Court File No. __________

Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

BDO CANADA LIMITED,
in its capacity as the Licensed Insolvency Trustee of
CRAIG ALLEN SMITH and ROBERT KYLE SMITH

Petitioner

– AND –

BASTIAN HOLDINGS LTD., KRYSTLE HOLDINGS LTD., 1226745 B.C. LTD., SKAW PROPERTIES LTD., 207 – 53 WEST HASTINGS STREET HOLDINGS LTD., 1226734 B.C. LTD., 27222 LOUGHEED HIGHWAY LTD., and WHITEWATER STEELERS REINFORCING LTD.

Respondents

FIRST REPORT TO THE COURT

of BDO CANADA LIMITED, in its capacity as
the Licensed Insolvency Trustee of
ROBERT KYLE SMITH and CRAIG ALLEN SMITH

August 5, 2026

BDO Canada Limited, in its capacity as the Licensed Insolvency Trustee of Robert Kyle Smith and Craig Allen Smith.
Royal Centre
Unit 1100 – 1055 W Georgia Street
Vancouver, BC V6E 3P3

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I. INTRODUCTION

1. Pursuant to applications by the Petitioner, the Royal Bank of Canada ("**RBC**" or the "**Bank**"), the Supreme Court of British Columbia (the "**Court**") granted orders dated June 13, 2025 (collectively, the "**Bankruptcy Orders**") adjudging Robert Kyle Smith ("**Kyle**") and Craig Allen Smith ("**Craig**", and together with Kyle, the "**Smiths**") bankrupt. BDO Canada Limited ("**BDO**") was appointed as licensed insolvency trustee (in such capacity, the "**Trustee**").

2. On June 23, 2025, the Smiths each filed a Notice of Appeal seeking to set aside the Bankruptcy Orders. On June 16, 2026, the appeals were dismissed by the Court of Appeal.

3. The Trustee's preliminary review indicates that the Smiths are, or have been, directors, shareholders, and/or beneficial owners of a number of interrelated corporations. Certain of those corporations appear to hold or control real property, corporate shares, project interests, claims, equipment, books and records, or other assets that may have value to the Smiths' bankruptcy estates or to creditors and stakeholders.

4. As a result of the Bankruptcy Orders, the Smiths are bankrupts, and as such, are disqualified from acting as directors of a company. The Bankruptcy Orders therefore create a corporate governance issue for companies where the Smiths remain the only, principal, or effective directors.

5. This report is prepared by the Trustee in support of an application for an order appointing BDO as equitable receiver (in such capacity, the "**Proposed Receiver**") of certain related companies identified in this Report, together with such powers as may be set out in the draft order filed in conjunction with this Report and as this Honourable Court considers appropriate.

II. PURPOSE OF THIS REPORT

6. This is the first report of the Trustee (the "**First Report**" or the "**Report**").

7. This Report has been prepared for the purpose of providing this Honourable Court with information concerning a request for the Court's approval of an application to appoint BDO as equitable receiver and grant a Receiver's charge over the property, assets and undertakings of the following entities (collectively, the "**Smith Companies**"):

   a) Bastian Holdings Ltd. ("**Bastian**");

   b) Krystle Holdings Ltd. ("**Krystle**");

   c) Whitewater Steelers Reinforcing Ltd. ("**Reinforcing**");

   d) Skaw Properties Ltd. ("**Skaw**");

   e) 207 – 53 West Hastings Holdings Ltd. ("**Hastings**");

   f) 27222 Lougheed Highway Holdings Ltd. (**"Lougheed**");

   g) 1226745 B.C. Ltd. ("**745**"); and

   h) 1226734 B.C. Ltd. ("**734**").

III. SCOPE AND TERMS OF REFERENCE

8. In preparing this Report and in making the recommendations contained herein, the Trustee has relied upon information obtained from discussions with industry experts, creditors, and where appropriate and available, the books and records obtained from the Smiths.

9. The Trustee has not audited, reviewed, or otherwise attempted to verify the accuracy and completeness of such information, and, accordingly, the Trustee expresses no opinion or other assurance in respect of such information as reflected in this Report.

10. The Trustee assumes no responsibility or liability for any loss or damage occasioned by any party arising from the circulation, publication, reproduction, or use of this Report. Any use that any party makes of this Report, or reliance on, or decisions to be made based on it, is the sole responsibility of such party.

11. All references to dollars are in Canadian currency unless otherwise noted.

IV. BACKGROUND

12. The Trustee understands that the Smiths carried on, or were involved in, a number of construction, concrete, shotcrete, steel reinforcing, formwork, equipment, and real estate holding businesses through a network of related companies. Some of those companies are subject to ongoing receivership or bankruptcy proceedings, while other related companies remain outside formal insolvency proceedings.

13. The Trustee's current understanding of the relevant companies is summarized below. The Trustee has not yet confirmed all shareholdings, beneficial ownership interests, assets, liabilities, intercompany balances, guarantees, security registrations, or related-party transactions. The Trustee has requested the share registers for the Smith Companies from the Smiths but has not received any share register information as at the date of this Report, except as provided in email communications from the Smiths and prior Affidavits sworn by the Smiths relating to the Bankruptcy Orders. The directors identified in the following sections are based on the directors listed in the applicable BC Corporate Summary as at June 25, 2026.

14. The Trustee's review of creditors and stakeholders of the Smith Companies remains ongoing. The Trustee has not yet received or reviewed complete books and records for each of the Smith Companies or for the Smiths with respect to their personal holdings.

15. If appointed, the Proposed Receiver would seek to identify, verify, and reconcile the creditors and stakeholders of each of the Smith Companies, including the nature and priority of claims. The Proposed Receiver would report to the Court and stakeholders, as appropriate, once further information is available.

16. If appointed, the Proposed Receiver would conduct an orderly wind-up of each of the Smith Companies, including identifying and paying the creditors of each entity in accordance with their respective rights and priorities. Any surplus remaining after payment of creditors, receivership costs, and other obligations would be distributed through the applicable corporate ownership structure and ultimately form part of Craig's and Kyle's bankruptcy estates, to the extent of their respective ownership or beneficial interests.

17. As of July 30, 2026, the Trustee has received claims in the following aggregate amounts owing by each of the Smiths:

a) Kyle - $5,360,737.99; and

b) Craig - $5,843,510.23.

18. Certain claims received by the Trustee arise from guarantees provided by the Smiths in respect of indebtedness owing by related corporations. In particular, the Trustee has received the following contingent claims:

a) A claim by the BCM Parties (as defined below) in the amount of $3,381,419 in respect of indebtedness secured by a mortgage against the Lougheed Property and personally guaranteed by the Smiths. As discussed below in this Report, the Lougheed Property is currently listed for sale. The BCM Parties filed a claim for the full amount in each of Craig's and Kyle's bankruptcy estates; and

b) A claim by National Bank Equipment Finance Inc. in the amount of $170,688.16 in respect of equipment leased to WCL Formwork Ltd. ("**WCL**"), the obligations under which were personally guaranteed by the

Smiths. Based on discussions with the Smiths, the Trustee understands that the equipment remains in use by WCL and that the lease payments are current. National Bank Equipment Finance Inc. filed a claim for the full amount in each of Craig's and Kyle's bankruptcy estates.

19. The Trustee continues to review and adjudicate the claims received, including the contingent claims described above.

V. COMPANY SUMMARY AND CREDITORS

20. The following company summaries are based on the information presently available to the Trustee. The Trustee understands that many of the Smith Companies may have provided guarantees or security in respect of obligations owed by related companies. Except where a specific indebtedness amount is stated, the Trustee has not yet confirmed the amounts owing to secured creditors, the extent of any guarantees or cross-collateralization, or the nature and amount of any intercompany or related-party obligations.

21. An organizational chart based on the information the Trustee has been able to collect from the Smiths is attached hereto as **Appendix A**.

Bastian Holdings Ltd.

22. According to a corporate search conducted on June 19, 2026, attached as **Appendix B**, Bastian was incorporated on May 24, 2002, and Craig is identified as its sole director. Paragraph 16 of Craig's Second Affidavit, dated April 15, 2025 ("**Craig's Second Affidavit**"), filed in the matter of the bankruptcy of Craig Allen Smith under court action number VLC-S-B-250134 (the "**Craig Bankruptcy Action**"), attached as **Appendix C**, states that Bastian is wholly owned by Craig. As described further below in this Report, and as confirmed during a telephone call with the Smiths on June 22, 2026 (the "**Phone Call**"), Bastian is a holding company that holds shares in a number of companies, including Reinforcing, Skaw, and 745.

23. The Trustee reviewed Bastian's trial balance as at October 31, 2024 (the "**Bastian Trial Balance**"), which is included as Exhibit L to Craig's First Affidavit, dated August 5, 2025 ("**Craig's First Affidavit**"), filed in the matter of the bankruptcy of Bastian under court action number VLC-S-B-250320, attached as **Appendix D**. That review indicates that Bastian's only other material assets are related-party receivables. The Trustee also notes that the Bastian Trial Balance does not report any revenue, which is consistent with Bastian operating as a holding company.

24. The Trustee was advised by Accurate Effective Bailiffs (the "**Bailiff**") that the shares of Bastian have been seized.

25. A search of the British Columbia Personal Property Registry ("**PPR**"), attached as **Appendix E**, disclosed registrations against Bastian in favour of HSBC Bank Canada or its successor or assignee, as applicable ("**HSBC**"), Echelon Insurance ("**Echelon**"), Trisura Guarantee Insurance Company ("**Trisura**"), Beckingham Holdings Inc. ("**Beckingham**"), and a syndicate of investors comprising Barry Charles Holdings Ltd., Becision Holding Corporation, G.I.H. Properties Ltd., McVicar & Company Holdings Inc., TNL Developments Ltd., Aman Gill, Peter Chappell, Sandra Chappell, and Teresa Gautreau (collectively, the "**BCM Parties**").

26. The Trustee understands that the BCM Parties are owed $3,245,427.38 as at April 27, 2026.

Krystle Holdings Ltd.

27. According to a corporate search conducted on June 19, 2026, attached as **Appendix F**, Krystle was incorporated on May 24, 2002, and Kyle is identified as the sole director. Paragraph 16 of Craig's Second Affidavit (**Appendix C**) states that Krystle is wholly owned by Kyle. As described further below in this Report and as confirmed during the Phone Call, Krystle is a holding company that holds shares in a number of companies, including Reinforcing, Skaw, and 745.

28. The Trustee reviewed Krystle's trial balance as at October 31, 2024 (the "**Krystle Trial Balance**"), which is included as Exhibit L to Kyle's First Affidavit, dated

August 5, 2025 ("**Kyle's First Affidavit**"), filed in the matter of the bankruptcy of Krystle under court action number VLC-S-B-250322, attached as **Appendix G**. That review indicates that Krystle's only other material assets are related-party receivables. The Trustee also notes that the Krystle Trial Balance does not report any revenue, which is consistent with Krystle operating as a holding company.

29. A search of the PPR, attached as **Appendix H**, disclosed registrations against Krystle in favour of HSBC, Echelon, the BCM Parties, Trisura, and Beckingham.

30. In an email received by the Trustee from Kyle on July 3, 2026, attached as **Appendix I** (the "**July 3 Email**"), Kyle advised that his wife, Leslie Smith, holds shares in Krystle and that Fraser Smith ("**Fraser**") is the sole director of Krystle. However, this information is inconsistent with the documentation reviewed by the Trustee to date. In particular, the corporate search for Krystle identifies Kyle as the sole director, paragraph 16 of Craig's Second Affidavit states that Krystle is wholly owned by Kyle, and Kyle's First Affidavit identifies him as the "president and shareholder of Krystle" and describes Krystle as his personal holding company. The Trustee has not received any documentation explaining or evidencing the apparent change in ownership or directorship.

31. In the July 3 Email, Kyle further advised that he was uncertain whether Krystle holds any assets other than those identified to date.

32. The Trustee was advised by the Bailiff that the shares of Krystle have been seized.

Whitewater Steelers Reinforcing Ltd.

33. According to a corporate search conducted on June 23, 2026, attached as **Appendix J**, Reinforcing was incorporated on October 23, 2019, and Craig and Kyle are identified as the directors. The Trustee has confirmed through email correspondence with Kyle dated June 30, 2026, attached as **Appendix K** (the "**June 30 Email**"), that Reinforcing is wholly owned by Bastian and Krystle and is a holding company for shares of A&H Steel (Vancouver) Ltd. ("**A&H Vancouver**"). According to the Second Report of the Court-Appointed Receiver of 145 Golden Drive Ltd.,

Whitewater Concrete Ltd., and Whitewater Developments Ltd., filed under court action H-240524, attached as **Appendix L**. Prior to the order granted in the A&H Action described in Section VII below, the Smiths collectively held a 30% equity stake in A&H Vancouver. Kyle also confirmed in the June 30 Email (**Appendix K**) that Reinforcing has no assets other than the previously held shares of A&H Vancouver.

34. A search of the PPR, attached as **Appendix M**, disclosed a registration against Reinforcing in favour of Canadian Western Bank or its successor or assignee, as applicable ("**CWB**").

35. In the July 3 Email (**Appendix I**), Kyle advised that Fraser, Sebastian Smith ("**Sebastian**"), and Paulina Smith ("**Paulina**") may be directors of Reinforcing. However, this information is inconsistent with the documentation reviewed by the Trustee to date, as summarized above, including the corporate search for Reinforcing, which identifies Craig and Kyle as the directors of Reinforcing.

Skaw Properties Ltd.

36. According to a corporate search conducted on June 23, 2026, attached as **Appendix N**, Skaw was incorporated on December 17, 2012, and Craig and Kyle are identified as the directors. Paragraph 16 of Craig's Second Affidavit (**Appendix C**), together with the June 30 Email (**Appendix K**), indicates that Skaw is wholly owned by Bastian and Krystle. As described further below in this Report and as confirmed during the Phone Call, Skaw is a holding company for the shares of Lougheed and Hastings.

37. The Trustee reviewed Skaw's trial balance as at December 31, 2024 (the "**Skaw Trial Balance**"), which is included as Exhibit J to Craig's First Affidavit (**Appendix D**). That review indicates that Skaw's only other material assets are accounts receivable and the property located at 27222 Lougheed Highway, Maple Ridge, British Columbia (the "**Lougheed Property**"). The rental revenue from the rental of the Lougheed Property is reported on the Skaw Trial Balance.

38. As explained in paragraph 29 of Craig's First Affidavit (**Appendix D**), Lougheed is the legal owner of the Lougheed Property pursuant to a bare trust agreement with Skaw. The Trustee confirmed that Lougheed is the registered owner of the Lougheed Property by way of a title search conducted on June 30, 2026 (the "**Lougheed Title Search**"), attached as **Appendix O**. Accordingly, the Skaw Trial Balance includes the assets and revenue associated with the Lougheed Property.

39. A search of the PPR, attached as **Appendix P**, disclosed registrations against Skaw in favour of First West Credit Union – Envision Financial Division ("**Envision**"), Business Development Bank of Canada ("**BDC**"), Echelon, the BCM Parties, Trisura, Beckingham, and the Canada Revenue Agency (the "**CRA**").

40. In the July 3 Email (**Appendix I**), Kyle advised that Fraser Smith and Sebastian Smith are directors of Skaw, and suggested that Paulina Smith may also be a director. However, this information is inconsistent with the documentation reviewed by the Trustee to date, as summarized above, including the corporate search of Skaw, which identifies Craig and Kyle as the directors of Skaw.

41. The Trustee was advised by the Bailiff that the shares of Skaw have been seized.

42. As discussed in detail below, Lougheed is a defendant in the 145 Golden Action (as defined below). In addition, a certificate of pending litigation with respect to the 145 Golden Action is registered on title to the Lougheed Property.

27222 Lougheed Highway Holdings Ltd.

43. According to a corporate search conducted on June 22, 2026, attached as **Appendix Q**, Lougheed was incorporated on September 10, 2019, and Craig and Kyle are identified as the directors. Lougheed's T2 Corporate Income Tax Return, included as Exhibit K to Craig's First Affidavit (**Appendix D**), indicates that Lougheed is wholly owned by Skaw. As noted above, Lougheed is the legal owner of the Lougheed Property pursuant to a bare trust agreement with Skaw.

44. The Trustee reviewed Lougheed's trial balance as at December 31, 2024 (the "**Lougheed Trial Balance**"), which is appended to Exhibit K to Craig's First Affidavit (**Appendix D**). That review indicates that Lougheed does not hold assets or generate revenue. As noted above, the Lougheed Property and associated revenues are reported within Skaw.

45. The Trustee understands that the BCM Parties commenced foreclosure proceedings in the Supreme Court of British Columbia, Vancouver Registry, under Court File No. H-250918, in respect of a mortgage registered against, among other lands, the Lougheed Property (the "**BCM Mortgage**"). The BCM Mortgage originally charged both the Lougheed Property and the property located at 145 Golden Drive, Coquitlam, British Columbia and legally described as PID 023-895-128 (the "**Golden Property**"). The Golden Property has since been sold, and the foreclosure proceedings now only concern the Lougheed Property. The Court Order concerning the sale of the Lougheed Property dated May 28, 2026 (the "**Foreclosure Order**"), is attached as **Appendix R**.

46. On October 27, 2025, the Court granted an order nisi, attached as **Appendix S**, declaring the BCM Mortgage valid, finding that a default had occurred, fixing April 27, 2026 as the redemption date, and fixing the amount required to redeem the Lougheed Property at $3,245,427.38, plus interest at 12% per annum compounded monthly, daily interest of approximately $1,064.53, and assessed costs.

47. The Trustee understands that the Lougheed Property was not redeemed by the April 27, 2026 redemption deadline. Following expiry of the redemption period, the BCM Parties applied for conduct of sale of the Lougheed Property.

48. On May 28, 2026, the Court pronounced the Foreclosure Order, granting the BCM Parties exclusive conduct of sale of the Lougheed Property by private sale, subject to further Court approval of any sale unless all parties agree otherwise in writing. The Foreclosure Order authorizes the BCM Parties to list the Lougheed Property with real estate agents, obtain appraisals, install signage, conduct inspections and showings, and take related steps to market the Lougheed Property for sale.

49. The Lougheed Property is currently listed by Colliers International Group Inc. ("**Colliers**") for $25,999,000, as set out in the Colliers marketing brochure attached as **Appendix T** (the "**Brochure**"). According to the Brochure, and as confirmed during the Phone Call, the Lougheed Property has one tenant, A&H Vancouver, which occupies the majority of the premises. Per the July 3 Email (**Appendix I**), Kyle indicated that A&H Vancouver has been directing its rent payments to BDC, which holds an assignment of rents in respect of the Lougheed Property, as evidenced by the Lougheed Title Search (**Appendix O**).

50. A BC Assessment search conducted on July 30, 2026, attached as **Appendix U**, indicates that the Lougheed Property had an assessed value of $27,739,000 as at July 1, 2025.

51. According to the Lougheed Title Search, BDC and the BCM Parties have registered mortgages against the Lougheed Property. Paragraph 18 of Craig's Second Affidavit (**Appendix C**) states that the outstanding balance owing under BDC's mortgage was approximately $12,900,000 as at April 15, 2025. Counsel for BDC confirmed that the balance owing was $5,257,111.04 as at July 5, 2026.

52. A search of the PPR, attached as **Appendix V**, disclosed registrations against Lougheed in favour of BDC and the BCM Parties.

53. In the July 3 Email (**Appendix I**), Kyle advised that Fraser Smith and Sebastian Smith are directors of Lougheed and suggested that Paulina Smith may also be a director. However, this information is inconsistent with the documentation reviewed by the Trustee to date, as summarized above, including the corporate search of Lougheed, which identifies Craig and Kyle as the directors of Lougheed.

54. As discussed in detail below, Lougheed is a defendant in the 145 Golden Action (as defined below).

207 – 53 West Hastings Holdings Ltd.

55. According to a corporate search conducted on June 23, 2026, attached as **Appendix W**, Hastings was incorporated on December 17, 2012, and Craig and Kyle are identified as the directors. The Smiths confirmed in the June 30 Email (**Appendix K**) that Hastings is wholly owned by Skaw. According to a title search of the property located at 207 – 53 West Hastings Street, Vancouver, British Columbia (the "**Hastings Property**"), conducted on June 25, 2026 (the "**Hastings Title Search**") and attached as **Appendix X**, Hastings is the registered owner of the Hastings Property.

56. A BC Assessment search conducted on June 25, 2026, attached as **Appendix Y**, indicates that the Hastings Property had an assessed value of $842,000 as at July 1, 2025.

57. According to the Hastings Title Search, First West Credit Union ("**First West**") and Beckingham have registered mortgages against the Hastings Property. Paragraph 36 of Craig's First Affidavit (**Appendix D**) states that, as at December 31, 2024, the outstanding balance owing under First West's mortgage was $268,918.49.

58. A search of the PPR, attached as **Appendix Z**, disclosed a registration against Hastings in favour of Beckingham.

59. In the July 3 Email (**Appendix I**), Kyle advised that Fraser Smith and Sebastian Smith are directors of Hastings and suggested that Paulina Smith may also be a director. However, this information is inconsistent with the documentation reviewed by the Trustee to date, as summarized above, including the corporate search of Hastings, which identifies Craig and Kyle as the directors of Hastings.

60. In the July 3 Email (**Appendix I**), Kyle further advised that WCL is the tenant of the Hastings Property and that rent payable in respect of the Hastings Property is in arrears.

1226745 B.C. Ltd.

61. According to a corporate search conducted on June 23, 2026, attached as **Appendix AA**, 745 was incorporated on October 11, 2019, and Craig and Kyle are identified as the directors. Paragraph 9 of Craig's Second Affidavit (**Appendix C**) states that 745 is wholly owned by Bastian and Krystle. As described further below in this Report and as confirmed during the Phone Call, 745 is a holding company for the shares of 734.

62. The Trustee reviewed 745's trial balance as at September 30, 2024 (the "**745 Trial Balance**"), which is included as Exhibit H to Craig's First Affidavit (**Appendix D**). That review indicates that 745's material assets consist of cash, accounts receivable, and the property located at 8653 River Road South, Dewdney, British Columbia (the "**River Road Property**"). The Trustee also notes that rental revenue is reported on the 745 Trial Balance.

63. As stated in paragraph 22 of Craig's First Affidavit (**Appendix D**), 734 is the legal owner of the River Road Property pursuant to a bare trust agreement with 745. The Trustee confirmed that 734 is the registered owner of the River Road Property by way of a title search conducted on June 30, 2026 (the "**River Road Title Search**"), attached as **Appendix BB**. Accordingly, the 745 Trial Balance includes the assets and revenue associated with the River Road Property. Per the Phone Call, the Smiths confirmed that WCL, a company owned by their respective spouses, is the third-party tenant that occupies the River Road Property.

64. A search of the PPR, attached as **Appendix CC**, disclosed registrations against 745 in favour of the Bank of Montreal ("**BMO**") and Echelon.

65. In the July 3 Email (**Appendix I**), Kyle advised that Fraser Smith and Sebastian Smith are directors of 745 and suggested that Paulina Smith may also be a director. However, this information is inconsistent with the documentation reviewed by the Trustee to date, as summarized above, including the corporate search of 745, which identifies Craig and Kyle as the directors of 745.

66. The Trustee was advised by the Bailiff that the shares of 745 have been seized.

1226734 B.C. Ltd.

67. According to a corporate search conducted on June 23, 2026, attached as **Appendix DD**, 734 was incorporated on October 11, 2019, and Craig and Kyle are identified as the directors. 734's T2 Corporate Income Tax Return, included as Exhibit I to Craig's First Affidavit (**Appendix D**), indicates that 734 is wholly owned by 745. As noted above, 734 is the legal owner of the River Road Property pursuant to a bare trust agreement with 745.

68. The Trustee reviewed 734's trial balance as at September 30, 2024 (the "**734 Trial Balance**"), which is appended to Exhibit I to Craig's First Affidavit (**Appendix D**). That review indicates that 734 does not hold assets or generate revenue. As noted above, the River Road Property and associated revenues are reported within 745.

69. An appraisal prepared by Grover Elliott & Co. Ltd., attached as Exhibit B to Craig's First Affidavit (**Appendix D**), estimated the value of the River Road Property at $21,000,000. As stated in paragraph 13 of the First Affidavit of Craig Allen Smith dated April 8, 2025, filed in the Craig Bankruptcy Action attached as **Appendix EE**, a listing agreement was entered into with Colliers in respect of the sale of the River Road Property. However, based on an internet search conducted by the Trustee, the Trustee has not identified any current listing for the River Road Property.

70. According to the River Road Title Search, BMO holds two mortgages registered against the River Road Property on February 18, 2021 and February 28, 2022, respectively. Paragraph 11 of Craig's Second Affidavit (**Appendix C**) states that, as at March 17, 2025, the outstanding balance owing under BMO's mortgage registered on February 18, 2021 was $6,950,752. The Trustee does not have information with respect to the mortgage registered on February 28, 2022. However, the River Road Title Search reveals that the second River Road Property mortgage was registered for the principal amount of $2,000,000.

71. A search of the PPR, attached as **Appendix FF**, disclosed a registration against 734 in favour of BMO.

72. In the July 3 Email (**Appendix I**), Kyle advised that Fraser Smith and Sebastian Smith are directors of 734 and suggested that Paulina Smith may also be a director. However, this information is inconsistent with the documentation reviewed by the Trustee to date, as summarized above, including the corporate search of 734, which identifies Craig and Kyle as the directors of 734.

WCL Formwork Ltd.

73. According to a corporate search conducted on June 23, 2026, attached as **Appendix GG**, WCL was incorporated on June 28, 2024, with Craig and Kyle identified as its directors. During the Phone Call, the Smiths advised that WCL is owned by their respective spouses.

74. During the Phone Call, the Smiths further advised that WCL actively carries on business from the River Road Property as a tenant and that the company is not profitable and is expected to be wound down. In the July 3 Email, Kyle also advised that WCL is the tenant of the Hastings Property.

75. In the July 3 Email, Kyle advised that WCL had laid off most of its employees, incorrectly stating that this occurred on the advice of the Trustee. Kyle further advised that WCL's only remaining project was nearing completion and that the project was not expected to generate any further income as it was in default of its contract.

76. As noted above, Kyle advised in the July 3 Email that rent payable by WCL in respect of the Hastings Property is in arrears. Although the Trustee has not confirmed the status of rent payable in respect of the River Road Property, given Kyle's statements that WCL has substantially ceased operations, has no expected income from its remaining project, and is being wound down, the Trustee considers it possible that rent payable in respect of the River Road Property may also be in arrears. This will require investigation if the Proposed Receiver is appointed.

Other Companies owned by the Smiths are in Receivership or Bankruptcy

77. In addition to the Smith Companies, the Smiths are the direct or indirect shareholders of the following entities, which are already the subject of receivership and/or bankruptcy orders granted by the Supreme Court of British Columbia:

a) Whitewater Developments Ltd. ("**Developments**");

b) Whitewater Concrete Ltd. ("**Concrete**");

c) Trilogy Concrete 2021 Ltd. ("**Trilogy**"); and

d) 145 Golden Drive Ltd. ("**145 Golden**").

78. Specifically:

a) On July 2, 2024, Deloitte Restructuring Inc. ("**Deloitte**") was appointed as receiver over certain lands, other assets and property of Developments and Concrete;

b) On March 12, 2025, Trilogy was adjudged bankrupt and Deloitte was appointed the licensed insolvency trustee of Trilogy; and

c) On July 8, 2026, Concrete was adjudged bankrupt and Deloitte was appointed the licensed insolvency trustee of Concrete.

d) On December 23, 2025, 145 Golden was adjudged bankrupt and BDO was appointed the licensed insolvency trustee of 145 Golden (the "**Trustee of 145 Golden**").

VI. <u>145 GOLDEN ACTION</u>

79. Skaw is a defendant in an action commenced by BDO, in its capacity as the Trustee of 145 Golden against Skaw and Lougheed in BCSC Action VLC-S-S-260580 (the "**145 Golden Action**").

80. The 145 Golden Action is summarized below:

a) Pursuant to certain guarantees granted by 145 Golden in favour of BDC, (the "**Golden's Guarantees of Lougheed and Skaw**"), 145 Golden guaranteed the repayment of certain loans advanced by BDC to Skaw and Lougheed as principal debtors.

b) The obligations under Golden's Guarantees of Lougheed and Skaw, were secured pursuant to, among other security documents, a mortgage and an assignment of rents dated September 27, 2019, granted by 145 Golden in favour of BDC with respect to the Golden Property.

c) Pursuant to a Receivership Order granted on July 2, 2024 by the Court in action number H-240524, Deloitte Restructuring Inc. was appointed as receiver (in such capacity, the "**Receiver**") without security, of the Golden Property, among other assets;

d) Pursuant to a Sale Approval Order granted in the Receivership Action on July 3, 2025, the Court approved the sale of the Golden Property. The Receiver completed the transaction in respect of this sale on July 30, 2025 for a total sale price of $21,218,000.

e) The Receiver of the Golden Property made distributions to BDC in the approximate amount of $20,990,000.

f) Accordingly, 145 Golden suffered losses, including the sale of the Golden Property by the Receiver and the use of the proceeds thereof to satisfy 145 Golden's liability under the Lougheed Guarantee.

g) Given this, the Trustee of 145 Golden commenced the 145 Golden Action claiming payment from Lougheed and Skaw for contribution and indemnity. In addition, the Trustee of 145 Golden registered a certificate of pending litigation against the Lougheed Property in respect of the 145 Golden Action.

VII. A&H LITIGATION

81. The Trustee understands that Bastian, Krystle, and Reinforcing (collectively, the "**A&H Shareholders**") are respondents in an action commenced by A&H Hold Co. (B.C.) Ltd. and A&H Steel Ltd. in the Court of King's Bench of Alberta under Action No. 2503 15666 (the "**A&H Action**").

82. The Trustee further understands that the Court in the A&H Action granted an order, attached as **Appendix HH**, which, among other things:

   a) Vested the shares in A&H Vancouver held by the A&H Shareholders in A&H Hold Co. (B.C.) Ltd., free and clear of all claims, charges, and encumbrances; and

   b) Transferred to A&H Hold Co. (B.C.) Ltd. the shareholder loans owing by A&H Vancouver to the A&H Shareholders, free and clear of all claims and encumbrances, upon payment of the following amounts:

      i. $235,242.50 in respect of Reinforcing;

      ii. $209,245.28 in respect of Bastian; and

      iii. $208,960.59 in respect of Krystle.

83. As explained in the letter from counsel for the applicants in the A&H Action, Witten LLP (“**Witten**”), attached as **Appendix II**, on July 15, 2026, counsel for the applicants in the A&H Action remitted the aggregate amount of $653,747.87 to the Trustee's counsel, MLT Aikins LLP, to be held in trust pending further order or agreement regarding entitlement to those funds. The Trustee understands that the funds represent the consideration payable pursuant to the order granted in the A&H Action and may ultimately be available for the benefit of the creditors of the A&H Shareholders and, to the extent applicable, the creditors of the Smiths’ bankruptcy estates.

VIII. APPLICATION FOR RECEIVER

84. As noted above, the Trustee is the direct or indirect owner of the shares of all of the Smith Companies, which would appear to hold, directly or indirectly, assets, records, claims, or interests that will materially benefit the Smiths creditors.

85. The assets of the Smiths, including the Smiths' shareholdings and beneficial interests in the Smith Companies, vested in the Trustee, subject to the BIA and rights of secured creditors. This includes the Smiths' shares and beneficial interests in companies, to the extent those shares or interests are property of the bankrupt estates.

86. The Trustee is of the view that there is an urgent need to preserve the shares and other assets of the Smith Companies and realize on those assets for the benefit of the creditors of the Smiths. However, considering corporate governance and liability concerns, there is no apparent effective process by which to accomplish the goals of asset preservation or realization in the circumstances of this case other than through the appointment of a receiver of all of the assets and undertakings of each of the Smith Companies.

87. To the extent that the Smith Brothers have purported to appoint replacement directors, the Trustee has not been able to verify the validity of those appointments. Pursuant to letters dated July 24, 2026, the Trustee's legal counsel has advised those individuals that they act at their own risk given the potential statutory and common law liabilities associated with acting as directors. Attached as **Appendix JJ** are copies of these letters.

88. The Trustee's appointment as licensed insolvency trustee of the Smiths' bankruptcy estates does not, by itself, appoint the Trustee as a director or officer of the Smith Companies. Without further authority, there is no practical mechanism to administer the Smith Companies or preserve the Smith Companies' Property (as defined below). In particular, the Trustee cannot control the companies' bank accounts, obtain their books and records, manage contracts and project rights, pursue receivables and

claims, investigate corporate transactions, or communicate with creditors and stakeholders.

89. Based on its review to date, the Smiths' shares or beneficial interests in certain Smith Companies appear to comprise a significant portion of estate value. The appointment of an equitable receiver would provide a practical and Court-supervised mechanism to preserve, administer and, where appropriate, realize upon those assets for the benefit of creditors and stakeholders.

90. The Trustee is concerned that, without an independent court-appointed officer, there is no means by which to effectively preserve and realize on the assets, property, and undertakings of the Smith Companies (the "**Smith Companies' Property**").

91. In addition, there is no readily apparent means by which the Trustee might make corporate decisions so as to avoid the potential impairment of claims, possible non-payment of taxes and property-related expenses, uncertainty regarding insurance and security over the Smith Companies' Property, the risk of unauthorized dealings with the Smith Companies' Property, and the prospect of unnecessary disputes among creditors, stakeholders, related parties, and project participants.

92. Accordingly, the Trustee is of the view that such an appointment is just and convenient in the present circumstances.

93. The Trustee may seek further relief in respect of other related entities as it continues its investigation and as additional facts become available. At this time, the Trustee seeks the appointment of BDO as receiver of the assets of the Smith Companies identified in this Report, which includes the authority to preserve and protect the Smith Companies' Property, sell the assets of the Smith Companies, make distributions to the creditors and equity holders of the applicable Smith Companies, and assign the Smith Companies into bankruptcy, if deemed necessary.

IX. RECEIVER’S CHARGE

94. If appointed, the Proposed Receiver will be required to take immediate steps to preserve, protect, and administer the Smith Companies and their property, assets, undertakings, books and records, claims, and interests, and ultimately to realize upon available assets and wind up the entities. This work is expected to include:

a) Confirming and maintaining insurance;

b) Addressing utilities, security, maintenance, property taxes, and other property-related costs;

c) Reviewing tenancy, rent, and assignment-of-rents issues;

d) Taking possession of and reviewing books and records;

e) Investigating ownership, creditor claims, security, and intercompany matters;

f) Communicating with stakeholders; and

g) Retaining legal counsel and other professionals as required.

95. Based on the information presently available, the principal real property assets identified by the Trustee are:

a) The Lougheed Property, which is registered in the name of Lougheed and held pursuant to a bare trust arrangement with Skaw;

b) The Hastings Property, which is registered in the name of Hastings; and

c) The River Road Property, which is registered in the name of 734 and held pursuant to a bare trust arrangement with 745,

(collectively, the “**Properties**”).

96. The Trustee has not received or reviewed complete books and records of the Smith Companies. As a result, the Trustee is presently not able to determine the liquidity available within the Smith Companies, including the Properties and the equity in the Properties, after considering the creditors and the costs of preservation and realization. However, based on the information presently available to the Trustee, the Properties and other assets and interests of the Smith Companies appear to have value and equity.

97. The Trustee understands that rent from the Lougheed Property is being directed to BDC pursuant to an assignment of rents, rent in respect of the Hastings Property is in arrears, and the status of rent payable in respect of the River Road Property remains to be verified. The Proposed Receiver may therefore be required to fund insurance, utilities, security, maintenance, property taxes, tenancy and rent matters, appraisals, property management, professional and legal fees, and other preservation and realization costs before revenue or sale proceeds become available.

98. A number of the other Smith Companies appear to be holding companies or companies that do not generate revenue directly. The nature and value of their assets, liabilities, claims, receivables, and intercompany balances have not yet been fully determined. The Proposed Receiver may be required to incur costs for one or more of those entities to preserve or realize upon their interests, and any resulting funds may be required to flow through one or more intermediate entities, after payment of their respective creditors and obligations, before any surplus becomes available to the Smiths' bankruptcy estates.

99. Given the integrated nature of the Smith Companies, the overlap in their ownership and records, the uncertainty regarding their assets, liabilities, and intercompany relationships, and the practical difficulty of allocating the initial costs of the receivership before complete books and records have been obtained and reviewed, the Proposed Receiver seeks the Charges described below over all of the property, assets, and undertakings of the Smith Companies, collectively and on a joint and several basis.

100. The Proposed Receiver seeks a charge in favour of the Proposed Receiver and its legal counsel over all of the property, assets, and undertakings of the Smith Companies, including their legal and beneficial interests in the Properties and any related rents and proceeds, as security for their respective fees and disbursements incurred in connection with the receivership (the "**Proposed Receiver's Charge**").

101. The Proposed Receiver also seeks authority to borrow funds from time to time to fund the exercise of its powers and duties, including the payment of insurance, utilities, security, maintenance, property costs, professional fees, and other interim expenditures. The Proposed Receiver seeks a charge over all of the property, assets, and undertakings of the Smith Companies, including their legal and beneficial interests in the Properties and any related rents and proceeds, as security for those borrowings, interest, and related costs, up to a maximum amount of $500,000, or such other amount as this Honourable Court considers appropriate (the "**Proposed Receiver's Borrowings Charge**", and together with the Proposed Receiver's Charge, the "**Charges**").

102. The Proposed Receiver seeks to have the Charges rank in priority to the claims and security interests of the secured creditors described in **Section V – Company Summary and Creditors**, including any mortgages, assignments of rents, security interests, and other encumbrances affecting the property, assets, and undertakings of the Smith Companies, but subject to sections 14.06(7), 81.4(4), and 81.6(2) of the *Bankruptcy and Insolvency Act*. For greater certainty, the priority of the Charges is not limited to costs or borrowings directly attributable to a particular Real Property.

103. The Proposed Receiver considers the priority of the Charges to be necessary and appropriate in the circumstances. The Proposed Receiver and its legal counsel will be required to perform work for the benefit of the Smith Companies and their stakeholders, including work to preserve, protect, administer, and realize upon assets subject to the claims of secured creditors. This work is expected to include maintaining insurance, addressing utilities and other property costs, dealing with tenants and rent arrears, reviewing assignments of rents and other security,

confirming secured claims and priorities, preserving books and records, investigating ownership and intercompany matters, and reporting to this Honourable Court and stakeholders. In the absence of sufficient available liquidity, it would not be reasonable for the Proposed Receiver and its legal counsel to undertake that work, or for the Proposed Receiver to obtain the funding required to perform its duties, without the protection of the Charges ranking in priority to the existing secured creditors.

104. The proposed Charges are based on the limited information presently available and the Proposed Receiver's preliminary assessment of the work and funding that may be required. Once the Proposed Receiver has obtained and reviewed more complete books and records and has further information regarding the Smith Companies' assets, liabilities, operations, and liquidity, it may seek further advice and directions from this Honourable Court, including an increase or other amendment to the amount or terms of the Charges.

105. As a result, the Proposed Receiver considers the Charges, including their proposed priority over the existing secured creditors, to be fair, reasonable, and necessary for the effective administration of the receivership.

X. CONCLUSION AND RECOMMENDATIONS

Conclusion

106. The Trustee is of the view that the shares and assets of the Smith Companies represent a significant source of recovery for the Smith Brothers' creditors and must be preserved and realized upon on an urgent basis.

107. However, the Trustee's appointment in the personal bankruptcy estates does not provide authority to manage the Smith Companies. Without a court-appointed receiver, the Trustee cannot control the Smith Companies' operations or protect their assets. This creates a risk of asset dissipation, unpaid obligations, and disputes among stakeholders.

108. As a result, the Trustee seeks the appointment of BDO as receiver over the Smith Companies, with authority to preserve and realize on their assets for the benefit of creditors, and may seek similar relief for additional related entities as its investigation progresses.

109. The Trustee also considers the Proposed Receiver's Charge and the Proposed Receiver's Borrowings Charge to be necessary and appropriate to permit the Proposed Receiver to preserve, protect, investigate, administer, and realize upon the property, assets, and undertakings of the Smith Companies.

110. Given: (i) the absence of sufficient available liquidity, (ii) the work that will be required for the benefit of all stakeholders, including secured creditors, and (iii) the likelihood of available equity in the Smith Companies' Property, the Trustee considers it appropriate for both Charges to rank in priority to the existing secured creditors, subject to sections 14.06(7), 81.4(4), and 81.6(2) of the Bankruptcy and Insolvency Act.

Recommendations

111. Based on the foregoing, the Trustee respectfully recommends that this Honourable Court grant an order:

a) Appointing BDO as equitable receiver of

i. Bastian;

ii. Krystle;

iii. Reinforcing;

iv. Skaw;

v. Hastings;

vi. Lougheed;

vii. 745; and

viii. 734;

and of their property, undertakings, and assets, on the terms set out in the draft order;

b) Granting the Proposed Receiver the powers necessary to preserve, protect, investigate, administer, assign into bankruptcy, if deemed necessary, and, where authorized, realize upon the property and interests of the Smith Companies;

c) Granting the Proposed Receiver's Charge over the property, assets, and undertakings of the Smith Companies, on a joint and several basis, as security for the fees and disbursements of the Proposed Receiver and its legal counsel, and granting the Proposed Receiver's Borrowings Charge over the same property, assets, and undertakings, on a joint and several basis, in the maximum amount of $500,000, or such other amount as this Honourable Court considers appropriate, with both Charges to rank in priority to the claims and security interests of the existing secured creditors, subject to sections 14.06(7), 81.4(4), and 81.6(2) of the *Bankruptcy and Insolvency Act* and on the other terms set out in the draft order;

d) Granting such further and other relief as this Honourable Court considers just.

All of which is respectfully submitted this 5th day of August 2026.

BDO CANADA LIMITED,
In its capacity as Licensed Insolvency Trustee of
Craig Allen Smith,
and Robert Kyle Smith
and not in its personal or corporate capacity

Per:

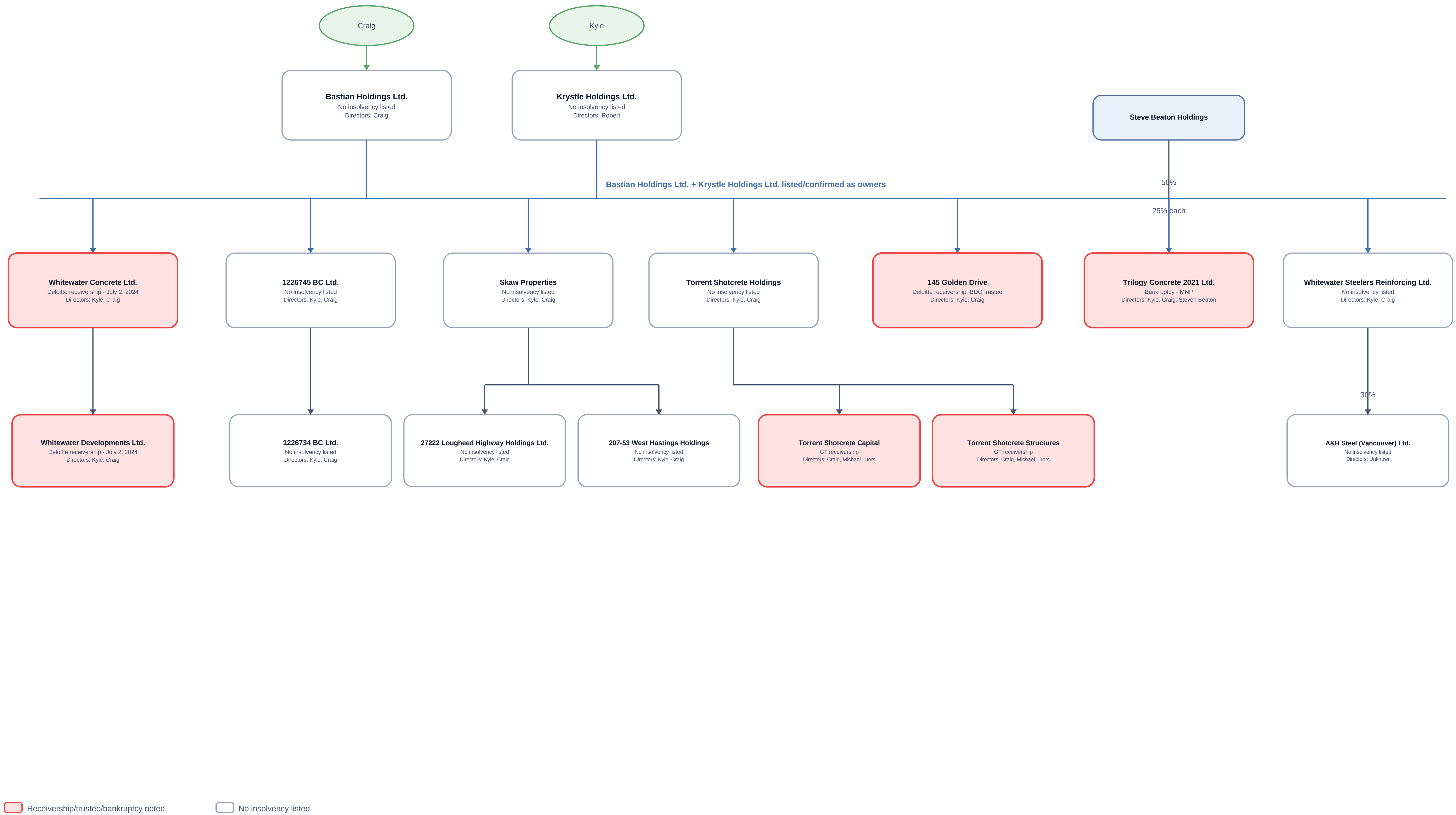
____

BDO Canada Limited
Chris Bowra, CPA, CA, CIRP, LIT
Senior Vice President

APPENDIX A

Bastian Holdings Ltd. and Krystle Holdings Ltd. Organizational Chart

Companies Ownership / Org Chart



APPENDIX B

Bastian Holdings Ltd. Corporate Search

BRITISH COLUMBIA | BC Registry Services

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard Street
Victoria BC
1 877 526-1526

BC Company Summary

For

BASTIAN HOLDINGS LTD.

Date and Time of Search:	**June 19, 2026 11:00 AM Pacific Time**
Currency Date:	April 20, 2026

ACTIVE

Incorporation Number:	BC0648060		
Name of Company:	BASTIAN HOLDINGS LTD.		
Business Number:	864293261 BC0001		
Recognition Date:	Incorporated on May 24, 2002	**In Liquidation:**	No
Last Annual Report Filed:	May 24, 2025	**Receiver:**	No

REGISTERED OFFICE INFORMATION

Mailing Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

Delivery Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

Delivery Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
SMITH, CRAIG ALLEN

Mailing Address:
207-53 WEST HASTINGS STREET
VANCOUVER BC V6B 1G4
CANADA

Delivery Address:
207-53 WEST HASTINGS STREET
VANCOUVER BC V6B 1G4
CANADA

OFFICER INFORMATION AS AT May 24, 2025

Last Name, First Name, Middle Name:
SMITH, CRAIG ALLEN

Office(s) Held: (President, Secretary)

Mailing Address:	**Delivery Address:**
207-53 WEST HASTINGS STREET VANCOUVER BC V6B 1G4 CANADA	207-53 WEST HASTINGS STREET VANCOUVER BC V6B 1G4 CANADA

APPENDIX C

Craig's Second Affidavit filed in the matter of the bankruptcy of Craig Allen Smith dated April 15, 2025 (without exhibits)

This is the 2nd Affidavit of
C. Smith in this action
made April 15, 2025

Province of British Columbia
Bankruptcy Division
Vancouver Registry
Court No. B-250134
Estate No. 11-254753

**IN THE SUPREME COURT OF BRITISH COLUMBIA
IN BANKRUPTCY AND INSOLVENCY**

IN THE MATTER OF THE BANKRUPTCY OF

CRAIG ALLEN SMITH

AFFIDAVIT

I, CRAIG ALLEN SMITH, of 900-980 Howe Street, Vancouver, British Columbia, V6Z 0C8, businessman, AFFIRM THAT:

1. I am the respondent in the subject proceedings and the brother of Kyle Smith, and as such have personal knowledge of the facts and matters hereinafter deposed to, save and except where such facts and matters are stated to be made upon information and belief, and as to such facts and matters I verily believe them to be true.

2. I have read the application materials in support of Royal Bank of Canada's ("**RBC**") application to adjudge me bankrupt, including the Affidavit #1 of Mark Kemp-Gee dated February 27, 2025, filed March 12, 2025.

Efforts to Obtain Financial and Restructuring Advice

3. In my affidavit #1 in this proceeding, I detailed that my brother and I had taken steps to retain a restructuring practitioner to review our financial affairs and advise us on financial matters with a view to settle our debts, including (or in

particular) the amounts owing under the personal guarantees on which RBC's judgment against us is based (the "**Guarantees**").

4. With counsel, my brother and I contacted two individuals to discuss retaining them to provide that advice (Mike Bell – Ernst & Young LLP; Anthony Tillman – Alvarez & Marsal Canada Inc.). We met with Mike Bell on April 7, 2025 and Anthony Tillman on April 9 and 14, 2025.

Example of Current Assets Exceeding Debt

5. Among our assets, and in addition to the 145 Golden Dr. property included in the parallel receivership proceedings between ourselves and others and RBC (Court File No. H240524), my brother and I own two commercial properties:

(a) 8653 River Rd. S., Dewdney, BC V0M 1H0, legally described as:

PID: 010-889-680

Lot 1, Plan NWP3157, Section 29, Township 20,

New Westminster District Plan LMP39524,

("**8653 River Rd. S.**") and

(b) 27222 Lougheed Hwy., Maple Ridge, BC, legally described as:

PID: 024-337-285
Parcel 1 District Lot 433 Group 1
New Westminster District Plan LMP39524

("**27222 Lougheed Hwy.**").

(a) 8653 River Rd. S.

6. 8653 River Rd. S. is a 15-acre property located on the west side of River Road South, east of Lougheed Highway (Highway 7) and a CPR rail right of way.

7. 8653 River Rd. S. is legally owned by 1226734 BC Ltd. pursuant to a bare trust agreement with 1226745 BC Ltd. pursuant to a bare trust agreement.

8. Attached to this my Affidavit and marked as **Exhibit "A"** is a true copy of that agreement.

9. 1226745 BC Ltd. is in turn owned 50/50 by Bastian Holdings Ltd. and Krystle Holdings Ltd., which are in turn owned 100% by myself and my brother, respectively.

10. On or around September 7, 2024, Grover Elliot prepared a draft appraisal analysis on the property, estimating the market value of the fee simple interest to be $21,000,000 as at that date. Attached to this my Affidavit and marked as **Exhibit "B"** is a true copy of that appraisal.

11. 8653 River Rd S. is currently secured by a mortgage to the Bank of Montreal which serves as security for a non-revolving demand loan, on which monthly principal payments and monthly interest payments are made. As of March 17, 2025, $6,950,752 is due and owing on that loan.

12. As described in my Affidavit #1 in these proceedings, I have entered a listing agreement with Colliers MacAulay Nicolls Inc. (**Colliers**) for the sale of my interest in 8653 River Rd S., Dewdney, BC V0M 1H0. Colliers are in the process of photographing and preparing to solicit that property.

(b) 27222 Lougheed Hwy.

13. 27222 Lougheed Hwy. is a 9.31 acre parcel on the south side of Lougheed Highway, fronting the Fraser River, between 266th Street and 280th Street in Maple Ridge.

14. Attached to this my Affidavit and marked as **Exhibit "C"** is a true copy of the title search for 27222 Lougheed Hwy.

15. 27222 Lougheed Hwy. is legally owned by 27222 Lougheed Highway Ltd. pursuant to a bare trust agreement with Skaw Properties Ltd.

16. Skaw Properties Ltd. is in turn owned 50/50 by Bastian Holdings Ltd. and Krystle Holdings Ltd., which, as above, are in turn owned 100% by myself and my brother, respectively.

17. 27222 Lougheed Hwy. has been appraised or assessed twice going back to 2022:

(a) On or around April 19, 2022, Grover Elliot prepared a draft appraisal analysis on the property, estimating the market value of the fee simple interest to be $28,600,000. Attached to this my Affidavit and marked as **Exhibit "D"** is a true copy of that draft appraisal.

(b) On or around August 8, 2024, Colliers prepared a valuation of the property, estimating the total value of land and improvements to be $35,810,000, as at that date. Attached to this my Affidavit and marked as **Exhibit "E"** is a true copy of that valuation.

18. 27222 Lougheed Hwy. is currently secured by a first-ranking *inter alia* mortgage to the Business Development Bank of Canada ("**BDC**") which serves as security for a loan made to 27222 Lougheed Highway Ltd., and a second-ranking mortgage to Mandate National Mortgage Corporation ("**Mandate**"). As of today's date, approximately $12,900,000 is due and owing to BDC on that loan, and approximately $3,000,000 is due and owing to Mandate.

Efforts to Obtain Financing or Funds to Resolve Indebtedness

19. In anticipation of the work we intend to complete with the guidance and advice of a restructuring professional and focusing on the 8653 River Rd S. and 27222 Lougheed Hwy. properties, I have contacted a number of brokers to discuss arranging a financing using the equity in each of those properties. By of example:

(a) I met with Steve Commons of Canadian Mortgage Strategies and Investments Pacific ("**CMSI Pacific**") on Friday, April 4, 2025, and April 15, 2025, and have discussed taking out a first-ranking mortgage on 8653 River Rd. at an amount of approximately $11,000,000, for which we are developing a proposal; and

(b) I spoke with Chad Gemmell of Gemreal Capital Corp. on Friday, April 11, 2025, to discuss taking out a first-ranking mortgage on 8653 River Rd., for which we are awaiting a proposal. Attached to this my Affidavit and marked as **Exhibit "F"** is a true copy of our most recent email exchange regarding the same.

20. Beyond those efforts, in my affidavit #1, I outlined that I had reached an agreement with my wife, Julia Smith, for her to loan me the amount of up to $650,000, and that she had received a term sheet from InstaFund Mortgage Management Corp. for those funds.

21. Since my affidavit #1, that term sheet was finalized.

22. Attached to this my Affidavit and marked as **Exhibit "G"** is a true copy of that term sheet.

23. In my brother's affidavit #1, he similarly detailed that he reached an agreement with his wife, Leslie Smith, for her to loan him the amount of up to $700,000, with those funds loaned to him by family friends and secured against her indirect interest in a property in Whistler.

24. Since his affidavit #1, I am advised by him, and verily believe, that the first loan of $600,000 has been finalized.

25. Attached to this my Affidavit and marked as **Exhibit "H"** is a true copy of the promissory note and related documents reflecting the same.

Dispute as to Amount Owing to De Lage Landen Financial Services Canada Inc./Services Financiers De Lage Landen Canada Inc.

26. In Mark Kemp-Gee's Affidavit#1 in these proceedings he attaches as an exhibit a judgment owing by Legacy Cranes & Equipment Ltd. ("**Legacy**"), Whitewater Developments Ltd. ("**Whitewater Developments**"), Whitewater Concrete Ltd. ("**Whitewater Concrete**"), Kyle Smith, and myself to De Lage Landen Financial Services Canada Inc./Services Financiers De Lage Landen Canada Inc. ("**DLL**") in the amount of $3,591,807.25, plus interest accruing at a rate of 29% per annum.

27. Those proceedings arose from a number of leases pursuant to which Legacy, Whitewater Developments, and Whitewater Concrete leased certain equipment.

28. Since judgment, a dispute has arisen as to the proper characterization of those leases as capital leases or true leases. If they are capital leases, as we maintain, our position is that a credit is due on the return of the equipment, as is being arranged. We have outlined that position, through our counsel Gehlan Dabbs, to counsel for DLL. I am advised by Mr. Dabbs, and verily believe, that they confirmed on April 14, 2025, that they are seeking instructions on the same.

Remote Commissioning of Affidavit

29. I was not physically before the commissioner of this affidavit, but was present before the commissioner by video technology, and this affidavit was commissioned by video technology, and this affidavit was commissioned following the process for remote commissioning of affidavits as set out in

Appendix A to the Law Society of British Columbia's *Code of Professional Conduct.*

30 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 15th day of April, 2025.	)))))))))	CRAIG ALLEN SMITH
A Commissioner for taking Affidavits in British Columbia WILLIAM E. STRANSKY Barrister & Solicitor McEWAN COOPER KIRKPATRICK LLP 900 – 980 Howe Street Vancouver, BC V6Z 0C8 (604) 283-8065		

APPENDIX D

Craig's First Affidavit filed in the matter of the bankruptcy of Bastian Holdings Ltd. dated August 5, 2025, and selected exhibits

This is the 1st Affidavit of
C. Smith in this action
made August 5, 2025

Province of British Columbia
Bankruptcy Division
Vancouver Registry
Court No. B-250320
Estate No. 11-254833

IN THE SUPREME COURT OF BRITISH COLUMBIA
IN BANKRUPTCY AND INSOLVENCY

IN THE MATTER OF THE BANKRUPTCY OF

BASTIAN HOLDINGS LTD.

AFFIDAVIT

I, CRAIG ALLEN SMITH, of 900-980 Howe Street, Vancouver, British Columbia, V6Z 0C8, businessman, AFFIRM THAT:

1. I am a president and shareholder of Bastian Holdings Ltd. ("**Bastian**"), the respondent in the subject proceedings, and as such have personal knowledge of the facts and matters hereinafter deposed to, save and except where such facts and matters are stated to be made upon information and belief, and as to such facts and matters I verily believe them to be true.

2. I have read the application materials in support of Royal Bank of Canada's ("**RBC**") application to adjudge Bastian bankrupt, including the Affidavit #1 of Mark Kemp-Gee filed June 6, 2025.

Background

Bastian

3. Bastian my personal holding company, owning interests in businesses and real estate in British Columbia, including:

(a) 50% of Whitewater Concrete Ltd. ("**Whitewater Concrete**"), which in turn owns 100% of Whitewater Developments Ltd. ("**Whitewater Developments**"), which in turn owns 100% of 145 Golden Drive Ltd. ("**145**");

(b) 50% of SKAW Properties Ltd. ("**SKAW**"), which in turn owns 100% of 27222 Lougheed Hwy. Ltd.;

(c) 50% of 1226745 BC Ltd.;

(d) 15% of A&H (Steel) Vancouver Ltd., which has a 50% ownership in the joint venture between Whitewater Steelers Reinforcing Ltd. and A&H Steel Ltd.; and

(e) 25% of Torrent Shotcrete Canada Inc. and Torrent Shotcrete Structures Ltd.

4. Krystle Holdings Ltd. ("**Krystle**"), the holding company for my brother, Robert Kyle Smith, owns the remaining shares of Whitewater Concrete, SKAW, and 1226745 BC Ltd. and equivalent shareholdings in A&H (Steel) Vancouver Ltd. and the Torrent Shotcrete companies.

Whitewater Concrete, Whitewater Developments, and 145

5. Whitewater Concrete was formerly a leading formwork company in Vancouver. It was founded by my father, Brian Smith, my brother, and myself. At its height, in employed over 300 people and contributed to major projects including:

(a) BC Women's and Children's Hospital;

(b) Royal Columbian Hospital;

(c) the new St. Paul's Hospital; and

(d) multiple hi-rise residential and office towers in Metro Vancouver.

6. Whitewater Developments owns the Whitewater group's assets, including its vehicles and equipment.

7. 145 was the registered owner of real estate at 145 Golden Dr., Coquitlam, BC ("**145 Golden Dr.**"), from which Whitewater Concrete and Whitewater Developments operated.

Health Challenges and Impact on Business Operations

8. Between Spring 2020 and February 2022, my brother Kyle underwent a series of surgeries and treatments to address health issues arising from a cancer diagnosis (Multiple Myeloma) that he received in Winter 2021. Those treatments, including high-dose chemotherapy treatment and a stem cell transplant, left him with brain fog and neuropathy.

9. Before his illness, Kyle oversaw Whitewater's business development, estimating, and cost management. His absence, together with challenges in the construction market during and after the COVID-19 pandemic, led to a significant decrease in Whitewater Concrete's revenues and to it incurring losses on significant projects, including the new St. Paul's Hospital and Royal Columbian Hospital.

10. As of early 2024, Kyle continued to experience brain fog, cognitive impairments, and neuropathy, limiting his capacity to approximately 60% of his pre-treatment functionality. To manage his health, we agreed that Kyle's role in our businesses, including Whitewater Concrete Ltd. ("Whitewater"), would be limited to business development and sales, leaving me to handle the majority of financial and operational responsibilities.

11. In January 2024, however, my wife of 26 years and the mother of our three children was diagnosed with terminal breast cancer. We chose to keep her diagnosis private until October 13, 2024, when we informed our children. This deeply personal matter weighed heavily on me, affecting my ability to focus on the complex financial demands of my business ventures, including those held through Bastian.

Financial and Legal Developments

12. Over their history, Whitewater Concrete and Whitewater Developments together maintained a 30-year banking relationship with HSBC Bank Canada ("**HSBC**") and participated in the Business Development Bank of Canada's ("**BDC**") Growth Driver Program.

13. In 2023, HSBC requested that Whitewater Concrete and Whitewater Developments secure new banking arrangements. Due to Kyle's health and, later, my circumstances, we could not comply, and HSBC placed them into Special Credit.

14. Kyle and I made significant efforts to comply with Special Credit's requests or otherwise repay the amounts owing – including contracting MNP Corporate Finance Inc. to assist with the sale of Whitewater Concrete and Whitewater Developments and listing 145 Golden Dr. for sale (below). The former resulted in an offer of March 13, 2024, from a development group (with which we signed a non-disclosure agreement) to purchase Whitewater Concrete and Whitewater Developments. The development group provided comfort letters to HSBC, our lender at the time, indicating their intent to finalize a deal that would satisfy HSBC's loans in their entirety. However, in March 2024, RBC acquired HSBC's Canadian operations; in early June 2024, RBC issued a demand notice to Whitewater; and on June 15, 2024, RBC initiated receivership proceedings against Whitewater Concrete, Whitewater Developments. As a result of these steps, and in particular after service of the receivership materials, the development group withdrew their offer, effectively ending our ability to address the demands.

15. The receivership order was granted on July 2, 2025.

16. The intended plan of action in the receivership, as detailed to us by the receiver, was terminating the employment of all employees of Whitewater Concrete and Whitewater Development, preserving and maintaining the 145 Golden Dr., and conducting a sales process for its sale.

17. On the latter, 145 Golden Dr. was listed for sale in early 2023 with Cushman & Wakefield ULC. In November 2023, CBRE Limited replaced Cushman & Wakefield as the listing agent and undertook a marketing relaunch at that time, but no offers were received due to long-term tenant leases that persisted on the property. After the receivership order, the receiver retained Colliers Macaulay Nicolls Inc. The assessed value of the property at that time was $29 million. The estimated sale price at the time was $16.8 million to $26.7 million if the Golden Property was sold with the existing leases in place, but $31.0 million to $36.4 million on a vacant possession basis.

18. Including because (a) the receivership order was limited to Whitewater Concrete and Whitewater Developments' current assets (*i.e.*, all accounts receivable, inventory, cash, and pre-paid deposits) and 145 Golden Dr., and specifically excluded Whitewater Developments equipment and vehicles, (b) Jeff Keeble for the receiver advised, and we believed, that the receiver would be in a position to terminate the leases and deliver vacant possession on sale, Kyle and I understood and expected that a sale of 145 Golden Dr. would be enough to repay the amounts owing to RBC as it pertains to Bastian and Krystle.

19. Ultimately, however, and despite the estimated value, the property was sold on a vacant possession basis by court order on July 3, 2025, for $21,218,000, which was well below the assessed or estimated values and yielded no net proceeds to RBC.

Assets and Financial Status of Bastian

20. As addressed above in part, Bastian's primary assets are its indirect holdings in certain and lands and premises in British Columbia, and in particular:

(a) 8653 River Rd. S., Dewdney, BC, legally described as:

PID: 010-889-680

Lot 1, Plan NWP3157, Section 29, Township 20, New Westminster District Plan LMP39524,

("**8653 River Rd. S.**");

(b) 27222 Lougheed Hwy., Maple Ridge, BC, legally described as:

PID: 024-337-285

Parcel 1 District Lot 433 Group 1 New Westminster District Plan LMP39524

("**27222 Lougheed Hwy.**"); and

(c) 207-53 West Hastings St., Vancouver, BC, legally described as:

PID: 028-835-778
Strata Lot 34, Plan BCS3221, District Lot OGT, New Westminster Land District, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1 Or V, As Appropriate

("**207-53 West Hastings St.**").

8653 River Rd. S.

21. 8653 River Rd. S. is a 15-acre property located on the west side of River Road South, east of Lougheed Highway (Highway 7).

22. 8653 River Rd. S. is legally owned by 1226734 BC Ltd. pursuant to a bare trust agreement with 1226745 BC Ltd. pursuant to a bare trust agreement.

23. Attached to this my Affidavit and marked as **Exhibit "A"** is a true copy of that agreement.

24. 1226745 BC Ltd. is in turn owned 50/50 by Bastian and Krystle, as above.

25. On or around September 7, 2024, Grover Elliot prepared an appraisal analysis on the property, estimating the market value of the fee simple interest to be

$21,000,000 as at that date. Attached to this my Affidavit and marked as **Exhibit "B"** is a true copy of that appraisal.

26. 8653 River Rd S. is currently secured by a mortgage to the Bank of Montreal which serves as security for a non-revolving demand loan, on which monthly principal payments and monthly interest payments are made. The current amount owing on that mortgage is approximately $6,784,157.04 as at August 1, 2025.

27222 Lougheed Hwy.

27. 27222 Lougheed Hwy. is a 9.31-acre parcel on the south side of Lougheed Highway, fronting the Fraser River, between 266th Street and 280th Street in Maple Ridge.

28. Attached to this my Affidavit and marked as **Exhibit "C"** is a true copy of the title search for 27222 Lougheed Hwy.

29. 27222 Lougheed Hwy. is legally owned by 27222 Lougheed Highway Ltd. pursuant to a bare trust agreement with SKAW, which as above is owned 50/50 by Bastian and Krystle.

30. 27222 Lougheed Hwy. has been appraised or assessed twice going back to 2022:

(a) On or around April 19, 2022, Grover Elliot prepared a draft appraisal analysis on the property, estimating the market value of the fee simple interest to be $28,600,000. Attached to this my Affidavit and marked as **Exhibit "D"** is a true copy of that draft appraisal.

(b) On or around August 8, 2024, Colliers prepared a valuation of the property, estimating the total value of land and improvements to be $35,810,000, as at that date. Attached to this my Affidavit and marked as **Exhibit "E"** is a true copy of that valuation.

31. 27222 Lougheed Hwy. is currently secured by a first ranking *inter alia* mortgage to BDC which serves as security for a loan made to 27222 Lougheed Highway Ltd., and a second-ranking mortgage to Mandate National Mortgage Corporation ("**Mandate**"), for which Bastian and Krystle are covenantors. As of December 31, 2024, $12,246,276.18 was owing to BDC, and approximately $3,000,000 is owing on the Mandate mortgage as at today's date.

207-53 West Hastings St.

32. 207-53 West Hastings St. is an office unit in the historic Paris Block of Gastown.

33. Attached to this my Affidavit and marked as **Exhibit "F"** is a true copy of the title search for 207-53 West Hastings St.

34. 207-53 West Hastings St. is legally owned by SKAW, which as above is owned 50/50 by Bastian and Krystle.

35. 207-53 West Hastings St. has an assessed value of 842,000 as at July 1, 2024. Attached to this my Affidavit and marked as **Exhibit "G"** is a true copy of the title search for 207-53 West Hastings St.

36. 207-53 West Hastings St. is currently secured by a first ranking mortgage with Envision Financial, on which monthly principal payments and monthly interest payments are made. The current amount owing on that mortgage is approximately $268,918.49 as at December 31, 2024.

Current Financial Information

37. Attached to this my Affidavit and marked as **Exhibit "H"** is a true copy of the trial balance, financial statements, and T2 tax return of 1226745 B.C. Ltd. for the period ending September 30, 2024.

38. Attached to this my Affidavit and marked as **Exhibit "I"** is a true copy of the trial balance and T2 tax return of 1226734 B.C. Ltd. for the period ending September 30, 2024.

39. Attached to this my Affidavit and marked as **Exhibit "J"** is a true copy of the trial balance, financial statements, and T2 tax return of SKAW for the period ending December 31, 2024.

40. Attached to this my Affidavit and marked as **Exhibit "K"** is a true copy of the trial balance and T2 tax return of 27222 Lougheed Highway Holdings Ltd. for the period ending December 31, 2024.

41. Attached to this my Affidavit and marked as **Exhibit "L"** is a true copy of the trial balance, financial statements, and T2 tax return of Bastian for the period ending October 31, 2024.

42. These documents represent the most recently prepared financial statements or consolidated financial information for each of the respective companies. There are otherwise, to my knowledge, no significant debts or liabilities owing by these respective companies, except as otherwise addressed in the pleadings and materials filed in these proceedings. None of the obligations identified therein, including the mortgages on the 8653 River Rd. S., 27222 Lougheed Hwy., and 207-53 West Hastings St. are otherwise in default or the amounts due and owing.

Efforts to Obtain Funds or Financing

43. Throughout 2025, I have contacted a number of brokers and lenders to arrange financing using, in particular, the equity in the properties reviewed above. Kyle and I have likewise continued our efforts to sell one or both of 8653 River Rd. S. and 27222 Lougheed Hwy. to address our and Bastian and Krystle's debts.

44. Today, that has resulted in two material opportunities that would, together and separately, see RBC repaid in full for their judgment against Bastian (and Krystle).

45. First, on July 15, 2025, SKAW, 27222 Lougheed Highway Holdings ltd., and 1226745 BC Ltd. and others have signed a term sheet with a third-party lender for a term-loan facility in the amount $9,000,000.00, a purpose of which is to repay senior

creditors, including RBC. The lender is completing due diligence under the terms of that agreement now.

46. We are continuing discussions with other brokers, who have advised as recently as Friday, August 1, 2025, that they have lenders interested in 27222 Lougheed Hwy, which would loan(s) likewise satisfy RBC as it pertains to Bastien and Krystle.

47. Second, SKAW is currently in discussions to sell 27222 Lougheed Hwy. It received an unsolicited offer for the purchase of the property by a third party on May 26, 2025, and has been in negotiations with that party since. SKAW is in the process of serving a counteroffer to that party, which will expire on 5:00 p.m. on August 8, 2025. If accepted, the sale would close on December 10, 2025, and will result in the full repayment of the mortgages and RBC.

AFFIRMED BEFORE ME in the City of Vancouver, in the Province of British Columbia, on this 5th day of August, 2025.	)	
A Commissioner for taking Affidavits in British Columbia	)	**CRAIG ALLEN SMITH**

WILLIAM E. STRANSKY
Barrister & Solicitor
MCEWAN COOPER KIRKPATRICK LLP
900 – 980 Howe Street
Vancouver, BC V6Z 0C8
(604) 283-8065

This is Exhibit "B" referred to in
Affidavit #1 of Craig Allen Smith made
before me on this 5th day of August,
2025.

A Commissioner for taking Affidavits
in the Province of British Columbia

GROVER ELLIOTT

REAL ESTATE APPRAISERS & ADVISORS

NARRATIVE APPRAISAL

of the

Industrial Property

at

8653 River Road South
Fraser Valley Regional District,
British Columbia

FOR:
1226734 B.C. Ltd.

AS AT:
September 7, 2024

BY:
Michael D. Oord, B.A., P.App, AACI
Mike McNulty, B.Eng, AIC Candidate
Grover, Elliott & Co. Ltd.

GROVER ELLIOTT

1226734 B.C. Ltd.
1010 Beaumont Drive
North Vancouver, BC V7R 1P9

September 23, 2024
File No. 2024-0555

Attention: Mr. Craig Smith

Dear Sir:

Re: 8653 River Road South, Fraser Valley Regional District, British Columbia

Per your request, we completed an appraisal analysis of the above real property and prepared this report to summarize our analyses, opinions, and conclusions. As at September 7, 2024, we estimate the market value of the fee simple interest at:

TWENTY-ONE MILLION DOLLARS
$21,000,000

Values and opinions contained in this report are based on market conditions as at the time (effective date) of this report. This report does not provide a prediction of future values. In the event of market instability and/or disruption, values and opinions may change rapidly and such potential future events have NOT been considered in this report. As this report does not and cannot consider any changes to the property or market conditions after the effective date, clients and intended users are cautioned in relying on the report after the effective date noted herein. The above conclusion is subject to the Extraordinary Limiting Condition on Page 8 of the report that follows.

Our opinions considered the research, data, and analyses in the report that follows, and are subject to the assumptions and limiting conditions herein. Grover, Elliott & Co. Ltd. has prepared this report at your request for the exclusive use of 1226734 B.C. Ltd.. The intent of this report is to provide 1226734 B.C. Ltd. information to assist in making decisions related to first mortgage financing; any use that a third party makes of this report or any reliance on or decisions to be made based on it are the responsibility of such third parties. Grover Elliott & Co. Ltd. and our consultants accept no liability or responsibility for any damages that any third party might suffer or incur because of the use of, reliance on, or any decisions made based on this report.

Thank you for allowing us to be of assistance with this matter. If you have any questions or comments, please contact our office.

Respectfully submitted,
GROVER, ELLIOTT & CO. LTD.
per:

Michael D. Oord, B.A., B.App, AACI
email: moord@groverelliott.ca
cell: 604 418 4100

Michael McNulty, B.Eng., AIC Candidate
email: mike.mcnulty@groverelliott.ca
direct: 604 638 3090

This is Exhibit "H" referred to in Affidavit #1 of Craig Allen Smith made before me on this 5th day of August, 2025.

A Commissioner for taking Affidavits in the Province of British Columbia

1226745 B.C. Ltd.
Year End: September 30, 2024
Trial balance

Account	Prelim	Adj's	Rep	Rep 09/23	%Chg
10100 1226745 BC Ltd - Mission	22,009.05	0.00	22,009.05	124,144.01	(82.27)
10105 Petty cash	(10.00)	0.00	(10.00)	(10.00)	0.00
10200 BMO Chequing 3824	640.78	0.00	640.78	241.44	165.40
A Cash	**22,639.83**	**0.00**	**22,639.83**	**124,375.45**	**(81.80)**
11000 Accounts Receivable (A/R)	749,525.05	0.00	749,525.05	234,406.95	219.75
11001 Allowance for doubtful accounts	0.00	(586,044.21)	(586,044.21)	0.00	0.00
C Accounts receivable	**749,525.05**	**(586,044.21)**	**163,480.84**	**234,406.95**	**(30.26)**
18010 Investment, 1226734 BC Ltd.	10.00	0.00	10.00	10.00	0.00
F Investment	**10.00**	**0.00**	**10.00**	**10.00**	**0.00**
15050 Buildings - 8653 River Rd, Dewdney	1,055,049.35	0.00	1,055,049.35	1,055,049.35	0.00
15060 Buildings - 8653 River Rd, Dewdney:Bu	(140,278.01)	(36,590.85)	(176,868.86)	(140,278.01)	26.08
15080 Land - 8653 River Rd, Dewdney	7,431,794.19	0.00	7,431,794.19	7,431,794.19	0.00
G Property, plant, and equipment	**8,346,565.53**	**(36,590.85)**	**8,309,974.68**	**8,346,565.53**	**(0.44)**
20000 Accounts Payable (A/P)	(182,694.10)	0.00	(182,694.10)	(25,385.00)	619.69
20200 Accrued Liabilities	(8,500.00)	0.00	(8,500.00)	(45,660.05)	(81.38)
24800 Tenant Security Deposits Held	(45,013.74)	0.00	(45,013.74)	(45,013.74)	0.00
25500 GST/HST Payable	(47,628.15)	0.00	(47,628.15)	(31,998.63)	48.84
BB Accounts payable and accrued liabiliti	**(283,835.99)**	**0.00**	**(283,835.99)**	**(148,057.42)**	**91.71**
28400 BMO Mortgage 5160/4001	(5,240,484.32)	0.00	(5,240,484.32)	(5,410,099.35)	(3.14)
28500 BMO Mortgage 8122/4002	(1,822,826.28)	0.00	(1,822,826.28)	(1,894,308.45)	(3.77)
KK Long term debt	**(7,063,310.60)**	**0.00**	**(7,063,310.60)**	**(7,304,407.80)**	**(3.30)**
28100 Loan Payable Whitewater Development	(2,525,212.19)	0.00	(2,525,212.19)	(2,525,212.19)	0.00
28200 Loan Payable Whitewater Concrete LTD	(453,968.57)	0.00	(453,968.57)	(453,968.57)	0.00
28300 Loan Payable 145 Golden Drive LTD.	(299,880.00)	0.00	(299,880.00)	(299,880.00)	0.00
29040 Due from Torrent	100,000.00	0.00	100,000.00	100,000.00	0.00
29050 Due from Back Forty Holdings Ltd	0.00	0.00	0.00	4,000.00	(100.00)
29060 Due from Legacy Cranes & Equipment I	(20,000.00)	0.00	(20,000.00)	(20,000.00)	0.00
29070 Due from Skaw	(48,500.00)	0.00	(48,500.00)	0.00	0.00
LL Related parties	**(3,247,560.76)**	**0.00**	**(3,247,560.76)**	**(3,195,060.76)**	**1.64**
38025 Share capital	(10.00)	0.00	(10.00)	(10.00)	0.00
39000 Retained Earnings	61,194.30	0.00	61,194.30	290,374.38	(78.93)
NN Share capital	**61,184.30**	**0.00**	**61,184.30**	**290,364.38**	**(78.93)**
29025 Due from Krystle Holdings Ltd.	1,000,005.00	0.00	1,000,005.00	1,000,005.00	0.00
29030 Due from Bastian Holdings Ltd.	880,978.75	0.00	880,978.75	880,978.75	0.00
OO Due from corporate shareholders	**1,880,983.75**	**0.00**	**1,880,983.75**	**1,880,983.75**	**0.00**

Prepared by	Reviewed by	Reviewed by
DM 03/21/25	RLO 03/24/25	

1226745 B.C. Ltd.
Year End: September 30, 2024
Trial balance

Account	Prelim	Adj's	Rep	Rep 09/23	%Chg
47425 Rental Income:Rent Waldun	0.00	0.00	0.00	(183,885.94)	**(100.00)**
47430 Rental Income:Rent Maibec	(214,284.56)	0.00	(214,284.56)	(129,500.00)	**65.47**
47450 Rental Income:Rent Whitewater	(285,000.00)	0.00	(285,000.00)	(254,968.54)	**11.78**
47455 Rental Income:Rent Surefit	(41,772.00)	0.00	(41,772.00)	(20,886.00)	**100.00**
47475 Rental Income:Rent 0862392 LTD.	(65,340.00)	0.00	(65,340.00)	(66,037.06)	**(1.06)**
47480 Rental Income:Rent Matcon	0.00	0.00	0.00	(4,000.00)	**(100.00)**
47485 Rental Income:Rent AFS	(200,534.69)	0.00	(200,534.69)	(23,412.75)	**756.52**
47490 Rent Other	0.00	0.00	0.00	(46,688.57)	**(100.00)**
47500 Property Tax	(220,508.73)	0.00	(220,508.73)	0.00	**0.00**
48500 Utilities Income	0.00	0.00	0.00	(37,000.00)	**(100.00)**
20 Revenue	**(1,027,439.98)**	**0.00**	**(1,027,439.98)**	**(766,378.86)**	**34.06**
10450 Waypay Inc (CAD)	4.00	0.00	4.00	7.00	**(42.86)**
60400 Bank Service Charges	8,030.79	0.00	8,030.79	444.47	**1706.82**
62400 Amortization Expense	0.00	36,590.85	36,590.85	38,115.47	**(4.00)**
63400 Interest Expense	383,160.71	0.00	383,160.71	279,371.65	**37.15**
63600 Bad debt expense	0.00	586,044.21	586,044.21	0.00	**0.00**
64900 Office Supplies	0.00	0.00	0.00	24.40	**(100.00)**
66700 Professional Fees	17,602.78	0.00	17,602.78	32,214.45	**(45.36)**
67200 Repairs and Maintenance	0.00	0.00	0.00	53,788.37	**(100.00)**
68000 Taxes - Property	150,998.80	0.00	150,998.80	131,709.65	**14.65**
68600 Utilities	221.38	0.00	221.38	712.46	**(68.93)**
69420 Penalties and interest non deductible	1,220.41	0.00	1,220.41	810.86	**50.51**
40 Operating expenses	**561,238.87**	**622,635.06**	**1,183,873.93**	**537,198.78**	**120.38**
	0.00	**0.00**	**0.00**	**0.00**	**0.00**
Net Income (Loss)	**466,201.11**		**(156,433.95)**	**229,180.08**	**(168.26)**

Prepared by	Reviewed by	Reviewed by
DM 03/21/25	RLO 03/24/25	

This is Exhibit "I" referred to in Affidavit #1 of Craig Allen Smith made before me on this 5th day of August, 2025.

A Commissioner for taking Affidavits in the Province of British Columbia

1226734 B.C. Ltd.
Year End: September 30, 2024
Trial balance

Account	Prelim	Adj's	Rep	Rep 09/23	%Chg
1001 Cash	10.00	0.00	10.00	10.00	0.00
A Cash	**10.00**	**0.00**	**10.00**	**10.00**	**0.00**
3200 Share capital	(10.00)	0.00	(10.00)	(10.00)	0.00
NN Share capital	**(10.00)**	**0.00**	**(10.00)**	**(10.00)**	**0.00**
	0.00	**0.00**	**0.00**	**0.00**	**0.00**
Net Income (Loss)	**0.00**		**0.00**	**0.00**	

Prepared by	Reviewed by	Reviewed by
CP 03/26/25	AJD 03/26/25	

1226734 B.C. Ltd
T2 Corporation Income Tax Return

Taxation year ended: September 30, 2024

Canada Revenue Agency / Agence du revenu du Canada

Shareholder Information

Schedule 50
Code 0602
Protected B when completed

Corporation's name	Business number	Tax year-end Year Month Day
1226734 B.C. Ltd	76618 2133 RC 0001	2024/09/30

- All private corporations must complete this schedule for any shareholder who holds 10% or more of the corporation's common and/or preferred shares.
- Provide only one number (business number, partnership account number, social insurance number or trust number) per shareholder.

Name of shareholder (after name, indicate in brackets if the shareholder is a corporation, partnership, individual, or trust) 100	Business number or partnership account number (9 digits, 2 letters, and 4 digits. If not registered, enter "NR") 200	Social insurance number (9 digits) 300	Trust number (T followed by 8 digits) 350	Percentage common shares 400	Percentage preferred shares 500
1226745 BC Ltd	76618 0137 RC 0001			100.000	

(Ce formulaire et disponible en français.)

Canada

This is Exhibit "J" referred to in Affidavit #1 of Craig Allen Smith made before me on this 5th day of August, 2025.

A Commissioner for taking Affidavits in the Province of British Columbia

Skaw Properties Ltd.
Year End: December 31, 2024
Trial balance

Account	Prelim	Adj's	Rep	Rep 12/23	%Chg
10500 Business unlimted chequing	106,669.76	0.00	106,669.76	37,229.67	**186.52**
10600 Equity shares	6.62	0.00	6.62	6.38	**3.76**
10700 CWB Business Account 8487	5,558.99	(5,558.99)	0.00	5,558.99	**(100.00)**
10800 CWB Savings Account 8304	3,003.62	(3,003.62)	0.00	3,003.62	**(100.00)**
A Cash	**115,238.99**	**(8,562.61)**	**106,676.38**	**45,798.66**	**132.92**
11000 Accounts Receivable	187,613.49	0.00	187,613.49	0.00	**0.00**
11006 Account Receivable Accrued	919,258.79	0.00	919,258.79	1,043,056.16	**(11.87)**
11010 Allowance for a Bad Debt	(337,750.00)	0.00	(337,750.00)	(337,750.00)	**0.00**
C Accounts receivable	**769,122.28**	**0.00**	**769,122.28**	**705,306.16**	**9.05**
12002 Prepaid Ministry of Finance	5,005.16	0.00	5,005.16	5,005.16	**0.00**
12007 Prepaid Insurance	5,545.10	0.00	5,545.10	7,316.89	**(24.22)**
24500 Prepaid Loan Fee	31,817.97	0.00	31,817.97	33,317.97	**(4.50)**
24520 Prepaid Refundable Deposit	17,940.00	0.00	17,940.00	17,940.00	**0.00**
E Prepaids	**60,308.23**	**0.00**	**60,308.23**	**63,580.02**	**(5.15)**
19000 Investment, shares 207 53 W Has	5.00	0.00	5.00	5.00	**0.00**
19020 Investment Shares 27222	10.00	0.00	10.00	10.00	**0.00**
F Investments, shares at cost	**15.00**	**0.00**	**15.00**	**15.00**	**0.00**
15200 Building	178,319.85	0.00	178,319.85	178,319.85	**0.00**
15600 Land	181,606.85	0.00	181,606.85	181,606.85	**0.00**
15800 27222 Lougheed Highway	5,480,758.67	0.00	5,480,758.67	5,480,758.67	**0.00**
15850 Accum. Amort. 27222 Lougheed	(916,616.16)	(182,565.70)	(1,099,181.86)	(916,616.16)	**19.92**
15875 Land - 27222 Lougheed Hwy	10,056,261.60	0.00	10,056,261.60	10,056,261.60	**0.00**
17000 Accum. Depreciation Hastings	(62,138.05)	(4,647.27)	(66,785.32)	(62,138.05)	**7.48**
G Property, plant, and equipment	**14,918,192.76**	**(187,212.97)**	**14,730,979.79**	**14,918,192.76**	**(1.25)**
20000 Accounts Payable	(445,086.92)	692.50	(444,394.42)	(294,045.02)	**51.13**
20100 Accrued liablities	0.00	(6,500.00)	(6,500.00)	(95,607.94)	**(93.20)**
25500 GST/HST Payable	(86,827.74)	0.00	(86,827.74)	(63,841.32)	**36.01**
BB Accounts payable and accrued liabiliti	**(531,914.66)**	**(5,807.50)**	**(537,722.16)**	**(453,494.28)**	**18.57**
25600 Corporate Tax Payable	0.00	8,489.00	8,489.00	0.00	**0.00**
FF Income tax payable	**0.00**	**8,489.00**	**8,489.00**	**0.00**	**0.00**
23200 Envision Current Portion	0.00	(12,404.00)	(12,404.00)	(13,258.00)	**(6.44)**
26200 BDC Mortgage	(12,846,276.18)	600,000.00	(12,246,276.18)	(12,700,000.00)	**(3.57)**
26500 Envision Mortage #3	(281,322.49)	12,404.00	(268,918.49)	(281,133.99)	**(4.35)**
26600 BDC Loan Current Portions	0.00	(600,000.00)	(600,000.00)	(600,000.00)	**0.00**
KK Mortgage payable	**(13,127,598.67)**	**0.00**	**(13,127,598.67)**	**(13,594,391.99)**	**(3.43)**
15950 Due to Legacy Crane & Equipment	(542,500.00)	0.00	(542,500.00)	(367,500.00)	**47.62**

Prepared by	Reviewed by	Reviewed by
CP 05/27/25	RLO 05/29/25	

Skaw Properties Ltd.
Year End: December 31, 2024
Trial balance

Account	Prelim	Adj's	Rep	Rep 12/23	%Chg
15955 Due To Triology Concrete Ltd	(150,000.00)	0.00	(150,000.00)	0.00	0.00
27500 Due from 207-53 W Hastings	2,477.87	0.00	2,477.87	2,477.87	0.00
28000 Due to Torrent Holdings Ltd	(8,213.99)	0.00	(8,213.99)	(8,213.99)	0.00
29170 Due to Whitewater Concrete Ltd	(1,375,850.20)	0.00	(1,375,850.20)	(1,533,678.65)	(10.29)
29175 Due to Whitewater Developments	217,686.27	0.00	217,686.27	202,628.00	7.43
29180 Due to 145 Golden Drive Ltd	(200,000.00)	0.00	(200,000.00)	(100,000.00)	100.00
29191 Due from WCL Formwork Ltd	(152,281.23)	0.00	(152,281.23)	0.00	0.00
29192 Due from 1226745 BC Ltd	0.00	8,500.00	8,500.00	0.00	0.00
LL Due to related parties	**(2,208,681.28)**	**8,500.00**	**(2,200,181.28)**	**(1,804,286.77)**	**21.94**
31900 Share capital	(30.00)	0.00	(30.00)	(30.00)	0.00
32000 Retained Earnings	234,618.50	0.48	234,618.98	296,292.68	(20.82)
NN Share capital	**234,588.50**	**0.48**	**234,588.98**	**296,262.68**	**(20.82)**
29100 Due to Bastian Holdings	11,091.46	0.00	11,091.46	11,091.46	0.00
29150 Due to Krystle Holdings	(126,400.00)	0.00	(126,400.00)	(126,400.00)	0.00
OO Due to corporate shareholders	**(115,308.54)**	**0.00**	**(115,308.54)**	**(115,308.54)**	**0.00**
47400 WWC Rental Income 53 West Hast	(32,004.00)	0.00	(32,004.00)	(50,978.76)	(37.22)
47410 A & H Steel Van. Rental	(941,484.10)	0.00	(941,484.10)	(1,103,250.42)	(14.66)
47420 WWC Rental Income 27222 Loughe	(223,498.39)	0.00	(223,498.39)	(865,842.10)	(74.19)
47425 2085 Skyline Court	(1.73)	0.00	(1.73)	(6,896.98)	(99.97)
47430 WCL Income 27222 Maple Ridge	(244,595.80)	0.00	(244,595.80)	0.00	0.00
47440 WCL 53 West Hastings	(33,994.97)	0.00	(33,994.97)	0.00	0.00
47445 Advanced Flow Rental	(132,268.10)	0.00	(132,268.10)	0.00	0.00
47447 Legacy Cranes	(41,088.58)	0.00	(41,088.58)	0.00	0.00
47500 Interest income	(728.08)	0.00	(728.08)	(3,410.06)	(78.65)
50050 Leaseback Charges	(74,285.71)	0.00	(74,285.71)	0.00	0.00
69300 Other income	0.00	0.00	0.00	(12,381.00)	(100.00)
20 Sales or gross income	**(1,723,949.46)**	**0.00**	**(1,723,949.46)**	**(2,042,759.32)**	**(15.61)**
41300 Interest fees	46.23	0.00	46.23	71.24	(35.11)
41400 Non Deductible Interest	0.00	0.00	0.00	21,025.36	(100.00)
50060 Managment Fee Skyline Court	0.00	0.00	0.00	763.65	(100.00)
60100 Accounting and legal	4,500.00	5,807.50	10,307.50	17,003.48	(39.38)
60150 Amortization expense	0.00	187,212.97	187,212.97	195,013.51	(4.00)
60200 Bad Debt expense	0.00	0.00	0.00	206,600.00	(100.00)
60400 Bank Service Charges	2,531.50	62.61	2,594.11	2,435.84	6.50
61300 Business License	0.00	0.00	0.00	954.00	(100.00)
63310 Liability Insurance	66,560.66	0.00	66,560.66	63,100.60	5.48
63400 Interest on debt	16,695.05	0.00	16,695.05	13,270.97	25.80
63500 BDC Loan Interest #167003-01	878,160.43	0.00	878,160.43	1,017,914.19	(13.73)
63510 BDC Loan Processing Fee	11,500.00	0.00	11,500.00	0.00	0.00
63515 Interest Bank Overdraft	368.05	0.00	368.05	0.00	0.00

Prepared by	Reviewed by	Reviewed by
CP 05/27/25	RLO 05/29/25	

Skaw Properties Ltd.
Year End: December 31, 2024
Trial balance

Account	Prelim	Adj's	Rep	Rep 12/23	%Chg
63520 Interest Utility Expenses	1,911.67	0.00	1,911.67	1,453.93	**31.48**
64900 Office Supplies	513.17	0.00	513.17	0.00	**0.00**
64950 Office Expense	0.00	(0.48)	(0.48)	1,341.32	**(100.04)**
64955 Office Salaries	11,708.75	0.00	11,708.75	0.00	**0.00**
64960 Professional Fees	97.39	0.00	97.39	29,412.05	**(99.67)**
66800 Strata fees	11,637.69	0.00	11,637.69	8,427.53	**38.09**
66810 Strata Fees 2085 Skyline	0.00	0.00	0.00	2,586.91	**(100.00)**
67200 Repairs and Maintenance	0.00	0.00	0.00	5,557.25	**(100.00)**
67230 Security System (27222)	225.31	0.00	225.31	0.00	**0.00**
67250 Repairs & Mait, 27222 Lougheed	3,941.82	0.00	3,941.82	56,217.38	**(92.99)**
67300 Rental Expense Crown Land	83,543.34	0.00	83,543.34	0.00	**0.00**
68000 Property taxes 53 West Hastings	9,391.99	0.00	9,391.99	9,025.23	**4.06**
68010 Property Tax 27222 Lougheed	321,224.59	0.00	321,224.59	302,440.70	**6.21**
68011 Property Taxes 2085 Skyline	0.00	0.00	0.00	1,590.76	**(100.00)**
68012 Property Tax Penalty	32,127.70	0.00	32,127.70	0.00	**0.00**
68600 Utilities 53 West Hastings	1,193.71	0.00	1,193.71	1,142.86	**4.45**
68610 Utilities 27222 Maple Ridge	152,107.80	0.00	152,107.80	173,964.10	**(12.56)**
68615 Utilities 2085 Skyline Court	0.00	0.00	0.00	405.43	**(100.00)**
40 Operating expenses	**1,609,986.85**	**193,082.60**	**1,803,069.45**	**2,131,718.29**	**(15.42)**
69010 Loss/Disposal Fixed Asset	0.00	0.00	0.00	(150,632.67)	**(100.00)**
70 Other income or expense	**0.00**	**0.00**	**0.00**	**(150,632.67)**	**(100.00)**
67500 Income tax	0.00	(8,489.00)	(8,489.00)	0.00	**0.00**
80 Provision for income tax	**0.00**	**(8,489.00)**	**(8,489.00)**	**0.00**	**0.00**
	0.00	**0.00**	**0.00**	**0.00**	**0.00**
Net Income (Loss)	**113,962.61**		**(70,630.99)**	**61,673.70**	**(214.52)**

Prepared by	Reviewed by	Reviewed by
CP 05/27/25	RLO 05/29/25	

This is Exhibit "K" referred to in Affidavit #1 of Craig Allen Smith made before me on this 5th day of August, 2025.

A Commissioner for taking Affidavits in the Province of British Columbia

27222 Lougheed Highway Holdings Ltd.

Year End: December 31, 2024

Trial Balance

Account	Prelim	Adj's	Rep	Rep 12/23	%Chg	L/S
24250 Due from SKAW Properties Ltd.	10.00	0.00	**10.00**	10.00	**0.00**	LL
32350 Share capital	(10.00)	0.00	**(10.00)**	(10.00)	**0.00**	NN
	0.00	**0.00**	**0.00**	**0.00**	**0.00**	
Net Income (Loss)	**0.00**		**0.00**	**0.00**		

Prepared by	Reviewed by	Reviewed by
CP 05/26/25	RLO 05/28/25	

27222 Lougheed Highway Holdings Ltd
T2 Corporation Income Tax Return

Taxation year ended: December 31, 2024

Canada Revenue Agency | Agence du revenu du Canada

Shareholder Information

Schedule 50
Code 0602
Protected B
when completed

Corporation's name	Business number	Tax year-end Year Month Day
27222 Lougheed Highway Holdings Ltd	77170 2735 RC 0001	2024/12/31

- All private corporations must complete this schedule for any shareholder who holds 10% or more of the corporation's common and/or preferred shares.
- Provide only one number (business number, partnership account number, social insurance number or trust number) per shareholder.

Name of shareholder (after name, indicate in brackets if the shareholder is a corporation, partnership, individual, or trust) 100	Business number or partnership account number (9 digits, 2 letters, and 4 digits. If not registered, enter "NR") 200	Social insurance number (9 digits) 300	Trust number (T followed by 8 digits) 350	Percentage common shares 400	Percentage preferred shares 500
SKAW Properties Ltd.	83316 8446 R			100.000	

(Ce formulaire et disponible en français.)

Canada

This is Exhibit "L" referred to in Affidavit #1 of Craig Allen Smith made before me on this 5th day of August, 2025.

A Commissioner for taking Affidavits in the Province of British Columbia

Bastian Holdings Ltd
Year End: October 31, 2024
Trial Balance
L/S: A To OO

Account	Prelim	Adj's	Rep	Rep 10/23	%Chg
1000 1410745 CWB Chequing	672.39	0.00	672.39	10,047.66	(93.31)
A Cash	**672.39**	**0.00**	**672.39**	**10,047.66**	**(93.31)**
1750 Investment - Whitewater Develop	50,500.00	0.00	50,500.00	50,500.00	0.00
1760 Investment-145 Golden Drive Ltd	100.00	0.00	100.00	100.00	0.00
1780 Investment - Geocon	83,339.00	0.00	83,339.00	83,339.00	0.00
1800 Investment - Torrent Holdings	5.00	0.00	5.00	5.00	0.00
1801 Investment - 1226745 BC Ltd	5.00	0.00	5.00	5.00	0.00
2333 Due from SALIENT PROJECTS 2016 LT	40,000.00	0.00	40,000.00	40,000.00	0.00
2885 Shareholder housing loan	56,000.00	(4,000.00)	52,000.00	56,000.00	(7.14)
F Investments	**229,949.00**	**(4,000.00)**	**225,949.00**	**229,949.00**	**(1.74)**
2010 Accrued liabilities	(8,000.00)	0.00	(8,000.00)	(8,000.00)	0.00
20000 Accounts Payable	(33,019.35)	0.00	(33,019.35)	(22,347.40)	47.75
BB Accounts payable and accrued liabiliti	**(41,019.35)**	**0.00**	**(41,019.35)**	**(30,347.40)**	**35.17**
2250 Corp income tax payable	(91.20)	(9,071.73)	(9,162.93)	7,791.00	(217.61)
FF Income tax payable	**(91.20)**	**(9,071.73)**	**(9,162.93)**	**7,791.00**	**(217.61)**
2300 Due to/from Whitewater Concrete	280,000.00	0.00	280,000.00	280,000.00	0.00
2310 Due to/from Whitewater Dev Ltd	1,066,777.92	0.00	1,066,777.92	1,066,777.92	0.00
2325 Due From Torrent Shotcrete Hold	45,119.05	0.00	45,119.05	45,119.05	0.00
2330 Due from 145 Golden Drive Ltd.	216,058.80	0.00	216,058.80	216,058.80	0.00
2334 Due from Wright Holdings Ltd	(107,432.23)	175,000.00	67,567.77	(94,000.00)	(171.88)
2335 Due from SKAW Properties Ltd.	28,906.04	0.00	28,906.04	28,906.04	0.00
2336 Due from 1226745 BC Ltd. (Mission Prop	(880,978.75)	0.00	(880,978.75)	(880,978.75)	0.00
2337 Due to/from AMH Steel	1,000,000.00	0.00	1,000,000.00	1,000,000.00	0.00
LL Related party transactions	**1,648,450.83**	**175,000.00**	**1,823,450.83**	**1,661,883.06**	**9.72**
3010 Capital Stock	(20.00)	0.00	(20.00)	(20.00)	0.00
3020 Dividends Paid	0.00	0.00	0.00	20,500.00	(100.00)
3200 Retained Earnings	(1,488,508.75)	0.00	(1,488,508.75)	(1,531,185.29)	(2.79)
3250 Refundable tax paid	0.00	7,861.00	7,861.00	0.00	0.00
3260 Dividend refund	0.00	(67.00)	(67.00)	(7,791.00)	(99.14)
NN Share capital	**(1,488,528.75)**	**7,794.00**	**(1,480,734.75)**	**(1,518,496.29)**	**(2.49)**
1300 Shareholder loan	(383,395.73)	(171,000.00)	(554,395.73)	(390,794.57)	41.86
OO Due to shareholder	**(383,395.73)**	**(171,000.00)**	**(554,395.73)**	**(390,794.57)**	**41.86**
4250 Other Income	0.00	(91.20)	(91.20)	(2.09)	4263.64
20 Sales or gross income	**0.00**	**(91.20)**	**(91.20)**	**(2.09)**	**4263.64**
6000 Accounting and legal	18,324.60	0.00	18,324.60	24,670.09	(25.72)

Prepared by	Reviewed by	Reviewed by
CP 04/01/25	RLO 04/02/25	

Bastian Holdings Ltd
Year End: October 31, 2024
Trial Balance
L/S: A To OO

Account	Prelim	Adj's	Rep	Rep 10/23	%Chg
6100 Bank charges	71.00	0.00	71.00	70.60	**0.57**
6220 Dues	13,432.23	0.00	13,432.23	0.00	**0.00**
6300 Interest Expense	0.00	1,368.93	1,368.93	0.00	**0.00**
6850 Office expense	20.99	0.00	20.99	372.41	**(94.36)**
7800 Travel	346.50	0.00	346.50	110.25	**214.29**
7810 Entertainment	1,767.49	0.00	1,767.49	4,746.28	**(62.76)**
40 Operating expenses	**33,962.81**	**1,368.93**	**35,331.74**	**29,969.63**	**17.89**
	0.00	**0.00**	**0.00**	**0.00**	**0.00**
Net Income (Loss)	**(33,962.81)**		**(35,240.54)**	**(29,967.54)**	**17.60**

Prepared by	Reviewed by	Reviewed by
CP 04/01/25	RLO 04/02/25	

APPENDIX E

Bastian Holdings Ltd. Personal Property Registry Search

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Business Debtor - "BASTIAN HOLDINGS LTD."

Search Date and Time: June 25, 2026 at 11:12:13 am Pacific time
Account Name: BDO CANADA LIMITED BDO CANADA LIMITEE

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7 Matches in 7 Registrations in Report | Exact Matches: 7 (*) | Total Search Report Pages: 26

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 541359G

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	January 13, 2012 at 2:50:21 pm Pacific time
Current Expiry Date and Time:	January 13, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:12:13 am Pacific time)

Secured Party Information

HSBC BANK CANADA

Address

200 - 885 WEST GEORGIA STREET
VANCOUVER BC
V6C 3G1 Canada

Debtor Information

WHITEWATER DEVELOPMENTS LTD.

Address

UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC
V7N 2L7 Canada

BASTIAN HOLDINGS LTD.

Address

UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC
V7N 2L7 Canada

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL INDEBTEDNESS PRESENT AND FUTURE, DIRECT AND INDIRECT, ABSOLUTE AND CONTINGENT OF WHITEWATER DEVELOPMENTS LTD. TO THE DEBTOR AND ALL PROCEEDS INCLUDING WIHTOUT LIMITATION ALL GOODS, SECURITIES, INSTRUMENTS, DOCUMENTS OF TITLE, CHATTLE PAPER, INTANGIBLES AND MONEY (ALL AS DEFINED IN THE PERSONAL PROPERTY SECURITY ACT, ANY ,REGULATIONS THEREUNDER AND AMENDMENTS THERETO).

Original Registering Party

LINDSAY KENNEY LLP	**Address** 1800 -401 WEST GEORGIA STREET VANCOUVER BC V6B 5A1 Canada

HISTORY

(Showing most recent first)

RENEWAL

Registration Date and Time: December 9, 2016 at 12:10:12 pm Pacific time
Registration Number: 708520J
Registration Life: 10 Years
New Expiration Date and Time: January 13, 2027 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: October 21, 2014 at 3:16:20 pm Pacific time
Registration Number: 245048I
Description: CORRECTION TO DEBTOR NAME

Debtor Information

BASTIAN HOLDINGS LTD.
(Formerly BASTION HOLDINGS LTD.)
NAME CHANGED

Address

UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC
V7N 2L7 Canada

Registering Party Information

LINDSAY KENNEY LLP

Address

1800 -401 WEST GEORGIA STREET
VANCOUVER BC
V6B 5A1 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 541368G

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	January 13, 2012 at 2:54:29 pm Pacific time
Current Expiry Date and Time:	January 13, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:12:13 am Pacific time)

Secured Party Information

HSBC BANK CANADA

Address

200 - 885 WEST GEORGIA STREET
VANCOUVER BC
V6C 3G1 Canada

Debtor Information

WHITEWATER CONCRETE LTD.

Address

UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC
V7N 2L7 Canada

BASTIAN HOLDINGS LTD.

Address

UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC
V7N 2L7 Canada

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL INDEBTEDNESS PRESENT AND FUTURE, DIRECT AND INDIRECT, ABSOLUTE AND CONTINGENT OF WHITEWATER CONCRETE LTD. TO THE DEBTOR AND ALL PROCEEDS INCLUDING WIHTOUT LIMITATION ALL GOODS, SECURITIES, INSTRUMENTS, DOCUMENTS OF TITLE, CHATTLE PAPER, INTANGIBLES AND MONEY (ALL AS DEFINED IN THE PERSONAL PROPERTY SECURITY ACT, ANY ,REGULATIONS THEREUNDER AND AMENDMENTS THERETO).

Original Registering Party

LINDSAY KENNEY LLP	**Address** 1800 -401 WEST GEORGIA STREET VANCOUVER BC V6B 5A1 Canada

HISTORY

(Showing most recent first)

RENEWAL

Registration Date and Time: December 9, 2016 at 12:09:55 pm Pacific time
Registration Number: 708516J
Registration Life: 10 Years
New Expiration Date and Time: January 13, 2027 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: October 21, 2014 at 3:14:13 pm Pacific time
Registration Number: 245039I
Description: CORRECTION TO DEBTOR NAME

Debtor Information

BASTIAN HOLDINGS LTD.
(Formerly BASTION HOLDINGS LTD.)
NAME CHANGED

Address

UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC
V7N 2L7 Canada

Registering Party Information

LINDSAY KENNEY LLP

Address

1800 -401 WEST GEORGIA STREET
VANCOUVER BC
V6B 5A1 Canada

Base Registration Number: 630973N

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	March 30, 2022 at 7:22:16 am Pacific time
Current Expiry Date and Time:	March 30, 2032 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:12:13 am Pacific time)

Secured Party Information

ECHELON INSURANCE

Address

#300-2680 MATHESON BLVD E.
MISSISSAUGA ON
L4W 0A5 Canada

Debtor Information

WHITEWATER CONCRETE LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
LEGACY CRANES & EQUIPMENT LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
KRYSTLE HOLDINGS LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
1226745 B.C. LTD	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
WHITEWATER DEVELOPMENTS LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
TRILOGY CONCRETE 2021 LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
TORRENT SHOTCRETE HOLDINGS LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada

SKAW PROPERTIES LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
145 GOLDEN DRIVE LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
207-53 WEST HOLDINGS LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
BASTIAN HOLDINGS LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
SMITH, CRAIG	**Address** 1010 BEAUMONT DR. NORTH VANCOUVER BC V7R 1P9 Canada	**Birthdate** September 27, 1969
SMITH, KYLE	**Address** 644 ALDERSIDE RD. PORT MOODY BC V3H 3A5 Canada	**Birthdate**

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTORS.
PROCEEDS - CHATTEL PAPER, GOODS, INVESTMENT PROPERTY, DOCUMENTS OF TITLE, INSTRUMENTS, MONEY AND INTANGIBLES.

Original Registering Party

PPSA CANADA INC. - (8545)

Address

303-110 SHEPPARD AVE. E.
TORONTO ON
M2N 6Y8 Canada

HISTORY

(Showing most recent first)

RENEWAL

Registration Date and Time: May 12, 2025 at 10:53:54 am Pacific time
Registration Number: 232355R
Registration Life: 5 Years
New Expiration Date and Time: March 30, 2032 at 11:59:59 pm Pacific time

Registering Party Information

ECHELON INSURANCE

Address

#300-2680 MATHESON BLVD E.
MISSISSAUGA ON
L4W 0A5 Canada

RENEWAL

Registration Date and Time: March 19, 2025 at 9:00:08 am Pacific time
Registration Number: 113101R
Registration Life: 2 Years
New Expiration Date and Time: March 30, 2027 at 11:59:59 pm Pacific time

Registering Party Information

ECHELON INSURANCE

Address

#300-2680 MATHESON BLVD E.
MISSISSAUGA ON
L4W 0A5 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 216299Q

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	February 27, 2024 at 2:08:53 pm Pacific time
Current Expiry Date and Time:	February 27, 2029 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:12:13 am Pacific time)

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Secured Party Information

BARRY CHARLES HOLDINGS LTD.	**Address** VENABLES STREET VANCOUVER BC V6A 4B4 Canada
BECISON HOLDING CORPORATION	**Address** 1661 WEST 5TH AVENUE VANCOUVER BC V6J 1N5 Canada
G.I.H. PROPERTIES LTD.	**Address** P.O. BOX 18027 VANCOUVER BC V6M 4L3 Canada
MCVICAR & COMPANY HOLDINGS INC.	**Address** 2015 SW MARINE DRIVE VANCOUVER BC V6P 6B4 Canada
TNL DEVELOPMENTS LTD.	**Address** 9400 FLORIMOND ROAD RICHMOND BC V7E 1M1 Canada
GILL, AMAN	**Address** 9400 FLORIMOND ROAD RICHMOND BC V7E 1M1 Canada
CHAPPELL, PETER	**Address** C/O UNIT 505 – 1195 WEST BROADWAY VANCOUVER BC V6H 3X5 Canada

CHAPPELL, SANDRA	**Address** C/O UNIT 505 – 1195 WEST BROADWAY VANCOUVER BC V6H 3X5 Canada
GAUTREAU, TERESA	**Address** P.O. BOX 18027 VANCOUVER BC V6M 4L3 Canada

Debtor Information

27222 LOUGHEED HIGHWAY HOLDINGS LTD.	**Address** 145 GOLDEN DRIVE COQUITLAM BC V3K 3T1 Canada
145 GOLDEN DRIVE LTD.	**Address** 145 GOLDEN DRIVE COQUITLAM BC V3K 3T1 Canada
SKAW PROPERTIES LTD.	**Address** C/O 145 GOLDEN DRIVE COQUITLAM BC V3K 3T1 Canada
WHITEWATER CONCRETE LTD.	**Address** 27222 LOUGHEED HIGHWAY MAPLE RIDGE BC V2W 1M4 Canada
WHITEWATER DEVELOPMENTS LTD.	**Address** 145 GOLDEN DRIVE COQUITLAM BC V3K 3T1 Canada
KRYSTLE HOLDINGS LTD.	**Address** 644 ALDERSIDE ROAD PORT MOODY BC V3H 3T1 Canada
BASTIAN HOLDINGS LTD.	**Address** 207 – 53 WEST HASTINGS STREET VANCOUVER BC V6B 1G4 Canada

TRILOGY CONCRETE 2021 LTD.	**Address** C/O 145 GOLDEN DRIVE COQUITLAM BC V3K 3T1 Canada	
SMITH, ROBERT KYLE	**Address** 644 ALDERSIDE ROAD PORT MOODY BC V3H 3A5 Canada	**Birthdate** May 28, 1968
SMITH, CRAIG ALLEN	**Address** 1010 BEAUMONT DRIVE NORTH VANCOUVER BC V7R 1P9 Canada	**Birthdate** September 27, 1969

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

THE DEBTOR GRANTS TO THE SECURED PARTY A SECURITY INTEREST IN ALL OF THE DEBTOR'S PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY.

Original Registering Party

REDPOINT LAW LLP	**Address** 355 BURRARD STREET SUITE 660 VANCOUVER BC V6C 2G8 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 755060Q

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	November 8, 2024 at 1:19:34 pm Pacific time
Current Expiry Date and Time:	November 8, 2034 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:12:13 am Pacific time)

Secured Party Information

TRISURA GUARANTEE INSURANCE COMPANY

Address

333 BAY STREET SUITE 1610, BOX 22
TORONTO ON
M5H 2R2 Canada

Debtor Information

BASTIAN HOLDINGS LTD.

Address

1010 BEAUMONT DR
NORTH VANCOUVER BC
V7R 1P9 Canada

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

INVENTORY

EQUIPMENT

ACCOUNTS

OTHER

MOTOR VEHICLE INCLUDED

Original Registering Party

TRISURA GUARANTEE INSURANCE COMPANY

Address

333 BAY STREET SUITE 1610, BOX 22
TORONTO ON
M5H 2R2 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 232522R

Registration Description: PPSA SECURITY AGREEMENT
Act: PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time: May 12, 2025 at 11:51:02 am Pacific time
Current Expiry Date and Time: May 12, 2030 at 11:59:59 pm Pacific time
Expiry date includes subsequent registered renewal(s)
Trust Indenture: No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:12:13 am Pacific time)

Secured Party Information

ECHELON INSURANCE

Address
#300-2680 MATHESON BLVD E.
MISSISSAUGA ON
L4W 0A5 Canada

Debtor Information

WHITEWATER CONCRETE LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
LEGACY CRANES & EQUIPMENT LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
KRYSTLE HOLDINGS LTD	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
1226745 B.C. LTD	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
WHITEWATER DEVELOPMENTS LTD	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
TRILOGY CONCRETE 2021 LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
TORRENT SHOTCRETE HOLDINGS LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada

SKAW PROPERTIES LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
145 GOLDEN DRIVE LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
207-53 WEST HOLDINGS LTD	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
BASTIAN HOLDINGS LTD	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
SMITH, CRAIG	**Address** 1010 BEAUMONT DR. NORTH VANCOUVER BC V7R 1P9 Canada	**Birthdate** September 27, 1969
SMITH, KYLE	**Address** 644 ALDERSIDE RD PORT MOODY BC V3H 3A5 Canada	**Birthdate**

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTORS.

PROCEEDS - CHATTEL PAPER, GOODS, INVESTMENT PROPERTY, DOCUMENTS OF TITLE,

INSTRUMENTS, MONEY AND INTANGIBLES.

Original Registering Party

PPSA CANADA INC. - (8545)

Address

303-110 SHEPPARD AVE. E.
TORONTO ON
M2N 6Y8 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 713180R

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	January 6, 2026 at 11:36:25 am Pacific time
Current Expiry Date and Time:	January 6, 2031 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:12:13 am Pacific time)

Secured Party Information

BECKINGHAM HOLDINGS INC.

Address

1555-1500 GEORGIA ST W
VANCOUVER BC
V6G 2Z6 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT
BC Registries and Online Services

Debtor Information

207 - 53 WEST HASTINGS HOLDINGS LTD.	**Address** 2-107 KINGS RD W NORTH VANCOUVER BC V7N 2L7 Canada	
BASTIAN HOLDINGS LTD.	**Address** 2-107 KINGS RD W NORTH VANCOUVER BC V7N 2L7 Canada	
KRYSTLE HOLDINGS LTD.	**Address** 2-107 KINGS RD W NORTH VANCOUVER BC V7N 2L7 Canada	
SKAW PROPERTIES LTD.	**Address** 2-107 KINGS RD W NORTH VANCOUVER BC V7N 2L7 Canada	
SMITH, CRAIG ALLEN	**Address** 27222 LOUGHEED HWY MAPLE RIDGE BC V2W 1M4 Canada	**Birthdate**
SMITH, ROBERT KYLE	**Address** 27222 LOUGHEED HWY MAPLE RIDGE BC V2W 1M4 Canada	**Birthdate**

Vehicle Collateral
None

General Collateral

Base Registration General Collateral:

ALL PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY OF EACH OF THE DEBTORS AND AN UNCRYSTALLIZED FLOATING CHARGE ON LAND.

Original Registering Party

LEDDING & COMPANY LLP

Address

415-1788 WEST 5TH AVENUE
VANCOUVER BC
V6J 1P2 Canada

APPENDIX F

Krystle Holdings Ltd. Corporate Search

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard Street
Victoria BC
1 877 526-1526

BC Company Summary

For

KRYSTLE HOLDINGS LTD.

Date and Time of Search: **June 19, 2026 10:58 AM Pacific Time**

Currency Date: April 20, 2026

ACTIVE

Incorporation Number: BC0648058

Name of Company: KRYSTLE HOLDINGS LTD.

Business Number: 864258868 BC0001

Recognition Date: Incorporated on May 24, 2002 **In Liquidation:** No

Last Annual Report Filed: May 24, 2025 **Receiver:** No

REGISTERED OFFICE INFORMATION

Mailing Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

Delivery Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

Delivery Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
SMITH, ROBERT KYLE

Mailing Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V2W 1M4
CANADA

Delivery Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V2W 1M4
CANADA

OFFICER INFORMATION AS AT May 24, 2025

Last Name, First Name, Middle Name:
SMITH, ROBERT KYLE

Office(s) Held: (President, Secretary)

Mailing Address:	**Delivery Address:**
27222 LOUGHEED HIGHWAY MAPLE RIDGE BC V2W 1M4 CANADA	27222 LOUGHEED HIGHWAY MAPLE RIDGE BC V2W 1M4 CANADA

APPENDIX G

Kyle's First Affidavit filed in the matter of the bankruptcy of Krystle Holdings Ltd.
dated August 5, 2025, and selected exhibit

This is the 1st Affidavit of
K. Smith in this action
made August 5, 2025

Province of British Columbia
Bankruptcy Division
Vancouver Registry
Court No. B-250322
Estate No. 11-254835

**IN THE SUPREME COURT OF BRITISH COLUMBIA
IN BANKRUPTCY AND INSOLVENCY**

IN THE MATTER OF THE BANKRUPTCY OF

KRYSTLE HOLDINGS LTD.

AFFIDAVIT

I, ROBERT KYLE SMITH, of 900-980 Howe Street, Vancouver, British Columbia, V6Z 0C8, businessman, AFFIRM THAT:

1. I am the president and shareholder of Krystle Holdings Ltd. ("**Krystle**"), the respondent in the subject proceedings, and as such have personal knowledge of the facts and matters hereinafter deposed to, save and except where such facts and matters are stated to be made upon information and belief, and as to such facts and matters I verily believe them to be true.

2. I have read the application materials in support of Royal Bank of Canada's ("**RBC**") application to adjudge Krystle bankrupt, including the Affidavit #1 of Mark Kemp-Gee filed June 6, 2025.

Background

Krystle

3. Krystle is my personal holding company, owning, directly and indirectly, interests in businesses and real estate in British Columbia, including:

(a) 50% of the issued and outstanding shares of Whitewater Concrete Ltd. ("**Whitewater Concrete**"), which in turn owns 100% of Whitewater Concrete Ltd. ("**Whitewater Developments**"), which in turn owns 100% of 145 Golden Drive Ltd. ("**145**");

(b) 50% of the issued and outstanding shares of SKAW Properties Ltd. ("**SKAW**"), which in turn owns 100% of 27222 Lougheed Hwy. Ltd.;

(c) 50% of the issued and outstanding shares of 1226745 BC Ltd.;

(d) 15% of A&H (Steel) Vancouver Ltd., which has a 50% ownership in the joint venture between Whitewater Steelers Reinforcing Ltd. and A&H Steel Ltd..; and

(e) 25% of Torrent Shotcrete Canada Inc. and Torrent Shotcrete Structures Ltd.

4. Bastian Holdings Ltd. ("**Bastian**"), the holding company for my brother, Craig Allen Smith, owns the remaining shares of Whitewater Concrete, SKAW, and 1226745 BC Ltd. and equivalent shareholdings in A&H (Steel) Vancouver Ltd. and the Torrent Shotcrete companies.

Whitewater Concrete, Whitewater Developments, and 145

5. Whitewater Concrete was formerly a leading formwork company in Vancouver. It was founded by my father, Brian Smith, my brother, and myself. At its height, in employed over 300 people and contributed to major projects including:

(a) BC Women's and Children's Hospital;

(b) Royal Columbian Hospital;

(c) the new St. Paul's Hospital; and

(d) multiple hi-rise residential and office towers in Metro Vancouver.

6. Whitewater Developments owns the Whitewater group's assets, including its vehicles and equipment.

7. 145 was the registered owner of real estate at 145 Golden Dr., Coquitlam, BC ("**145 Golden Dr.**"), from which Whitewater Concrete and Whitewater Developments operated.

Health Challenges and Impact on Business Operations

8. Between Spring 2020 and Fall 2021, I underwent four surgeries due to a perforated intestine from a colonoscopy, which caused a protein imbalance damaging my kidneys. This was diagnosed as Monoclonal Gammopathy of Renal Significance (MGRS), under the Multiple Myeloma umbrella, in Winter 2021

9. From March 2021 to November 2021, I underwent weekly chemotherapy at BC Cancer Surrey. When this was ineffective, I was enrolled in a stem cell transplant program at Vancouver General Hospital's Apheresis Unit.

10. On February 23, 2022, I received a high-dose chemotherapy treatment, followed by a stem cell transplant on February 24, 2022. The subsequent four months involved severe illness and a prolonged recovery.

11. I continue to suffer from ongoing cognitive impairments ("brain fog"), which impair memory, concentration, and physical mobility as well as neuropathy in my lower legs and feet These conditions are documented by Dr. DenBrok and Wellspring Clinical. I have attended therapy with BC Cancer (Councillor Fleury) and online counselors to manage these effects.

12. Before my illness, I oversaw Whitewater's business development, estimating, and cost management. My absence led to:

(a) a revenue drop from $50 million (WCL Y/E 2022) to under $10 million (NewCo) annually by 2025; and

(b) losses on projects including the new St. Paul's Hospital and Royal Columbian Hospital.

13. My brother, Craig, took over operations when I was unable to but did so while supporting his wife, Julia, through her breast cancer diagnosis and treatment.

Financial and Legal Developments

14. Over their history, Whitewater Concrete and Whitewater Developments together maintained a 30-year banking relationship with HSBC Bank Canada ("**HSBC**") and participated in the Business Development Bank of Canada's ("**BDC**") Growth Driver Program.

15. In 2023, HSBC requested that Whitewater Concrete and Whitewater Developments secure new banking arrangements. Due to my health and, later, Craig's circumstances, we could not comply, and HSBC placed them into Special Credit.

16. Craig and I made significant efforts to comply with Special Credit's requests or otherwise repay the amounts owing – including contracting MNP Corporate Finance Inc. to assist with the sale of Whitewater Concrete and Whitewater Developments and listing 145 Golden Dr. for sale (below). The former resulted in an offer of March 13, 2024, from a development group (with which we signed a non-disclosure agreement) to purchase Whitewater Concrete and Whitewater Developments. The development group provided comfort letters to HSBC, our lender at the time, indicating their intent to finalize a deal that would satisfy HSBC's loans in their entirety. However, in March 2024, RBC acquired HSBC's Canadian operations; in early June 2024, RBC issued a demand notice to Whitewater; and on June 15, 2024, RBC initiated receivership proceedings against Whitewater Concrete, Whitewater Developments. As a result of these steps, and in particular after service of the receivership materials, the development group withdrew their offer, effectively ending our ability to address the demands.

17. The receivership order was granted on July 2, 2025.

18. The intended plan of action in the receivership, as detailed to us by the receiver, was terminating the employment of all employees of Whitewater Concrete and Whitewater Development, preserving and maintaining 145 Golden Dr., and conducting a sales process for its sale.

19. On the latter, 145 Golden Dr. was listed for sale in early 2023 with Cushman & Wakefield ULC. In November 2023, CBRE Limited replaced Cushman & Wakefield as the listing agent and undertook a marketing relaunch at that time, but no offers were received due to long-term tenant leases that persisted on the property. After the receivership order, the receiver retained Colliers Macaulay Nicolls Inc. The assessed value of the property at that time was $29 million. The estimated sale price at the time was $16.8 million to $26.7 million if the Golden Property was sold with the existing leases in place, but $31.0 million to $36.4 million on a vacant possession basis.

20. Including because (a) the receivership order was limited to Whitewater Concrete and Whitewater Developments' current assets (*i.e.*, all accounts receivable, inventory, cash, and pre-paid deposits) and 145 Golden Dr., and specifically excluded Whitewater Developments equipment and vehicles, (b) Jeff Keeble for the receiver advised, and we believed, that the receiver would be in a position to terminate the leases and deliver vacant possession on sale, Craig and I understood and expected that a sale of 145 Golden Dr. would be enough to repay or substantially reduce the amounts owing to RBC as it pertains to Bastian and Krystle.

21. Ultimately, however, and despite the estimated value, the property was sold on a vacant possession basis by court order on July 3, 2025, for $21,200,000, which was well below the assessed or estimated values and yielded no net proceeds to RBC.

Assets and Financial Status of Krystle

22. As addressed above in part, Krystle's primary assets are its indirect holdings in certain and lands and premises in British Columbia, and in particular:

(a) 8653 River Rd. S., Dewdney, BC, legally described as:

PID: 010-889-680
Lot 1, Plan NWP3157, Section 29, Township 20, New Westminster District Plan LMP39524,

("**8653 River Rd. S.**");

(b) 27222 Lougheed Hwy., Maple Ridge, BC, legally described as:

PID: 024-337-285
Parcel 1 District Lot 433 Group 1 New Westminster District Plan LMP39524

("**27222 Lougheed Hwy.**"); and

(c) 207-53 West Hastings St., Vancouver, BC, legally described as:

PID: 028-835-778
Strata Lot 34, Plan BCS3221, District Lot OGT, New Westminster Land District, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1 Or V, As Appropriate

("**207-53 West Hastings St.**").

8653 River Rd. S.

23. 8653 River Rd. S. is a 15-acre property located on the west side of River Road South, east of Lougheed Highway (Highway 7).

24. 8653 River Rd. S. is legally owned by 1226734 BC Ltd. pursuant to a bare trust agreement with 1226745 BC Ltd. pursuant to a bare trust agreement.

25. Attached to this my Affidavit and marked as **Exhibit "A"** is a true copy of that agreement.

26. 1226745 BC Ltd. is in turn owned 50/50 by Bastian and Krystle, as above.

27. On or around September 7, 2024, Grover Elliot prepared an appraisal analysis on the property, estimating the market value of the fee simple interest to be $21,000,000 as at that date. Attached to this my Affidavit and marked as **Exhibit "B"** is a true copy of that appraisal.

28. 8653 River Rd S. is currently secured by a mortgage to the Bank of Montreal which serves as security for a non-revolving demand loan, on which monthly principal payments and monthly interest payments are made. The current amount owing on that mortgage is approximately $6,784,157.04 as at August 1, 2025.

27222 Lougheed Hwy.

29. 27222 Lougheed Hwy. is a 9.31-acre parcel on the south side of Lougheed Highway, fronting the Fraser River, between 266th Street and 280th Street in Maple Ridge.

30. Attached to this my Affidavit and marked as **Exhibit "C"** is a true copy of the title search for 27222 Lougheed Hwy.

31. 27222 Lougheed Hwy. is legally owned by 27222 Lougheed Highway Ltd. pursuant to a bare trust agreement with SKAW, which as above is owned 50/50 by Bastian and Krystle.

32. 27222 Lougheed Hwy. has been appraised or assessed twice going back to 2022:

(a) On or around April 19, 2022, Grover Elliot prepared a draft appraisal analysis on the property, estimating the market value of the fee simple interest to be $28,600,000. Attached to this my Affidavit and marked as **Exhibit "D"** is a true copy of that draft appraisal.

(b) On or around August 8, 2024, Colliers prepared a valuation of the property, estimating the total value of land and improvements to be $35,810,000, as at that date. Attached to this my Affidavit and marked as **Exhibit "E"** is a true copy of that valuation.

33. 27222 Lougheed Hwy. is currently secured by a first ranking *inter alia* mortgage to BDC which serves as security for a loan made to 27222 Lougheed Highway Ltd., and a second-ranking mortgage to Mandate National Mortgage Corporation ("**Mandate**"), for which Bastian and Krystle are covenantors. As of August 1, 2025, approximately $12,423,439.94 was owing to BDC, and approximately $3,000,000 was owing on the Mandate mortgage.

207-53 West Hastings St.

34. 207-53 West Hastings St. is an office unit in the historic Paris Block of Gastown.

35. Attached to this my Affidavit and marked as **Exhibit "F"** is a true copy of the title search for 207-53 West Hastings St.

36. 207-53 West Hastings St. is legally owned by SKAW, which as above is owned 50/50 by Bastian and Krystle.

37. 207-53 West Hastings St. has an assessed value of 842,000 as at July 1, 2024. Attached to this my Affidavit and marked as **Exhibit "G"** is a true copy of the title search for 207-53 West Hastings St.

38. 207-53 West Hastings St. is currently secured by a first ranking mortgage with Envision Financial, on which monthly principal payments and monthly interest payments are made. The current amount owing on that mortgage is approximately $268,918.49 as at December 31, 2024.

Current Financial Information

39. Attached to this my Affidavit and marked as **Exhibit "H"** is a true copy of the trial balance, financial statements, and T2 tax return of 1226745 B.C. Ltd. for the period ending September 30, 2024.

40. Attached to this my Affidavit and marked as **Exhibit "I"** is a true copy of the trial balance and T2 tax return of 1226734 B.C. Ltd. for the period ending September 30, 2024.

41. Attached to this my Affidavit and marked as **Exhibit "J"** is a true copy of the trial balance, financial statements, and T2 tax return of SKAW for the period ending December 31, 2024.

42. Attached to this my Affidavit and marked as **Exhibit "K"** is a true copy of the trial balance and T2 tax return of 27222 Lougheed Highway Holdings Ltd. for the period ending December 31, 2024.

43. Attached to this my Affidavit and marked as **Exhibit "L"** is a true copy of the trial balance, financial statements, and T2 tax return of Krystle for the period ending October 31, 2024.

44. These documents represent the most recently prepared financial statements or consolidated financial information for each of the respective companies. There are otherwise, to my knowledge, no significant debts or liabilities owing by these respective companies, except as otherwise addressed in the pleadings and materials filed in these proceedings. None of the obligations identified therein, including the mortgages on the 8653 River Rd. S., 27222 Lougheed Hwy., and 207-53 West Hastings St. are otherwise in default or the amounts due and owing.

Efforts to Obtain Funds or Financing

45. Throughout 2025, Craig has contacted a number of brokers and lenders to arrange financing using, in particular, the equity in the properties reviewed above. Craig and I have likewise continued our efforts to sell one or both of 8653 River Rd. S. and 27222 Lougheed Hwy. to address our and Bastian and Krystle's debts.

46. Today, that has resulted in two material opportunities that would, together and separately, see RBC repaid in full for their judgment against Krystle (and Bastian).

47. First, on July 15, 2025, SKAW, 27222 Lougheed Highway Holdings Ltd., and 1226745 BC Ltd. and others have signed a term sheet with a third-party lender for a term-loan facility in the amount $9,000,000.00, a purpose of which is to repay senior

creditors, including RBC. The lender is completing due diligence under the terms of that agreement now.

48. We are continuing discussions with other brokers, who have advised as recently as Friday, August 1, 2025, that they have lenders interested in 27222 Lougheed Hwy, which loan(s) would likewise satisfy RBC as it pertains to Bastian and Krystle.

49. Second, SKAW is currently in discussions to sell 27222 Lougheed Hwy. It received an unsolicited offer for the purchase of the property by a third party on May 26, 2025, and has been in negotiations with that party since. SKAW is in the process of serving a counteroffer to that party, which will expire on 5:00 p.m. on August 8, 2025. If accepted, the sale would close on December 10, 2025, and will result in the full repayment of the mortgages and RBC.

Remote Commissioning of Affidavit

50. I was not physically before the commissioner of this affidavit, but was present before the commissioner by video technology, and this affidavit was commissioned by video technology, and this affidavit was commissioned following the process for remote commissioning of affidavits as set out in Appendix A to the Law Society of British Columbia's *Code of Professional Conduct*.

51. 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 5th day of August, 2025.	
A Commissioner for taking Affidavits in British Columbia	ROBERT KYLE SMITH

WILLIAM E. STRANSKY
Barrister & Solicitor
MCEWAN COOPER KIRKPATRICK LLP
900 – 980 Howe Street
Vancouver, BC V6Z 0C8
(604) 283-8065

This is Exhibit "L" referred to in Affidavit #1 of Robert Kyle Smith made before me on this 5th day of August, 2025.

A Commissioner for taking Affidavits in the Province of British Columbia

Krystle Holdings Ltd.
Year End: October 31, 2024
Trial balance by map number

Prepared by	Reviewed by	Approved by
NE 7/24/2025	RAO 7/31/2025	

9. 1

Account	Prelim	Adj's	Reclass	Rep	Rep 10/23	%Chg
1000 RBC Business account	380.56	0.00	0.00	380.56	397.52	(4)
1002 RBC US Account	163.78	0.00	0.00	163.78	0.00	0
1003 RBC US Account - FX	0.00	59.03	0.00	59.03	0.00	0
1100 Haywood Investments Cash	800.38	(800.38)	0.00	0.00	800.38	(100)
1105 Haywood Investments Cash USD	3,162.49	(3,162.49)	0.00	0.00	3,162.49	(100)
1106 Haywood Investments Cash USD F)	1,175.50	(1,175.50)	0.00	0.00	1,175.50	(100)
2035 RBC Line of Credit	(2,500.00)	0.00	0.00	(2,500.00)	(11,500.00)	(78)
A Cash	**3,182.71**	**(5,079.34)**	0.00	**(1,896.63)**	**(5,964.11)**	**(68)**
1355 Haywood Securities USD	116,908.94	(116,908.94)	0.00	0.00	116,908.94	(100)
1356 Haywood Securities USD FX	43,256.31	(43,256.31)	0.00	0.00	43,256.31	(100)
B Temporary investments	**160,165.25**	**(160,165.25)**	0.00	0.00	**160,165.25**	**(100)**
1750 Investment - Whitewater Develop	50,500.00	0.00	0.00	50,500.00	50,500.00	0
1760 Investment-Torrent Holdings	5.00	0.00	0.00	5.00	5.00	0
1770 Investment in 145 Golden Drive	100.00	0.00	0.00	100.00	100.00	0
1771 Investment - Back Forty Holding	10.00	0.00	0.00	10.00	10.00	0
1772 Investment BC Ltd	5.00	0.00	0.00	5.00	5.00	0
1800 Investment-Annapolis Ltd Prtshp	(64.41)	0.16	0.00	(64.25)	(64.41)	0
1805 Investment - Krystel Growth Ptn	100,000.00	0.00	0.00	100,000.00	100,000.00	0
1850 Investment-Geocon	83,332.50	0.00	0.00	83,332.50	83,332.50	0
N Long-term investments	**233,888.09**	**0.16**	0.00	**233,888.25**	**233,888.09**	**0**
2010 Accrued Liabilities	0.00	(4,488.75)	0.00	(4,488.75)	(7,000.00)	(36)
BB Accounts payable & acc. liab.	**0.00**	**(4,488.75)**	0.00	**(4,488.75)**	**(7,000.00)**	**(36)**
2870 Due to Shareholder	11,177.84	3,640.48	0.00	14,818.32	0.00	0
DD Due to Shareholder	**11,177.84**	**3,640.48**	0.00	**14,818.32**	**0.00**	**0**
1660 Due from Whitewater Development	1,100,664.80	0.00	0.00	1,100,664.80	1,100,923.57	0
1666 Due to/From Torrent Holdings	21,119.05	(21,119.05)	0.00	0.00	21,119.05	(100)
1667 Due from Skaw Properties Ltd.	126,400.00	0.00	0.00	126,400.00	121,400.00	4
1670 Due from Whitewater Concrete	(32,920.86)	0.00	0.00	(32,920.86)	0.00	0
1680 Due from 145 Golden Dr Ltd	(305,692.62)	0.00	0.00	(305,692.62)	(305,692.62)	0
1685 Due From Back Forty	39,827.23	0.00	0.00	39,827.23	39,827.23	0
1696 Due from 1226745 BC Ltd	(1,000,005.00)	0.00	0.00	(1,000,005.00)	(1,000,005.00)	0
1697 Due from A & H Vancouver	1,000,000.00	0.00	0.00	1,000,000.00	1,000,000.00	0
1699 Torrent Shotcrete Capital Inc	100,000.00	(100,000.00)	0.00	0.00	100,000.00	(100)
1700 Due from Industry Grooming Inc.	18,490.00	0.00	0.00	18,490.00	18,490.00	0
1701 Due To/From Legacy	690,000.00	0.00	0.00	690,000.00	690,000.00	0
2500 Due from Hamilton & Young Hldgs	164,002.79	0.00	0.00	164,002.79	164,002.79	0
EE Related Party Transactions	**1,921,885.39**	**(121,119.05)**	0.00	**1,800,766.34**	**1,950,065.02**	**(8)**
2250 Corporate Income tax payable	(84,828.22)	84,824.38	0.00	(3.84)	(84,828.22)	(100)
FF Income taxes	**(84,828.22)**	**84,824.38**	0.00	**(3.84)**	**(84,828.22)**	**(100)**

Krystle Holdings Ltd.
Year End: October 31, 2024
Trial balance by map number

Prepared by	Reviewed by	Approved by
NE 7/24/2025	RAO 7/31/2025	

9. 1-1

Account	Prelim	Adj's	Reclass	Rep	Rep 10/23	%Chg
3010 Share Capital	(86.66)	0.00	0.00	(86.66)	(86.66)	0
SS Capital stock	**(86.66)**	**0.00**	**0.00**	**(86.66)**	**(86.66)**	**0**
3020 Dividends Paid	150,000.00	(150,000.00)	0.00	0.00	150,000.00	(100)
3710 Dividend Refund	(57,500.00)	57,500.00	0.00	0.00	(57,500.00)	(100)
3800 Retained Earnings	(2,479,639.37)	233,400.00	0.00	(2,246,239.37)	(1,669,356.68)	35
3810 Refundable Dividend Tax Paid	140,900.00	(140,900.00)	0.00	0.00	140,900.00	(100)
TT Retained Income	**(2,246,239.37)**	**0.00**	**0.00**	**(2,246,239.37)**	**(1,435,956.68)**	**56**
4100 Dividend Income	0.00	0.00	0.00	0.00	(366,666.66)	(100)
4110 Dividends - US	0.00	(234.33)	0.00	(234.33)	(900.21)	(74)
4120 Dividend income - Capital dividend	0.00	0.00	0.00	0.00	(435,779.34)	(100)
4200 Interest Income	0.00	(2.91)	0.00	(2.91)	(205.06)	(99)
4300 Ltd partnership income	0.00	27.58	0.00	27.58	668.71	(96)
4900 Loss - Sale of investment	0.00	68,908.07	0.00	68,908.07	(21,761.00)	(417)
20 Sales or gross income	**0.00**	**68,698.41**	**0.00**	**68,698.41**	**(824,643.56)**	**(108)**
6000 Accounting and legal	4,405.89	4,488.75	0.00	8,894.64	11,191.25	(21)
6070 Non deductible int & penalties	0.00	(82.07)	0.00	(82.07)	1,100.99	(107)
6100 Bank charges	545.75	12.97	0.00	558.72	480.00	16
6103 Loan Interest/Overdraft	481.11	0.00	0.00	481.11	86.91	454
6200 Management fees	0.00	269.82	0.00	269.82	1,312.64	(79)
6500 Office Expense	100.00	0.00	0.00	100.00	0.00	0
6860 NR Withholding tax	0.00	70.31	0.00	70.31	236.30	(70)
7000 Gain/loss FX	(4,677.78)	7,810.13	0.00	3,132.35	(47.22)	(6734)
40 Operating expenses	**854.97**	**12,569.91**	**0.00**	**13,424.88**	**14,360.87**	**(7)**
4910 Write down of advances to related c	0.00	121,119.05	0.00	121,119.05	0.00	0
70 Other income or expense	**0.00**	**121,119.05**	**0.00**	**121,119.05**	**0.00**	**0**
	0.00	**0.00**	**0.00**	**0.00**	**0.00**	**0**
Net Income (Loss)	**(854.97)**			**(203,242.34)**	**810,282.69**	**(125)**

APPENDIX H

Krystle Holdings Ltd. Personal Property Registry Search

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Business Debtor - "KRYSTLE HOLDINGS LTD."

Search Date and Time: June 25, 2026 at 11:12:59 am Pacific time
Account Name: BDO CANADA LIMITED BDO CANADA LIMITEE

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7 Matches in 7 Registrations in Report | Exact Matches: 7 (*) | Total Search Report Pages: 26

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 541362G

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	January 13, 2012 at 2:52:17 pm Pacific time
Current Expiry Date and Time:	January 13, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:12:59 am Pacific time)

Secured Party Information

HSBC BANK CANADA

Address

200 - 885 WEST GEORGIA STREET
VANCOUVER BC
V6C 3G1 Canada

Debtor Information

KRYSTLE HOLDINGS LTD.

Address

UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC
V7N 2L7 Canada

WHITEWATER DEVELOPMENTS LTD.

Address

UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC
V7N 2L7 Canada

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL INDEBTEDNESS PRESENT AND FUTURE, DIRECT AND INDIRECT, ABSOLUTE AND CONTINGENT OF WHITEWATER DEVELOPMENTS LTD. TO THE DEBTOR AND ALL PROCEEDS INCLUDING WIHTOUT LIMITATION ALL GOODS, SECURITIES, INSTRUMENTS, DOCUMENTS OF TITLE, CHATTLE PAPER, INTANGIBLES AND MONEY (ALL AS DEFINED IN THE PERSONAL PROPERTY SECURITY ACT, ANY ,REGULATIONS THEREUNDER AND AMENDMENTS THERETO).

Original Registering Party

LINDSAY KENNEY LLP	**Address** 1800 -401 WEST GEORGIA STREET VANCOUVER BC V6B 5A1 Canada

HISTORY

(Showing most recent first)

RENEWAL

Registration Date and Time:	December 9, 2016 at 12:10:07 pm Pacific time
Registration Number:	708519J
Registration Life:	10 Years
New Expiration Date and Time:	January 13, 2027 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

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 541369G

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	January 13, 2012 at 2:56:03 pm Pacific time
Current Expiry Date and Time:	January 13, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:12:59 am Pacific time)

Secured Party Information

HSBC BANK CANADA	**Address** 200 - 885 WEST GEORGIA STREET VANCOUVER BC V6C 3G1 Canada

Debtor Information

KRYSTLE HOLDINGS LTD.	**Address** UNIT 2 - 107 KINGS ROAD WEST NORTH VANCOUVER BC V7N 2L7 Canada
WHITEWATER CONCRETE LTD.	**Address** UNIT 2 - 107 KINGS ROAD WEST NORTH VANCOUVER BC V7N 2L7 Canada

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL INDEBTEDNESS PRESENT AND FUTURE, DIRECT AND INDIRECT, ABSOLUTE AND CONTINGENT OF WHITEWATER CONCRETE LTD. TO THE DEBTOR AND ALL PROCEEDS INCLUDING WIHTOUT LIMITATION ALL GOODS, SECURITIES, INSTRUMENTS, DOCUMENTS OF TITLE, CHATTLE PAPER, INTANGIBLES AND MONEY (ALL AS DEFINED IN THE PERSONAL PROPERTY SECURITY ACT, ANY ,REGULATIONS THEREUNDER AND AMENDMENTS THERETO).

Original Registering Party

LINDSAY KENNEY LLP

Address

1800 -401 WEST GEORGIA STREET
VANCOUVER BC
V6B 5A1 Canada

HISTORY

(Showing most recent first)

RENEWAL

Registration Date and Time: December 9, 2016 at 12:10:01 pm Pacific time
Registration Number: 708518J
Registration Life: 10 Years
New Expiration Date and Time: January 13, 2027 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

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 630973N

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	March 30, 2022 at 7:22:16 am Pacific time
Current Expiry Date and Time:	March 30, 2032 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:12:59 am Pacific time)

Secured Party Information

ECHELON INSURANCE	**Address** #300-2680 MATHESON BLVD E. MISSISSAUGA ON L4W 0A5 Canada

Debtor Information

WHITEWATER CONCRETE LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
LEGACY CRANES & EQUIPMENT LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
KRYSTLE HOLDINGS LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
1226745 B.C. LTD	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
WHITEWATER DEVELOPMENTS LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
TRILOGY CONCRETE 2021 LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
TORRENT SHOTCRETE HOLDINGS LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada

SKAW PROPERTIES LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
145 GOLDEN DRIVE LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
207-53 WEST HOLDINGS LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
BASTIAN HOLDINGS LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
SMITH, CRAIG	**Address** 1010 BEAUMONT DR. NORTH VANCOUVER BC V7R 1P9 Canada	**Birthdate** September 27, 1969
SMITH, KYLE	**Address** 644 ALDERSIDE RD. PORT MOODY BC V3H 3A5 Canada	**Birthdate**

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTORS.
PROCEEDS - CHATTEL PAPER, GOODS, INVESTMENT PROPERTY, DOCUMENTS OF TITLE, INSTRUMENTS, MONEY AND INTANGIBLES.

Original Registering Party

PPSA CANADA INC. - (8545)

Address

303-110 SHEPPARD AVE. E.
TORONTO ON
M2N 6Y8 Canada

HISTORY
(Showing most recent first)

RENEWAL

Registration Date and Time:	May 12, 2025 at 10:53:54 am Pacific time
Registration Number:	232355R
Registration Life:	5 Years
New Expiration Date and Time:	March 30, 2032 at 11:59:59 pm Pacific time

Registering Party Information

ECHELON INSURANCE

Address
#300-2680 MATHESON BLVD E.
MISSISSAUGA ON
L4W 0A5 Canada

RENEWAL

Registration Date and Time:	March 19, 2025 at 9:00:08 am Pacific time
Registration Number:	113101R
Registration Life:	2 Years
New Expiration Date and Time:	March 30, 2027 at 11:59:59 pm Pacific time

Registering Party Information

ECHELON INSURANCE

Address
#300-2680 MATHESON BLVD E.
MISSISSAUGA ON
L4W 0A5 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 216299Q

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	February 27, 2024 at 2:08:53 pm Pacific time
Current Expiry Date and Time:	February 27, 2029 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:12:59 am Pacific time)

Secured Party Information

BARRY CHARLES HOLDINGS LTD.	**Address** VENABLES STREET VANCOUVER BC V6A 4B4 Canada
BECISON HOLDING CORPORATION	**Address** 1661 WEST 5TH AVENUE VANCOUVER BC V6J 1N5 Canada
G.I.H. PROPERTIES LTD.	**Address** P.O. BOX 18027 VANCOUVER BC V6M 4L3 Canada
MCVICAR & COMPANY HOLDINGS INC.	**Address** 2015 SW MARINE DRIVE VANCOUVER BC V6P 6B4 Canada
TNL DEVELOPMENTS LTD.	**Address** 9400 FLORIMOND ROAD RICHMOND BC V7E 1M1 Canada
GILL, AMAN	**Address** 9400 FLORIMOND ROAD RICHMOND BC V7E 1M1 Canada
CHAPPELL, PETER	**Address** C/O UNIT 505 – 1195 WEST BROADWAY VANCOUVER BC V6H 3X5 Canada

CHAPPELL, SANDRA	**Address** C/O UNIT 505 – 1195 WEST BROADWAY VANCOUVER BC V6H 3X5 Canada
GAUTREAU, TERESA	**Address** P.O. BOX 18027 VANCOUVER BC V6M 4L3 Canada

Debtor Information

27222 LOUGHEED HIGHWAY HOLDINGS LTD.	**Address** 145 GOLDEN DRIVE COQUITLAM BC V3K 3T1 Canada
145 GOLDEN DRIVE LTD.	**Address** 145 GOLDEN DRIVE COQUITLAM BC V3K 3T1 Canada
SKAW PROPERTIES LTD.	**Address** C/O 145 GOLDEN DRIVE COQUITLAM BC V3K 3T1 Canada
WHITEWATER CONCRETE LTD.	**Address** 27222 LOUGHEED HIGHWAY MAPLE RIDGE BC V2W 1M4 Canada
WHITEWATER DEVELOPMENTS LTD.	**Address** 145 GOLDEN DRIVE COQUITLAM BC V3K 3T1 Canada
KRYSTLE HOLDINGS LTD.	**Address** 644 ALDERSIDE ROAD PORT MOODY BC V3H 3T1 Canada
BASTIAN HOLDINGS LTD.	**Address** 207 – 53 WEST HASTINGS STREET VANCOUVER BC V6B 1G4 Canada

TRILOGY CONCRETE 2021 LTD.	**Address** C/O 145 GOLDEN DRIVE COQUITLAM BC V3K 3T1 Canada	
SMITH, ROBERT KYLE	**Address** 644 ALDERSIDE ROAD PORT MOODY BC V3H 3A5 Canada	**Birthdate** May 28, 1968
SMITH, CRAIG ALLEN	**Address** 1010 BEAUMONT DRIVE NORTH VANCOUVER BC V7R 1P9 Canada	**Birthdate** September 27, 1969

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

THE DEBTOR GRANTS TO THE SECURED PARTY A SECURITY INTEREST IN ALL OF THE DEBTOR'S PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY.

Original Registering Party

REDPOINT LAW LLP	**Address** 355 BURRARD STREET SUITE 660 VANCOUVER BC V6C 2G8 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 755070Q

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	November 8, 2024 at 1:23:02 pm Pacific time
Current Expiry Date and Time:	November 8, 2034 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:12:59 am Pacific time)

Secured Party Information

TRISURA GUARANTEE INSURANCE COMPANY	**Address** 333 BAY STREET SUITE 1610, BOX 22 TORONTO ON M5H 2R2 Canada

Debtor Information

KRYSTLE HOLDINGS LTD.	**Address** 145 GOLDEN DRIVE COQUITLAM BC V3K 6T1 Canada

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

INVENTORY

EQUIPMENT

ACCOUNTS

OTHER

MOTOR VEHICLE INCLUDED

Original Registering Party

TRISURA GUARANTEE INSURANCE COMPANY	**Address** 333 BAY STREET SUITE 1610, BOX 22 TORONTO ON M5H 2R2 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 232522R

Registration Description: PPSA SECURITY AGREEMENT
Act: PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time: May 12, 2025 at 11:51:02 am Pacific time
Current Expiry Date and Time: May 12, 2030 at 11:59:59 pm Pacific time
Expiry date includes subsequent registered renewal(s)
Trust Indenture: No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:12:59 am Pacific time)

Secured Party Information

ECHELON INSURANCE

Address

#300-2680 MATHESON BLVD E.
MISSISSAUGA ON
L4W 0A5 Canada

Debtor Information

WHITEWATER CONCRETE LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
LEGACY CRANES & EQUIPMENT LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
KRYSTLE HOLDINGS LTD	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
1226745 B.C. LTD	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
WHITEWATER DEVELOPMENTS LTD	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
TRILOGY CONCRETE 2021 LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
TORRENT SHOTCRETE HOLDINGS LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada

SKAW PROPERTIES LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
145 GOLDEN DRIVE LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
207-53 WEST HOLDINGS LTD	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
BASTIAN HOLDINGS LTD	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
SMITH, CRAIG	**Address** 1010 BEAUMONT DR. NORTH VANCOUVER BC V7R 1P9 Canada	**Birthdate** September 27, 1969
SMITH, KYLE	**Address** 644 ALDERSIDE RD PORT MOODY BC V3H 3A5 Canada	**Birthdate**

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTORS.

PROCEEDS - CHATTEL PAPER, GOODS, INVESTMENT PROPERTY, DOCUMENTS OF TITLE,

INSTRUMENTS, MONEY AND INTANGIBLES.

Original Registering Party

PPSA CANADA INC. - (8545)

Address

303-110 SHEPPARD AVE. E.
TORONTO ON
M2N 6Y8 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 713180R

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	January 6, 2026 at 11:36:25 am Pacific time
Current Expiry Date and Time:	January 6, 2031 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:12:59 am Pacific time)

Secured Party Information

BECKINGHAM HOLDINGS INC.

Address

1555-1500 GEORGIA ST W
VANCOUVER BC
V6G 2Z6 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Debtor Information

207 - 53 WEST HASTINGS HOLDINGS LTD.	**Address** 2-107 KINGS RD W NORTH VANCOUVER BC V7N 2L7 Canada	
BASTIAN HOLDINGS LTD.	**Address** 2-107 KINGS RD W NORTH VANCOUVER BC V7N 2L7 Canada	
KRYSTLE HOLDINGS LTD.	**Address** 2-107 KINGS RD W NORTH VANCOUVER BC V7N 2L7 Canada	
SKAW PROPERTIES LTD.	**Address** 2-107 KINGS RD W NORTH VANCOUVER BC V7N 2L7 Canada	
SMITH, CRAIG ALLEN	**Address** 27222 LOUGHEED HWY MAPLE RIDGE BC V2W 1M4 Canada	**Birthdate**
SMITH, ROBERT KYLE	**Address** 27222 LOUGHEED HWY MAPLE RIDGE BC V2W 1M4 Canada	**Birthdate**

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY OF EACH OF THE DEBTORS AND AN UNCRYSTALLIZED FLOATING CHARGE ON LAND.

Original Registering Party

LEDDING & COMPANY LLP

Address

415-1788 WEST 5TH AVENUE
VANCOUVER BC
V6J 1P2 Canada

APPENDIX I

July 3, 2026 Email Correspondence with Robert Kyle Smith

From:	Kyle Smith <kyle@wclformwork.com>
Sent:	July 3, 2026 9:38 AM
To:	Bandali, Alykhan; Craig Smith
Cc:	Bowra, Chris
Subject:	RE: [EXT] RE: Organizational Chart

Good morning Alykhan, In RED below.

I need to defer to Craig for clarity in many areas as my memory has been severely impacted by my chemotherapy. That said, everything below seems correct to me with the clarifications that I have made.

Kyle

From: Bandali, Alykhan <abandali@bdo.ca>
Sent: July 2, 2026 10:09 AM
To: Kyle Smith <kyle@wclformwork.com>; Craig Smith <Craig@wclformwork.com>
Cc: Bowra, Chris <cbowra@bdo.ca>
Subject: RE: [EXT] RE: Organizational Chart

Hi Both,

Can you please let me know if the below is correct.

Thanks,

Alykhan Bandali, CPA
Manager, Business Restructuring & Turnaround Services
BDO Canada Limited

From: Bandali, Alykhan
Sent: June 30, 2026 4:06 PM
To: 'Kyle Smith' <kyle@wclformwork.com>; Craig Smith <Craig@wclformwork.com>
Cc: Bowra, Chris <cbowra@bdo.ca>
Subject: RE: [EXT] RE: Organizational Chart

Hi Kyle,

We were able to have the proceeding delayed so we can complete some due diligence prior to attending. The hearing was adjourned to July 10th.

Further to my email below, I have summarized our understanding of the relevant companies. Please let us know if the below is correct by July 2, 2026, otherwise we will understand the below to be correct.

1. Bastian is wholly owned by Craig Smith and is a holding company for the shares of other companies. It has no other assets. Ask Craig.
2. Krystle is wholly owned by Kyle Smith and is a holding company for the shares of other companies. It has no other assets. My wife Leslie owns shares and Fraser Smith is my sole director now that I am no longer allowed to be director. I am uncertain of any assest it may hold. I had some stock with Krystle but that was sold to pay RBC a couple years ago. That was at HAYWOOD but no longer exists. RBC seized $90,000 from Krystles RBC

account 18 months ago. No accounts have been opened since. Krystle has never owned a vehicle or physical asset that I can ever recall.

3. Whitewater Steelers Reinforcing is owned 100% by Krystle and Bastian and was created to hold the shares of A&H. It owns no other assets. Correct. I believe Fraser and Sebastian and Paulina Smith may be the directors. Craig can confirm.
4. Skaw is owned 100% by Bastian and Krystle. It holds the shares of Lougheed and Hastings and does not have any other assets. Correct. Fraser and Sebastian (and Paulina?) are the Directors. Craig?
5. Hastings is owned 100% by Skaw. It holds the 53 W Hasting Street property and has no other assets. The property is leased out to a third-party tenant. Who is the tenant? Correct. Fraser and Sebastian (and Paulina?) are the Directors. Craig? WCL is the Tennant but is in arrears.
6. Lougheed is owned 100% by Skaw. It holds the 27222 Lougheed Highway property and has no other assets. The Lougheed property has one tenant - A&H.
   a. A&H has been directing its rent payments to BDC who holds a charge for the assignment of rents. Correct. Fraser and Sebastian (and Paulina?) are the Directors. Craig?
7. 1226745 is 100% owned by Bastian and Krystle and is a holding company for the shares of 1226734 and has no other assets. Correct. Fraser and Sebastian (and Paulina?) are the Directors. Craig?
8. 1126734 is 100% owed by 1226745 and is a holding company for the 8653 River Road property. There are no other assets owned by this company. Correct. Fraser and Sebastian (and Paulina?) are the Directors. Craig? There are no tenants at this property. There are several Tennants on this property. Is it available for lease? There is some space for lease yes.
9. WCL Formwork employs Craig and Kyle. It is 100% owned by Leslie and Julia Smith. Correct. No directors at this time due to the Bankruptcy. Business layed off most employees as per Chris Bowra's request/suggestion. The sole remaining project is almost complete. There is no income from that remaining project as it is in default of its contract and the remaining work is being carried out by the contractor.

Thank you,

Alykhan Bandali, CPA
Manager, Business Restructuring & Turnaround Services
BDO Canada Limited

From: Kyle Smith <kyle@wclformwork.com>
Sent: June 30, 2026 1:55 PM
To: Bandali, Alykhan <abandali@bdo.ca>; Craig Smith <Craig@wclformwork.com>
Cc: Bowra, Chris <cbowra@bdo.ca>
Subject: [EXT] RE: Organizational Chart

Good afternoon Alykhan,

Answers below in RED.

I do not have a Org Chart for Krystle and Bastian holdings.

Were you guys able to get in front of the A&H court proceedings last Wednesday?

Cheers,

Kyle

From: Bandali, Alykhan <abandali@bdo.ca>
Sent: June 30, 2026 12:01 PM
To: Craig Smith <Craig@wclformwork.com>; Kyle Smith <kyle@wclformwork.com>

APPENDIX J

Whitewater Steelers Reinforcing Ltd. Corporate Search

BRITISH COLUMBIA | BC Registry Services

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard Street
Victoria BC
1 877 526-1526

BC Company Summary

For

WHITEWATER STEELERS REINFORCING LTD.

Date and Time of Search: **June 23, 2026 11:38 AM Pacific Time**

Currency Date: April 20, 2026

ACTIVE

Incorporation Number: BC1227912

Name of Company: WHITEWATER STEELERS REINFORCING LTD.

Business Number: 765193479 BC0001

Recognition Date and Time: Incorporated on October 23, 2019 05:01 PM Pacific Time **In Liquidation:** No

Last Annual Report Filed: October 23, 2025 **Receiver:** No

REGISTERED OFFICE INFORMATION

Mailing Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

Delivery Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

Delivery Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
SMITH, CRAIG ALLEN

Mailing Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V7M 1M4
CANADA

Delivery Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V7M 1M4
CANADA

Last Name, First Name, Middle Name:
SMITH, ROBERT KYLE

Mailing Address:	**Delivery Address:**
27222 LOUGHEED HIGHWAY MAPLE RIDGE BC V2W 1M4 CANADA	27222 LOUGHEED HIGHWAY MAPLE RIDGE BC V2W 1M4 CANADA

NO OFFICER INFORMATION FILED AS AT October 23, 2025.

APPENDIX K

June 30, 2026 Email Correspondence with Craig Allen Smith and Robert Kyle Smith

Bandali, Alykhan

From:	Kyle Smith <kyle@wclformwork.com>
Sent:	June 30, 2026 1:55 PM
To:	Bandali, Alykhan; Craig Smith
Cc:	Bowra, Chris
Subject:	[EXT] RE: Organizational Chart

Good afternoon Alykhan,

Answers below in RED.

I do not have a Org Chart for Krystle and Bastian holdings.

Were you guys able to get in front of the A&H court proceedings last Wednesday?

Cheers,

Kyle

From: Bandali, Alykhan <abandali@bdo.ca>
Sent: June 30, 2026 12:01 PM
To: Craig Smith <Craig@wclformwork.com>; Kyle Smith <kyle@wclformwork.com>
Cc: Bowra, Chris <cbowra@bdo.ca>
Subject: Organizational Chart

Hi Both,

We are trying to get an understanding of the organizational chart of your companies.

1. We understand that 207 – 53 W Hastings is its own company. We are wondering who owns this company, is it Skaw? We are also wondering what the Hastings property is used for. It is SKAW. It is leased out.
2. We are also wondering who owns Torrent Shotcrete Holdings and what the purpose of that company is? Torrent is owned by Krystle and Bastian. It owns the shares of Torrent Shotcrete.
3. We understand that Whitewater Steelers Reinforcing was created to hold she A&H shares, is that correct? Who owns this company? Does it do anything else other than hold the shares of A&H? Yes. Krystle and Bastian own the shares. NO.
4. Lastly, we are hoping you can confirm Skaw is owned by Bastian and Krystle (50/50). Does it do anything other than hold the shares of the Lougheed company (and possibly the Hastings company)? SKAW is owned by Krystle and Bastian 50/50.

If there is an org chart you could provide as well, that would be appreciated.

Thank you,

Alykhan Bandali, CPA
Manager, Business Restructuring & Turnaround Services
BDO Canada Limited
abandali@bdo.ca

APPENDIX L

Second Report of the Court-Appointed Receiver dated August 26, 2025, filed in Action H-240524

NO. H-240524
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

ROYAL BANK OF CANADA

PETITIONER

AND:

WHITEWATER CONCRETE LTD., WHITEWATER DEVELOPMENTS LTD., ROBERT KYLE SMITH, CRAIG SMITH, KRYSTLE HOLDINGS LTD., BASTIAN HOLDINGS LTD., 145 GOLDEN DRIVE LTD., BARRY CARLES HOLDINGS LTD., BECISION HOLDING CORPORATION, G.I.H. PROPERTIES LTD., MCVICAR & COMPANY HOLDINGS INC., TNL DEVELOPMENTS LTD., AMAN GILL, PETER CHAPPELL, SANDRA CHAPPELL, AND TERESA GAUTREAU

RESPONDENTS

SECOND REPORT OF THE COURT-APPOINTED RECEIVER OF 145 GOLDEN DRIVE LTD., WHITEWATER CONCRETE LTD., AND WHITEWATER DEVELOPMENTS LTD.

DATED AUGUST 26, 2025

PREPARED BY DELOITTE RESTRUCTURING INC.

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APPENDICES

INTRODUCTION

1) Pursuant to an Order (the "**Receivership Order**") of the Supreme Court of British Columba (the "**Court**") dated July 2, 2024 (the "**Date of Receivership**"), Deloitte Restructuring Inc. ("**Deloitte**") was appointed as receiver (in such capacity, the "**Receiver**") without security of certain lands, other assets and property of 145 Golden Drive Ltd. ("**145**" or "**Golden**"). The Court proceedings in which the Receiver was appointed are referred to herein as the "**Receivership Proceedings**".

2) The Receivership Order also appointed Deloitte as the Receiver without security of other assets and property of Whitewater Concrete Ltd. ("**Concrete**") and Whitewater Developments Ltd. ("**Developments**" and together with Concrete, "**Whitewater**" or the "**Operating Companies**"). Whitewater and 145 are collectively referred to herein as the "**Debtors**".

3) This is the Receiver's second report in the Receivership Proceedings (the "**Second Report**" or "**this Report**") and only pertains to 145. The Receiver will be issuing a report in regard to Whitewater at a later date.

4) The primary secured creditor of Golden is Business Development Bank of Canada ("**BDC**") who was owed approximately $10.5 million (before costs or protective disbursements) (the "**BDC Direct Debt**") from Golden as at June 19, 2024. As of April 16, 2025, with interest and other fees, the BDC Direct Debt was approximately $11.4 million. BDC holds an all-indebtedness first mortgage (the "**Golden Property First Mortgage**") over the lands at 145 Golden Drive in Coquitlam, BC (the "**Golden Property**") which, in addition to the BDC Direct Debt, secures the following:

   a) a guarantee from Golden to cover advances by BDC to Whitewater (the "**Whitewater Guarantee**"), which advances (with interest) totaled $3.4 million as at April 16, 2025; and

   b) a guarantee from Golden (the "**Lougheed Guarantee**") to cover advances by BDC, up to a maximum of $15.0 million, to 27222 Lougheed Highway Holdings Ltd. ("**Lougheed**"), a company related to the Debtors. The advances totaled $12.7 million with interest as at April 16, 2025.

5) As at April 16, 2025, the total debt owing to BDC pursuant to the BDC Direct Debt, the Whitewater Guarantee and the Lougheed Guarantee (collectively, the "**BDC Security**") is $27.5 million (the "**BDC Debt**"), all of which is secured by the Golden Property First Mortgage.

6) The Receivership Order was granted pursuant to an application by Royal Bank of Canada ("**RBC**", and together with BDC, the "**Lenders**"), the primary secured creditor of the Operating Companies. RBC was owed approximately $10.8 million from Concrete and $0.8 million from Developments as at May 28, 2024 pursuant to various credit facilities (the "**RBC Facilities**") provided to the Operating Companies. The Debtors' facilities were originally provided by HSBC Bank Canada ("**HSBC**"), which was amalgamated with RBC on March 28, 2024. For the purposes of this report, RBC is used to refer to facilities or security registered under either of RBC or HSBC. The Receiver understands that RBC holds various registered security over the Operating Companies' present and after-acquired personal property, along with various personal guarantees, a corporate guarantee from Golden and a second mortgage on the Golden Property (collectively, the "**RBC Security**"). The RBC Facilities and the RBC Security are more fully described in the first affidavit of Mr. John Lee of RBC dated June 6, 2024 ("**First Lee Affidavit**").

7) Lougheed is the registered owner of lands located at 27222 Lougheed Highway, Maple Ridge, BC (the "**Lougheed Property**"). The direct debt of Lougheed to BDC, along with Lougheed's obligations to BDC pursuant to the Lougheed Guarantee are secured by an all-indebtedness first mortgage over the Lougheed Property. The BDC Security is more fully described in the first affidavit of Ms. Sandra Riley of Kornfeld LLP, counsel to BDC, dated June 28, 2024 ("**First Riley Affidavit**").

8) The Receiver engaged MCM Law LLP ("**MCM**") to complete an independent review of the BDC Security. MCM concluded that, subject to the customary qualifications and assumptions, the BDC Security is valid and enforceable and that BDC has taken the necessary steps to perfect its security interests as against third parties (the "**BDC Security Opinion**").

9) On May 27, 2025, the Receiver issued its first report in the Receivership Proceedings (the "**First Report**"). The First Report was filed to, among other things:

a) provide the Court with an overview of 145's business and pertinent background information;

b) report on the Receiver's activities with respect of 145 since the Date of Receivership;

c) report on the receipts and disbursements for 145 as outlined in the Receiver's interim statement of receipts and disbursements from the Date of Receivership to April 29, 2025;

d) report on the sale process undertaken by the Receiver with respect to the Golden Property;

e) provide an overview of the contract of purchase and sale between the Receiver and Dalla Zanna Properties Inc. ("**DZP**") dated March 18, 2025 and executed and delivered on March 25, 2025 for the purchase of the Golden Property for $21.2 million (the "**070 Offer**") that was subsequently assigned by DZP to 0706617 BC Ltd. ("**070**"); and

f) support the Receiver's application for orders to:

i. approve the activities of the Receiver as described in the First Report; and

ii. authorize and direct the Receiver to complete the transaction pursuant to the 070 Offer (the "**Transaction**") and carry out all steps necessary to do so.

10) On July 3, 2025, the Court issued an Order (the "**145 Sale Approval Order**") approving the Transaction and declaring it to be commercially reasonable.

11) On July 3, 2025, the Court also issued an Order approving the Receiver's activities as set out in the First Report (the "**First Activities Approval Order**").

12) The Receivership Order, First Report, 145 Sale Approval Order, First Activities Approval Order, and other Court materials have been posted on the Receiver's website at *https://www.insolvencies.deloitte.ca/whitewater* (the "**Receiver's Website**"). The Second Report will also be posted to the Receiver's Website after it has been filed with the Court.

Purpose of the Second Report

13) The purpose of this Second Report is to:

a) report on the Receiver's activities with respect to 145 since the First Report;

b) report on the closing of the Transaction;

c) report on the receipts and disbursements for 145 as outlined in the Receiver's interim statement of receipts and disbursements from the Date of Receivership to August 19, 2025 (the "**Receiver's 145 August R&D**"), a copy of which is attached hereto as **Appendix "A"**;

d) provide the Receiver's recommendation regarding a distribution of the Transaction proceeds to BDC;

e) support the Receiver's application(s) for an order:

i. approving the activities of the Receiver as described in this Second Report; and

ii. approving and authorizing the Receiver to make the First BDC Distribution (as defined later herein).

Terms of reference

14) In preparing this Second Report, the Receiver has relied upon unaudited financial and other information prepared by the Debtors' bookkeeper, 145's books and records, the First Lee Affidavit, the First Riley Affidavit, and discussions with former management of the Debtors, including Mr. Craig Smith ("**Mr. C. Smith**") and Mr. Kyle Smith (together with Mr. C. Smith, the "**Smiths**").

15) The Receiver has not audited, reviewed or otherwise attempted to verify the accuracy or completeness of the information in a manner that would wholly or partially comply with Generally Accepted Assurance Standards pursuant to the *CPA Canada Handbook* and, accordingly, the Receiver expresses no opinion or other form of assurance in respect of this information.

16) All dollar amounts in this First Report are in Canadian dollars, unless otherwise indicated.

17) Unless otherwise provided, all other capitalized terms not defined in this Second Report are as defined in the First Report.

BACKGROUND

18) The Smiths, through their holding companies Krystle Holdings Ltd. and Bastian Holdings Ltd. (the "**Holdcos**"), each own 50% of 145. The Smiths are directors of 145, which was incorporated in British Columbia on November 10, 2011 and has no officers or employees.

19) RBC filed an application for a bankruptcy order (the "**Bankruptcy Order**") against the Smiths, which order was granted by the Court on June 13, 2025. The Receiver understands the Smiths have filed a notice of appeal with respect to the Bankruptcy Order. The Receiver also understands that RBC has a pending application for a bankruptcy order against 145 and the Holdcos scheduled for September 4 and 5, 2025.

20) 145 existed exclusively as a holding company for the Golden Property. The Golden Property was the former head office for the Operating Companies but as at the Date of Receivership only included two (2) third party tenants (the "**Tenants**"), Aluma Systems, Inc. ("**Aluma**"), and Ulma Construction Systems Canada Inc. ("**Ulma**"), who entered into leases with Golden in 2015 and 2021, respectively.

21) Further information on 145's books and records, assets and liabilities, and background on the financial difficulties faced by 145 are included in the First Report and are not repeated in this Report.

Related companies

22) The Receiver understands from information it has obtained from various sources that the following companies are related to the Debtors and/or the Smiths (the "**Related Companies**").

a) Legacy Cranes & Equipment Ltd. which owns various equipment and inventory that is comingled with Whitewater's assets at various locations.

b) Skaw Properties Ltd., a holding company that owns various properties.

c) Lougheed, a holding company that owns the Lougheed Property and is the landlord of Whitewater.

d) A&H (Steel) Vancouver Ltd., a joint venture between Concrete and A&H Steel Ltd. that was formed in 2019, which is owned 30% by the Smiths through their holding companies, and is operated from the Lougheed Property.

e) Torrent Shotcrete Capital Inc. and Torrent Shot Crete Structures Ltd., a structural shotcrete company owned 50% by the Smiths and 50% by another party.

f) Trilogy Concrete 2021 Ltd. ("**Trilogy**"), a partnership between Concrete and Syber Concrete Forming Ltd. that was created specifically for a project at the new St. Paul's hospital in Vancouver, BC (the "**St. Paul's Project**"). The Receiver collected approximately $5.7 million in holdback funds owed to Concrete and other subcontractors of Trilogy (the "**Trilogy Holdback Funds**") directly from the general contractor on the St. Paul's Project and then petitioned Trilogy into bankruptcy and obtained a bankruptcy order on March 12, 2025. Deloitte was substituted as the Trustee in bankruptcy of Trilogy by MNP Ltd. on April 23, 2025 and the Receiver is continuing to pursue Concrete's rightful entitlement to the Trilogy Holdback Funds.

23) The Receiver has obtained limited information on the Related Companies from the Smiths and other parties as these entities are outside of the scope of the Receivership Order. However,

there appear to be many related party transactions and interactions amongst the Debtors and the Related Companies that require further investigation. The Receiver will provide more details in its first report for Whitewater.

ACTIONS OF THE RECEIVER

24) The Receiver has taken the following steps with respect to 145 since issuing the First Report:

a) Facilitated collection of rent from the Tenants and payment of utilities for the Golden Property;

b) Drafted a bid procedures memo with respect to the presentation of competing offers in Court on the Golden Property;

c) Performed a reconciliation of goods and service tax ("**GST**") collected since the Date of Receivership and completed the annual GST filing;

d) Completed the Transaction pursuant to the 145 Sale Approval Order, as further outlined in this Report;

e) Closed 145's utility accounts upon closing of the Transaction;

f) Corresponded with Lawson Lundell LLP ("**Lawson**"), the Receiver's legal counsel, and Colliers Macaulay Nicolls Inc. with respect to the closing of the Transaction;

g) Corresponded with RBC and BDC and their respective counsel regarding the status of the Receivership;

h) Engaged MCM to complete the BDC Security Opinion; and

i) prepared this Report.

25) The Receiver has also undertaken various activities with respect to Whitewater. These activities will be detailed in a separate Court report.

GOLDEN PROPERTY CLOSING

26) The sale of the Golden Property was approved by the Court pursuant to the 145 Sale Approval Order and the Transaction was completed by the Receiver as scheduled on July 30, 2025 for a total sale price of $21,218,000 (the "**Golden Property Sale Price**").

27) Lawson coordinated the closing of the sale and paid the Receiver the net sale proceeds of $21,171,918 from the Transaction (the "**Golden Sale Net Proceeds**"). The Golden Sale Net Proceeds were calculated by deducting from the Golden Property Sale Price the listing and selling commissions of $200,510 (inclusive of taxes), a July 2025 rent adjustment in favour of 070 for $2,482, and utilities owed to the City of Coquitlam for $117. These adjustments were offset by prepaid 2025 property taxes in favour of the Receiver for $149,250 and interest income of $7,777 earned on the initial deposit.

CREDITORS AND SECURED CHARGES

CRA priority claims

28) Canada Revenue Agency ("**CRA**") has not undertaken a GST trust examination for Golden.

29) The Receiver filed the one outstanding pre-receivership GST return for Golden which indicated a total amount payable of $26,729 (the "**Pre-Receivership GST Debt**"). The Receiver is not aware of any other arrears and this amount may be subject to change through a future CRA trust examination.

30) The Receiver has also continued to file the post-receivership GST returns. The current balance of GST collected by the Receiver and owing to CRA is $47,955 which will be offset by $16,391 in GST paid. The current net GST amount owing to CRA is equal to $29,589 (the "**Current Post-Receivership GST Debt**").

31) As outlined in the First Report, 145 did not have any employees. As such, there are no known payroll source deduction ("**PSD**") amounts owing to CRA by 145.

Receiver’s charge and borrowings

32) Pursuant to paragraph 18 of the Receivership Order, the Receiver and Lawson, as its legal counsel, are the beneficiaries of the Receiver’s Charge to secure payment of their fees and disbursements incurred in the Receivership Proceedings. The Receiver’s Charge is a first-ranking charge over the Property but subordinate to the charges, if any, created pursuant to Sections 14.06(7), 81.4(4), and 81.6(2) of the *Bankruptcy and Insolvency Act*, R.S.B.C 1996 c.253, as amended.

33) Pursuant to paragraph 21 of the Receivership Order, the Receiver is authorized to borrow up to $500,000 without further approval of the Court for the purpose of carrying out its duties and powers (the “**Borrowing Facility**”) which is subject to the Receiver’s Borrowings Charge.

34) The Receiver has not made any draws on the Borrowing Facility to date.

Secured indebtedness

35) As noted above, the BDC Debt secured by the Golden Property First Mortgage totals $27.5 million as at April 16, 2025. BDC has valid and enforceable security as reported in the BDC Security Opinion.

36) The BDC Security is subject to certain prior ranking Court-ordered charges and statutory interests, which include:

a) the Receiver’s Charge;

b) the Receiver’s Borrowing Charge (as that term is defined in the Receivership Order); and

c) certain deemed trust and priority claims, if any.

37) BDC, as first mortgage holder, is expected to suffer a shortfall and no amounts are expected to be payable from the sale of the Golden Property to RBC or the BCM Parties (as defined below).

Other secured debts

38) As outlined in the First Report, there is a syndicate of investors that provided funding to Golden that is secured by a third mortgage against the Golden Property. These investors are referred to herein as the “**BCM Parties**” and include:

a) Barry Charles Holdings Ltd.;

b) Becision Holding Corporation;

c) G.I.H. Properties Ltd.;

d) McVicar & Company Holdings Inc.;

e) TNL Developments Ltd.;

f) Aman Gill;

g) Peter Chappell;

h) Sandra Chappell; and

i) Teresa Gautreau.

39) The BCM Parties are owed approximately $3.0 million. The Receiver does not anticipate proceeds being available for distribution to the BCM Parties.

40) Echelon Insurance is the only other party with a secured charge against Golden in the Personal Property Registry, subordinate to BDC. The Receiver has not undertaken a review of amounts potentially owed to this party.

Unsecured creditors

41) Based on the available books and records of the Debtors and correspondence received from creditors, the Receiver estimates total unsecured creditors claims of approximately $8.6 million as of the Date of Receivership.

42) The Debtors' records do not provide detail as to what portion of that balance is owed by Golden versus the Operating Companies. It is the Receiver's understanding that it exclusively relates to amounts owed by Whitewater, and therefore Golden has no unsecured creditors. The Receiver has not been contacted by any parties purporting to be a creditor of Golden.

STATEMENT OF RECEIPTS AND DISBURSEMENTS

43) The Receiver's 145 August R&D reflects the administration of the Receivership Proceedings from the Date of Receivership to August 19, 2025 and is attached hereto as **Appendix "A".**

44) As of August 19, 2025, the Receiver's gross receipts amounted to $22,421,640, primarily relating to the collection of the Golden Property Sale Price of $21,218,000 and $974,826 in rent and operating expense reimbursements from the Tenants since the Date of Receivership.

45) During the same period, the Receiver made disbursements totalling $781,674, including the following more significant amounts:

- a) $353,427 in transfers from the Golden receivership trust account to the Concrete receivership trust account to cover the unfunded professional fees and costs related to the Whitewater receiverships (the "**Concrete Transfers**");
- b) $190,962 for realtor commissions related to the sale of the Golden Property;
- c) $123,142 for legal fees invoiced to August 5, 2025; and
- d) $74,414 for the Receiver's fees invoiced to June 30, 2025.

46) The Concrete Transfers were made on January 21, 2025, June 24, 2025, and July 24, 2025 with advance notice to the Lenders, in order to avoid the Receiver having to draw on the Borrowing Facility.

47) The net cash balance held by the Receiver for Golden as at August 19, 2025 was $21,639,966 (the "**Current Cash on Hand**").

FIRST INTERIM DISTRIBUTION

48) The Receiver has received the BDC Security Opinion and is seeking an order to make an initial distribution to BDC of $20,989,966 (the "**First BDC Distribution**") from the Current Cash on Hand of $21,639,966 less $650,000 related to the following holdbacks:

- a) $500,000 to cover the obligations secured by the Receiver's Charge which are estimated to be the current work in process and estimated remaining professional fees and costs for ongoing known and potential unknown matters that need to be addressed in the Receivership Proceedings. These matters include, among other things, the pursuit of Concrete's claim to its entitled portion of the Trilogy Holdback Funds, a more detailed investigation into the related party transactions and interactions amongst the Debtors and the Related Companies, the pending bankruptcy of 145, and the Receiver's discharge;
- b) $100,000 for any amounts incurred or that may hereafter be incurred by the Receiver in respect of its ordinary course post-appointment obligations, including the Current Post-Receivership GST Debt; and
- c) $50,000 for any amounts required to be remitted to CRA for PSD (which is currently nil) or GST, including the Pre-Receivership GST Debt.

49) The Receiver has discussed the First BDC Distribution with BDC and RBC and they are in agreement with the amount proposed.

CONCLUSIONS AND RECOMMENDATIONS

50) Based on the foregoing, the Receiver respectfully requests that the Court grant the Orders cited at paragraph 13(e) of this Second Report.

All of which is respectfully submitted at Vancouver, BC this 26th day of August, 2025.

DELOITTE RESTRUCTURING INC.
In its Capacity as Court-appointed Receiver of
Whitewater Concrete Ltd., Whitewater Developments Ltd.,
and 145 Golden Drive Ltd.
and not in its personal capacity

Per: Jeff Keeble, CPA, CA, CIRP, LIT, CBV
Senior Vice-President

Appendix "A"

In the Matter of the Receivership of
145 Golden Drive Ltd.

Receiver's Interim Statement of Receipts and Disbursements
For the Period of July 2, 2024 to August 19, 2025

Description		Amount (CDN)
Receipts		
Gross sale proceeds	$	21,218,000
Rent and operating expense reimbursements		974,826
Property tax adjustment on sale closing		153,578
GST on rental income		47,955
Transfer from pre-receivership bank account		15,649
Interest and other receipts		11,633
Total receipts		**22,421,640**
Disbursements		
Transfers to the Whitewater Concrete Ltd. receivership estate		353,427
Realtor commissions		190,962
Legal fees and costs to August 5, 2025		123,142
Receiver's fees and costs to June 30, 2025		74,414
GST on disbursements		18,365
Insurance		9,843
PST on disbursements		8,674
Other misc. disbursements and bank charges		2,549
Mail forwarding costs		297
Total disbursements		**781,674**
Excess of receipts over disbursements	**$**	**21,639,966**

APPENDIX M

Whitewater Steelers Reinforcing Ltd. Personal Property Registry Search

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Business Debtor - "WHITEWATER STEELERS REINFORCING LTD."

Search Date and Time: June 25, 2026 at 11:40:43 am Pacific time
Account Name: BDO CANADA LIMITED BDO CANADA LIMITEE

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2 Matches in 2 Registrations in Report   Exact Matches: 2 (*)   Total Search Report Pages: 7

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 905868L

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	November 21, 2019 at 10:35:31 am Pacific time
Current Expiry Date and Time:	November 21, 2029 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:40:43 am Pacific time)

Secured Party Information

CANADIAN WESTERN BANK

Address

SUITE 100, 666 BURRARD STREET
VANCOUVER BC
V6C 2X8 Canada

Debtor Information

SYBER 17 CONCRETE FORMING LTD

Address

23105 - 68 AVENUE
LANGLEY BC
V2Y 2S7 Canada

A & H HOLDCO (BC) LTD

Address

4710 - 82 AVENUE
EDMONTON AB
T6B 0E4 Canada

WHITEWATER STEELERS REINFORCING LTD

Address

27222 LOUGHEED HWY
MAPLE RIDGE BC
V2W 1M4 Canada

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL PRESENT AND FUTURE INVESTMENT PROPERTY AND INSTRUMENTS INCLUDING THE SHARES IN THE CAPITAL OF A & H STEEL (VANCOUVER) LTD. AND ALL RENEWALS THEREOF, SUBSTITUTIONS THEREFOR AND ACCRETIONS THERETO AND ALL DIVIDENDS THEREON OR OTHER INCOME THEREFROM. ,. PROCEEDS: ANY AND ALL \GOODS\, \INTANGIBLES\, \CHATTEL PAPER\, \DOCUMENTS OF TITLE\, \INSTRUMENTS\, \MONEY\ AND \INVESTMENT PROPERTY\ (AS SUCH TERMS ARE DEFINED IN THE PERSONAL PROPERTY SECURITY ACT (BRITISH COLUMBIA) AS AMENDED OR REPLACED FROM ,TIME TO TIME) CONSTITUTING PROCEEDS OF ANY OR ALL OF THE FOREGOING COLLATERAL, INCLUDING PROCEEDS OF PROCEEDS.

Original Registering Party

LAWSON LUNDELL LLP

Address

1600 925 WEST GEORGIA STREET
VANCOUVER BC
V6C 3L2 Canada

HISTORY

(Showing most recent first)

RENEWAL

Registration Date and Time: August 23, 2024 at 2:37:17 pm Pacific time
Registration Number: 592443Q
Registration Life: 5 Years
New Expiration Date and Time: November 21, 2029 at 11:59:59 pm Pacific time

Registering Party Information

CANADIAN WESTERN BANK

Address

CREDIT SUPPORT
300 750 CAMBIE STREET
VANCOUVER BC
V6B 0A2 Canada

AMENDMENT - DEBTORS DELETED

Registration Date and Time: March 28, 2023 at 10:53:02 am Pacific time
Registration Number: 439220P
Description:

Debtor Information

SARGON CAPITAL CORP
DELETED

Address

731 - 22ND AVENUE EAST
VANCOUVER BC
V5V 1V5 Canada

Registering Party Information

CANADIAN WESTERN BANK

Address

CREDIT SUPPORT
300 750 CAMBIE STREET
VANCOUVER BC
V6B 0A2 Canada

Base Registration Number: 905871L

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	November 21, 2019 at 10:37:14 am Pacific time
Current Expiry Date and Time:	November 21, 2026 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION
(as of June 25, 2026 at 11:40:43 am Pacific time)

Secured Party Information

CANADIAN WESTERN BANK

Address
SUITE 100, 666 BURRARD STREET
VANCOUVER BC
V6C 2X8 Canada

Debtor Information

SYBER 17 CONCRETE FORMING LTD

Address
23105 - 68 AVENUE
LANGLEY BC
V2Y 2S7 Canada

A & H HOLDCO (BC) LTD

Address
4710 - 82 AVENUE
EDMONTON AB
T6B 0E4 Canada

WHITEWATER STEELERS REINFORCING LTD

Address
27222 LOUGHEED HWY
MAPLE RIDGE BC
V2W 1M4 Canada

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL INDEBTEDNESS, PRESENT AND FUTURE, DIRECT AND INDIRECT, ABSOLUTE AND CONTINGENT OF A & H STEEL (VANCOUVER) LTD. TO THE DEBTORS. . PROCEEDS: ANY AND ALL \GOODS\, \INTANGIBLES\, \CHATTEL PAPER\, \DOCUMENTS OF TITLE\, \INSTRUMENTS\, \MONEY\ AND \INVESTMENT PROPERTY\ (AS SUCH TERMS ARE DEFINED IN THE PERSONAL PROPERTY SECURITY ACT (BRITISH COLUMBIA) AS AMENDED OR REPLACED FROM TIME TO TIME) CONSTITUTING PROCEEDS OF ANY OR ALL OF THE FOREGOING COLLATERAL, INCLUDING PROCEEDS OF PROCEEDS.

Original Registering Party

LAWSON LUNDELL LLP	**Address** 1600 925 WEST GEORGIA STREET VANCOUVER BC V6C 3L2 Canada

HISTORY
(Showing most recent first)

RENEWAL

Registration Date and Time:	August 23, 2024 at 2:12:02 pm Pacific time
Registration Number:	592373Q
Registration Life:	2 Years
New Expiration Date and Time:	November 21, 2026 at 11:59:59 pm Pacific time

Registering Party Information

CANADIAN WESTERN BANK

Address
CREDIT SUPPORT
300 750 CAMBIE STREET
VANCOUVER BC
V6B 0A2 Canada

AMENDMENT - DEBTORS DELETED

Registration Date and Time:	March 28, 2023 at 10:24:55 am Pacific time
Registration Number:	439141P
Description:	

Debtor Information

SARGON CAPITAL CORP
DELETED

Address
731 - 22ND AVENUE EAST
VANCOUVER BC
V5V 1V5 Canada

Registering Party Information

CANADIAN WESTERN BANK

Address
CREDIT SUPPORT
300 750 CAMBIE STREET
VANCOUVER BC
V6B 0A2 Canada

APPENDIX N

Skaw Properties Ltd. Corporate Search

BC Company Summary

For

SKAW PROPERTIES LTD.

Date and Time of Search:	**June 23, 2026 10:22 AM Pacific Time**
Currency Date:	April 20, 2026

ACTIVE

Incorporation Number:	BC0957820		
Name of Company:	SKAW PROPERTIES LTD.		
Business Number:	833168446 BC0001		
Recognition Date and Time:	Incorporated on December 17, 2012 12:23 PM Pacific Time	**In Liquidation:**	No
Last Annual Report Filed:	December 17, 2025	**Receiver:**	No

REGISTERED OFFICE INFORMATION

Mailing Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

Delivery Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

Delivery Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
SMITH, CRAIG ALLEN

Mailing Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V7W 1M4
CANADA

Delivery Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V7W 1M4
CANADA

Last Name, First Name, Middle Name:
SMITH, ROBERT KYLE

Mailing Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V7M 1M4
CANADA

Delivery Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V7M 1M4
CANADA

OFFICER INFORMATION AS AT December 17, 2025

Last Name, First Name, Middle Name:
SMITH, CRAIG ALLEN

Office(s) Held: (Secretary)

Mailing Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V7W 1M4
CANADA

Delivery Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V7W 1M4
CANADA

Last Name, First Name, Middle Name:
SMITH, ROBERT KYLE

Office(s) Held: (President)

Mailing Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V7W 1M4
CANADA

Delivery Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V7W 1M4
CANADA

APPENDIX O

27222 Lougheed Highway Property Title Search

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA7777768
From Title Number	CA2278982
Application Received	2019-09-30
Application Entered	2019-10-02

Registered Owner in Fee Simple

Registered Owner/Mailing Address: 27222 LOUGHEED HIGHWAY HOLDINGS LTD., INC.NO. BC1222829
145 GOLDEN DRIVE
COQUITLAM, BC
V7N 2L7

Taxation Authority Maple Ridge, City of

Description of Land

Parcel Identifier: 024-337-285

Legal Description:

PARCEL 1 DISTRICT LOT 433 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP39524

Legal Notations

HERETO IS ANNEXED EASEMENT BL378580 OVER PART PLAN LMP35612 OF PCL ONE (SRW PLAN 101) DL 433 GR 1 NWD EXCEPT: PART PLAN 63143

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE MUNICIPAL ACT, SEE BN38461

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA7787445
FILED 2019-10-02

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA7787446
FILED 2019-10-02

PERSONAL PROPERTY SECURITY ACT NOTICE, SEE CA9432137

PERSONAL PROPERTY SECURITY ACT NOTICE, SEE CA9747171

PERSONAL PROPERTY SECURITY ACT NOTICE, SEE CB395277

Charges, Liens and Interests

Nature:	UNDERSURFACE RIGHTS
Registration Number:	78323C
Remarks:	SEE 125945E

Nature:	MORTGAGE
Registration Number:	CA7778099
Registration Date and Time:	2019-09-30 11:01
Registered Owner:	BUSINESS DEVELOPMENT BANK OF CANADA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA7778100
Registration Date and Time:	2019-09-30 11:01
Registered Owner:	BUSINESS DEVELOPMENT BANK OF CANADA

Nature:	MORTGAGE
Registration Number:	CB1182040
Registration Date and Time:	2024-02-27 14:07
Registered Owner:	BARRY CHARLES HOLDINGS LTD. INCORPORATION NO. BC0390899 AS TO AN UNDIVIDED 750000/3000000 INTEREST
Registered Owner:	BECISON HOLDING CORPORATION INCORPORATION NO. BC0486758 AS TO AN UNDIVIDED 425000/3000000 INTEREST
Registered Owner:	G.I.H. PROPERTIES LTD. INCORPORATION NO. BC0966051 AS TO AN UNDIVIDED 500000/3000000 INTEREST
Registered Owner:	MCVICAR & COMPANY HOLDINGS INC. INCORPORATION NO. A0116269 AS TO AN UNDIVIDED 500000/3000000 INTEREST
Registered Owner:	TNL DEVELOPMENTS LTD. INCORPORATION NO. BC0876733 AS TO AN UNDIVIDED 175000/3000000 INTEREST
Registered Owner:	AMAN GILL AS TO AN UNDIVIDED 250000/3000000 INTEREST
Registered Owner:	PETER CHAPPELL SANDRA CHAPPELL AS TO AN UNDIVIDED 250000/3000000 INTEREST AS JOINT TENANTS
Registered Owner:	TERESA GAUTREAU AS TO AN UNDIVIDED 150000/3000000 INTEREST

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1182041
Registration Date and Time:	2024-02-27 14:07
Registered Owner:	BARRY CHARLES HOLDINGS LTD. INCORPORATION NO. BC0390899 AS TO AN UNDIVIDED 750000/3000000 INTEREST
Registered Owner:	BECISON HOLDING CORPORATION INCORPORATION NO. BC0486758 AS TO AN UNDIVIDED 425000/3000000 INTEREST
Registered Owner:	G.I.H. PROPERTIES LTD. INCORPORATION NO. BC0966051 AS TO AN UNDIVIDED 500000/3000000 INTEREST
Registered Owner:	MCVICAR & COMPANY HOLDINGS INC. INCORPORATION NO. A0116269 AS TO AN UNDIVIDED 500000/3000000 INTEREST
Registered Owner:	TNL DEVELOPMENTS LTD. INCORPORATION NO. BC0876733 AS TO AN UNDIVIDED 175000/3000000 INTEREST
Registered Owner:	AMAN GILL AS TO AN UNDIVIDED 250000/3000000 INTEREST
Registered Owner:	PETER CHAPPELL SANDRA CHAPPELL AS TO AN UNDIVIDED 250000/3000000 INTEREST AS JOINT TENANTS
Registered Owner:	TERESA GAUTREAU AS TO AN UNDIVIDED 150000/3000000 INTEREST

Nature:	CERTIFICATE OF PENDING LITIGATION
Registration Number:	CB2231725
Registration Date and Time:	2025-08-08 13:02
Registered Owner:	BARRY CHARLES HOLDINGS LTD. INCORPORATION NO. BC0390899 BECISION HOLDING CORPORATION G.I.H. PROPERTIES LTD. MCVICAR & COMPANY HOLDINGS INC. TNL DEVELOPMENTS LTD. AMAR GILL PETER CHAPPELL SANDRA CHAPPELL TERESA GAUTREAU

Nature:	CERTIFICATE OF PENDING LITIGATION
Registration Number:	CB2589582
Registration Date and Time:	2026-01-27 13:43
Registered Owner:	BDO CANADA LIMITED TRUSTEE OF THE ESTATE OF 145 GOLDEN DRIVE LTD., A BANKRUPT, SEE CB2589582

Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

APPENDIX P

Skaw Properties Ltd. Personal Property Registry Search

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Business Debtor - "SKAW PROPERTIES LTD."

Search Date and Time: June 25, 2026 at 11:11:54 am Pacific time
Account Name: BDO CANADA LIMITED BDO CANADA LIMITEE

TABLE OF CONTENTS

8 Matches in 8 Registrations in Report | Exact Matches: 8 (*) | Total Search Report Pages: 28

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 547068L

Registration Description: PPSA SECURITY AGREEMENT
Act: PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time: June 4, 2019 at 10:44:25 am Pacific time
Current Expiry Date and Time: June 4, 2029 at 11:59:59 pm Pacific time
Expiry date includes subsequent registered renewal(s)
Trust Indenture: No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:11:54 am Pacific time)

Secured Party Information

FIRST WEST CREDIT UNION - ENVISION FINANCIAL DIVISION

Address
20133 LOUGHEED HIGHWAY
MAPLE RIDGE BC
V2X 2P6 Canada

Debtor Information

SKAW PROPERTIES LTD.

Address
145 GOLDEN DRIVE
COQUITLAM BC
V3K 6T1 Canada

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL OF THE DEBTORS PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY & ALL PROCEEDS THEREOF OF WHATSOEVER NATURE AND KIND AND WHEREVER SITUATE

Original Registering Party

FIRST WEST CREDIT UNION - ENVISION FINANCIAL DIVISION

Address

20133 LOUGHEED HIGHWAY
MAPLE RIDGE BC
V2X 2P6 Canada

HISTORY

(Showing most recent first)

RENEWAL

Registration Date and Time: May 28, 2024 at 11:21:14 am Pacific time
Registration Number: 405947Q
Registration Life: 5 Years
New Expiration Date and Time: June 4, 2029 at 11:59:59 pm Pacific time

Registering Party Information

FIRST WEST CREDIT UNION

Address

ADMINISTRATION OFFICE
#200 19933 88TH AVE.
LANGLEY BC
V2Y 4K5 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 786333L

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	September 24, 2019 at 12:55:06 pm Pacific time
Current Expiry Date and Time:	September 24, 2051 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:11:54 am Pacific time)

Secured Party Information

BUSINESS DEVELOPMENT BANK OF CANADA

Address

1500 - 1133 MELVILLE STREET
VANCOUVER BC
V6E 4E5 Canada

Debtor Information

27222 LOUGHEED HIGHWAY HOLDINGS LTD

Address

145 GOLDEN DRIVE
COQUITLAM BC
V3K 6T1 Canada

SKAW PROPERTIES LTD

Address

145 GOLDEN DRIVE
COQUITLAM BC
V3K 6T1 Canada

145 GOLDEN DRIVE LTD

Address

145 GOLDEN DRIVE
COQUITLAM BC
V3K 6T1 Canada

Vehicle Collateral
None

General Collateral

Base Registration General Collateral:

ALL OF THE DEBTORS' PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY AND AN UNCRYSTALLIZED FLOATING CHARGE ON LAND.

Original Registering Party

LAWSON LUNDELL LLP

Address
1600 925 WEST GEORGIA STREET
VANCOUVER BC
V6C 3L2 Canada

HISTORY

(Showing most recent first)

RENEWAL

Registration Date and Time:	October 18, 2022 at 2:39:11 pm Pacific time
Registration Number:	148096P
Registration Life:	1 Year
New Expiration Date and Time:	September 24, 2051 at 11:59:59 pm Pacific time

Registering Party Information

LAWSON LUNDELL

Address

925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

RENEWAL

Registration Date and Time:	September 24, 2019 at 12:57:10 pm Pacific time
Registration Number:	786343L
Registration Life:	6 Years
New Expiration Date and Time:	September 24, 2050 at 11:59:59 pm Pacific time

Registering Party Information

LAWSON LUNDELL LLP

Address

1600 925 WEST GEORGIA STREET
VANCOUVER BC
V6C 3L2 Canada

Base Registration Number: 630973N

Registration Description: PPSA SECURITY AGREEMENT
Act: PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time: March 30, 2022 at 7:22:16 am Pacific time
Current Expiry Date and Time: March 30, 2032 at 11:59:59 pm Pacific time
Expiry date includes subsequent registered renewal(s)
Trust Indenture: No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:11:54 am Pacific time)

Secured Party Information

ECHELON INSURANCE

Address

#300-2680 MATHESON BLVD E.
MISSISSAUGA ON
L4W 0A5 Canada

Debtor Information

WHITEWATER CONCRETE LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
LEGACY CRANES & EQUIPMENT LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
KRYSTLE HOLDINGS LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
1226745 B.C. LTD	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
WHITEWATER DEVELOPMENTS LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
TRILOGY CONCRETE 2021 LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
TORRENT SHOTCRETE HOLDINGS LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada

SKAW PROPERTIES LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
145 GOLDEN DRIVE LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
207-53 WEST HOLDINGS LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
BASTIAN HOLDINGS LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
SMITH, CRAIG	**Address** 1010 BEAUMONT DR. NORTH VANCOUVER BC V7R 1P9 Canada	**Birthdate** September 27, 1969
SMITH, KYLE	**Address** 644 ALDERSIDE RD. PORT MOODY BC V3H 3A5 Canada	**Birthdate**

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTORS.
PROCEEDS - CHATTEL PAPER, GOODS, INVESTMENT PROPERTY, DOCUMENTS OF TITLE, INSTRUMENTS, MONEY AND INTANGIBLES.

Original Registering Party

PPSA CANADA INC. - (8545)

Address

303-110 SHEPPARD AVE. E.
TORONTO ON
M2N 6Y8 Canada

HISTORY
(Showing most recent first)

RENEWAL

Registration Date and Time: May 12, 2025 at 10:53:54 am Pacific time
Registration Number: 232355R
Registration Life: 5 Years
New Expiration Date and Time: March 30, 2032 at 11:59:59 pm Pacific time

Registering Party Information

ECHELON INSURANCE

Address
#300-2680 MATHESON BLVD E.
MISSISSAUGA ON
L4W 0A5 Canada

RENEWAL

Registration Date and Time: March 19, 2025 at 9:00:08 am Pacific time
Registration Number: 113101R
Registration Life: 2 Years
New Expiration Date and Time: March 30, 2027 at 11:59:59 pm Pacific time

Registering Party Information

ECHELON INSURANCE

Address
#300-2680 MATHESON BLVD E.
MISSISSAUGA ON
L4W 0A5 Canada

Base Registration Number: 216299Q

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	February 27, 2024 at 2:08:53 pm Pacific time
Current Expiry Date and Time:	February 27, 2029 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:11:54 am Pacific time)

Secured Party Information

BARRY CHARLES HOLDINGS LTD.	**Address** VENABLES STREET VANCOUVER BC V6A 4B4 Canada
BECISON HOLDING CORPORATION	**Address** 1661 WEST 5TH AVENUE VANCOUVER BC V6J 1N5 Canada
G.I.H. PROPERTIES LTD.	**Address** P.O. BOX 18027 VANCOUVER BC V6M 4L3 Canada
MCVICAR & COMPANY HOLDINGS INC.	**Address** 2015 SW MARINE DRIVE VANCOUVER BC V6P 6B4 Canada
TNL DEVELOPMENTS LTD.	**Address** 9400 FLORIMOND ROAD RICHMOND BC V7E 1M1 Canada
GILL, AMAN	**Address** 9400 FLORIMOND ROAD RICHMOND BC V7E 1M1 Canada
CHAPPELL, PETER	**Address** C/O UNIT 505 – 1195 WEST BROADWAY VANCOUVER BC V6H 3X5 Canada

CHAPPELL, SANDRA

Address

C/O UNIT 505 – 1195 WEST BROADWAY
VANCOUVER BC
V6H 3X5 Canada

GAUTREAU, TERESA

Address

P.O. BOX 18027
VANCOUVER BC
V6M 4L3 Canada

Debtor Information

27222 LOUGHEED HIGHWAY HOLDINGS LTD.	**Address** 145 GOLDEN DRIVE COQUITLAM BC V3K 3T1 Canada
145 GOLDEN DRIVE LTD.	**Address** 145 GOLDEN DRIVE COQUITLAM BC V3K 3T1 Canada
SKAW PROPERTIES LTD.	**Address** C/O 145 GOLDEN DRIVE COQUITLAM BC V3K 3T1 Canada
WHITEWATER CONCRETE LTD.	**Address** 27222 LOUGHEED HIGHWAY MAPLE RIDGE BC V2W 1M4 Canada
WHITEWATER DEVELOPMENTS LTD.	**Address** 145 GOLDEN DRIVE COQUITLAM BC V3K 3T1 Canada
KRYSTLE HOLDINGS LTD.	**Address** 644 ALDERSIDE ROAD PORT MOODY BC V3H 3T1 Canada
BASTIAN HOLDINGS LTD.	**Address** 207 – 53 WEST HASTINGS STREET VANCOUVER BC V6B 1G4 Canada

TRILOGY CONCRETE 2021 LTD.	**Address** C/O 145 GOLDEN DRIVE COQUITLAM BC V3K 3T1 Canada	
SMITH, ROBERT KYLE	**Address** 644 ALDERSIDE ROAD PORT MOODY BC V3H 3A5 Canada	**Birthdate** May 28, 1968
SMITH, CRAIG ALLEN	**Address** 1010 BEAUMONT DRIVE NORTH VANCOUVER BC V7R 1P9 Canada	**Birthdate** September 27, 1969

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

THE DEBTOR GRANTS TO THE SECURED PARTY A SECURITY INTEREST IN ALL OF THE DEBTOR’S PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY.

Original Registering Party

REDPOINT LAW LLP	**Address** 355 BURRARD STREET SUITE 660 VANCOUVER BC V6C 2G8 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 755080Q

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	November 8, 2024 at 1:27:22 pm Pacific time
Current Expiry Date and Time:	November 8, 2034 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:11:54 am Pacific time)

Secured Party Information

TRISURA GUARANTEE INSURANCE COMPANY

Address

333 BAY STREET SUITE 1610, BOX 22
TORONTO ON
M5H 2R2 Canada

Debtor Information

SKAW PROPERTIES LTD.

Address

145 GOLDEN DRIVE
COQUITLAM BC
V3K 6T1 Canada

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

INVENTORY

EQUIPMENT

ACCOUNTS

OTHER

MOTOR VEHICLE INCLUDED

Original Registering Party

TRISURA GUARANTEE INSURANCE COMPANY	**Address** 333 BAY STREET SUITE 1610, BOX 22 TORONTO ON M5H 2R2 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 232522R

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	May 12, 2025 at 11:51:02 am Pacific time
Current Expiry Date and Time:	May 12, 2030 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:11:54 am Pacific time)

Secured Party Information

ECHELON INSURANCE

Address

#300-2680 MATHESON BLVD E.
MISSISSAUGA ON
L4W 0A5 Canada

Debtor Information

WHITEWATER CONCRETE LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
LEGACY CRANES & EQUIPMENT LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
KRYSTLE HOLDINGS LTD	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
1226745 B.C. LTD	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
WHITEWATER DEVELOPMENTS LTD	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
TRILOGY CONCRETE 2021 LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
TORRENT SHOTCRETE HOLDINGS LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada

SKAW PROPERTIES LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
145 GOLDEN DRIVE LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
207-53 WEST HOLDINGS LTD	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
BASTIAN HOLDINGS LTD	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
SMITH, CRAIG	**Address** 1010 BEAUMONT DR. NORTH VANCOUVER BC V7R 1P9 Canada	**Birthdate** September 27, 1969
SMITH, KYLE	**Address** 644 ALDERSIDE RD PORT MOODY BC V3H 3A5 Canada	**Birthdate**

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTORS.

PROCEEDS - CHATTEL PAPER, GOODS, INVESTMENT PROPERTY, DOCUMENTS OF TITLE,

INSTRUMENTS, MONEY AND INTANGIBLES.

Original Registering Party

PPSA CANADA INC. - (8545)

Address
303-110 SHEPPARD AVE. E.
TORONTO ON
M2N 6Y8 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 713180R

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	January 6, 2026 at 11:36:25 am Pacific time
Current Expiry Date and Time:	January 6, 2031 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:11:54 am Pacific time)

Secured Party Information

BECKINGHAM HOLDINGS INC.	**Address** 1555-1500 GEORGIA ST W VANCOUVER BC V6G 2Z6 Canada

Debtor Information

207 - 53 WEST HASTINGS HOLDINGS LTD.	**Address** 2-107 KINGS RD W NORTH VANCOUVER BC V7N 2L7 Canada	
BASTIAN HOLDINGS LTD.	**Address** 2-107 KINGS RD W NORTH VANCOUVER BC V7N 2L7 Canada	
KRYSTLE HOLDINGS LTD.	**Address** 2-107 KINGS RD W NORTH VANCOUVER BC V7N 2L7 Canada	
SKAW PROPERTIES LTD.	**Address** 2-107 KINGS RD W NORTH VANCOUVER BC V7N 2L7 Canada	
SMITH, CRAIG ALLEN	**Address** 27222 LOUGHEED HWY MAPLE RIDGE BC V2W 1M4 Canada	**Birthdate**
SMITH, ROBERT KYLE	**Address** 27222 LOUGHEED HWY MAPLE RIDGE BC V2W 1M4 Canada	**Birthdate**

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY OF EACH OF THE DEBTORS AND AN UNCRYSTALLIZED FLOATING CHARGE ON LAND.

Original Registering Party

LEDDING & COMPANY LLP	**Address** 415-1788 WEST 5TH AVENUE VANCOUVER BC V6J 1P2 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 145562S

Registration Description:	CROWN CHARGE FILED PURSUANT TO EXCISE TAX ACT
Act:	MISCELLANEOUS REGISTRATIONS ACT
Base Registration Date and Time:	June 17, 2026 at 1:42:08 pm Pacific time
Current Expiry Date and Time:	Never

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:11:54 am Pacific time)

Secured Party Information

HIS MAJESTY THE KING IN RIGHT OF CANADA

Address

C/O(TA5) 9755 KING GEORGE BLVD
SURREY BC
V3T 5E1 Canada

Debtor Information

SKAW PROPERTIES LTD.

Address

27222 LOUGHEED HWY
MAPLE RIDGE BC
V2W 1M4 Canada

Vehicle Collateral

None

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.

Original Registering Party

CANADA REVENUE AGENCY (VAN)

Address

VANCOUVER TAX SERVICES TSDMB - 46002
9755 KING GEORGE HIGHWAY
SURREY BC
V3T 5E1 Canada

APPENDIX Q

27222 Lougheed Highway Holdings Ltd. Corporate Search

BRITISH COLUMBIA
BC Registry Services

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard Street
Victoria BC
1 877 526-1526

BC Company Summary

For

27222 LOUGHEED HIGHWAY HOLDINGS LTD.

Date and Time of Search: **June 22, 2026 02:52 PM Pacific Time**

Currency Date: April 20, 2026

ACTIVE

Incorporation Number: BC1222829

Name of Company: 27222 LOUGHEED HIGHWAY HOLDINGS LTD.

Business Number: 771702735 BC0001

Recognition Date and Time: Incorporated on September 10, 2019 06:07 PM Pacific Time

In Liquidation: No

Last Annual Report Filed: September 10, 2025

Receiver: No

REGISTERED OFFICE INFORMATION

Mailing Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

Delivery Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

Delivery Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
Smith, Robert Kyle

Mailing Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V7W 1M4
CANADA

Delivery Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V7W 1M4
CANADA

Last Name, First Name, Middle Name:
Smith, Craig Allen

Mailing Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V7M 1M4
CANADA

Delivery Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V7M 1M4
CANADA

OFFICER INFORMATION AS AT September 10, 2025

Last Name, First Name, Middle Name:
SMITH, ROBERT KYLE

Office(s) Held: (President)

Mailing Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V7W 1M4
CANADA

Delivery Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V7W 1M4
CANADA

Last Name, First Name, Middle Name:
SMITH, CRAIG ALLEN

Office(s) Held: (Secretary)

Mailing Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V7W 1M4
CANADA

Delivery Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V7W 1M4
CANADA

APPENDIX R

Lougheed Property Foreclosure Order dated May 28, 2026

NO. H-250918
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

BARRY CHARLES HOLDINGS LTD.
BECISION HOLDING CORPORATION
G.I.H. PROPERTIES LTD.
MCVICAR & COMPANY HOLDINGS INC.
TNL DEVELOPMENTS LTD.
AMAN GILL
PETER CHAPPELL
SANDRA CHAPPELL
TERESA GAUTREAU

PETITIONERS

AND:

27222 LOUGHEED HIGHWAY HOLDINGS LTD.
145 GOLDEN DRIVE LTD.
SKAW PROPERTIES LTD.
WHITEWATER CONCRETE LTD.
WHITEWATER DEVELOPMENTS LTD.
KRYSTLE HOLDINGS LTD.
BASTIAN HOLDINGS LTD.
TRILOGY CONCRETE 2021 LTD.
ROBERT KYLE SMITH
CRAIG ALLEN SMITH
ALL TENANTS OR OCCUPIERS OF THE
SUBJECT LANDS AND PREMISES

RESPONDENTS

ORDER MADE AFTER APPLICATION
(CONDUCT OF SALE)

BEFORE ASSOCIATE JUDGE	)	
Vos	)	28th DAY OF MAY, 2026
	)	

ON THE APPLICATION of the Petitioners, Barry Charles Holdings Ltd., Becision Holding Corporation, G.I.H. Properties Ltd., McVicar & Company Holdings Inc., TNL Developments Ltd., Aman Gill, Peter Chappell, Sandra Chappell, and Teresa Gautreau;

COMING ON FOR HEARING at the Courthouse, 800 Smithe Street, Vancouver, British Columbia, on May 28, 2026, and on hearing Heather A. Frydenlund, counsel for the Petitioners, and no one else appearing although duly served;

THIS COURT DECLARES AND ORDERS THAT:

1. the lands and premises situated in the City of Maple Ridge, in the Province of British Columbia, being more particularly known and described as:

Civic: 27222 Lougheed Highway, Maple Ridge, BC
PID: 024-337-285
Legal: PARCEL 1 DISTRICT LOT 433 GROUP 1
NEW WESTMINSTER DISTRICT PLAN LMP39524

(the "**Mortgaged Property**")

be offered for sale forthwith, by private sale, free and clear of all encumbrances of the parties.

2. The Petitioners have exclusive Conduct of Sale and be at liberty forthwith to list the Mortgaged Property for sale for a period commencing forthwith until further Order of the Court, and to do all things incidental thereto, including to list the same with one or more duly licensed real estate agents or firms, to post signs on the Mortgaged Property indicating that the Mortgaged Property is offered for sale, to accept any offer to purchase, subject to the approval of this Honourable Court and to pay such real estate agent or firm who may arrange a sale of the Mortgaged Property on this Honourable Court's approval of said sale of the Mortgaged Property, earned commission based on the gross selling price, such commission to be at a rate not exceeding seven percent (7%) on the first $100,000.00 of the gross selling price and 2.5% on the balance of the gross selling price.

3. Any sale shall be subject to the approval of the Court unless otherwise agreed to in writing by all parties.

4. The Respondents, 27222 LOUGHEED HIGHWAY HOLDINGS LTD. and 145 GOLDEN DRIVE LTD., or any person or persons on behalf of the said Respondents, including any person or persons in possession of the Mortgaged Property, do forthwith and until further Order of this Court, permit any duly authorized agent on behalf of the Petitioners to inspect, appraise, or show to any prospective purchaser the Mortgaged Property, between the hours of 9:00 in the forenoon and

7:00 in the afternoon on any day of the week, including Sundays, and except holidays, and to post signs on the Mortgaged Property stating that the Mortgaged Property is offered for sale. If the Mortgaged Property appear to be vacant or abandoned the Petitioner, or his agents, are hereby authorized to enter the premises for the purpose of showing same to prospective purchasers.

5. The costs of and in connection with this application be awarded to the Petitioners on a party/party Scale A basis, with liberty for the Petitioner to apply for costs at any subsequent applications at a different Scale.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:

Signature of Heather A. Frydenlund,
Counsel for the Petitioners,
Barry Charles Holdings Ltd.,
Becision Holding Corporation,
G.I.H. Properties Ltd.,
McVicar & Company Holdings Inc.,
TNL Developments Ltd.,
Aman Gill,
Peter Chappell,
Sandra Chappell,
and Teresa Gautreau

BY THE COURT

REGISTRAR

CHECKED

APPENDIX S

Order Nisi re: Lougheed Property dated October 27, 2025

SUPREME COURT OF BRITISH COLUMBIA
VANCOUVER REGISTRY

OCT 27 2025

ENTERED

NO. H-250918
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

BARRY CHARLES HOLDINGS LTD.
BECISION HOLDING CORPORATION
G.I.H. PROPERTIES LTD.
MCVICAR & COMPANY HOLDINGS INC.
TNL DEVELOPMENTS LTD.
AMAN GILL
PETER CHAPPELL
SANDRA CHAPPELL
TERESA GAUTREAU

PETITIONER

AND:

27222 LOUGHEED HIGHWAY HOLDINGS LTD.
145 GOLDEN DRIVE LTD.
SKAW PROPERTIES LTD.
WHITEWATER CONCRETE LTD.
WHITEWATER DEVELOPMENTS LTD.
KRYSTLE HOLDINGS LTD.
BASTIAN HOLDINGS LTD.
TRILOGY CONCRETE 2021 LTD.
ROBERT KYLE SMITH
CRAIG ALLEN SMITH
ALL TENANTS OR OCCUPIERS OF THE
SUBJECT LANDS AND PREMISES

RESPONDENTS

ORDER MADE AFTER APPLICATION
(ORDER NISI)

BEFORE ASSOCIATE JUDGE PECK	))))	27TH DAY OF OCTOBER, 2025

THE HEARING of the Petition coming on for hearing on the 27th day of October, 2025 at the Courthouse at 800 Smithe Street, Vancouver, British Columbia, AND UPON HEARING Heather A. Frydenlund, Counsel for the Petitioner, and no one else appearing although duly served.

THIS COURT DECLARES THAT:

1. A form of *inter alia* mortgage and assignment of rents made between the Petitioners, BARRY CHARLES HOLDINGS LTD., BECISION HOLDING CORPORATION, G.I.H. PROPERTIES LTD., MCVICAR & COMPANY HOLDINGS INC., TNL DEVELOPMENTS LTD., AMAN GILL, PETER CHAPPELL, SANDRA CHAPPELL, and TERESA GAUTREAU, as Mortgagees, and the Respondents, 27222 LOUGHEED HIGHWAY HOLDINGS LTD. and 145 GOLDEN DRIVE LTD., as Mortgagors, and SKAW PROPERTIES LTD., WHITEWATER CONCRETE LTD., WHITEWATER DEVELOPMENTS LTD., KRYSTLE HOLDINGS LTD., BASTIAN HOLDINGS LTD., TRILOGY CONCRETE 2021 LTD., ROBERT KYLE SMITH, and CRAIG ALLEN SMITH, as Covenantors, dated February 23, 2024, and registered on February 27, 2024 at the New Westminster Land Title Office under numbers CB1182040 and CB1182041, respectively (collectively, the "**Mortgage**") is a Mortgage charging the following lands and premises:

Civic: 27222 Lougheed Highway, Maple Ridge, V2W 1M4
PID: 024-337-285
PARCEL 1 DISTRICT LOT 433 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP39524

(the "**Lougheed Property**")

Civic: 145 Golden Drive, Coquitlam, B.C. V3K 6T1
PID: 023-895-128
LOT 3 DISTRICT LOT 67 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP35071

(the "**Golden Drive Property**")

2. the Golden Drive Property has sold;

3. ranking in priority to the interests in the Lougheed Property of the Respondents and each of them, and their respective heirs, executors, administrators, successors and assigns and all persons claiming by, through or under them;

THIS COURT DECLARES AND ORDERS THAT:

4. there has been default under the Mortgage and that the last date for redemption shall be April 27, 2026 (the "**Redemption Date**");

5. the amount of money due and owing under the Mortgage, and the amount of money required to redeem the Lougheed Property is $3,245,427.38 on this date, plus interest thereon at the rate of 12%,

calculated and compounded monthly, not in advance, and being a current daily rate of $1,064.53, accruing from this date to and including the date of payment, plus the assessed costs of the Petitioners of an in connection with this proceeding (collectively, the "**Amount Required to Redeem**");

6. the Respondents, LOUGHEED HIGHWAY HOLDINGS LTD., SKAW PROPERTIES LTD., KRYSTLE HOLDINGS LTD., BASTIAN HOLDINGS LTD., ROBERT KYLE SMITH, and CRAIG ALLEN SMITH, jointly or severally pay to the Petitioners the sum of $3,245427.38, plus interest thereon and the Petitioners' assessed costs of and in connection with this proceeding;

7. Judgment against Trilogy Concrete 2021 Ltd., 145 Golden Drive Ltd., Whitewater Concrete Ltd., and Whitewater Developments Ltd., is adjourned generally;

8. if the Lougheed Property is not redeemed, the Petitioners shall be at liberty to apply for an Order Absolute and upon pronouncement of an Order Absolute then the Respondents, 27222 LOUGHEED HIGHWAY HOLDINGS LTD. and 145 GOLDEN DRIVE LTD., and their heirs, executors, administrators, successors and assigns of the said Respondents and all persons claiming by, through or under them shall henceforth stand absolutely debarred and foreclosed of and from all right, title, interest and equity of redemption in or to the Lougheed Property, and shall immediately deliver to the Petitioners vacant possession of the Lougheed Property;

9. upon the Respondents, LOUGHEED HIGHWAY HOLDINGS LTD., 145 GOLDEN DRIVE LTD., SKAW PROPERTIES LTD., WHITEWATER CONCRETE LTD., WHITEWATER DEVELOPMENTS LTD., KRYSTLE HOLDINGS LTD., BASTIAN HOLDINGS LTD., ROBERT KYLE SMITH, and CRAIG ALLEN SMITH, paying into the Vancouver Registry of this Honourable Court at 800 Smithe Street, Vancouver, British Columbia, or to the solicitors for the Petitioners or if no such solicitor exists to the Petitioners, the Amount Required to Redeem before pronouncement of Order Absolute or an Order approving a sale of the Lougheed Property, then the Petitioners shall reconvey the Lougheed Property free and clear of all encumbrances in favour of it or by any person claiming by, through or under it, to the said Respondents or Respondents who made payment;

10. the Petitioners are at liberty to apply to this Court for an Order directing an inquiry, assessment or accounting to be held of any amounts due to the Petitioners pursuant to the Mortgage for principal, simple or compound interest, taxes, utilities, insurance expenses, legal or collection expenses, costs, charges or otherwise which are not included in the Amount Required to Redeem, whether such amounts become due before or after the date of pronouncement of this Order, and for an Order varying the Amount Required to Redeem and the Judgment in this Order accordingly;

11. the Petitioners' costs to and including this Order be assessed on a party and party scale ~~B~~ A basis, and the Petitioners are at liberty to apply for an Order that any of its costs after this Order be assessed on a different basis.

AS

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:

Signature of Heather A. Frydenlund,
Counsel for the Petitioners,
Barry Charles Holdings Ltd.,
Becision Holding Corporation,
G.I.H. Properties Ltd.,
McVicar & Company Holdings Ltd.,
TNL Developemnts Ltd.,
Aman Gill,
Peter Chappell,
Sandra Chappell, and
Teresa Gautreau

BY THE COURT

REGISTRAR

KM

APPENDIX T

27222 Lougheed Highway – Colliers Marketing Brochure

FOR SALE BY COURT ORDER: **OWNER-USER / INVESTMENT OPPORTUNITY**

27222 Lougheed Highway | Maple Ridge, BC

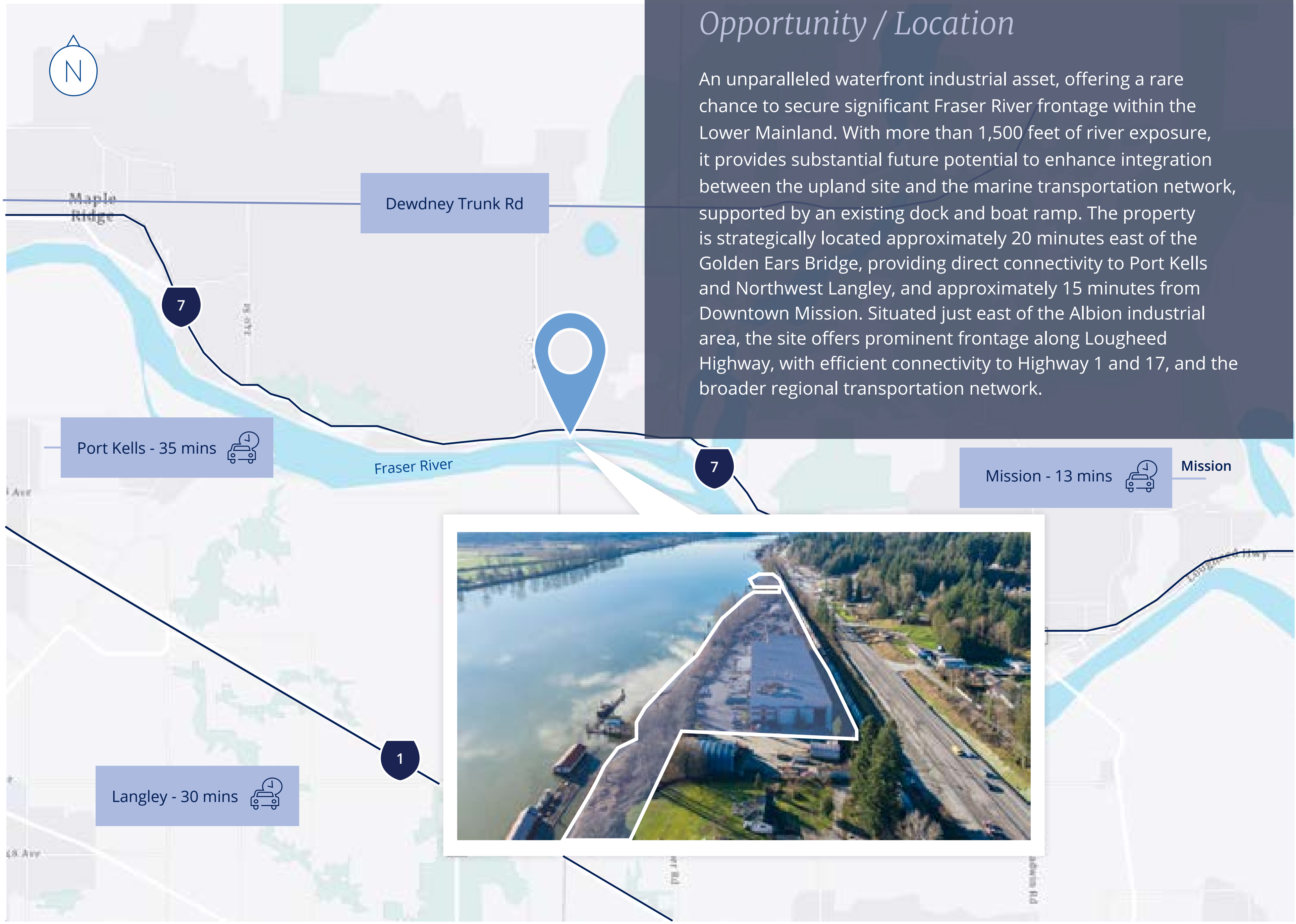
85,575 SF Manufacturing Facility on 9.3 Acre Waterfront Site

Todd Scarlett
Personal Real Estate Corporation
Senior Vice President
+1 604 603 3632
todd.scarlett@colliers.com

Adam Mitchell
Personal Real Estate Corporation
Vice President
+1 778 229 9200
adam.mitchell@colliers.com

Jack Bougie
Associate
+1 604 329 4110
jack.bougie@colliers.com

Colliers



Opportunity / Location

An unparalleled waterfront industrial asset, offering a rare chance to secure significant Fraser River frontage within the Lower Mainland. With more than 1,500 feet of river exposure, it provides substantial future potential to enhance integration between the upland site and the marine transportation network, supported by an existing dock and boat ramp. The property is strategically located approximately 20 minutes east of the Golden Ears Bridge, providing direct connectivity to Port Kells and Northwest Langley, and approximately 15 minutes from Downtown Mission. Situated just east of the Albion industrial area, the site offers prominent frontage along Lougheed Highway, with efficient connectivity to Highway 1 and 17, and the broader regional transportation network.

Salient Facts

Building Area	
Ground Floor Reception/Office & Warehouse	**61,750 SF**
Production/Office Area - 2nd Floor	**17,633 SF**
Production/Office Area - 3rd Floor	**6,192 SF**
Total	**85,575 SF**

BC Assessment (2026)	**$27,739,000**
Legal Description	**Property Identifier: 024 - 337 - 285 Parcel 1, District Lot 433, Group 1, New Westminister District Plan LMP39524**
Property Taxes	**$330,725.70 (2025)**
Asking Price*	*$25,999,000*

**All offers subject to Court Approval*

Current Tenancy Information

- A & H Steel (Vancouver) Ltd. currently occupies 55,360 SF Bld., 79,216 SF Yard & 6,000 SF Covered Storage
- Lease Expiry: September 30, 2029
- Contact Listing Agent for NOI
- Opportunity for early termination / vacant possession

Building Area 85,000+ SF

Easy access to Golden Ears Bridge

Fully Fenced Perimeter

32’ Clear

M2: General Industrial Zoning


Second Floor Boardroom


Covered Yard Structure

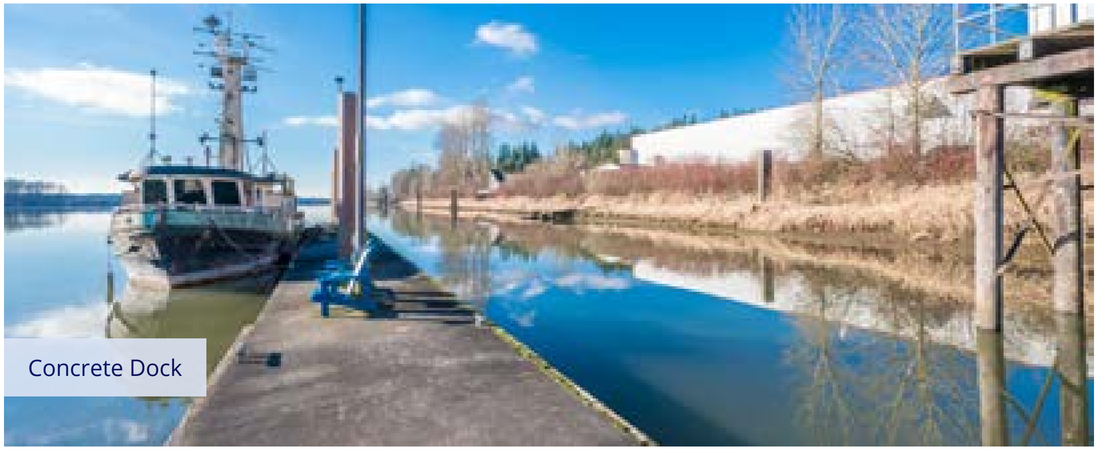

Paint Booth

Features

- Construction in 2000
- 32’ clear ceiling heights underhook
- Bridge cranes (5 and 10 tonne)
- 150’ concrete floating dock (waterlot lease) with steel pilings
- Fully fenced perimeter
- 135’ x 40’ down draft paint booth
- 600 Amp / 600 volt 3phase Electrical Service (to be verified)
- Oversized sliding grade entry doors
- Drive-thru bays
- Miscellaneous exterior “cover all” structures may be available
- Beautifully appointed executive / staff offices with waterfront views
- 50’ wide concrete ramp into the river
- Fully Sprinklered


Ramp Water Access


Bridge Crane Extends Into Yard

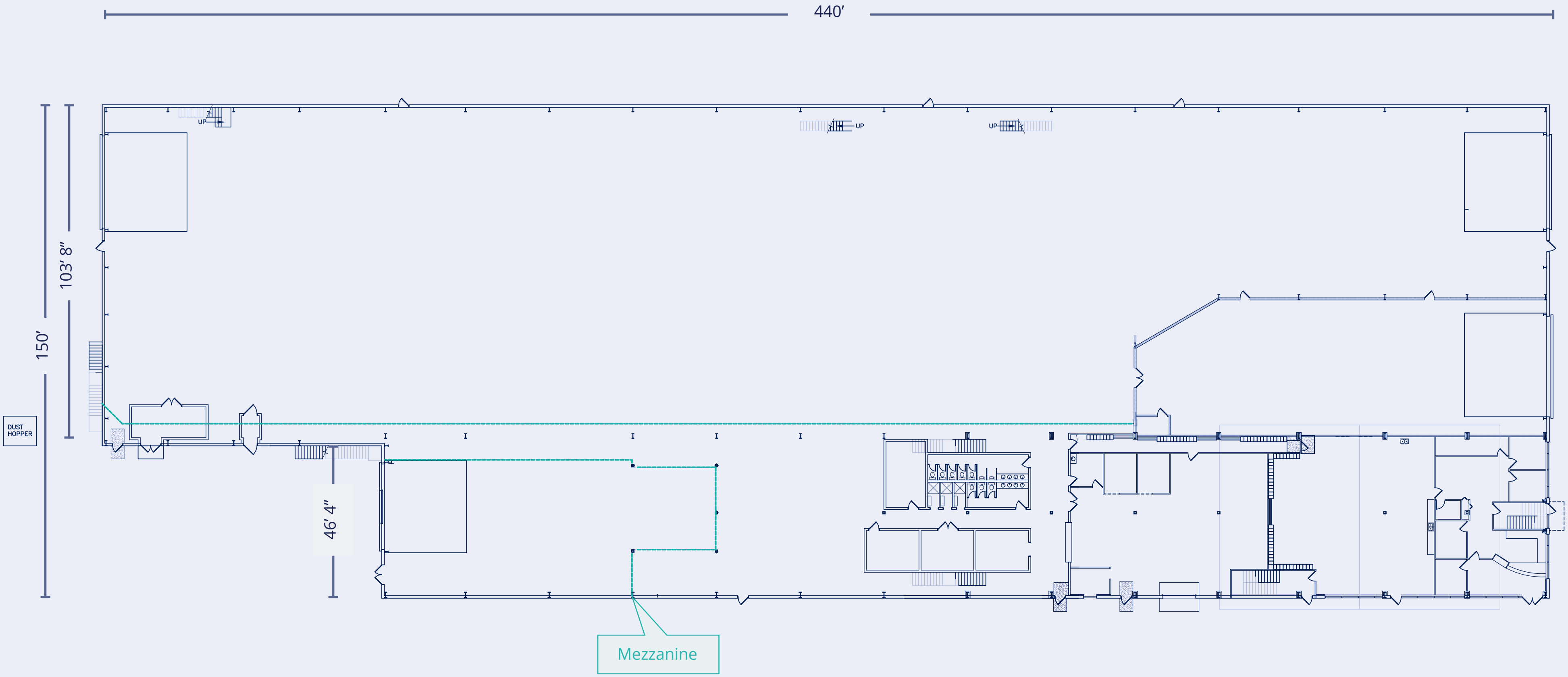

Concrete Dock


Dock & Sprinkler Pump House

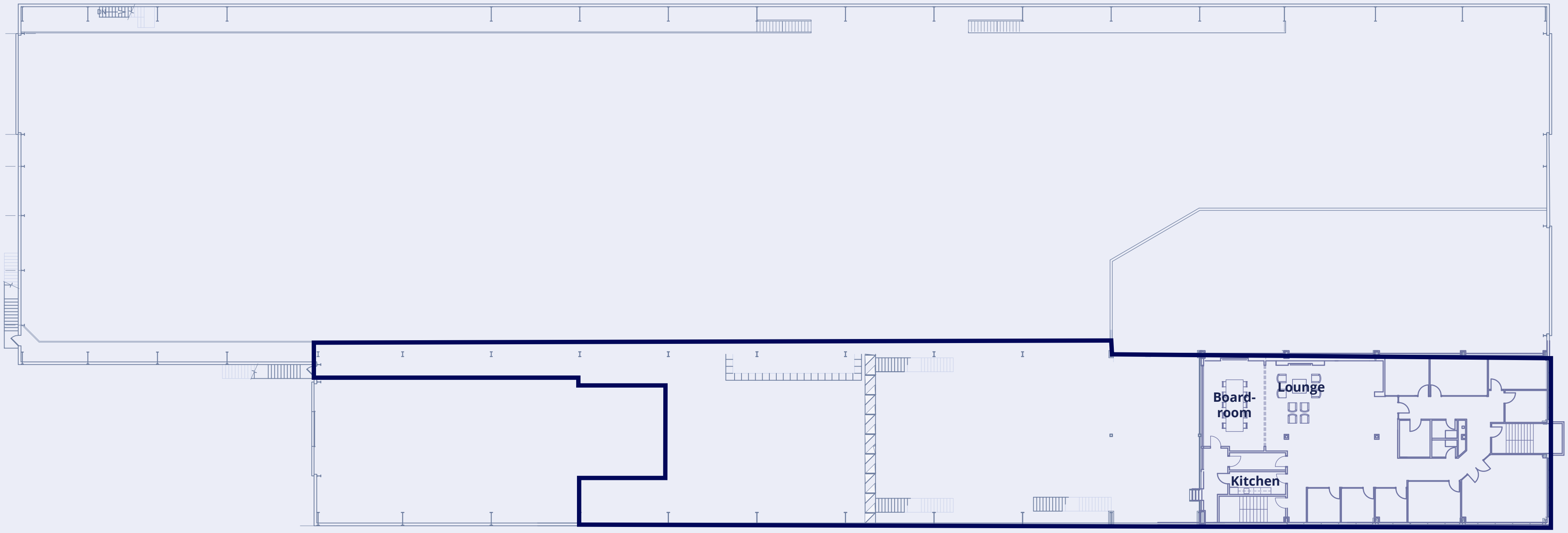

Lunch Room


View

Floorplan



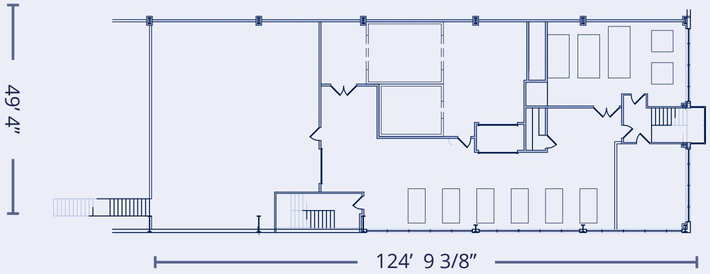
Main Floor



Second Floor

Second Floor Production

Third Floor Production



Third Floor

Online Due Diligence Room **Contents**

Property documents

Environmental Assessment/ Reports

Plans

Property Photographs

Leases/ Agreements

Legal & Financial Documents

Receiver's form of Agreement of Purchase and Sale

Title & Documents on Title

Property Taxes

Offering **Process**

Once a Confidentiality Agreement (CA) has been signed, access to the Data Room will be provided where further detailed information on the offering will be available. Prospective purchasers are invited to submit offers to purchase the Property for consideration by the Vendor. Offers should be presented in the form of offer preferred by the Vendor, a copy of which is available through the listing agents, upon request.

Note that all offers are Subject to Court Approval

For further information on the offering process, please contact:

Todd Scarlett
Personal Real Estate Corporation
Senior Vice President
+1 604 603 3632
todd.scarlett@colliers.com

Adam Mitchell
Personal Real Estate Corporation
Vice President
+1 778 229 9200
adam.mitchell@colliers.com

Jack Bougie

Associate
+1 604 329 4110
jack.bougie@colliers.com

27222 Lougheed Highway | Maple Ridge, BC

Todd Scarlett
Personal Real Estate Corporation
Senior Vice President
+1 604 603 3632
todd.scarlett@colliers.com

Adam Mitchell
Personal Real Estate Corporation
Vice President
+1 778 229 9200
adam.mitchell@colliers.com

Jack Bougie
Associate
+1 604 329 4110
jack.bougie@colliers.com

APPENDIX U

27222 Lougheed Highway BC Assessment Search

27222 LOUGHEED HWY MAPLE RIDGE V2W 1M4

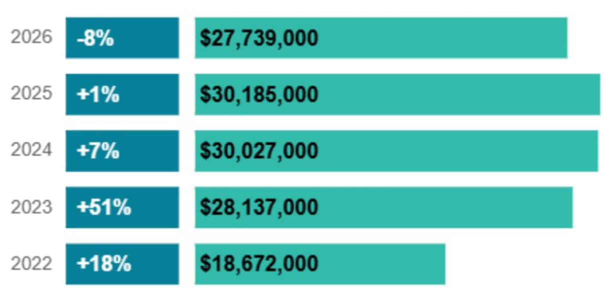
Area-Jurisdiction-Roll: 15-312-94748-0001-0

Total value $27,739,000

2026 assessment as of July 1, 2025

Land	$17,044,000
Buildings	$10,695,000
Previous year value	$30,185,000
Land	$19,980,000
Buildings	$10,205,000

Property value history



Property value change

Property information

Year built	2000
Description	Warehouse, Storage
Bedrooms	2
Baths	
Carports	
Garages	
Land size	9.315 Acres
First floor area	
Second floor area	
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	77,450
Net leasable area	

Legal description and parcel ID

PARCEL 1, PLAN LMP39524, DISTRICT LOT 433, GROUP 1, NEW WESTMINSTER LAND DISTRICT

PID: 024-337-285

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

No.of apartment units	Total area

Comments

Property has more than one structure; Property Details may be for multiple structures

Register with BC Assessment

Compare property information and assessment values

Store and access favourite properties across devices

View recently viewed properties

APPENDIX V

27222 Lougheed Highway Personal Property Registry Search

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Business Debtor - "27222 LOUGHEED HIGHWAY HOLDINGS LTD."

Search Date and Time: June 25, 2026 at 11:07:03 am Pacific time
Account Name: BDO CANADA LIMITED BDO CANADA LIMITEE

TABLE OF CONTENTS

2 Matches in 2 Registrations in Report   Exact Matches: 2 (*)   Total Search Report Pages: 9

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 786333L

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	September 24, 2019 at 12:55:06 pm Pacific time
Current Expiry Date and Time:	September 24, 2051 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:07:03 am Pacific time)

Secured Party Information

BUSINESS DEVELOPMENT BANK OF CANADA

Address

1500 - 1133 MELVILLE STREET
VANCOUVER BC
V6E 4E5 Canada

Debtor Information

27222 LOUGHEED HIGHWAY HOLDINGS LTD

Address

145 GOLDEN DRIVE
COQUITLAM BC
V3K 6T1 Canada

SKAW PROPERTIES LTD

Address

145 GOLDEN DRIVE
COQUITLAM BC
V3K 6T1 Canada

145 GOLDEN DRIVE LTD

Address

145 GOLDEN DRIVE
COQUITLAM BC
V3K 6T1 Canada

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL OF THE DEBTORS' PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY AND AN UNCRYSTALLIZED FLOATING CHARGE ON LAND.

Original Registering Party

LAWSON LUNDELL LLP

Address

1600 925 WEST GEORGIA STREET
VANCOUVER BC
V6C 3L2 Canada

HISTORY

(Showing most recent first)

RENEWAL

Registration Date and Time: October 18, 2022 at 2:39:11 pm Pacific time
Registration Number: 148096P
Registration Life: 1 Year
New Expiration Date and Time: September 24, 2051 at 11:59:59 pm Pacific time

Registering Party Information

LAWSON LUNDELL

Address

925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

RENEWAL

Registration Date and Time: September 24, 2019 at 12:57:10 pm Pacific time
Registration Number: 786343L
Registration Life: 6 Years
New Expiration Date and Time: September 24, 2050 at 11:59:59 pm Pacific time

Registering Party Information

LAWSON LUNDELL LLP

Address

1600 925 WEST GEORGIA STREET
VANCOUVER BC
V6C 3L2 Canada

Base Registration Number: 216299Q

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	February 27, 2024 at 2:08:53 pm Pacific time
Current Expiry Date and Time:	February 27, 2029 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:07:03 am Pacific time)

Secured Party Information

BARRY CHARLES HOLDINGS LTD.	**Address** VENABLES STREET VANCOUVER BC V6A 4B4 Canada
BECISON HOLDING CORPORATION	**Address** 1661 WEST 5TH AVENUE VANCOUVER BC V6J 1N5 Canada
G.I.H. PROPERTIES LTD.	**Address** P.O. BOX 18027 VANCOUVER BC V6M 4L3 Canada
MCVICAR & COMPANY HOLDINGS INC.	**Address** 2015 SW MARINE DRIVE VANCOUVER BC V6P 6B4 Canada
TNL DEVELOPMENTS LTD.	**Address** 9400 FLORIMOND ROAD RICHMOND BC V7E 1M1 Canada
GILL, AMAN	**Address** 9400 FLORIMOND ROAD RICHMOND BC V7E 1M1 Canada
CHAPPELL, PETER	**Address** C/O UNIT 505 – 1195 WEST BROADWAY VANCOUVER BC V6H 3X5 Canada

CHAPPELL, SANDRA

Address

C/O UNIT 505 – 1195 WEST BROADWAY
VANCOUVER BC
V6H 3X5 Canada

GAUTREAU, TERESA

Address

P.O. BOX 18027
VANCOUVER BC
V6M 4L3 Canada

Debtor Information

27222 LOUGHEED HIGHWAY HOLDINGS LTD.	**Address** 145 GOLDEN DRIVE COQUITLAM BC V3K 3T1 Canada
145 GOLDEN DRIVE LTD.	**Address** 145 GOLDEN DRIVE COQUITLAM BC V3K 3T1 Canada
SKAW PROPERTIES LTD.	**Address** C/O 145 GOLDEN DRIVE COQUITLAM BC V3K 3T1 Canada
WHITEWATER CONCRETE LTD.	**Address** 27222 LOUGHEED HIGHWAY MAPLE RIDGE BC V2W 1M4 Canada
WHITEWATER DEVELOPMENTS LTD.	**Address** 145 GOLDEN DRIVE COQUITLAM BC V3K 3T1 Canada
KRYSTLE HOLDINGS LTD.	**Address** 644 ALDERSIDE ROAD PORT MOODY BC V3H 3T1 Canada
BASTIAN HOLDINGS LTD.	**Address** 207 – 53 WEST HASTINGS STREET VANCOUVER BC V6B 1G4 Canada

TRILOGY CONCRETE 2021 LTD.	**Address** C/O 145 GOLDEN DRIVE COQUITLAM BC V3K 3T1 Canada	
SMITH, ROBERT KYLE	**Address** 644 ALDERSIDE ROAD PORT MOODY BC V3H 3A5 Canada	**Birthdate** May 28, 1968
SMITH, CRAIG ALLEN	**Address** 1010 BEAUMONT DRIVE NORTH VANCOUVER BC V7R 1P9 Canada	**Birthdate** September 27, 1969

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

THE DEBTOR GRANTS TO THE SECURED PARTY A SECURITY INTEREST IN ALL OF THE DEBTOR'S PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY.

Original Registering Party

REDPOINT LAW LLP	**Address** 355 BURRARD STREET SUITE 660 VANCOUVER BC V6C 2G8 Canada

APPENDIX W

207 – 53 West Hastings Holdings Ltd. Corporate Search

BRITISH COLUMBIA
BC Registry Services

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard Street
Victoria BC
1 877 526-1526

BC Company Summary

For

207 - 53 WEST HASTINGS HOLDINGS LTD.

Date and Time of Search:	**June 23, 2026 11:24 AM Pacific Time**
Currency Date:	April 20, 2026

ACTIVE

Incorporation Number:	BC0957832		
Name of Company:	207 - 53 WEST HASTINGS HOLDINGS LTD.		
Business Number:	836886135 BC0001		
Recognition Date and Time:	Incorporated on December 17, 2012 01:49 PM Pacific Time	**In Liquidation:**	No
Last Annual Report Filed:	December 17, 2025	**Receiver:**	No

REGISTERED OFFICE INFORMATION

Mailing Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

Delivery Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

Delivery Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
SMITH, ROBERT KYLE

Mailing Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V7W 1M4
CANADA

Delivery Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V7W 1M4
CANADA

Last Name, First Name, Middle Name:
SMITH, CRAIG ALLEN

Mailing Address:	**Delivery Address:**
27222 LOUGHEED HIGHWAY MAPLE RIDGE BC V7W 1M4 CANADA	27222 LOUGHEED HIGHWAY MAPLE RIDGE BC V7W 1M4 CANADA

OFFICER INFORMATION AS AT December 17, 2025

Last Name, First Name, Middle Name:
SMITH, CRAIG ALLEN

Office(s) Held: (Secretary)

Mailing Address:	**Delivery Address:**
27222 LOUGHEED HIGHWAY MAPLE RIDGE BC V7W 1M4 CANADA	27222 LOUGHEED HIGHWAY MAPLE RIDGE BC V7W 1M4 CANADA

Last Name, First Name, Middle Name:
SMITH, ROBERT KYLE

Office(s) Held: (President)

Mailing Address:	**Delivery Address:**
27222 LOUGHEED HIGHWAY MAPLE RIDGE BC V7W 1M4 CANADA	27222 LOUGHEED HIGHWAY MAPLE RIDGE BC V7W 1M4 CANADA

APPENDIX X

207 – 53 West Hastings Street Property Title Search

Declared Value $350000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CA2953285
From Title Number	BB1488954
Application Received	2013-01-15
Application Entered	2013-01-22

Registered Owner in Fee Simple

Registered Owner/Mailing Address: 207 - 53 WEST HASTINGS HOLDINGS LTD., INC.NO. BC0957832
#2 - 107 KINGS ROAD WEST
NORTH VANCOUVER, BRITISH COLUMBIA
V7N 2L7

Taxation Authority Vancouver, City of

Description of Land

Parcel Identifier: 028-835-778

Legal Description:

STRATA LOT 34 OLD GRANVILLE TOWNSITE STRATA PLAN BCS3221
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations

HERETO IS ANNEXED EASEMENT BB1023792 OVER (38.2 CUBIC METRES PLAN BCP38904) THAT PART SHOWN AS 2.6 SQUARE METERS ON PLAN BCP38903 BLOCK 3 PLAN 168

HERETO IS ANNEXED EASEMENT BB1023793 OVER (233.9 CUBIC METRES PLAN BCP38904) THAT PART SHOWN AS 10.5 SQUARE METERS IN PLAN BCP38903 BLOCK 3 PLAN 168

HERETO IS ANNEXED EASEMENT BB1027234 OVER THE COMMON PROPERTY OF STRATA PLAN BCS3221 (PHASE 1)

HERETO IS ANNEXED EASEMENT BB1027235 OVER THE COMMON PROPERTY OF STRATA PLAN BCS3221 (PHASE 1)

HERETO IS ANNEXED EASEMENT BB1027237 OVER THE COMMON PROPERTY OF STRATA PLAN BCS3221 (PHASE 1)

HERETO IS ANNEXED EASEMENT BB1027238 OVER THE COMMON PROPERTY OF STRATA PLAN BCS3221 (PHASE 1)

HERITAGE REVITALIZATION AGREEMENT PURSUANT TO VANCOUVER CHARTER SECTIONS 592 AND 601, SEE BB208747
PART FORMERLY THE EAST 30 FEET OF LOT 11

HERETO IS ANNEXED EASEMENT BB932262 OVER LOT 12, EXCEPT THE EAST 41 FEET BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 168

HERETO IS ANNEXED EASEMENT CB2118436 OVER LOT 10 PLAN 168 EXCEPT PART IN PLAN 355

Charges, Liens and Interests

Nature:	COVENANT
Registration Number:	BB1023794
Registration Date and Time:	2008-11-06 10:19
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BB1023795
Registration Date and Time:	2008-11-06 10:19
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

Nature:	EQUITABLE CHARGE
Registration Number:	BB1023796
Registration Date and Time:	2008-11-06 10:19
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

Nature:	EASEMENT
Registration Number:	BB1027233
Registration Date and Time:	2008-11-27 10:39
Remarks:	INTER ALIA APPURTENANT TO STRATA LOTS 1 TO 30 INCLUSIVE STRATA PLAN BCS3221 AND THE COMMON PROPERTY OF STRATA PLAN BCS3221 (PHASE 1)

Nature:	EASEMENT
Registration Number:	BB1027236
Registration Date and Time:	2008-11-27 10:39
Remarks:	INTER ALIA APPURTENANT TO STRATA LOTS 1 TO 30 INCLUSIVE STRATA PLAN BCS3221 AND THE COMMON PROPERTY OF STRATA PLAN BCS3221 (PHASE 1)

Nature:	EASEMENT
Registration Number:	BB1027239
Registration Date and Time:	2008-11-27 10:39
Remarks:	INTER ALIA APPURTENANT TO STRATA LOTS 1 TO 30 INCLUSIVE STRATA PLAN BCS3221 AND THE COMMON PROPERTY OF STRATA PLAN BCS3221 (PHASE 1)

Nature:	EASEMENT
Registration Number:	BB735437
Registration Date and Time:	2008-12-01 13:08
Remarks:	INTER ALIA APPURTENANT TO STRATA LOTS 1 TO 30 INCLUSIVE, STRATA PLAN BCS3221 AND THE COMMON PROPERTY OF STRATA PLAN BCS3221 (PHASE 1)

Nature:	EASEMENT
Registration Number:	BB932263
Registration Date and Time:	2009-04-07 14:47
Remarks:	INTER ALIA APPURTENANT TO LOT 12 EXCEPT THE EAST 41 FEET BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 168

Nature:	MORTGAGE
Registration Number:	CA2953492
Registration Date and Time:	2013-01-15 15:37
Registered Owner:	FIRST WEST CREDIT UNION

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA2953493
Registration Date and Time:	2013-01-15 15:37
Registered Owner:	FIRST WEST CREDIT UNION
Nature:	MORTGAGE
Registration Number:	CB2552630
Registration Date and Time:	2026-01-06 15:19
Registered Owner:	BECKINGHAM HOLDINGS INC. INCORPORATION NO. BC1354905
Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB2552631
Registration Date and Time:	2026-01-06 15:19
Registered Owner:	BECKINGHAM HOLDINGS INC. INCORPORATION NO. BC1354905

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

APPENDIX Y

207 – 53 West Hastings Street BC Assessment Search

207-53 HASTINGS ST W VANCOUVER V6B 1G4

Area-Jurisdiction-Roll: 09-200-026-590-172-29-0034

Total value $842,000

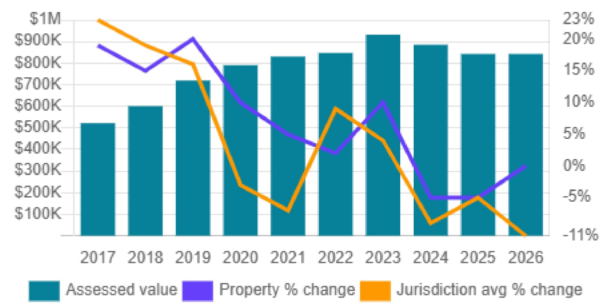
2026 assessment as of July 1, 2025

Previous year value $842,000

Property value history

2026	0%	$842,000
2025	-5%	$842,000
2024	-5%	$885,000
2023	+10%	$932,000
2022	+2%	$847,000

Property value and City of Vancouver jurisdiction change



Property information

Year built	2012
Description	Strata Office - 1-10 STY
Bedrooms	
Baths	
Carports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	1,102
Building storeys	6
Gross leasable area	
Net leasable area	

Legal description and parcel ID

STRATA LOT 34, PLAN BCS3221, DISTRICT LOT OGT, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

PID: 028-835-778

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

No.of apartment units	Total area

Comments

Property has more than one structure; Property Details may be for multiple structures

Register with BC Assessment

- Compare property information and assessment values
- View recently viewed properties
- Store and access favourite properties across devices

APPENDIX Z

207 – 53 West Hastings Street Personal Property Registry Search

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Business Debtor - "207 - 53 WEST HASTINGS HOLDINGS LTD."

Search Date and Time: June 25, 2026 at 10:59:51 am Pacific time
Account Name: BDO CANADA LIMITED BDO CANADA LIMITEE

TABLE OF CONTENTS

1 Match in 1 Registration in Report | Exact Matches: 1 (*) | Total Search Report Pages: 4

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 713180R

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	January 6, 2026 at 11:36:25 am Pacific time
Current Expiry Date and Time:	January 6, 2031 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 10:59:51 am Pacific time)

Secured Party Information

BECKINGHAM HOLDINGS INC.	**Address** 1555-1500 GEORGIA ST W VANCOUVER BC V6G 2Z6 Canada

Debtor Information

207 - 53 WEST HASTINGS HOLDINGS LTD.	**Address** 2-107 KINGS RD W NORTH VANCOUVER BC V7N 2L7 Canada	
BASTIAN HOLDINGS LTD.	**Address** 2-107 KINGS RD W NORTH VANCOUVER BC V7N 2L7 Canada	
KRYSTLE HOLDINGS LTD.	**Address** 2-107 KINGS RD W NORTH VANCOUVER BC V7N 2L7 Canada	
SKAW PROPERTIES LTD.	**Address** 2-107 KINGS RD W NORTH VANCOUVER BC V7N 2L7 Canada	
SMITH, CRAIG ALLEN	**Address** 27222 LOUGHEED HWY MAPLE RIDGE BC V2W 1M4 Canada	**Birthdate**
SMITH, ROBERT KYLE	**Address** 27222 LOUGHEED HWY MAPLE RIDGE BC V2W 1M4 Canada	**Birthdate**

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY OF EACH OF THE DEBTORS AND AN UNCRYSTALLIZED FLOATING CHARGE ON LAND.

Original Registering Party

LEDDING & COMPANY LLP

Address

415-1788 WEST 5TH AVENUE
VANCOUVER BC
V6J 1P2 Canada

APPENDIX AA

1226745 B.C. Ltd. Corporate Search

BRITISH COLUMBIA | BC Registry Services

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard Street
Victoria BC
1 877 526-1526

BC Company Summary

For
1226745 B.C. LTD.

Date and Time of Search:	**June 23, 2026 10:37 AM Pacific Time**
Currency Date:	April 20, 2026

ACTIVE

Incorporation Number:	BC1226745		
Name of Company:	1226745 B.C. LTD.		
Business Number:	766180137 BC0001		
Recognition Date and Time:	Incorporated on October 11, 2019 04:32 PM Pacific Time	**In Liquidation:**	No
Last Annual Report Filed:	October 11, 2025	**Receiver:**	No

REGISTERED OFFICE INFORMATION

Mailing Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

Delivery Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

Delivery Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
SMITH, ROBERT KYLE

Mailing Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V2W 1M4
CANADA

Delivery Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V2W 1M4
CANADA

Last Name, First Name, Middle Name:
SMITH, CRAIG ALLEN

Mailing Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V2W 1M4
CANADA

Delivery Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V2W 1M4
CANADA

OFFICER INFORMATION AS AT October 11, 2025

Last Name, First Name, Middle Name:
SMITH, ROBERT KYLE

Office(s) Held: (Secretary)

Mailing Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V2W 1M4
CANADA

Delivery Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V2W 1M4
CANADA

Last Name, First Name, Middle Name:
SMITH, CRAIG ALLEN

Office(s) Held: (President)

Mailing Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V2W 1M4
CANADA

Delivery Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V2W 1M4
CANADA

APPENDIX BB

8653 River Road South Title Search

Declared Value $8250000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District NEW WESTMINSTER
Land Title Office NEW WESTMINSTER

Title Number CA8498069
From Title Number CA7372955

Application Received 2020-10-15

Application Entered 2020-10-30

Registered Owner in Fee Simple
Registered Owner/Mailing Address: 1226734 B.C. LTD., INC.NO. BC1226734
1010 BEAUMONT DRIVE
NORTH VANCOUVER, B.C.
V7R 1P9

Taxation Authority New Westminster Assessment District
Dewdney Area Improvement District

Description of Land
Parcel Identifier: 010-889-680
Legal Description:
LOT 1 SECTION 29 TOWNSHIP 20 NEW WESTMINSTER DISTRICT PLAN 3157

Legal Notations
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB4040876

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6316294

Charges, Liens and Interests
Nature: UNDERSURFACE RIGHTS
Registration Number: 79412C
Registration Date and Time: 1938-12-19 15:00
Remarks: SEE 129264E

Nature:	MORTGAGE
Registration Number:	CA8786840
Registration Date and Time:	2021-02-22 09:16
Registered Owner:	BANK OF MONTREAL
Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA8786841
Registration Date and Time:	2021-02-22 09:16
Registered Owner:	BANK OF MONTREAL
Nature:	MORTGAGE
Registration Number:	CA9758373
Registration Date and Time:	2022-03-02 15:08
Registered Owner:	BANK OF MONTREAL
Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA9758374
Registration Date and Time:	2022-03-02 15:08
Registered Owner:	BANK OF MONTREAL

Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

APPENDIX CC

1226745 B.C. Ltd. Personal Property Registry Search

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Business Debtor - "1226745 B.C. LTD."

Search Date and Time: June 25, 2026 at 11:09:08 am Pacific time
Account Name: BDO CANADA LIMITED BDO CANADA LIMITEE

TABLE OF CONTENTS

3 Matches in 3 Registrations in Report | Exact Matches: 3 (*) | Total Search Report Pages: 13

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 782744M

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	February 22, 2021 at 9:00:42 am Pacific time
Current Expiry Date and Time:	February 22, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:09:08 am Pacific time)

Secured Party Information

BANK OF MONTREAL

Address

595 BURRARD STREET
VANCOUVER BC
V7X 1L7 Canada

Debtor Information

1226745 BC LTD

Address

1010 BEAUMONT DRIVE
NORTH VANCOUVER BC
V7R 1P9 Canada

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL OF THE DEBTOR'S PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY; UNCRYSTALLIZED FLOATING CHARGE ON LAND; ALL PROCEEDS INCLUDING ACCOUNTS, MONEY, CHATTEL PAPER, INTANGIBLES, GOODS, DOCUMENTS OF TITLE, INSTRUMENTS, SECURITIES, SUBSTITUTIONS, CROPS, LICENCES, TRADE INS, INSURANCE PROCEEDS AND ANY OTHER FORM OF ,PROCEEDS.

Original Registering Party

BORDEN LADNER GERVAIS LLP	Address
	1200-200 BURRARD STREET VANCOUVER BC V7X 1T2 Canada

HISTORY
(Showing most recent first)

RENEWAL

Registration Date and Time:	February 3, 2022 at 10:11:14 am Pacific time
Registration Number:	517010N
Registration Life:	1 Year
New Expiration Date and Time:	February 22, 2027 at 11:59:59 pm Pacific time

Registering Party Information

BORDEN LADNER GERVAIS LLP (VANCOUVER)	**Address** BOX 48600 1200 WATERFRONT CENTRE 200 BURRARD STREET VANCOUVER BC V7X 1T2 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 630973N

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	March 30, 2022 at 7:22:16 am Pacific time
Current Expiry Date and Time:	March 30, 2032 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:09:08 am Pacific time)

Secured Party Information

ECHELON INSURANCE	**Address** #300-2680 MATHESON BLVD E. MISSISSAUGA ON L4W 0A5 Canada

Debtor Information

WHITEWATER CONCRETE LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
LEGACY CRANES & EQUIPMENT LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
KRYSTLE HOLDINGS LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
1226745 B.C. LTD	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
WHITEWATER DEVELOPMENTS LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
TRILOGY CONCRETE 2021 LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
TORRENT SHOTCRETE HOLDINGS LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada

SKAW PROPERTIES LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
145 GOLDEN DRIVE LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
207-53 WEST HOLDINGS LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
BASTIAN HOLDINGS LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
SMITH, CRAIG	**Address** 1010 BEAUMONT DR. NORTH VANCOUVER BC V7R 1P9 Canada	**Birthdate** September 27, 1969
SMITH, KYLE	**Address** 644 ALDERSIDE RD. PORT MOODY BC V3H 3A5 Canada	**Birthdate**

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTORS.
PROCEEDS - CHATTEL PAPER, GOODS, INVESTMENT PROPERTY, DOCUMENTS OF TITLE, INSTRUMENTS, MONEY AND INTANGIBLES.

Original Registering Party

PPSA CANADA INC. - (8545)

Address

303-110 SHEPPARD AVE. E.
TORONTO ON
M2N 6Y8 Canada

HISTORY
(Showing most recent first)

RENEWAL

Registration Date and Time: May 12, 2025 at 10:53:54 am Pacific time
Registration Number: 232355R
Registration Life: 5 Years
New Expiration Date and Time: March 30, 2032 at 11:59:59 pm Pacific time

Registering Party Information

ECHELON INSURANCE

Address
#300-2680 MATHESON BLVD E.
MISSISSAUGA ON
L4W 0A5 Canada

RENEWAL

Registration Date and Time: March 19, 2025 at 9:00:08 am Pacific time
Registration Number: 113101R
Registration Life: 2 Years
New Expiration Date and Time: March 30, 2027 at 11:59:59 pm Pacific time

Registering Party Information

ECHELON INSURANCE

Address
#300-2680 MATHESON BLVD E.
MISSISSAUGA ON
L4W 0A5 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 232522R

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	May 12, 2025 at 11:51:02 am Pacific time
Current Expiry Date and Time:	May 12, 2030 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:09:08 am Pacific time)

Secured Party Information

ECHELON INSURANCE	**Address** #300-2680 MATHESON BLVD E. MISSISSAUGA ON L4W 0A5 Canada

Debtor Information

WHITEWATER CONCRETE LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
LEGACY CRANES & EQUIPMENT LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
KRYSTLE HOLDINGS LTD	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
1226745 B.C. LTD	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
WHITEWATER DEVELOPMENTS LTD	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
TRILOGY CONCRETE 2021 LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada
TORRENT SHOTCRETE HOLDINGS LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada

SKAW PROPERTIES LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
145 GOLDEN DRIVE LTD.	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
207-53 WEST HOLDINGS LTD	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
BASTIAN HOLDINGS LTD	**Address** 145 GOLDEN DR. COQUITLAM BC V3K 6T1 Canada	
SMITH, CRAIG	**Address** 1010 BEAUMONT DR. NORTH VANCOUVER BC V7R 1P9 Canada	**Birthdate** September 27, 1969
SMITH, KYLE	**Address** 644 ALDERSIDE RD PORT MOODY BC V3H 3A5 Canada	**Birthdate**

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTORS.

PROCEEDS - CHATTEL PAPER, GOODS, INVESTMENT PROPERTY, DOCUMENTS OF TITLE,

INSTRUMENTS, MONEY AND INTANGIBLES.

Original Registering Party

PPSA CANADA INC. - (8545)

Address

303-110 SHEPPARD AVE. E.
TORONTO ON
M2N 6Y8 Canada

APPENDIX DD

1226734 B.C. Ltd. Corporate Search

BRITISH COLUMBIA | BC Registry Services

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard Street
Victoria BC
1 877 526-1526

BC Company Summary

For
1226734 B.C. LTD.

Date and Time of Search:	**June 23, 2026 10:38 AM Pacific Time**
Currency Date:	April 20, 2026

ACTIVE

Incorporation Number:	BC1226734		
Name of Company:	1226734 B.C. LTD.		
Business Number:	766182133 BC0001		
Recognition Date and Time:	Incorporated on October 11, 2019 04:17 PM Pacific Time	**In Liquidation:**	No
Last Annual Report Filed:	October 11, 2025	**Receiver:**	No

REGISTERED OFFICE INFORMATION

Mailing Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

Delivery Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

Delivery Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
SMITH, CRAIG ALLEN

Mailing Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V2W 1M4
CANADA

Delivery Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V2W 1M4
CANADA

Last Name, First Name, Middle Name:
SMITH, ROBERT KYLE

Mailing Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V2W 1M4
CANADA

Delivery Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V2W 1M4
CANADA

OFFICER INFORMATION AS AT October 11, 2025

Last Name, First Name, Middle Name:
SMITH, CRAIG ALLEN

Office(s) Held: (President)

Mailing Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V2W 1M4
CANADA

Delivery Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V2W 1M4
CANADA

Last Name, First Name, Middle Name:
SMITH, ROBERT KYLE

Office(s) Held: (Secretary)

Mailing Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V2W 1M4
CANADA

Delivery Address:
27222 LOUGHEED HIGHWAY
MAPLE RIDGE BC V2W 1M4
CANADA

APPENDIX EE

Craig's First Affidavit filed in the matter of the bankruptcy of Craig Allen Smith
dated April 8, 2025

This is the 1st Affidavit of
C. Smith in this action
made April 8, 2025

Province of British Columbia
Bankruptcy Division
Vancouver Registry
Court No. B-250134
Estate No. 11-254753

IN THE SUPREME COURT OF BRITISH COLUMBIA
IN BANKRUPTCY AND INSOLVENCY

IN THE MATTER OF THE BANKRUPTCY OF

CRAIG ALLEN SMITH

AFFIDAVIT

I, CRAIG ALLEN SMITH, of 900-980 Howe Street, Vancouver, British Columbia, V6Z 0C8, businessman, AFFIRM THAT:

1. I am the respondent in the subject proceedings and, as such, have personal knowledge of the facts and matters hereinafter deposed to, save and except where such facts and matters are stated to be made upon information and belief, and as to such facts and matters I verily believe them to be true.

2. I have read the application materials in support of Royal Bank of Canada's ("**RBC**") application to adjudge me bankrupt, including the Affidavit #1 of Mark Kemp-Gee dated February 27, 2025, filed March 12, 2025.

Retainer of McEwan Partners

3. I and my brother, Kyle Smith, retained David Gruber of McEwan Partners on April 3, 2024.

4. I was referred to Mr. Gruber by other insolvency and restructuring lawyers that we sought to retain, but who I was advised were conflicted from acting for us in this matter by the Royal Bank of Canada.

Request for Adjournment

5. I was advised by David Gruber around the time of retaining him, and verily believe, that he would be and is out of the office and unavailable in the week of April 7, 2025.

6. I am advised by William Stransky, and I verily believe, that on April 3, 2025, he and David Gruber phoned Kibben Jackson, counsel for RBC, and advised him of the fact of Mr. Gruber's retainer, that he was unavailable on the date set for the hearing of the application (April 9, 2025), and requested an adjournment of that date to permit him to prepare for the hearing.

7. On April 4, 2025, I am advised by William Stransky, and verily believe, that Mr. Jackson emailed Mr. Gruber the following:

> David:
>
> I advised the Bank of you having been retained by the Smith brothers and your request for an adjournment of the bankruptcy application scheduled for next week. My instructions are to proceed with the application, i.e. it will be necessary for your clients to apply for an adjournment, which we will be instructed to oppose.

8. Attached to this my Affidavit and marked as **Exhibit "A"** is a true copy of the email of Kibben Jackson to David Gruber dated April 4, 2025, a copy of which was provided to me by my counsel.

Efforts to Obtain Financial and Restructuring Advice

9. Since retaining Mr. Gruber, my brother and I have taken steps to retain a restructuring practitioner to review our financial affairs and advise us on financial matters with a view to settle our debts, including (or in particular) the amounts

owing under the personal guarantees on which RBC's judgment against us is based (the "**Guarantees**").

10. With counsel, my brother and I have contacted two individuals to discuss retaining them to provide that advice (Mike Bell – Ernst & Young LLP; Anthony Tillman – Alvarez & Marsal Canada Inc.).

11. We met with Mike Bell on April 7, 2025, and are coordinating a time to speak with Anthony Tillman.

Preliminary Efforts to Obtain Financing or Funds to Resolve Indebtedness

12. As part of or in anticipation of finishing the work described above, I have identified two sources of funds that will, at minimum, resolve the indebtedness to RBC under my guarantee.

13. First, I have entered a listing agreement with Colliers MacAulay Nicolls Inc. for the sale of my interest in 8653 River Rd S., Dewdney, BC V0M 1H0. Colliers are in the process of photographing and preparing to solicit that property.

14. Attached to this my Affidavit and marked as **Exhibit "B"** is a true copy of that listing agreement.

15. Attached to this my Affidavit and marked as **Exhibit "C"** is a true copy of the title search for 8653 River Rd S.

16. Attached to this my Affidavit and marked as **Exhibit "D"** is a true copy of the BC property assessment for 8653 River Rd S., showing an assessed value of $7,382,000.

17. Second, I have reached an agreement with my wife, Julia Smith, for her to loan me the amount of up to $650,000. She has gotten a term sheet from InstaFund Mortgage Management Corp. for those funds.

18. Attached to this my Affidavit and marked as **Exhibit "E"** is a true, unexecuted copy of that term sheet, the terms of which are being finalized.

AFFIRMED BEFORE ME in the City of Vancouver, in the Province of British Columbia, on this 8th day of April, 2025.	)))))	CRAIG ALLEN SMITH
A Commissioner for taking Affidavits in British Columbia	))))	

WILLIAM E. STRANSKY
Barrister & Solicitor
MCEWAN COOPER KIRKPATRICK LLP
900 – 980 Howe Street
Vancouver, BC V6Z 0C8
(604) 283-8065

APPENDIX FF

1226734 B.C. Ltd. Personal Property Registry Search

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Business Debtor - "1226734 B.C. LTD."

Search Date and Time: June 25, 2026 at 11:08:09 am Pacific time
Account Name: BDO CANADA LIMITED BDO CANADA LIMITEE

TABLE OF CONTENTS

1 Match in 1 Registration in Report   Exact Matches: 1 (*)   Total Search Report Pages: 4

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 782750M

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	February 22, 2021 at 9:02:01 am Pacific time
Current Expiry Date and Time:	February 22, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of June 25, 2026 at 11:08:09 am Pacific time)

Secured Party Information

BANK OF MONTREAL

Address

595 BURRARD STREET
VANCOUVER BC
V7X 1L5 Canada

Debtor Information

1226734 BC LTD

Address

1010 BEAUMONT DRIVE
NORTH VANCOUVER BC
V7R 1P9 Canada

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL PRESENT AND AFTER-ACQUIRED GOODS, SECURITIES, INVESTMENT PROPERTY, INSTRUMENTS, DOCUMENTS OF TITLE, CHATTEL PAPER, INTANGIBLES, MONEY, CROPS, LICENCES AND ACCOUNTS, LOCATED ON, SITUATE ON, ARISING FROM, RELATING TO OR USED IN CONNECTION WITH THE REAL PROPERTY LOCATED AT 8653 RIVER ROAD SOUTH, DEWDNEY, BC AND LEGALLY ,DESCRIBED AS PID: 010-889-680, LOT 1 SECTION 29 TOWNSHIP 20 NEW WESTMINSTER DISTRICT PLAN 3157; UNCRYSTALLIZED FLOATING CHARGE ON LAND; AND ALL PROCEEDS INCLUDING ACCOUNTS, MONEY, CHATTEL PAPER, INTANGIBLES, GOODS, DOCUMENTS OF TITLE, INSTRUMENTS, SECURITIES, INVESTMENT PROPERTY, SUBSTITUTIONS, CROPS, LICENCES, TRADE INS, INSURANCE PROCEEDS AND ANY OTHER FORM OF PROCEEDS.

Original Registering Party

BORDEN LADNER GERVAIS LLP

Address

1200-200 BURRARD STREET
VANCOUVER BC
V7X 1T2 Canada

HISTORY

(Showing most recent first)

RENEWAL

Registration Date and Time:	February 3, 2022 at 10:09:58 am Pacific time
Registration Number:	517004N
Registration Life:	1 Year
New Expiration Date and Time:	February 22, 2027 at 11:59:59 pm Pacific time

Registering Party Information

BORDEN LADNER GERVAIS LLP (VANCOUVER)	**Address** BOX 48600 1200 WATERFRONT CENTRE 200 BURRARD STREET VANCOUVER BC V7X 1T2 Canada

APPENDIX GG

WCL Formwork Ltd. Corporate Search

BRITISH COLUMBIA | BC Registry Services

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard Street
Victoria BC
1 877 526-1526

BC Company Summary

For
WCL FORMWORK LTD.

Date and Time of Search:	**June 23, 2026 10:39 AM Pacific Time**
Currency Date:	April 20, 2026

ACTIVE

Incorporation Number:	BC1489933		
Name of Company:	WCL FORMWORK LTD.		
Business Number:	763904422 BC0001		
Recognition Date and Time:	Incorporated on June 28, 2024 12:51 PM Pacific Time	**In Liquidation:**	No
Last Annual Report Filed:	June 28, 2025	**Receiver:**	No

COMPANY NAME INFORMATION

Previous Company Name	**Date of Company Name Change**
1489933 B.C. LTD.	July 19, 2024

REGISTERED OFFICE INFORMATION

Mailing Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

Delivery Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

Delivery Address:
C/O PAUL C. WEIR LAW CORPORATION
UNIT 2 - 107 KINGS ROAD WEST
NORTH VANCOUVER BC V7N 2L7
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
SMITH, CRAIG ALLEN

Mailing Address:	**Delivery Address:**
1010 BEAUMONT DRIVE NORTH VANCOUVER BC V7R 1P9 CANADA	1010 BEAUMONT DRIVE NORTH VANCOUVER BC V7R 1P9 CANADA

Last Name, First Name, Middle Name:
SMITH, ROBERT KYLE

Mailing Address:	**Delivery Address:**
644 ALDERSIDE DRIVE PORT MOODY BC V3H 3A5 CANADA	644 ALDERSIDE DRIVE PORT MOODY BC V3H 3A5 CANADA

NO OFFICER INFORMATION FILED AS AT June 28, 2025.

APPENDIX HH

A&H Court Order dated July 10, 2026

COURT FILE NUMBER:	2503 15666
COURT:	COURT OF KING'S BENCH OF ALBERTA
JUDICIAL CENTRE:	EDMONTON
APPLICANTS	A&H Hold Co. (B.C.) Ltd. and A&H Steel Ltd.
RESPONDENTS	A&H Steel (Vancouver) Ltd., Whitewater Steelers Reinforcing Ltd., Sargon Capital Corp., Syber 17 Concrete Forming Ltd., Syber Concrete Forming Ltd., Krystle Holdings Ltd. and Bastian Holdings Ltd.
DOCUMENT:	ORDER
ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT:	**Witten LLP** Barristers & Solicitors Suite 2500, Canadian Western Bank Place 10303 Jasper Avenue Edmonton, AB T5J 3N6 Solicitors for the Applicants ATTN: Keltie L. Lambert/ Kevin Smith FILE: 130078-2 PHONE: (780) 428-0501 FAX: (780) 429-2559

DATE ORDER WAS PRONOUNCED	July 10, 2026
LOCATION ORDER WAS PRONOUNCED	Edmonton Law Courts, 1A Sir Winston Churchill Square, Edmonton, Alberta T5J 0R2
NAME OF THE JUSTICE WHO MADE ORDER	Justice Hayes-Richards

UPON THE APPLICATION of the Applicants herein; **AND UPON READING** the Affidavit of Craig Kotun sworn July 26, 2025, the Supplemental Affidavit of Craig Kotun sworn May 13, 2026; and the Affidavit of Service of Pam Campbell sworn June 17, 2026, all filed; **AND UPON BEING ADVISED** A&H Holdco (B.C.) Ltd. completed the purchase of shares and shareholder loans from the Respondents Sargon Capital Corp., Syber 17 Concrete Forming Ltd. and Syber Concrete Forming Ltd. as contemplated in the Amended Originating Application; **AND UPON BEING ADVISED** that on June 8, 2026 the British Columbia Court of Appeal declared Craig Allen Smith and Robert Kyle Smith to be bankrupt; **AND UPON BEING ADVISED** that the Trustee in bankruptcy for Craig Allen Smith and Robert Kyle Smith, being BDO Canada LLP has been notified of this Application and that counsel for BDO Canada LLP, being MLT Aikens LLP, has confirmed the Trustee in bankruptcy does not oppose this Application; **AND UPON HEARING** from Counsel for the Applicants,

IT IS HEREBY ORDERED THAT:

SERVICE

1. Service of notice of this application and supporting materials is hereby declared to be good and sufficient, no other person is required to have been served with notice of this application.

DECLARATION OF OPPRESSION

2. It is declared that the Applicants A&H Hold Co. (B.C.) Ltd. and A&H Steel Ltd. are complainants for the purposes of s. 242 of the *Business Corporations Act* (the "*Act*").

3. It is declared that the conduct of the Respondents Whitewater Steelers Reinforcing Ltd. ("**Whitewater"),** Krystle Holdings Ltd. ("**Krystle**") and Bastian Holdings Ltd. ("**Bastian**") is oppressive or unfairly prejudicial to or unfairly disregards the interests of the Applicants pursuant to s. 242 of the *Act*.

APPROVAL OF TRANSACTIONS

I. Transfer and Vesting of Shares

A. Whitewater

4. Within 10 business days of the date of this Order, the Applicant, A&H HoldCo (B.C.) Ltd. (the "**Purchasing Shareholder**") shall pay $299.50 to MLT Aikens LLP, in trust, to the credit of Whitewater, being $1.00 per Whitewater's 299.5 class A common shares ("**Whitewater Shares**") in A&H Steel (Vancouver) Ltd. (the "**Company**").

5. Upon compliance with paragraph 4 of this Order, all of Whitewater's right, title and interest in and to the Whitewater Shares shall vest absolutely in the Purchasing Shareholder free and clear of and from any and all caveats, security interests, hypothecs, pledges, mortgages, liens, trusts, reservations of ownership, royalties, options, rights of pre-exemption, privileges, interests, assignments, actions, judgements, executions, levies, taxes, writs of enforcement, charges or other claims, whether contractual, statutory, financial, monetary or otherwise, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively the "**Whitewater Claims**"), including without limiting the generality of the foregoing, any charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* (British Columbia) or any other personal property registry system

(the "**Whitewater Encumbrances**"). For greater certainty, this Court orders that all Whitewater Claims, including the Whitewater Encumbrances affecting or relating to the Whitewater Shares shall not be enforceable against the Purchasing Shareholder and shall only be enforceable in relation to the funds held in Court to the credit of Whitewater

6. Upon compliance with paragraph 4 of this Order, Whitewater and all persons who claim by, through or under Whitewater in respect of the Whitewater Shares and all persons or entities having any Whitewater Claims of any kind whatsoever in respect of the Whitewater Shares shall stand absolutely and forever barred, estopped and foreclosed from and permanently enjoined from pursuing, asserting or claiming any and all right, title, estate, interest, royalty, rental, equity of redemption or other Whitewater Claims whatsoever in respect of or to the Whitewater Shares, and to the extent that any such persons or entities remain in the possession or control of any of the Whitewater Shares or any certificate, instruments or other indicia of title representing or evidencing any right, title, estate or interest in the Whitewater Shares, they shall forthwith deliver possession thereof to the Purchasing Shareholder.

II. Transfer and Vesting of Shareholder Loans

A. Whitewater

7. Within 10 business days of the date of this Order, the Purchasing Shareholder shall pay $235,242.50 to MLT Aikens LLP, in trust, to the credit of Whitewater.

8. Upon compliance with paragraph 7 of this Order, all of Whitewater's right, title and interest in and to any and all indebtedness owed by the Company to Whitewater, whether evidenced by promissory note or otherwise (the "**Whitewater Shareholder Loan**") shall vest absolutely in the Purchasing Shareholder free and clear of and from any and all Whitewater Claims including without limiting the generality of the foregoing, any Whitewater Encumbrances. For greater certainty, this Court orders that all Whitewater Claims, including the Whitewater Encumbrances affecting or relating to the Whitewater Shareholder Loan and shall not be enforceable against the Purchasing Shareholder and shall only be enforceable in relation to the funds held in Court to the credit of Whitewater. Upon compliance with paragraph MHR ~~10~~ 7 MHR of this Order, Whitewater and all persons who claim by, through or under Whitewater in respect of the Whitewater Shareholder Loans and all persons or entities having any Whitewater Claims of any kind whatsoever in respect of the Whitewater Shareholder Loans shall stand absolutely and forever barred, estopped and foreclosed from and permanently enjoined from pursuing, asserting or claiming any and

all right, title, estate, interest, royalty, rental, equity of redemption or other Whitewater Claim whatsoever in respect of or to the Whitewater Shareholder Loans.

B. Krystle

9. Within 10 business days of the date of this Order, the Purchasing Shareholder shall pay $208,960.59 to MLT Aikens, in trust, to the credit of Krystle.

10. Upon compliance with paragraph 9 of this Order, all of Krystle's right, title and interest in and to any and all indebtedness owed by the Company to Krystle, whether evidenced by promissory note or otherwise (the "**Krystle Shareholder Loan**") shall vest absolutely in the Purchasing Shareholder free and clear of and from any and all caveats, security interests, hypothecs, pledges, mortgages, liens, trusts, reservations of ownership, royalties, options, rights of pre-exemption, privileges, interests, assignments, actions, judgements, executions, levies, taxes, writs of enforcement, charges or other claims, whether contractual, statutory, financial, monetary or otherwise, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively the "**Krystle Claims**"), including without limiting the generality of the foregoing, any charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* (British Columbia) or any other personal property registry system (the "**Krystle Encumbrances**"). For greater certainty, this Court orders that all Krystle Claims, including the Krystle Encumbrances affecting or relating to the Krystle Shareholder Loan shall not be enforceable against the Purchasing Shareholder and shall only be enforceable in relation to the funds held in Court to the credit of Krystle.

11. Upon compliance with paragraph 9 of this Order, Krystle and all persons who claim by, through or under Krystle in respect of the Krystle Shareholder Loans and all persons or entities having any Krystle Claims of any kind whatsoever in respect of the Krystle Shareholder Loans shall stand absolutely and forever barred, estopped and foreclosed from and permanently enjoined from pursuing, asserting or claiming any and all right, title, estate, interest, royalty, rental, equity of redemption or other Krystle Claim whatsoever in respect of or to the Krystle Shareholder Loans.

C. Bastian

12. Within 10 business days of the date of this Order, the Purchasing Shareholder shall pay $209,245.28 to MLT Aikens LLP, in trust, to the credit of Bastian.

13. Upon compliance with paragraph 12 of this Order, all of Bastian's right, title and interest in and to any and all indebtedness owed by the Company to Bastian, whether evidenced by promissory note or otherwise (the "**Bastian Shareholder Loan**") shall vest absolutely in the Purchasing Shareholder free and clear of and from any and all caveats, security interests, hypothecs, pledges, mortgages, liens, trusts, reservations of ownership, royalties, options, rights of pre-exemption, privileges, interests, assignments, actions, judgements, executions, levies, taxes, writs of enforcement, charges or other claims, whether contractual, statutory, financial, monetary or otherwise, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively the "**Bastian Claims**"), including without limiting the generality of the foregoing, any charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* (British Columbia) or any other personal property registry system (the "**Bastian Encumbrances**"). For greater certainty, this Court orders that all Bastian Claims, including the Bastian Encumbrances affecting or relating to the Bastian Shareholder Loan shall not be enforceable against the Purchasing Shareholder and shall only be enforceable in relation to the funds held in Court to the credit of Bastian

14. Upon compliance with paragraph 12 of this Order, Bastian and all persons who claim by, through or under Bastian in respect of the Bastian Shareholder Loans and all persons or entities having any Bastian Claims of any kind whatsoever in respect of the Bastian Shareholder Loans shall stand absolutely and forever barred, estopped and foreclosed from and permanently enjoined from pursuing, asserting or claiming any and all right, title, estate, interest, royalty, rental, equity of redemption or other Bastian Claim whatsoever in respect of or to the Bastian Shareholder Loans.

PAYMENTS MADE IN TRUST

15. Collectively, the payments described in paragraphs 4, 7, 9 and 12 of this Order are defined as the "**Proceeds**". The Proceeds shall only be paid out of MLT Aikens LLP trust account upon the agreement of all parties with an interest in the Proceeds or by Court Order.

MISCELLANEOUS

16. All references to money amounts are in the lawful currency of Canada.

17. Notwithstanding the date of this Order, the effective date of for the vesting of the transfer of shares and shareholder loans described in this Order shall be set as April 9, 2025.

18. This Honourable Court hereby requests the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in any of its provinces or territories or in any foreign jurisdiction, to act in aid of and be complimentary to this Court in carrying out the terms of this Order.

19. Service of this Order shall be deemed good and sufficient by serving the same on the persons listed on the Service List attached as Schedule "A" to this Order and service on any other person is hereby dispensed with.

20. Service of this Order may be effected by electronic mail or courier. Service is deemed to be effected the next business day following transmission or delivery of this Order.

21. The Applicants are entitled to costs of this Application as against the Respondents Whitewater Steelers Reinforcing Ltd., Krystle Holdings Ltd., Bastien Holdings Ltd. in the amount of $1,750.00 on a joint and several basis, payable forthwith.

M Hayes-Richards

JUSTICE IN CHAMBERS
COURT OF KING'S BENCH OF ALBERTA

SCHEDULE "A"

LIST OF REGISTERED CREDITORS AND POTENTIALLY INTERESTED PARTIES

1. **Registered Creditors**

WHITEWATER STEELERS REINFORCING LTD.

Canadian Western Bank
Suite 100, 666 Burrard Street
Vancouver, BC V6C 2X8

KRYSTLE HOLDINGS LTD. and BASTIAN HOLDINGS LTD.

Echelon Insurance
#300 – 2680 Matheson Blvd E.
Mississauga, ON L4W 0A5

Barry Charles Holdings Ltd.
Venables Street
Vancouver, BC V6A 4B4

Becison Holding Corporation
1661 West 5th Avenue
Vancouver, BC V6J 1N5

G.I.H. Properties Ltd.
P.O. Box 18027
Vancouver, BC V6M 4L3

McVicar & Company Holdings Inc.
2015 SW Marine Drive
Vancouver, BC V6P 6B4

TNL Developments Ltd.
9400 Florimond Road
Richmond, BC V7E 1M1

Gill, Aman
9400 Florimond Road
Richmond, BC V7E 1M1

Chappell, Peter
c/o Unit 505 – 1195 West Broadway
Vancouver, BC V6H 3X5

Chappell, Sandra
c/o Unit 505 – 1195 West Broadway
Vancouver, BC V6H 3X5

Gautreau, Teresa
P.O. Box 18027
Vancouver, BC V6M 4L3

Trisura Guarantee Insurance Company
333 Bay Street, Suite 1610, Box 22
Toronto, ON M5H 2R2

Beckingham Holdings Inc
1555-1500 Georgia St. W.
Vancouver, BC V6G 2Z6

2. Potentially Interested Parties

Royal Bank of Canada
c/o Fasken,
550 Burrard Street, Suite 2900,
Vancouver BC V6C 0A3

Attn: Kibben Jackson/ Heidi Esslinger

APPENDIX II

Letter From Witten LLP dated July 15, 2026

WITTEN
LLP

KEVIN J. SMITH
Direct Telephone: (780) 702-3406
E-Mail Address: ksmith@wittenlaw.com
In Reply Please Refer to File No. 130078.002/KJS

July 15, 2026

Via email: wskelly@mltaikins.com

MLT Aikins LLP
Suite 2600, 1066 West Hastings Street
Vancouver, BC V6E 3X1

Attention: William E. J. Skelly

Dear Bill,

Re: Court of King's Bench of Alberta Court File No. 2503 15666
Order Approving Share Transaction

Applicants: **A & H Hold Co. (B.C.) Ltd. and A & H Steel Ltd.**

Respondents: A & H Steel (Vancouver) Ltd., Whitewater Steelers Reinforcing Ltd., Sargon Capital Corp., Syber 17 Concrete Forming Ltd., Syber Concrete Forming Ltd., Krystle Holdings Ltd. and Bastian Holdings Ltd.

Further to the above-noted matter, I enclose a filed copy of the Order. Kindly note that the presiding Justice made a correction to the Order, which is reflected in paragraph 8 of the Order.

I also enclose our wire confirmation evidencing the sum of $653,747.87 delivered to your TD Canada trust account. The funds have been delivered to you on the express trust condition that they be held by you and only paid out in accordance with paragraph 15 of the Order.

Please acknowledge receipt of the funds by return email.

I trust the enclosed is satisfactory, please do not hesitate to contact me if you have any questions or concerns.

Yours truly,

WITTEN LLP

Per:

KEVIN J. SMITH

KJS/gm
Encl.
CC: Keltie Lambert

Value Date:	Jul 15, 2026		
Debit Account:	00003-04739-1015122-CAD-Trust119	**Amount Charged:**	653,747.87 CAD
Credit Information:	00004-94000-09025658332-CAD-MLT Aikins LLP		
Bank:	00004		
Branch:	94000		
ABA Routing #:			
SWIFT:	TDOMCATTTOR		
Amount Sent:	CAD		
Exchange Rate:			
Bank Name & Address:	THE TORONTO-DOMINION BANK 700 W Georgia St Pacific Centre Vancouver BC Canada	**Beneficiary:**	MLT Aikins LLP Suite 2600 1066 West Hastings St Vancouver BC V6E 3X1 CA
Payment Method:	Credit Account no advice	**Comments:**	
Payment Details:	Witten LLP re Payment of share purchase price and shareholder loan 130078 2		
Foreign Exchange Contract No:			
Intermediary Bank:		**Bank to Bank Details:**	
Status:	Pending at Bank	**Bank Ref.#:**	7619603477

APPENDIX JJ

Letters to Fraser Smith, Sebastian Smith, and Paulina Smith dated July 24, 2026

MLT Aikins LLP
Suite 2600 - 1066 West Hastings Street
Vancouver, BC V6E 3X1
T: (604) 682-7737
F: (604) 682-7131

Mihai Tomos
Direct Line: (604) 608-5798
E-mail: mtomos@mltaikins.com

July 24, 2026

VIA E-MAIL:
frasersmith.bc@gmail.com

VIA COURIER:

Fraser Smith
1512 Enderby Avenue
Delta, British Columbia V4L 1S7

Dear Sir / Madam:

Re: The Bankruptcy of Craig Smith and Kyle Smith (together, the "Smiths")

We represent BDO Canada Limited, in its capacity as the trustee in bankruptcy (in such capacity, the "**Trustee**") of the Smiths.

We write to advise that:

1. As a result of the Smiths' bankruptcy, any shareholding interests held by the Smiths have vested in the Trustee.

2. One or both of the Smiths are the direct or indirect shareholders of the entities below (collectively, the "**Companies**"):

    a. Whitewater Steelers Reinforcing Ltd.
    b. 1226734 BC Ltd.
    c. 27222 Lougheed Highway Holdings Ltd.
    d. 207-53 West Hastings Holdings Ltd.
    e. Krystle Holdings Ltd.

3. The share certificates with respect to some or all of the Companies have been seized.

4. The Trustee understands that some or all of the Companies are insolvent and that you have been purported to be appointed director of one or more of the Companies.

Please be advised that any directorship role with the Companies attracts personal liability under the common law and various statutory frameworks, including the *Business Corporations Act*, SBC 2002, c 57, the *Income Tax Act* (Canada), RSC 1985, c 1, *Excise Tax Act* (Canada), RSC 1985, c E-15, *Canada Pension Plan Act* (Canada), RSC 1985, c C-8, *Employment Insurance Act* (Canada), SC 1996, c 23, and the *Bankruptcy and Insolvency Act* (Canada), RSC 1985, c B-3.

Accordingly, you are hereby placed on notice that you proceed entirely at your own risk and peril with respect to any directorship role of the Companies.

For certainty, the Trustee expressly reserves all rights with respect to the validity and effectiveness of any purported appointment of you as a director of any of the Companies, and nothing in this letter shall be construed as an acknowledgment or acceptance thereof.

Kindly govern yourself accordingly.

Sincerely,

MLT AIKINS LLP

Mihai Tomos

Cc: Trustee cbowra@bdo.ca

MLT Aikins LLP
Suite 2600 - 1066 West Hastings Street
Vancouver, BC V6E 3X1
T: (604) 682-7737
F: (604) 682-7131

Mihai Tomos
Direct Line: (604) 608-5798
E-mail: mtomos@mltaikins.com

July 24, 2026

VIA E-MAIL:
sabo.smith@gmail.com

VIA COURIER:

Sebastian Smith

1010 Beaumont Drive
North Vancouver
British Columbia, V7R 1P9

Dear Sir / Madam:

Re: The Bankruptcy of Craig Smith and Kyle Smith (together, the "Smiths")

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Sincerely,

MLT AIKINS LLP

Mihai Tomos

Cc: Trustee cbowra@bdo.ca

MLT AIKINS
WESTERN CANADA'S LAW FIRM

MLT Aikins LLP
Suite 2600 - 1066 West Hastings Street
Vancouver, BC V6E 3X1
T: (604) 682-7737
F: (604) 682-7131

Mihai Tomos
Direct Line: (604) 608-5798
E-mail: mtomos@mltaikins.com

July 24, 2026

VIA COURIER:

Paulina Smith

1010 Beaumont Drive
North Vancouver
British Columbia, V7R 1P9

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Sincerely,

MLT AIKINS LLP

Mihai Tomos

Cc: Trustee cbowra@bdo.ca