



This is the 4th Affidavit of Luis Saenz in this case and was made on September 30, 2024

No. S-243645
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA
IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT,
R.S.C. 1985, C. C-36, AS AMENDED

AND

IN THE MATTER OF THE BUSINESS CORPORATIONS ACT, S.B.C. 2002, C. 57

AND

IN THE MATTER OF THE PLAN OF COMPROMISE AND ARRANGEMENT OF
INCA ONE GOLD CORP.

PETITIONER

AFFIDAVIT

I, Luis Saenz, businessman, Peruvian National ID C.E. 000248056 of Av Jose Pardo 1232, Piso 7 of 105, Miraflores, Lima, PE, SWEAR THAT:

1. I am a director of BLB Advisory ("**BLB**"), an independent corporate finance advisory boutique, located in Lima, Peru, who was retained by OCIM Metals & Mining S.A. ("**OCIM**") in regard to a debt owed to OCIM by Inca One Gold Corp. ("**Inca One**"). Accordingly, I have personal knowledge of the facts and matters hereinafter deposed to save and except where same are stated to be made on information and belief, and where so stated, I verily believe them to be true.
2. I am authorized to make this affidavit in support of OCIM's application to appoint a receiver and further to my second affidavit made in these proceedings on August 22, 2024 (the "**Affidavit #2**"). I believe that public disclosure of the information in this Affidavit and the Affidavit #2 may be detrimental to a potential sale process for Inca One's assets and may hinder efforts for it to raise funds. Accordingly, OCIM intends to seek a sealing order for this affidavit and the Affidavit #2.

SE LEGALIZA (N) LA (S) FIRMA (S)
MAS NO EL CONTENIDO

DOCUMENTO NO REDACTADO
EN ESTA NOTARIA



Capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Affidavit #2.

4. As explained in paragraph 10 of the first affidavit of Edward Kelly made on June 3, 2024, Inca One, through its various subsidiaries, owns and conducts its mining operations through two facilities: the “**Kori One**” facility and the “**Chala One**” facility. Although the Kori One facility is directly held by Korichancha Joint Venture, and leased to and operated by EMC Green Group S.A. (“**EMC**”), Inca One’s subsidiary, Chala One S.A.C., has a tolling arrangement with EMC so that it operates both the Kori One and Chala One facilities.
5. In the Affidavit #2, I provide details of the visible garbage I identified at the Kori One facility during my site visits on August 8, 2024 and August 18, 2024. Based on my observations, this garbage appeared to be intentionally buried on the site as an improper means of garbage disposal.
6. The Affidavit #2 also includes information about the potential risks to the operations at the Kori One facility if governmental authorities verified improper garbage disposal and handling of cyanide at the Kori One facility, including orders for the Kori One facility to cease operations and/or the use of cyanide – which is necessary for processing gold ore.
7. On August 26, 2024, I returned to the Kori One facility to determine whether the previously identified garbage had been removed. I saw visible tracks from heavy machinery and some remaining garbage scattered around the site. I removed some topsoil and discovered more garbage sitting less than one meter below the surface. Attached hereto as **Exhibit “A”** are photographs of the garbage I identified at the Kori One facility on August 26, 2024.
8. On September 9, 2024, counsel for OCIM emailed the Monitor advising of OCIM’s concerns and asking various questions, including regarding garbage disposal at Kori One. The Monitor provided responses to OCIM’s inquiries, including, on September 20, 2024, the Monitor responded by email that Inca One had advised the Monitor that:

On August 25, 2024, the personnel at the Kori One Plant conducted cleaning and segregation of the waste that was in the landfill. Many of these waste items were

A handwritten signature in blue ink, appearing to be 'JFS'.



found in the area due to the strong winds at the plant. The area was cleaned, and the waste was transferred to a transfer station while waiting for an authorized company to handle the final disposal. As of that date and due to the limited staff at the plant, the waste is being taken to the municipal landfill.

Attached hereto as **Exhibit "B"** is a copy of the email exchange among counsel for OCIM and the Monitor.

9. On September 23, 2024, I made a further visit to the Kori One facility to determine whether the garbage had been removed. During this visit, I was accompanied by Public Notary Nieves Violeta Urquiza Vasquez (Public Notary from Caraveli, Arequipa) ("**Ms. Vasquez**"), police officers Castillo and Cuno from the Police Department of Yauca, Arequipa, and a team of workers with a dump truck and a backhoe.
10. We arrived at the site at approximately 11:00 a.m. For approximately 3 hours, the backhoe was employed in four different but adjacent areas at the Kori One facility. This revealed a significant amount of garbage. In total, the garbage filled approximately 75% of the 15-ton dump truck. Attached hereto as **Exhibit "C"** are various photographs taken of the garbage at the Kori One facility on September 23, 2024.
11. Among other things, I identified the following garbage on the ground or in the topsoil:
 - (a) several empty 25 kg bags of caustic soda flakes;
 - (b) two empty steel drums labelled "Sodium Cyanide 98% Purity" produced by "Executive Standard" in the Hebei Province of Northern China and a label stating "TOXIC";
 - (c) several metallic bars, steel pipes and large pieces of wood panels;
 - (d) at least 100 used laboratory test bags;
 - (e) various documents, including company pamphlets, manuals, and an employee ID card, bearing the logo of Inca One Gold and EMC;
 - (f) several pairs of used work boots and used clothing of various types;
 - (g) empty bags of food suppliers such as sugar, flour, egg cartons and the like; and
 - (h) general garbage from everyday use.



12. This garbage appeared to originate from the Kori One facility. I did not see the same type or amount of debris between the Kori One facility and the landfill, which is approximately 760 meters away. Given the amount of garbage uncovered, and the size and weight of many of the items found, I do not believe that this garbage was moved by strong winds.
13. Ms. Vasquez also made an affidavit regarding her observations of the Kori One facility on September 23, 2024, a copy of which is attached hereto and marked as **Exhibit "D"**.
14. I make this affidavit in support of OCIM seeking appointment of a receiver, and acknowledge the solemnity of making a sworn statement/solemn declaration and acknowledge the consequences of making an untrue statement.

SWORN, BEFORE ME at Lima, Peru, on)
 September 30, 2024.)

 A Notary authorized to take oaths in Peru)

 LUIS SAENZ)

CERTIFICACIÓN

FERMIN ANTONIO ROSALES SEPULVEDA – NOTARIO DE LIMA, CERTIFICO: LA AUTENTICIDAD DE LA FIRMA DE LUIS FRANCISCO SAENZ ROCHA, CON CE N°000248056; DOY FE. _____
 A SOLICITUD DE QUIEN EXTIENDO LA PRESENTE LEGALIZACIÓN.- SE LEGALIZA LA FIRMA MAS NO ASUMO RESPONSABILIDAD DEL CONTENIDO DEL DOCUMENTO, DE LO QUE DOY FE. _____
 LIMA, TREINTA DE SEPTIEMBRE DEL DOS MIL VEINTICUATRO. _____

// YSA // SP // 66568 // 00102202400066568 //

Fermin Antonio Rosales Sepulveda
 NOTARIO DE LIMA




NOTARIA
ROSALES SEPÚLVEDA





This is Exhibit "A" referred to in the Affidavit of Luis Saenz sworn before me on this 30th day of September, 2024.

A Notary authorized to take oaths in Peru

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CERTIFICACIÓN

FERMIN ANTONIO ROSALES SEPULVEDA – NOTARIO DE LIMA, CERTIFICO: LA AUTENTICIDAD DE LA FIRMA DE LUIS FRANCISCO SAENZ ROCHA, CON CE N°000248056; DOY FE. _____
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 LIMA, TREINTA DE SEPTIEMBRE DEL DOS MIL VEINTI CUATRO. _____

// YSA // SP // 66568 // 00102202400066568 //

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 Fermin Antonio Rosales Sepulveda
 NOTARIO DE LIMA

NOTARIA
ROSALES SEPÚLVEDA



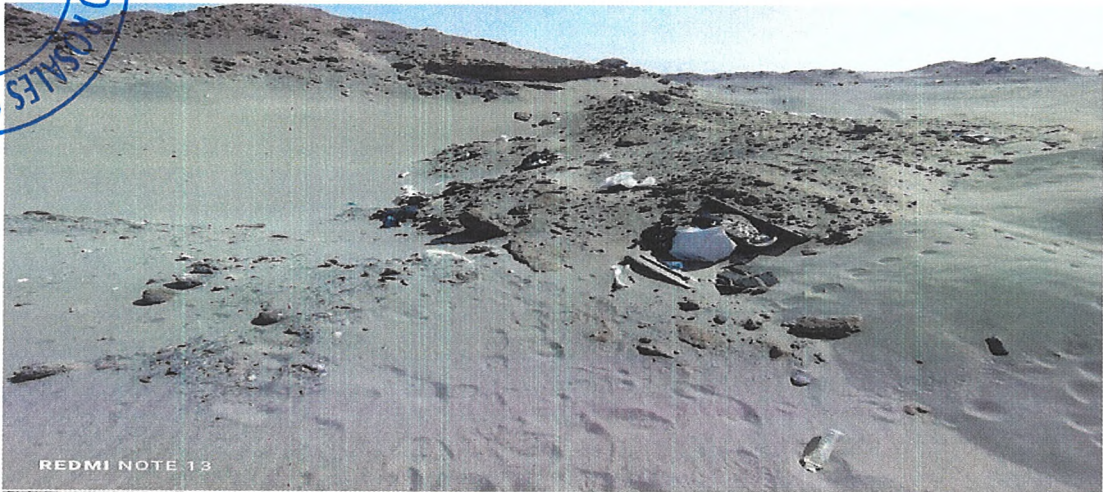


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ERMIAN ANTONIO ROSALES SEPULVEDA



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This is Exhibit "B" referred to in the Affidavit of Luis Saenz sworn before me on this 30th day of September, 2024.

A Notary authorized to take oaths in Peru



CERTIFICACIÓN

FERMIN ANTONIO ROSALES SEPULVEDA – NOTARIO DE LIMA, CERTIFICO: LA AUTENTICIDAD DE LA FIRMA DE LUIS FRANCISCO SAENZ ROCHA, CON CE N°000248056; DOY FE. _____
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 LIMA, TREINTA DE SEPTIEMBRE DEL DOS MIL VEINTICUATRO. _____
 // YSA // SP // 66568 // 00102202400066568 //

Fermin Rosales Sepúlveda
 NOTARIO DE LIMA



NOTARIA
ROSALES SEPÚLVEDA



From: [Powell, Tom](#)
To: [Lisa Hiebert](#); [Heidi Esslinger](#)
Cc: [colin.brousson@dlapiper.com](#); [Clark, Mike](#)
Subject: [EXT] RE: [EXTERNAL] RE: Inca One - questions from OCIM
Date: September-20-24 11:48:16 AM

{CAUTION: This email originated from outside of Fasken. Exercise care before clicking links or opening attachments.}

Hi Lisa,

We have had some more replies from Management on these. In blue this time.

From: Powell, Tom <Tom.Powell@fticonsulting.com>
Sent: Wednesday, September 11, 2024 2:47 PM
To: Lisa Hiebert <lhiebert@fasken.com>; Heidi Esslinger <hesslinger@fasken.com>
Cc: colin.brousson@dlapiper.com; Clark, Mike <Mike.Clark@fticonsulting.com>
Subject: RE: [EXTERNAL] RE: Inca One - questions from OCIM

Hi Lisa, Heidi,

Please see replies below. You will see that we have inquired with the company on a number of points and will revert in due course.

Best,

Tom

Tom Powell
 Senior Managing Director
 Corporate Finance

FTI Consulting
 +1 604.484.9525 T | +1 604.551.9881 M
tom.powell@fticonsulting.com

From: Lisa Hiebert <lhiebert@fasken.com>
Sent: Monday, September 9, 2024 9:53 PM
To: Powell, Tom <Tom.Powell@fticonsulting.com>; Clark, Mike <Mike.Clark@fticonsulting.com>;
 Brousson, Colin <colin.brousson@dlapiper.com>
Cc: Heidi Esslinger <hesslinger@fasken.com>
Subject: [EXTERNAL] Inca One - questions from OCIM

Hi Tom, Mike, Colin,

As you'll appreciate from our instructions to seek appointment of a Receiver, OCIM continues to have concerns regarding Inca One. It has the following questions, which it is hoping can be

addressed by the Monitor:

1. Westmount Financing

- a. Have they provided the Monitor with an update on the Westmount financing? Their evidence in August – and a press release today – says that they are going to close around September 30, so we would expect that they have made significant progress at this stage. For instance, have they confirmed to you that they are drafting subscription agreements, or the amount that has been committed at this point? **We have an update call with Westmount tomorrow morning. We plan to share an update when appropriate and in any event, well in advance of the hearing**
- b. Regarding due diligence, have they provided an update on whether the investors are completing due diligence, or if they are relying on Westmount? We understand that no parties have visited the site, so it isn't clear the extent to which parties are completing diligence of the Peru plants. **We aren't directly involved in the process but understand that they are largely relying on Westmount.**

Has Inca One finalized the terms of the collateral package, and specifically whether they require security in Peru? The press release issued today references the processing plants as security, so to the extent they require security in Peru, what is the timeline/expectation for putting that in place? **We haven't seen terms beyond the term sheet. We have inquired specifically re the Peruvian collateral and timelines. The loan documents, GSA, debentures and share pledges are drafted.**

Ed Kelly's affidavit #4 references the Westmount loan being a gold loan, and requiring a hedging program. To the extent this is required – has Inca One confirmed the intercreditor agreements required, or how that is going to be managed? **We will inquire. A request for proposal has been put out to four groups, one has refused, two are in progress, and one requires follow-up. The final arrangements will depend on the number of subscribers, which has not yet been determined.**

2. Peru operations

- a. Inca One has provided limited information on how they are dealing with the Peru suppliers and creditors. OCIM is concerned because it understands the Chala One bank accounts continue to be frozen/embargoed by Pactum Capital, and it understands that relationships with creditors and suppliers in Peru is strained. I understand that Mr. Saenz has additional information that can be provided on this, if it would assist. **We are not surprised that supplier and creditor relations are strained in the circumstances. We understand that the Company has been managing through and expects to be able to continue through to the Oct 7 extension**

Inca One's evidence is that there is no impact on its certifications – has it confirmed to the Monitor the steps it has taken to confirm the standing and status of the certifications? **We have made a specific inquiry of the company on this front. We will advise of the reply. Management advises the Monitor that an opinion is being provided**

by Peruvian counsel on this and they expect that it will be ready by next Tuesday.

OCIM remains concerned by the issues raised in Mr. Saenz's affidavits, including improper waste disposal. It has since been advised that between August 26 and 29, the garbage near the site has been (literally) buried, which does not address the primary issue of improper disposal at the sites. **We have inquired with the Company management reports that "On August 25, 2024, the personnel at the Kori One Plant conducted cleaning and segregation of the waste that was in the landfill. Many of these waste items were found in the area due to the strong winds at the plant. The area was cleaned, and the waste was transferred to a transfer station while waiting for an authorized company to handle the final disposal. As of that date and due to the limited staff at the plant, the waste is being taken to the municipal landfill."**

b.

3. Site visit

- a. OCIM appreciates the Monitor's concerns regarding the cost of a site visit, but asks that the Monitor assess whether a site visit can be conducted prior to the next hearing. Is there an estimate of the approximate costs for a site visit? **We estimate that it would cost approximately \$40,000+ for two representatives of the Monitor to visit the site based on three days for the trip and estimated travel costs etc. This is unlikely to happen prior to the next hearing but will likely make sense in due course, regardless of the path forward**

Thanks,
Lisa

Lisa Hiebert

Partner

T +1 604 631 4977

lhiebert@fasken.com | www.fasken.com/en/Lisa-Hiebert



Fasken Martineau DuMoulin LLP

550 Burrard Street, Suite 2900, Vancouver, British Columbia V6C 0A3

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email in error, please notify us immediately by replying to the sender and then delete this copy and the reply from your system. Thank you for your cooperation.




SS



This is Exhibit "C" referred to in the Affidavit of Luis Saenz sworn before me on this 30th day of September, 2024.

A Notary authorized to take oaths in Peru

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CERTIFICACIÓN

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 LIMA, TREINTA DE SEPTIEMBRE DEL DOS MIL VEINTICUATRO . _____

// YSA // SP // 66568 // 00102202400066568 //

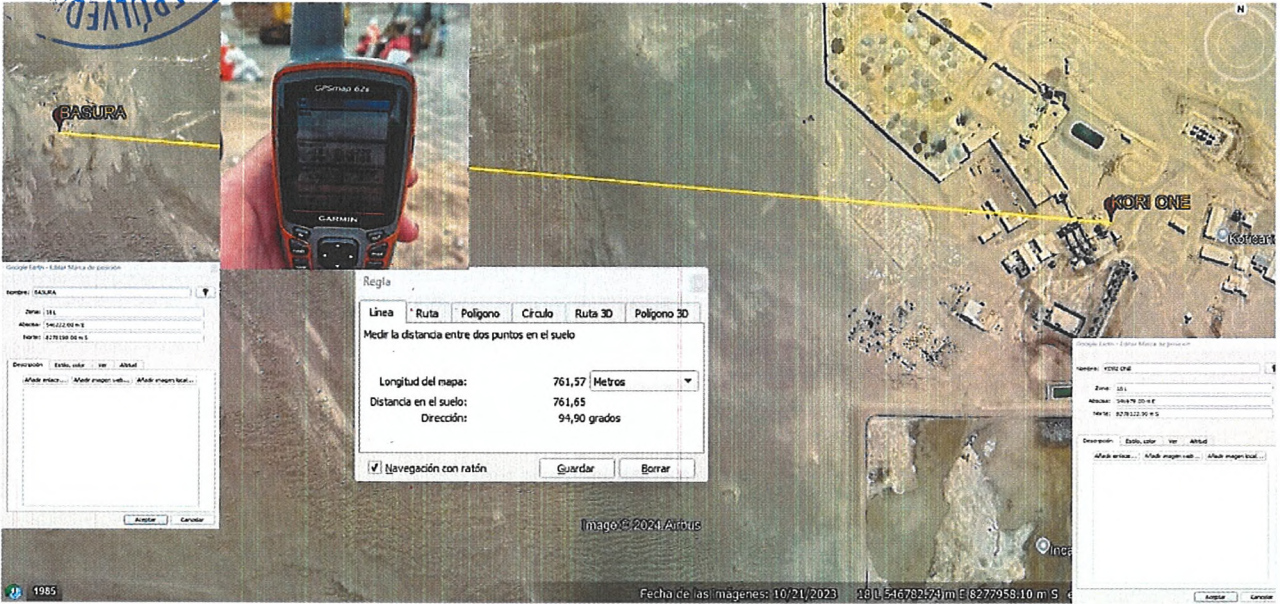
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 Fermin Antonio Rosales Sepulveda
 NOTARIO DE LIMA



NOTARIA
ROSALES SEPULVEDA

Photos of September 23, 2024

Location and starting operations



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Garbage uncovered

car

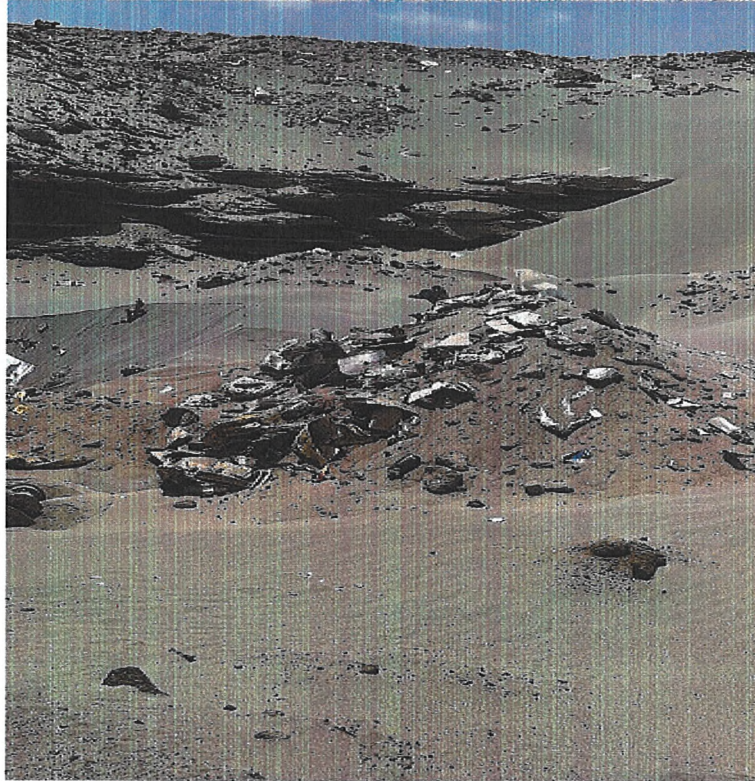


LPD



APPROVED

LFD



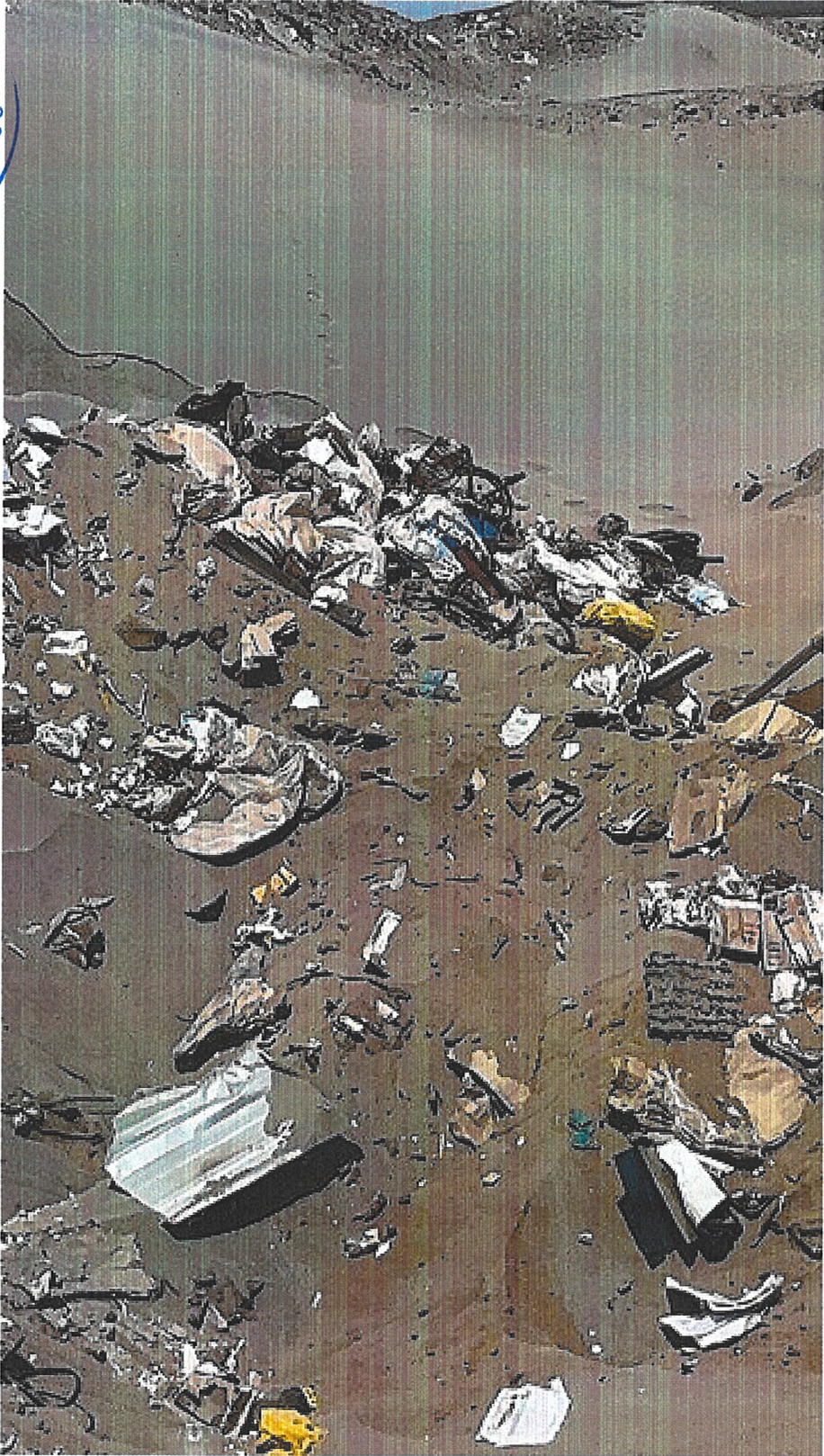
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LP2



155



SALES SEPT

UPS



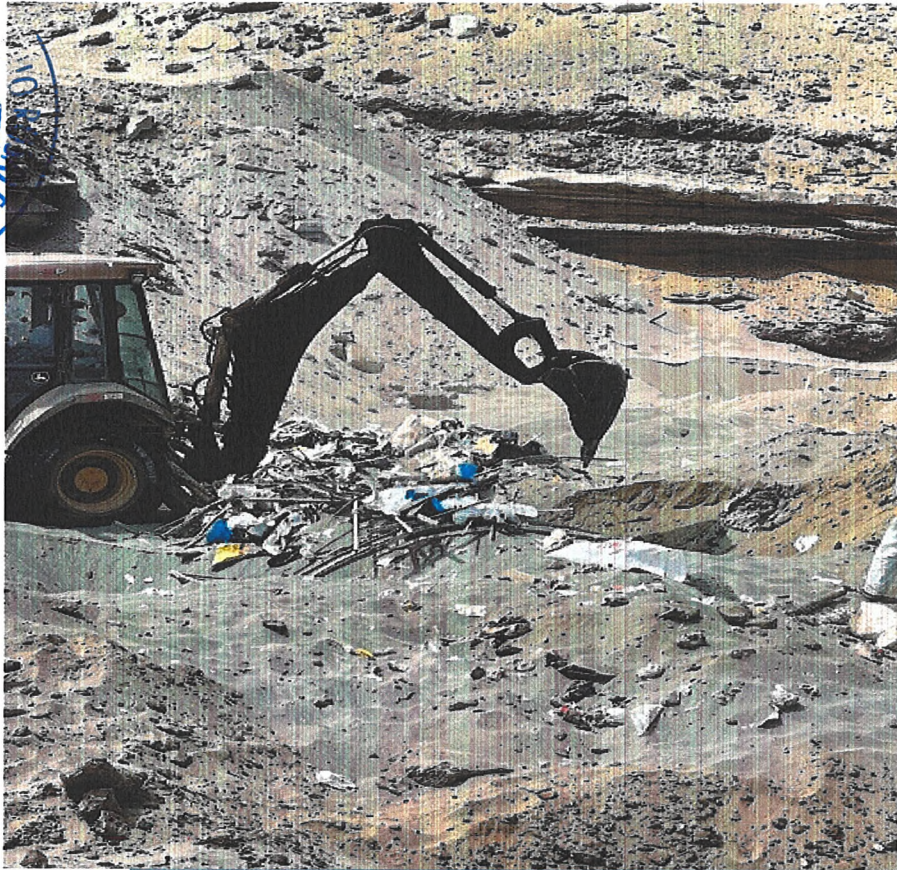
SEPTU

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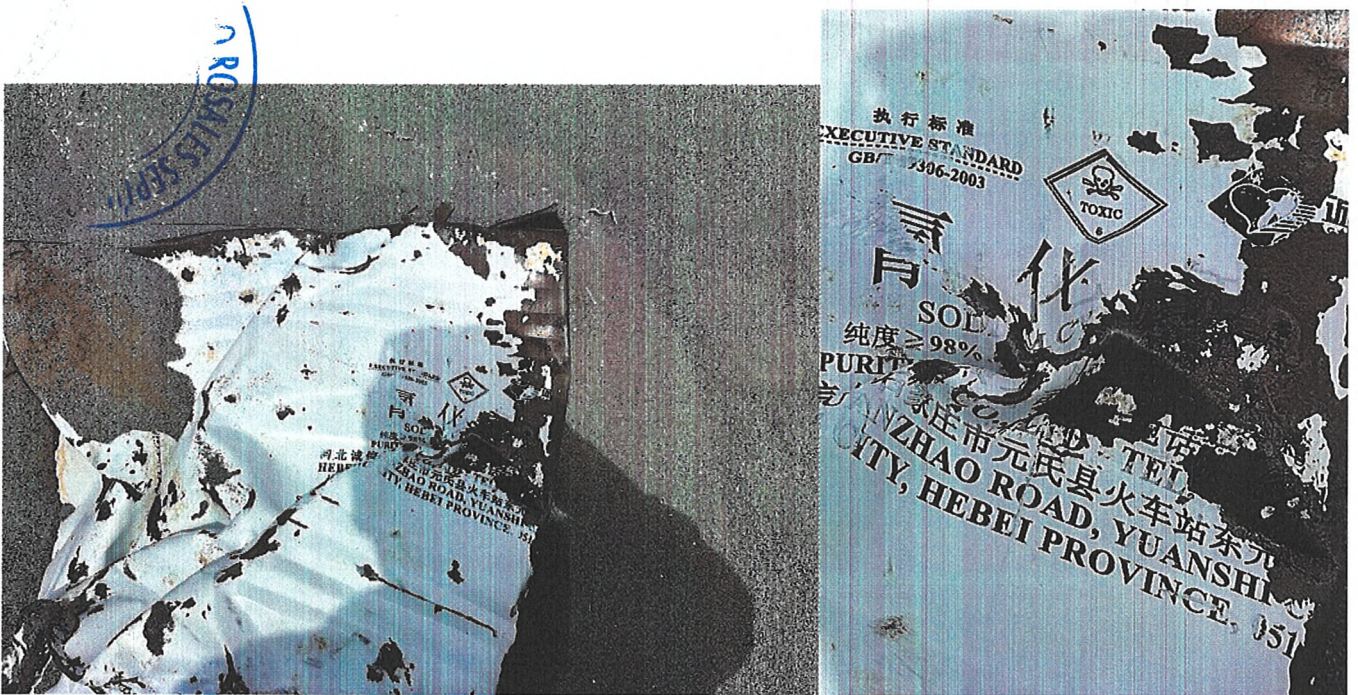
LPS

NOV 2011
STATES SEPT/11



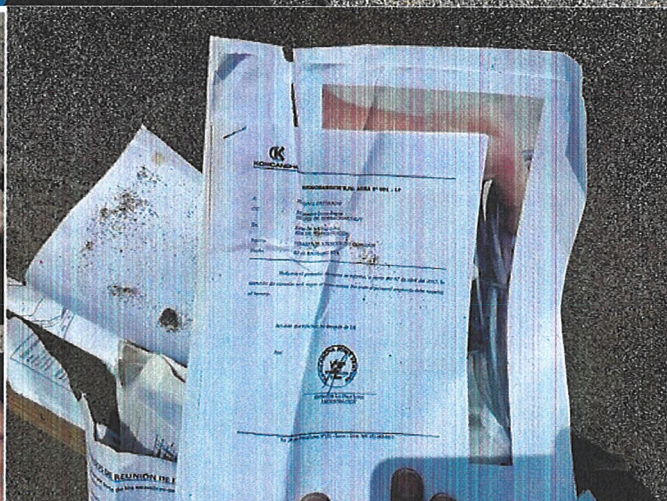
LPS

Hazardous waste (Sodium Cyanide containers, Caustic Soda bags, Used chemical laboratory bags)



LPJ

Inca One / EMC Green Group documentation



LPB

Clean up by OCIM Personnel with Public Notary present



LFD





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ROSALES SEPULVEDA

This is Exhibit "D" referred to in the Affidavit of Luis Saenz sworn before me on this 30th day of September, 2024.

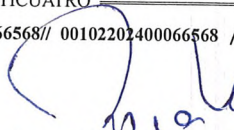
A Notary authorized to take oaths in Peru

CERTIFICACIÓN

FERMIN ANTONIO ROSALES SEPULVEDA – NOTARIO DE LIMA, CERTIFICO: LA AUTENTICIDAD DE LA FIRMA DE LUIS FRANCISCO SAENZ ROCHA, CON CE N°000248056; DOY FE. _____
 A SOLICITUD DE QUIEN EXTIENDO LA PRESENTE LEGALIZACIÓN.- SE LEGALIZA LA FIRMA MAS NO ASUMO RESPONSABILIDAD DEL CONTENIDO DEL DOCUMENTO, DE LO QUE DOY FE. _____
 LIMA, TREINTA DE SEPTIEMBRE DEL DOS MIL VEINTICUATRO _____

// YSA // SP // 66568 // 00102202400066568 //



Fermin Antonio Rosales Sepulveda
 NOTARIO DE LIMA

NOTARIA
ROSALES SEPULVEDA





NOTARÍA

Urquizo Vásquez

ACTA DE CONSTATAACION NOTARIAL

A LOS VEINTITRES (23) DÍAS DEL MES DE SETIEMBRE DEL AÑO DOS MIL VEINTICUATRO (2024), SIENDO LAS 11:15 HORAS, YO **NIEVES VIOLETA URQUIZO VÁSQUEZ**, NOTARIA DE CARAVELI (E), A SOLICITUD DE LA EMPRESA **OCIM METALS & MINING** DEBIDAMENTE REPRESENTADA POR LUIS FRANCISCO SAENZ ROCHA, IDENTIFICADO CON CARNÉ DE EXTRANJERIA N° 000248056 REALIZO LA SIGUIENTE CONSTATAACION NOTARIAL: =====

1. EL SOLICITANTE MANIFIESTA QUE SU REPRESENTADA ES LA ACREEDORA PRINCIPAL DE LA EMPRESA "INCA ONE GOLD CORP.", DUEÑA DE LA OPERACION "EMC GREEN GROUP S.A." QUE OPERADORA DE LA PLANTA "KORI ONE". =====
2. EN ESTE ACTO NOS ENCONTRAMOS EN EL AREA UBICADA EN LAS COORDENADAS QUE MARCA LA IMAGEN QUE SE INSERTA DEL DISPOSITIVO GPS PROPORCIONADO POR EL SOLICITANTE, QUE ES APROXIMADAMENTE A 500 M.L. DE LA PLANTA DE "KORI ONE". =====



NIEVES V. URQUIZO VÁSQUEZ
NOTARIA - ABOGADA
CARAVELI

3. EL SOLICITANTE MANIFIESTA QUE A PRINCIPIOS DEL MES DE AGOSTO DE ESTE AÑO TOMA CONOCIMIENTO DE LA EXISTENCIA DE UN BOTADERO CERCA A LA PLANTA "KORI ONE" QUE ERA IRREGULAR, POR CUANTO ESTOS DESPERDICIOS DEBIERON TRANSPORTARLOS A UN BOTADERO MUNICIPAL PARA EVITAR LA CONTAMINACION AMBIENTAL ADEMAS DE CONTENER RESIDUOS PELIGROSOS; AL APERSONARSE AL LUGAR LO PUDO EVIDENCIAR PERSONALMENTE QUE HABÍAN DESECHOS Y RESIDUOS SOLIDOS DE TODO TIPO Y MUCHOS INDICIOS DE QUE TODA ESTA BASURA PERTENECERÍA A LA PLANTA DE "KORI ONE" E INCLUSIVE TOMO FOTOS Y PRESENTÓ PERSONALMENTE UN ATESTADO DE LO HALLADO. ==
4. LA EMPRESA "INCA ONE GOLD CORP." COMUNICÓ VIA CORREO ELECTRONICO QUE EL 25 DE AGOSTO DE ESTE AÑO ENVIÓ PERSONAL PARA SEPARAR LA BASURA Y LLEVARLA A UN DEPOSITO MUNICIPAL, COMO SE DEBE; PERO HAN EVIDENCIADO QUE ESTA BASURA

Calle Dos de Mayo N° 406 - Caraveli - Arequipa

Cel. 956568335 • RPM. #956568335 • E-mail: nieves.urquizo@hotmail.com

UPD



NOTARÍA

Urquiza Vásquez

CONTINUA EN ESTE LUGAR Y QUE APARENTEMENTE LO ÚNICO QUE HA HECHO ESTA EMPRESA ES ENTERRARLA. =====

- 5. EL SOLICITANTE INDICA QUE SU REPRESENTADA, A TRAVES SUYO HA CONTRATADO LOS SERVICIOS DE UNA RETROEXCAVADORA, UN VOLQUETE CON SUS RESPECTIVOS OPERARIOS Y CUATRO PERSONAS MAS QUIENES HARÍAN LA SEPARACION DE ESTOS RESIDUOS PARA TRASLADARLOS A UN BOTADERO MUNICIPAL, COMO CORRESPONDE, QUIENES LLEGARON A LA ZONA JUNTAMENTE CON EL SOLICITANTE Y LA SUSCRITA. =====
- 6. EN ESTE LUGAR (EL INDICADO EN EL PUNTO 2. DE ESTA ACTA) SE PUEDEN APRECIAR ALGUNOS OBJETOS APARENTEMENTE ARRASTRADOS POR LOS VIENTOS DE LA ZONA PUDIENDOSE CAPTAR LA SIGUIENTE IMAGEN: =====



- 7. ACTO SEGUIDO, A LA ORDEN DEL SOLICITANTE EL OPERARIO DE LA RETROEXCAVADORA PROCEDIÓ A REMOVER LA SUPERFICIE, ENCONTRANDOSE ENTERRADA UNA GRAN CANTIDAD DE RESIDUOS SOLIDOS COMO SE PUEDE APRECIAR EN EL SIGUIENTE REGISTRO FOTOGRÁFICO: =====



ANTONIO ROSALES

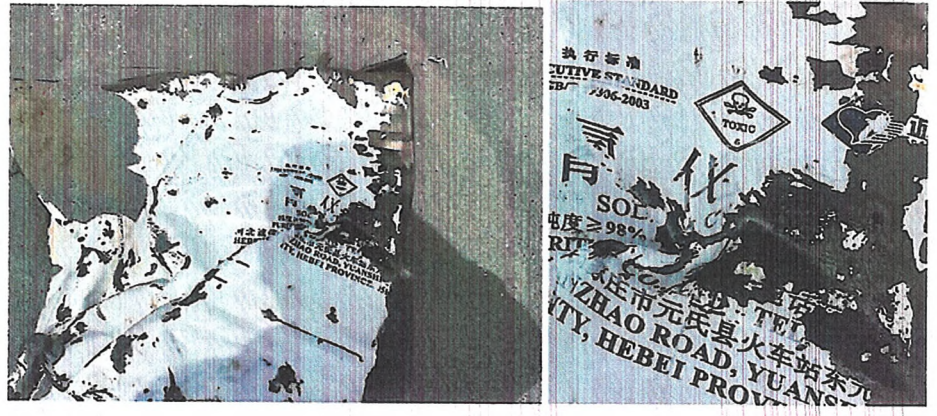
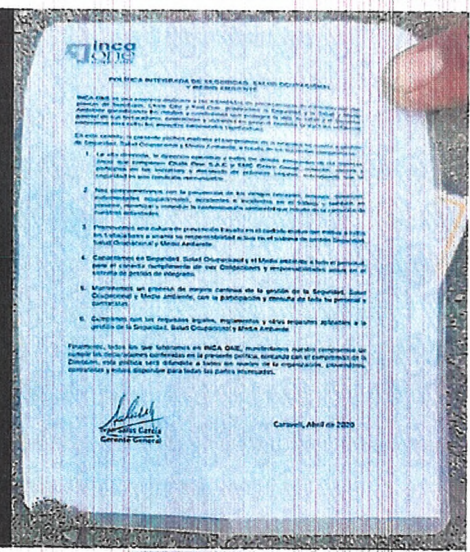
NIEVES V. URQUIZO VÁSQUEZ
NOTARIA - ABOGADA
CARAVELI



NOTARÍA

Urquizo Vásquez

8. ENTRE LOS RESIDUOS DESENTERRADOS SE PUDO ENCONTRAR OBJETOS QUE EVIDENCIAN SER RESIDUOS (INCLUSO ALGUNOS EVIDENTEMENTE TOXICOS) QUE PERTENECERÍAN A LA MENCIONADA PLANTA: -----



NEVES V. URQUIZO VASQUEZ
NOTARIA - ABOGADA
CARAVELI

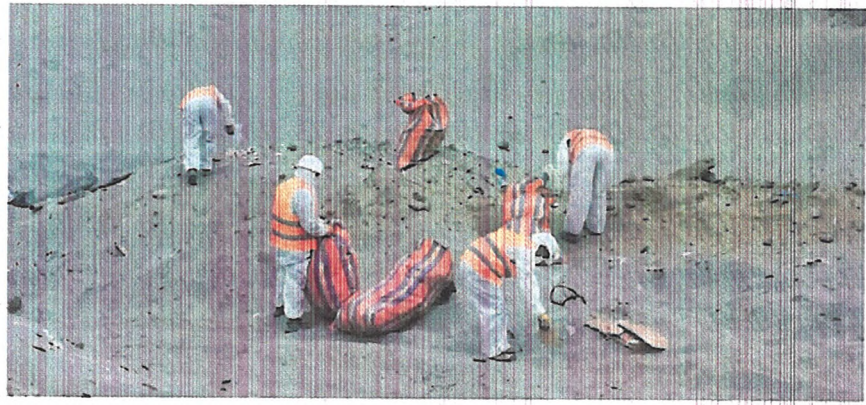
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NOTARÍA

Urquiza Vásquez

9. ENSEGUIDA, LUEGO DE HACER EL RECOJO DE LA BASURA ENCONTRADA FUE COLOCADA EN EL VOLQUETE, TRATANDO EL PERSONAL CONTRATADO POR EL SOLICITANTE DE DEJAR MANUALMENTE LA ZONA SIN BASURA. =====



10. HABIENDO CONCLUIDO EL RECOJO DE LOS RESIDUOS O BASURA ENCONTRADA, EL SOLICITANTE MANIFIESTA QUE ESTA SERÁ TRANSPORTADA A UN BOTADERO MUNICIPAL, INDICANDO QUE SU REPRESENTADA TOMARÁ LAS ACCIONES CORRESPONDIENTES RESPECTO A LA RESPONSABILIDAD DE "INCA ONE GOLD CORP." RESPECTO A ESTE HALLAZGO. =====

SIENDO LAS 14:10 HORAS DEL MISMO DÍA, SE CONCLUYÓ CON LA PRESENTE CONSTATACIÓN NOTARIAL, ACTO DEL CUAL DOY FE. =====

NIEVES V. URQUIZA VÁSQUEZ
NOTARIA - ABOGADA
CARAVELÍ



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CONSTANCIA DE VALIDACIÓN DE IDENTIDAD

N° 69339/2024 - MIGRACIONES

CARNÉ DE EXTRANJERÍA N° 000248056

TITULAR: LUIS FRANCISCO SAENZ, ROCHA

Fecha de Nacimiento: 16/09/1970

Fecha de Inscripción: 24/04/2018

Lugar de Inscripción: LIMA

Calidad Migratoria: TRABAJADOR

Dirección: MALECON CISNEROS N°1320, DPTO. 701

Ubigeo del Domicilio: LIMA-LIMA-MIRAFLORES

Ocupación: NO DEFINIDO

Lugar de Nacimiento: LA PAZ

Nacionalidad: BOLIVIANA

Vigencia de Residencia: 17/04/2025

Fecha de Emisión CE: 10/05/2022

Sexo: MASCULINO

Estado Civil: CASADO(A)

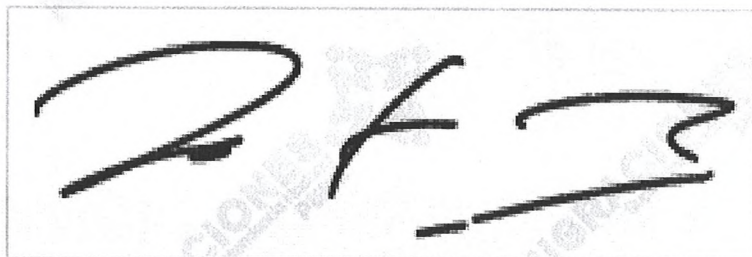
INFORMACIÓN BIOMÉTRICA



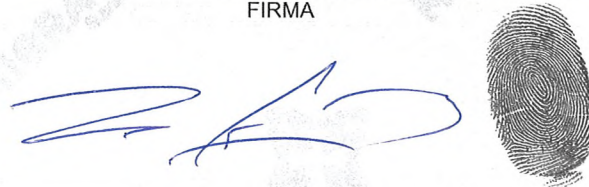
FOTO



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NOTARIA ROSALES SEPULVEDA (LIMA)

Nombre de Usuario : 73710270

Fecha: 30-09-2024 Hora: 16:13:17

Los datos mostrados se obtuvieron mediante autenticación biométrica