Cantrex (“**Capital Iron Guarantee**”), which is similarly in default of its obligations to Cantrex and to which Cantrex has made demand for repayment.

Accordingly, on behalf of Cantrex, we hereby **DEMAND** payment forthwith of all amounts due and outstanding. As of February 21, 2026, the amounts owing by Westcoast are as follows:

Outstanding Invoices	\$2,011,649.10
Authorized Orders	\$262,759.27
Capital Iron Guarantee	\$318,253.61
<b>TOTAL:</b>	<b><u>\$2,592,661.98</u></b>

(collectively, the “**Outstanding Amount**”).

The Outstanding Amount is inclusive of interest to February 21, 2026, but does not include interest that will continue to accrue from February 21, 2026, legal fees and expenses and all other costs recoverable pursuant to the Commercial Agreement, the Security Agreement and Capital Iron Guarantee.

Payment of the Outstanding Amount, including interest to the date of payment, should be made by **bank draft or certified cheque** within ten (10) days of the date of this letter to Cantrex Nationwide Group Inc. at 9900 Cavendish, Suite 400, St-Laurent, QC H4M 2V2 (Attention: Harry Ketchedjian). Prior to making payment, however, please contact Harry Ketchedjian at 438-880-2579 or [harry.ketchedjian@cantrex.com](mailto:harry.ketchedjian@cantrex.com) for confirmation of the Outstanding Amount as of the date payment is made.

If payment of the Outstanding Amount is not made within ten (10) days of the date of this letter, we will take such measures as we consider necessary in order to protect Cantrex's rights and security, without further notice to Westcoast. In this regard, we enclose Notices of Intention to Enforce Security under Section 244(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3 (the "**Section 244 Notices**").

If you agree to the Lender proceeding prior to the expiry of the ten (10) day notice period set out in the enclosed Section 244 Notices, please sign and return the Consent and Waiver attached hereto.

If you have any questions or wish to discuss this matter further, please contact the writer as soon as possible.

Yours truly,

**BORDEN LADNER GERVAIS LLP**

  
Ryan M. Laity  
Enclosure

FORM 86  
PURSUANT TO THE BANKRUPTCY AND INSOLVENCY ACT, R.S.C. 1985, c. B-3.  
(Subsection 244(1))

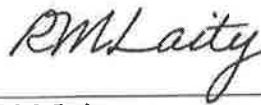
TO: **Westcoast Appliance Centre 2014 Ltd.**      **Westcoast Appliance Centre 2014 Ltd.**  
**an insolvent person**                                      **an insolvent person**  
1 – 505 Fisgard Street                                      3090 Nanaimo Street, Unit B  
Victoria, B.C., V8W 1R3                                      Victoria, B.C., V8T 5A6

TAKE NOTICE THAT:

1. Cantrex Nationwide Group Inc. (the “**Secured Creditor**”), a secured creditor, intends to enforce its security on the property of the insolvent person, Westcoast Appliance Centre 2014 Ltd. (“**Westcoast**”), including without limitation the property described below:
  - all present and after-acquired personal property of Westcoast and all proceeds thereof and therefrom (collectively, the “**Collateral**”).
2. The security that is to be enforced includes the following:
  - a security agreement dated March 23, 2018, granted by Westcoast in favour of the Secured Creditor (collectively, the “**Security**”).
3. The total amount of the indebtedness secured by the Security, as at February 21, 2026, is \$2,592,661.98 (the “**Outstanding Amount**”).
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 person consents to an earlier enforcement.

**DATED** at Vancouver, British Columbia, this 21<sup>st</sup> day of February, 2026.

**CANTREX NATIONWIDE GROUP INC.,**  
by its solicitor:



Ryan M. Laity

**CONSENT AND WAIVER**

TO: Cantrex Nationwide Group Inc., as Secured Creditor

THE UNDERSIGNED hereby pursuant to Section 244(2) of the *Bankruptcy and Insolvency Act* waives the ten-day period of notice required under Section 244 of the *Bankruptcy and Insolvency Act* (see extract below) and consents to the immediate enforcement by Cantrex Nationwide Group Inc. of the Security referred to in the Section 244 Notice dated February 21, 2026.

DATED at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**WESTCOAST APPLIANCE CENTRE 2014  
LTD.**

Per: \_\_\_\_\_

Name:

Title:

I am authorized to bind the company

Extract from the Bankruptcy and Insolvency Act

**Section 244. Advance Notice**

(1) A secured creditor who intends to enforce a security on all or substantially all of

- (a) the inventory,
- (b) the accounts receivable, or
- (c) the other property

of an insolvent person that was acquired for, or is used in relation to a business carried on by the insolvent person shall send to that insolvent person, in the prescribed form and manner, a notice of that intention.

(2) **Period of Notice.** - Where a notice is required to be sent under subsection (1), the secured creditor shall not enforce the security in respect of which the notice is required until the expiry of ten days after sending that notice, unless the insolvent person consents to an earlier enforcement of the security.

(2.1) **No advance consent.** - [For the] purposes of subsection (2), consent to earlier enforcement of a security may not be obtained by a secured creditor prior to the sending of the notice referred to in subsection (1).

(3) **Exception.** - This section does not apply, or ceases to apply in respect of a secured creditor

- (a) whose right to realize or otherwise deal with his security is protected by subsection 69.1(5) or (6); or
- (b) in respect of whom a stay under sections 69 to 69.2 has been lifted pursuant to Section 69.4.

(4) **Idem.** - This Section does not apply where there is a receiver in respect of the insolvent person.

THIS IS **EXHIBIT "R"** REFERRED TO IN  
AFFIDAVIT # 1 OF Harry Ketchedjian

AFFIRMED BEFORE ME AT

Vancouver, British Columbia

THIS 26th Day of February 2026



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A Commissioner for Taking Affidavits in  
British Columbia

**From:** [Lalty, Ryan](#)  
**To:** [fred@westcoastappliance.ca](mailto:fred@westcoastappliance.ca); [fred@capitaliron.ca](mailto:fred@capitaliron.ca)  
**Cc:** [Pepper, Jennifer](#); [Jarvis, Alice](#); [Alijevski, Filip](#)  
**Subject:** RE: DEMAND FOR PAYMENT - Obligations of West Coast Appliance Centre 2014 Ltd. and Capital Iron (2022) Ltd. to Cantrex Nationwide Group Inc.  
**Date:** February 21, 2026 11:22:48 AM  
**Attachments:** [image001.jpg](#)  
[Demand Letter - Cantrex Westcoast Appliance Centre 2014 Ltd.\(207860607.3\).pdf](#)  
[Demand Letter - Cantrex Capital Iron \(2022\) Ltd.\(207878928.3\).pdf](#)  
**Importance:** High

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Mr. Aram,

Please see attached correspondence dated as of today, sent on behalf of Cantrex Nationwide Group Inc. Originals will follow in due course. We recommend that you discuss with legal counsel.

Please note that if you consent to Cantrex Nationwide Group Inc. taking enforcement steps on its collateral before expiry of the 10-day statutory notice period, please sign the enclosed "Consent and Waiver" at the last page of each PDF and return to us by email.

Regards,  
Ryan



**Ryan Lalty**

he/him/his  
Partner

T 604.632.3544 | [rlalty@big.com](mailto:rlalty@big.com)

1200 Waterfront Centre, 200 Burrard St., P.O. Box 48600, Vancouver, BC, Canada V7X 1T2

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 Tel: 604.632.3544 | Fax: 604.632.3545 | Email: [rlalty@big.com](mailto:rlalty@big.com)  
 Website: [big.com](http://big.com)