



This is the 1<sup>st</sup> Affidavit of  
Susan Danielisz in this case and  
was made on October 3, 2024

NO. **S-246877**  
VANCOUVER REGISTRY

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

BETWEEN:

NATIONAL BANK OF CANADA

PETITIONER

AND:

MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED PARTNERSHIP,  
MANNA INDUSTRIAL FUND (VALUE-ADD) GP CORP, 8826 JIM BAILEY LTD.,  
375 POTTERTON LTD., GENESIS MANNA HOLDINGS LTD. AND  
ALLION HOLDINGS LTD.

RESPONDENTS

**A F F I D A V I T**

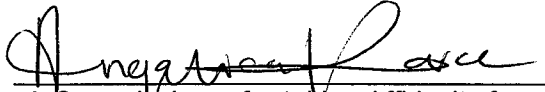
I, **Susan Danielisz**, paralegal, of Suite 2400, 745 Thurlow Street, Vancouver, British Columbia,  
SWEAR THAT:

1. I am a paralegal with the law firm of McCarthy Tétrault LLP, counsel to National Bank of Canada, the Petitioner in this action, and as such have personal knowledge of the matters hereinafter deposed to, save and except where stated to be on information and belief, in which case I verily believe them to be true.
2. Attached hereto and marked as indicated are true copies of the following searches:
  - (a) **Exhibit "A"** – British Columbia Limited Partnership Summary of Manna Industrial Fund (Value-Add) Limited Partnership ("**Manna LP**"), dated July 10, 2024;
  - (b) **Exhibit "B"** – British Columbia Company Summary of Manna Industrial Fund (Value-Add) GP Corp. ("**Manna GP**"), dated July 10, 2024;
  - (c) **Exhibit "C"** – British Columbia Company Summary of 8826 Jim Bailey Ltd. ("**Jim Bailey**"), dated July 10, 2024;

- (d) **Exhibit “D”** – British Columbia Company Summary of 375 Potterton Ltd. (“**Potterton**”), dated July 10, 2024;
- (e) **Exhibit “E”** – British Columbia Company Summary of Genesis Manna Holding Ltd. (“**Genesis**”), dated July 10, 2024;
- (f) **Exhibit “F”** – British Columbia Company Summary of Allion Holdings Ltd. (“**Allion**”), dated July 10, 2024;
- (g) **Exhibit “G”** – British Columbia Personal Property Registry (“**PPR**”) search results against the debtor name ‘Manna Industrial Fund (Value-Add) Limited Partnership’, dated October 3, 2024;
- (h) **Exhibit “H”** – British Columbia PPR search results against the debtor name ‘Manna Industrial Fund (Value-Add) GP Corp.’ dated October 3, 2024;
- (i) **Exhibit “I”** – British Columbia PPR search results against the debtor name ‘8826 Jim Bailey Ltd.’, dated October 3, 2024;
- (j) **Exhibit “J”** – British Columbia PPR search results against the debtor name ‘375 Potterton Ltd.’, dated October 3, 2024;
- (k) **Exhibit “K”** – British Columbia PPR search results against the debtor name ‘Genesis Manna Holding Ltd.’, dated October 3, 2024;
- (l) **Exhibit “L”** – British Columbia PPR search results against the debtor name ‘Allion Holdings Ltd.’, dated October 3, 2024;
- (m) **Exhibit “M”** – *Bank Act* search for Manna LP, dated October 2, 2024;
- (n) **Exhibit “N”** – *Bank Act* search for Manna GP, dated October 2, 2024;
- (o) **Exhibit “O”** – *Bank Act* search for Jim Bailey, dated October 2, 2024;
- (p) **Exhibit “P”** – *Bank Act* search for Potterton, dated October 2, 2024;
- (q) **Exhibit “Q”** – *Bank Act* search for Genesis, dated October 2, 2024;
- (r) **Exhibit “R”** – *Bank Act* search for Allion, dated October 2, 2024;
- (s) **Exhibit “S”** – British Columbia Title Search Print of Title No. CA9768037, retrieved on September 24, 2024;
- (t) **Exhibit “T”** – British Columbia Title Search Print of Title No. CA9768036, retrieved on September 24, 2024.

3. Attached hereto and marked as **Exhibit "U"** to this Affidavit is a true copy of a Consent to Act as Receiver in this proceeding signed by a representative of FTI Consulting Canada Inc. and dated October 2, 2024.

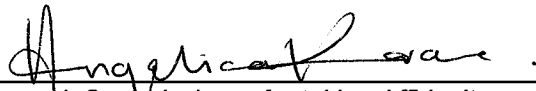
SWORN BEFORE ME at the City of  
Vancouver, in the Province of British  
Columbia, this 3<sup>rd</sup> day of October, 2024.

  
A Commissioner for taking Affidavits for  
British Columbia

  
Susan Danielisz

**ANGELICA M. KOVAC**  
Barrister & Solicitor  
**McCarthy Tétrault LLP**  
SUITE 2400 - 745 THURLOW STREET  
VANCOUVER, B.C. V6E 0C5  
DIRECT 604-643-5889

This is **Exhibit "A"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 3<sup>rd</sup> day of October, 2024.

  
A Commissioner for taking Affidavits  
for British Columbia



## Limited Partnership Summary

For

### MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED PARTNERSHIP

**Date and Time of Search:** July 10, 2024 02:58 PM Pacific Daylight Time  
**Currency Date:** June 17, 2024

#### ACTIVE

**Registration Number:** LP0808970  
**Name of Limited Partnership:** MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED PARTNERSHIP  
**Registration Date:** June 22, 2020  
**Termination Date:** December 31, 2099

#### REGISTERED OFFICE INFORMATION

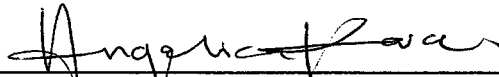
**Registered Office Address:**  
19TH FLOOR  
885 WEST GEORGIA STREET  
VANCOUVER BC  
CANADA V6C 3H4

#### GENERAL PARTNER INFORMATION

**Individual or Company Name:**  
MANNA INDUSTRIAL FUND (VALUE-ADD) GP CORP.  
**Residential or Registered Address:**  
1115 - 8400 WEST ROAD  
RICHMOND BC  
CANADA V7A 0S7

**Incorporation or Registration**  
1253991

This is **Exhibit "B"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 3<sup>rd</sup> day of October, 2024.

A handwritten signature in black ink, appearing to read "Angela Hwa", written over a horizontal line.

A Commissioner for taking Affidavits  
for 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

**MANNA INDUSTRIAL FUND (VALUE-ADD) GP CORP.**

**Date and Time of Search:** July 10, 2024 03:00 PM Pacific Time

**Currency Date:** April 11, 2024

### ACTIVE

**Incorporation Number:** BC1253991

**Name of Company:** MANNA INDUSTRIAL FUND (VALUE-ADD) GP CORP.

**Business Number:** 728484874 BC0001

**Recognition Date and Time:** Incorporated on June 19, 2020 12:26 PM Pacific Time

**In Liquidation:** No

**Last Annual Report Filed:** June 19, 2023

**Receiver:** No

### REGISTERED OFFICE INFORMATION

**Mailing Address:**

19TH FLOOR  
885 WEST GEORGIA STREET  
VANCOUVER BC V6C 3H4  
CANADA

**Delivery Address:**

19TH FLOOR  
885 WEST GEORGIA STREET  
VANCOUVER BC V6C 3H4  
CANADA

### RECORDS OFFICE INFORMATION

**Mailing Address:**

19TH FLOOR  
885 WEST GEORGIA STREET  
VANCOUVER BC V6C 3H4  
CANADA

**Delivery Address:**

19TH FLOOR  
885 WEST GEORGIA STREET  
VANCOUVER BC V6C 3H4  
CANADA

### DIRECTOR INFORMATION

**Last Name, First Name, Middle Name:**

Wei, Yuan Hong

**Mailing Address:**

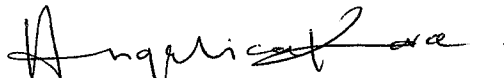
SOUTH 207, 5811 COONEY ROAD  
RICHMOND BC V6X 3M1  
CANADA

**Delivery Address:**

SOUTH 207 - 5811 COONEY ROAD  
RICHMOND BC V6X 3M1  
CANADA

NO OFFICER INFORMATION FILED AS AT June 19, 2023.

This is **Exhibit "C"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 3<sup>rd</sup> day of October, 2024.

A handwritten signature in black ink, appearing to read 'Angela', is written over a horizontal line.

A Commissioner for taking Affidavits  
for British Columbia





BC Registry  
Services

Mailing Address:  
PO Box 9431 Stn Prov Govt  
Victoria BC V8W 9V3  
[www.corporateonline.gov.bc.ca](http://www.corporateonline.gov.bc.ca)

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

## BC Company Summary

For  
**8826 JIM BAILEY LTD.**

**Date and Time of Search:** July 10, 2024 03:01 PM Pacific Time

**Currency Date:** April 11, 2024

### ACTIVE

**Incorporation Number:** BC1045505

**Name of Company:** 8826 JIM BAILEY LTD.

**Business Number:** 811049329 BC0001

**Recognition Date and Time:** Incorporated on August 11, 2015 06:05 PM Pacific Time **In Liquidation:** No

**Last Annual Report Filed:** August 11, 2023 **Receiver:** No

### REGISTERED OFFICE INFORMATION

**Mailing Address:**

19TH FLOOR, 885 WEST GEORGIA STREET  
VANCOUVER BC V6C 3H4  
CANADA

**Delivery Address:**

19TH FLOOR, 885 WEST GEORGIA STREET  
VANCOUVER BC V6C 3H4  
CANADA

### RECORDS OFFICE INFORMATION

**Mailing Address:**

19TH FLOOR, 885 WEST GEORGIA STREET  
VANCOUVER BC V6C 3H4  
CANADA

**Delivery Address:**

19TH FLOOR, 885 WEST GEORGIA STREET  
VANCOUVER BC V6C 3H4  
CANADA

### DIRECTOR INFORMATION

**Last Name, First Name, Middle Name:**

Wei, Yuan Hong

**Mailing Address:**

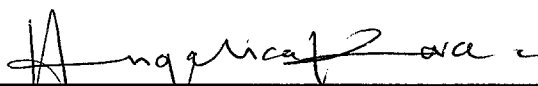
SOUTH 207, 5811 COONEY ROAD  
RICHMOND BC V6X 3M1  
CANADA

**Delivery Address:**

SOUTH 207, 5811 COONEY ROAD  
RICHMOND BC V6X 3M1  
CANADA

NO OFFICER INFORMATION FILED AS AT August 11, 2023.

This is **Exhibit "D"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 3<sup>rd</sup> day of October, 2024.

A handwritten signature in black ink, appearing to read "Angela P. ...", written over a horizontal line.

A Commissioner for taking Affidavits  
for British Columbia



BC Registry  
Services

Mailing Address:  
PO Box 9431 Stn Prov Govt  
Victoria BC V8W 9V3  
[www.corporateonline.gov.bc.ca](http://www.corporateonline.gov.bc.ca)

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

## BC Company Summary

For  
**375 POTTERTON LTD.**

**Date and Time of Search:** July 10, 2024 03:01 PM Pacific Time  
**Currency Date:** April 11, 2024

### ACTIVE

**Incorporation Number:** BC1045502  
**Name of Company:** 375 POTTERTON LTD.  
**Business Number:** 811050525 BC0001  
**Recognition Date and Time:** Incorporated on August 11, 2015 05:49 PM Pacific Time **In Liquidation:** No  
**Last Annual Report Filed:** August 11, 2023 **Receiver:** No

### REGISTERED OFFICE INFORMATION

**Mailing Address:**  
19TH FLOOR, 885 WEST GEORGIA STREET  
VANCOUVER BC V6C 3H4  
CANADA

**Delivery Address:**  
19TH FLOOR, 885 WEST GEORGIA STREET  
VANCOUVER BC V6C 3H4  
CANADA

### RECORDS OFFICE INFORMATION

**Mailing Address:**  
19TH FLOOR, 885 WEST GEORGIA STREET  
VANCOUVER BC V6C 3H4  
CANADA

**Delivery Address:**  
19TH FLOOR, 885 WEST GEORGIA STREET  
VANCOUVER BC V6C 3H4  
CANADA

### DIRECTOR INFORMATION

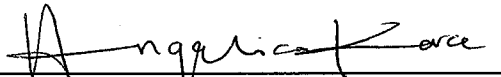
**Last Name, First Name, Middle Name:**  
Wei, Yuan Hong

**Mailing Address:**  
SOUTH 207, 5811 COONEY ROAD  
RICHMOND BC V6X 3M1  
CANADA

**Delivery Address:**  
SOUTH 207 - 5811 COONEY ROAD  
RICHMOND BC V6X 3M1  
CANADA

NO OFFICER INFORMATION FILED AS AT August 11, 2023.

This is **Exhibit "E"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 3<sup>rd</sup> day of October, 2024.

A handwritten signature in black ink, appearing to read "Angela K. [unclear]", written over a horizontal line.

A Commissioner for taking Affidavits  
for 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 GENESIS MANNA HOLDING LTD.

**Date and Time of Search:** July 10, 2024 03:02 PM Pacific Time  
**Currency Date:** April 11, 2024

### ACTIVE

<b>Incorporation Number:</b>	BC1252105	
<b>Name of Company:</b>	GENESIS MANNA HOLDING LTD.	
<b>Business Number:</b>	731546537 BC0001	
<b>Recognition Date and Time:</b>	Incorporated on June 02, 2020 07:58 PM Pacific Time	<b>In Liquidation:</b> No
<b>Last Annual Report Filed:</b>	June 02, 2023	<b>Receiver:</b> No

### COMPANY NAME INFORMATION

<b>Previous Company Name</b>	<b>Date of Company Name Change</b>
1252105 B.C. LTD.	June 22, 2020

### REGISTERED OFFICE INFORMATION

<b>Mailing Address:</b>	<b>Delivery Address:</b>
25 - 7288 HEATHER STREET RICHMOND BC V6Y 4L4 CANADA	25 - 7288 HEATHER STREET RICHMOND BC V6Y 4L4 CANADA

### RECORDS OFFICE INFORMATION

<b>Mailing Address:</b>	<b>Delivery Address:</b>
25 - 7288 HEATHER STREET RICHMOND BC V6Y 4L4 CANADA	25 - 7288 HEATHER STREET RICHMOND BC V6Y 4L4 CANADA

### DIRECTOR INFORMATION

**Last Name, First Name, Middle Name:**  
Wei, Yuan Hong

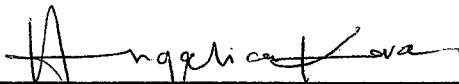
<b>Mailing Address:</b>	<b>Delivery Address:</b>
25 - 7288 HEATHER STREET RICHMOND BC V6Y 4L4 CANADA	25 - 7288 HEATHER STREET RICHMOND BC V6Y 4L4 CANADA

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NO OFFICER INFORMATION FILED AS AT June 02, 2023.

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This is **Exhibit "F"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 3<sup>rd</sup> day of October, 2024.

A handwritten signature in black ink, appearing to read "Angelica Kova", written over a horizontal line.

A Commissioner for taking Affidavits  
for 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  
**ALLION HOLDINGS LTD.**

**Date and Time of Search:** July 10, 2024 03:03 PM Pacific Time

**Currency Date:** April 11, 2024

### ACTIVE

**Incorporation Number:** C1383955

**Name of Company:** ALLION HOLDINGS LTD.

**Business Number:** 766092282 BC0003

**Recognition Date and Time:** Continued into British Columbia on November 01, 2022 12:01 AM Pacific Time **In Liquidation:** No

**Last Annual Report Filed:** November 01, 2023 **Receiver:** No

### PREVIOUS FOREIGN JURISDICTION INFORMATION

**Identifying Number in Foreign Jurisdiction:**  
2082592

**Name in Foreign Jurisdiction:**  
ALLION HOLDINGS LTD.

**Date of Incorporation, Continuation or Amalgamation in Foreign Jurisdiction:**  
November 15, 2021

**Foreign Jurisdiction:**  
VIRGIN ISLANDS, BRITISH

### EXTRAPROVINCIAL REGISTRATION INFORMATION

**Previous Registration Number in BC:**  
A0120720

**Extraprovincial Company's Name in BC:**  
ALLION HOLDINGS LTD.

### REGISTERED OFFICE INFORMATION

**Mailing Address:**  
26TH FLOOR, BENTALL 6  
PO BOX 308  
1090 WEST PENDER STREET  
VANCOUVER BC V6E 0E3  
CANADA

**Delivery Address:**  
26TH FLOOR, BENTALL 6  
PO BOX 308  
1090 WEST PENDER STREET  
VANCOUVER BC V6E 0E3  
CANADA



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**RECORDS OFFICE INFORMATION****Mailing Address:**

26TH FLOOR, BENTALL 6  
PO BOX 308  
1090 WEST PENDER STREET  
VANCOUVER BC V6E 0E3  
CANADA

**Delivery Address:**

26TH FLOOR, BENTALL 6  
PO BOX 308  
1090 WEST PENDER STREET  
VANCOUVER BC V6E 0E3  
CANADA

---

**DIRECTOR INFORMATION****Last Name, First Name, Middle Name:**

CHIANG, FA-KAI

**Mailing Address:**

9611 DEAGLE ROAD  
RICHMOND BC V7A 1P7  
CANADA

**Delivery Address:**

9611 DEAGLE ROAD  
RICHMOND BC V7A 1P7  
CANADA

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**OFFICER INFORMATION AS AT November 01, 2023****Last Name, First Name, Middle Name:**

CHIANG, FA-KAI

**Office(s) Held:** (President, Secretary)

**Mailing Address:**

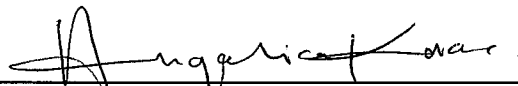
9611 DEAGLE ROAD  
RICHMOND BC V7A 1P7  
CANADA

**Delivery Address:**

9611 DEAGLE ROAD  
RICHMOND BC V7A 1P7  
CANADA

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This is **Exhibit "G"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 3<sup>rd</sup> day of October, 2024.

A handwritten signature in black ink, appearing to read "Angelica Kwan", written over a horizontal line.

A Commissioner for taking Affidavits  
for British Columbia

# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

## Business Debtor - "Manna Industrial Fund (Value-Add) Limited Partnership"

**Search Date and Time:** October 3, 2024 at 8:17:42 am Pacific time  
**Account Name:** MCCARTHY TETRAULT LLP  
**Folio Number:** 065093-589575

### TABLE OF CONTENTS

8 Matches in 7 Registrations in Report

Exact Matches: 8 (\*)

Total Search Report Pages: 25

	Base Registration	Base Registration Date	Debtor Name	Page
1	<a href="#">048780N</a>	June 17, 2021	* MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED PARTNERSHIP	<a href="#">2</a>
2	<a href="#">481942N</a>	January 17, 2022	* MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED PARTNERSHIP * MANNA INDUSTRIAL FUND VALUE-ADD LIMITED PARTNERSHIP	<a href="#">5</a>
3	<a href="#">575825N</a>	March 4, 2022	* MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED PARTNERSHIP	<a href="#">8</a>
4	<a href="#">576120N</a>	March 4, 2022	* MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED PARTNERSHIP	<a href="#">11</a>
5	<a href="#">576224N</a>	March 4, 2022	* MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED PARTNERSHIP	<a href="#">16</a>
6	<a href="#">174342Q</a>	February 5, 2024	* MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED PARTNERSHIP	<a href="#">20</a>
7	<a href="#">583811Q</a>	August 20, 2024	* MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED PARTNERSHIP	<a href="#">24</a>

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 048780N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	June 17, 2021 at 9:37:21 am Pacific time
<b>Current Expiry Date and Time:</b>	June 17, 2026 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:17:42 am Pacific time)

**Secured Party Information****PROSPERA CREDIT UNION - CBC  
CENTRAL****Address**32071 SOUTH FRASER WAY, #103  
ABBOTSFORD BC  
V2S 1W3 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information**

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) LIMITED  
PARTNERSHIP**

**Address**

1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada

**13799 COMMERCE PARKWAY  
HOLDINGS LTD.**

**Address**

1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP.**

**Address**

1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada

**GENESIS MANNA HOLDING LTD.**

**Address**

N208 - 5811 COONEY ROAD  
RICHMOND BC  
V6X 0S7 Canada

**ALLION HOLDINGS LTD.**

**Address**

1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada

**WEI, YUAN HONG**

**Address**

N208 - 5811 COONEY ROAD  
RICHMOND BC  
V6X 0S7 Canada

**Birthdate**

April 14, 1973

**CHIANG, FA-KAI**

**Address**

1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada

**Birthdate**

March 29, 1991

**Vehicle Collateral**

None

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### General Collateral

#### Base Registration General Collateral:

ALL PRESENTLY OWNED OR HEREAFTER ACQUIRED PERSONAL PROPERTY OF THE DEBTORS NOW OR HEREAFTER SITUATE UPON THOSE LANDS AND PREMISES LOCATED AT 13799 COMMERCE PARKWAY, RICHMOND, BC, BEING LEGALLY DESCRIBED AS PID: 017-374-782 LOT \B\ SECTION 5 BLOCK 4 NORTH RANGE 5 WEST AND SECTION 32 BLOCK 5 NORTH RANGE 5 WEST NWD PLAN LMP572 ,INCLUDING ALL TOOLS, APPARATUSES, MACHINERY, APPLIANCES, CABINETS, FURNITURE AND CHATTELS, ALL AIR-CONDITIONING, HEATING, VENTILATING, ELECTRICAL, MECHANICAL, PLUMBING, COMMUNICATIONS AND DATA SYSTEMS, APPURTENANCES, EQUIPMENT, ALL ELEVATORS, ESCALATORS AND OTHER CONVEYANCING DEVICES, ALL BOILERS, FURNACES, CARPETS, BLINDS, WINDOW ,COVERINGS, CURTAINS, DRAPES, LIGHTING FIXTURES, DOORS, WINDOWS, WIRING PIPES AND CONDUITS (COLLECTIVELY REFERRED TO AS THE \COLLATERAL\) AND ALL PROCEEDS, CASH AND NON-CASH, DERIVED DIRECTLY OR INDIRECTLY FROM ANY DEALINGS WITH THE COLLATERAL OR PROCEEDS THEREOF, AND, WITHOUT LIMITATION, MONEY, CHEQUES, DEPOSITS IN DEPOSIT-TAKING INSTITUTIONS, TRADE-IN GOODS, ACCOUNTS, RECEIVABLE, CHATTEL PAPER, INSTRUMENTS, INTANGIBLES, DOCUMENTS OF TITLE, INVESTMENT PROPERTY, AND RIGHTS TO INSURANCE PAYMENTS OR ANY OTHER PAYMENTS AS INDEMNITY OR COMPENSATION FOR LOSS OF OR DAMAGE TO THE COLLATERAL OR PROCEEDS OF THE COLLATERAL.

### Original Registering Party

**WATERSTONE LAW GROUP LLP**

#### Address

202 - 32625 SOUTH FRASER WAY  
ABBOTSFORD BC  
V2T 1X8 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 481942N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	January 17, 2022 at 1:03:17 pm Pacific time
<b>Current Expiry Date and Time:</b>	January 17, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:17:42 am Pacific time)

**Secured Party Information****THE BANK OF NOVA SCOTIA****Address**4715 TAHOE BOULEVARD  
MISSISSAUGA ON  
L4W 0B4 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information**

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) LIMITED  
PARTNERSHIP**

**Address**

1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**MANNA INDUSTRIAL FUND VALUE-  
ADD LIMITED PARTNERSHIP**

**Address**

1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP**

**Address**

1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**MANNA INDUSTRIAL FUND VALUE-  
ADD GP CORP**

**Address**

1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**Vehicle Collateral**

None



## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### General Collateral

#### Base Registration General Collateral:

ALL PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY OF THE DEBTOR SITUATE ON, OR RELATED TO, THE PREMISES AT AS 12511 VULCAN WAY, RICHMOND BC, AND LEGALLY DESCRIBED AS PID: 003-506-801, LOT 5 EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 39059 AND SECONDLY: PART DEDICATED ROAD ON PLAN LMP35391, SECTIONS 18 AND 19 BLOCK 5 NORTH RANGE 5 WEST ,NWT DISTRICT PAN 16213 (THE \LANDS\) INCLUDING, BUT NOT LIMITED T A SECURITY INTEREST IN A) THE ASSIGNMENT OF LEASES AND RENTS GRANTED BY THE DEBTOR IN FAVOUR OF THE SECURED PARTY RELATING THE LANDS AND ALL MONIES FROM RENTS OR TENANCIES WHICH THE DEBTOR MAY OR AT ANY TIME HAVE OR BE ENTITLED TO UNDER THE ASSIGNMENT OF RENTS ANY AND ALL ,BENEFITS AND ADVANTAGES DUE UNDER THE ASSIGNMENT OF RENTS; ANY EXTENSIONS OR RENEWALS THEREOF; AND THE BENEFIT OF ALL COVENANTS, GUARANTEES, REPRESENTATION, WARRANTIES AND INDEMNITIES WHICH HAVE BEEN OR IN THE FUTURE ARE GRANTED TO RECEIVED BY THE SECURED PARTY IN RESPECT OF THE ASSIGNMENT OF RENTS, AND B) ALL CONTRACTS, PERMITS, INSURANCE POLICIES, MANAGEMENT AGREEMENTS, SERVICE CONTRACTS AND ALL OTHER AGREEMENTS AS MAY BE REQUIRED FOR THE MAINTENANCE AND OPERATION OF THE LANDS. PROCEEDS: GOODS, SECURITIES, INSTRUMENTS, DOCUMENTS OF TITLE, CHATTEL PAPER, INTANGIBLES AND MONEY.

### Original Registering Party

**BH LEGAL**

#### Address

1012-1030 WEST GEORGIA STREET  
VANCOUVER BC  
V6E 2Y3 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 575825N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	March 4, 2022 at 10:24:53 am Pacific time
<b>Current Expiry Date and Time:</b>	March 4, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:17:42 am Pacific time)

**Secured Party Information****NATIONAL BANK OF CANADA****Address**2900 - 475 HOWE STREET  
VANCOUVER BC  
V6C 2B3 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information**

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) LIMITED  
PARTNERSHIP**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**8826 JIM BAILEY LTD**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**375 POTTERTON LTD**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**GENESIS MANNA HOLDING LTD**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**ALLION HOLDINGS LTD**

**Address**

#1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**Vehicle Collateral**

None

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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### General Collateral

#### Base Registration General Collateral:

ALL PRESENT AND AFTER-ACQUIRED GOODS, 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 PROPERTIES LOCATED AT:

- (I) 8826 JIM BAILEY CRESCENT, KELOWNA, BC AND LEGALLY DESCRIBED AS PID: 024-666-947, LOT 6 SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP65805; AND
- (II) 375 POTTERTON ROAD, KELOWNA, BC AND LEGALLY DESCRIBED AS PID: 023-839-171, LOT D SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP59703;

ALL PROCEEDS INCLUDING ACCOUNTS, MONEY, CHATTEL PAPER, INTANGIBLES, GOODS, DOCUMENTS OF TITLE, INSTRUMENTS, INVESTMENT PROPERTY, SUBSTITUTIONS, CROPS, LICENCES, TRADE INS, INSURANCE PROCEEDS AND ANY OTHER FORM OF PROCEEDS.

---

### Original Registering Party

**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: 576120N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	March 4, 2022 at 11:25:21 am Pacific time
<b>Current Expiry Date and Time:</b>	March 4, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:17:42 am Pacific time)

**Secured Party Information****INSTITUTIONAL MORTGAGE  
CAPITAL CANADA INC.****Address**199 BAY STREET, SUITE 1900  
COMMERCE COURT WEST, P.O. BOX 271  
TORONTO ON  
M5L 1E9 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information****8826 JIM BAILEY LTD.****Address**

19TH FLOOR, 885 WEST GEORGIA  
STREET  
VANCOUVER BC  
V6C 3H4 Canada

**375 POTTERTON LTD.****Address**

19TH FLOOR, 885 WEST GEORGIA  
STREET  
VANCOUVER BC  
V6C 3H4 Canada

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) LIMITED  
PARTNERSHIP****Address**

19TH FLOOR, 885 WEST GEORGIA  
STREET  
VANCOUVER BC  
V6C 3H4 Canada

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP.****Address**

19TH FLOOR, 885 WEST GEORGIA  
STREET  
VANCOUVER BC  
V6C 3H4 Canada

**Vehicle Collateral**

None

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### General Collateral

#### Base Registration General Collateral:

ALL PRESENTLY OWNED AND HEREAFTER ACQUIRED RIGHT, TITLE AND INTEREST OF EACH DEBTOR IN AND TO ALL GOODS (INCLUDING ALL ACCESSORIES, ATTACHMENTS, ADDITIONS AND ACCESSIONS THERETO), CHATTEL PAPER, DOCUMENTS OF TITLE (WHETHER NEGOTIABLE OR NOT), INSTRUMENTS, INTANGIBLES, LICENCES, MONEY AND INVESTMENT PROPERTY NOW OR HEREAFTER SITUATE UPON, AFFIXED TO, USED IN CONNECTION WITH, PERTAINING TO OR ARISING OUT OF THOSE LANDS AND PREMISES AS FOLLOWS:

8826 JIM BAILEY CRESCENT, KELOWNA, BC  
PID: 024-666-947  
LOT 6 SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN  
KAP65805

375 POTTERTON ROAD, KELOWNA, BC  
PID: 023-839-171  
LOT D SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN  
KAP59703

(THE "LANDS") (AS SUCH LEGAL DESCRIPTION MAY BE MODIFIED AS A CONSEQUENCE OF SUBDIVISION, CONSOLIDATION, STRATIFICATION OR OTHER MODIFICATION TO THE WHOLE OR ANY PORTION OF THE LANDS).

ALL OF THE DEBTORS' RIGHT, TITLE AND INTEREST IN AND TO ALL INTEREST, PROJECT OR CONTINGENCY RESERVES, DEPOSITS OR ACCOUNTS ESTABLISHED OR HELD BY OR ON BEHALF OF THE SECURED PARTY IN RESPECT OF LOANS AND/OR CREDIT FACILITIES EXTENDED BY THE SECURED PARTY, AND ALL FUNDS IN SUCH RESERVES, DEPOSITS OR ACCOUNTS, AND ALL INTEREST, IF ANY, ACCRUED THEREON.

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

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

PROCEEDS.

THE FULL ADDRESS OF THE SECURED PARTY IS 77 KING STREET  
WEST, TD CENTRE, TD NORTH TOWER, SUITE 4120, TORONTO ON  
M5K 1G8

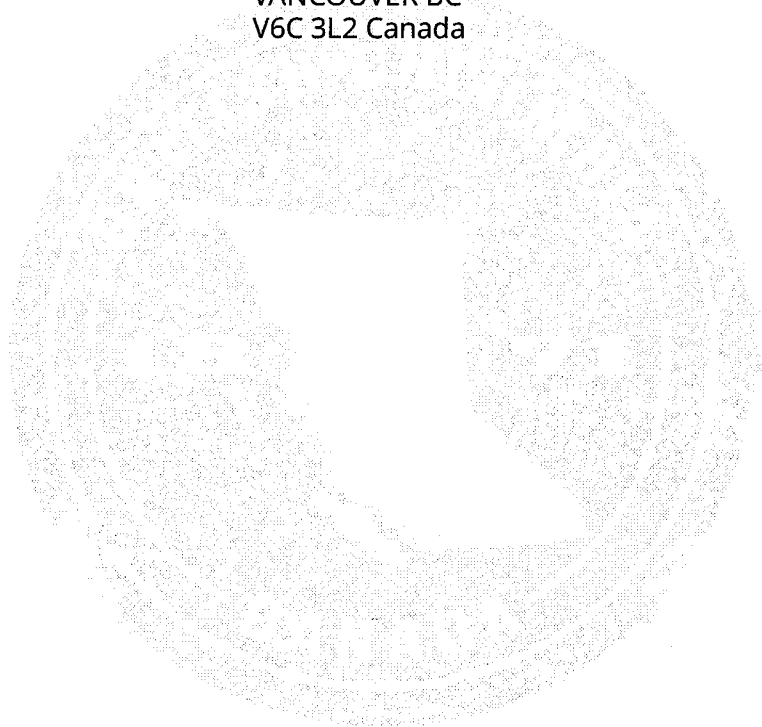
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### Original Registering Party

**LAWSON LUNDELL**

**Address**

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





**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**HISTORY**

(Showing most recent first)

**AMENDMENT - SECURED PARTIES AMENDED**

**Registration Date and Time:** July 25, 2022 at 10:38:19 am Pacific time  
**Registration Number:** 879101N  
**Description:**

**Secured Party Information**

**INSTITUTIONAL MORTGAGE  
CAPITAL CANADA INC.**

ADDRESS CHANGED

**Address**

199 BAY STREET, SUITE 1900  
COMMERCE COURT WEST, P.O. BOX 271  
TORONTO ON  
M5L 1E9 Canada

**Registering Party Information**

**LAWSON LUNDELL**

**Address**

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

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 576224N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	March 4, 2022 at 11:48:03 am Pacific time
<b>Current Expiry Date and Time:</b>	March 4, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:17:42 am Pacific time)

**Secured Party Information****INSTITUTIONAL MORTGAGE  
CAPITAL CANADA INC.****Address**199 BAY STREET, SUITE 1900  
COMMERCE COURT WEST, P.O. BOX 271  
TORONTO ON  
M5L 1E9 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information**

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) LIMITED  
PARTNERSHIP**

**Address**

19TH FLOOR, 885 WEST GEORGIA  
STREET  
VANCOUVER BC  
V6C 3H4 Canada

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP.**

**Address**

19TH FLOOR, 885 WEST GEORGIA  
STREET  
VANCOUVER BC  
V6C 3H4 Canada

**GENESIS MANNA HOLDING LTD.**

**Address**

25 - 7288 HEATHER STREET  
RICHMOND BC  
V6Y 4L4 Canada

**ALLION HOLDINGS LTD.**

**Address**

C/O RAWINSON & HUNTER LIMITED  
WOODBOURNE HALL  
ROAD TOWN, TORTOLA  
VG1110 Virgin Islands, British

**CHIANG, FA-KAI**

**Address**

9611 DEAGLE ROAD  
RICHMOND BC  
V7A 1P7 Canada

**Birthdate**

March 29, 1991

**CHIANG, MICHAEL**

**Address**

9611 DEAGLE ROAD  
RICHMOND BC  
V7A 1P7 Canada

**Birthdate**

March 29, 1991

**WEI, YUAN HONG**

**Address**

25 - 7288 HEATHER STREET  
RICHMOND BC  
V6Y 4L4 Canada

**Birthdate**

April 14, 1973

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**WEI, NANCY****Address**

25 - 7288 HEATHER STREET  
RICHMOND BC  
V6Y 4L4 Canada

**Birthdate**

April 14, 1973

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**Vehicle Collateral**

None

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**General Collateral****Base Registration General Collateral:**

ALL INDEBTEDNESS, PRESENT AND FUTURE, DIRECT AND INDIRECT, ABSOLUTE AND CONTINGENT OF EITHER OF 8826 JIM BAILEY LTD. AND 375 POTTERTON LTD. TO ANY OF 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.

THE FULL ADDRESS OF THE SECURED PARTY IS 77 KING STREET WEST, TD CENTRE, TD NORTH TOWER, SUITE 4120, TORONTO ON M5K 1G8

---

**Original Registering Party****LAWSON LUNDELL****Address**

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

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

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**HISTORY**(Showing most recent first)

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**AMENDMENT - SECURED PARTIES AMENDED**

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**Registration Date and Time:** July 25, 2022 at 10:41:05 am Pacific time  
**Registration Number:** 879111N  
**Description:**

**Secured Party Information**

**INSTITUTIONAL MORTGAGE  
CAPITAL CANADA INC.**

ADDRESS CHANGED

**Address**

199 BAY STREET, SUITE 1900  
COMMERCE COURT WEST, P.O. BOX 271  
TORONTO ON  
M5L 1E9 Canada

**Registering Party Information**

**LAWSON LUNDELL**

**Address**

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

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

**Base Registration Number: 174342Q**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	February 5, 2024 at 2:41:51 pm Pacific time
<b>Current Expiry Date and Time:</b>	February 5, 2025 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

### CURRENT REGISTRATION INFORMATION

(as of October 3, 2024 at 8:17:42 am Pacific time)

#### Secured Party Information

13531953 CANADA INC

#### Address

108-7181 WOODBINE AVE  
MARKHAM ON  
L3R 1A3 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information**

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) LIMITED  
PARTNERSHIP**

**Address**

885 WEST GEORGIA STREET  
19TH FLOOR  
VANCOUVER BC  
V6C 3H4 Canada

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP.**

**Address**

885 WEST GEORGIA STREET  
19TH FLOOR  
VANCOUVER BC  
V6C 3H4 Canada

**VULCANRICH NOMINEE LTD.**

**Address**

885 WEST GEORGIA STREET  
19TH FLOOR  
VANCOUVER BC  
V6C 3H4 Canada

**WEI, YUAN HONG**

**Address**

208-5811 COONEY RD  
RICHMOND BC  
V6X 3M1 Canada

**Birthdate**

April 14, 1973

**Vehicle Collateral**

None

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### General Collateral

August 12, 2024 at 1:26:29 pm Pacific time

DELETED

All of the present and after acquired personal property of the Debtor, or any of them, now or hereafter located at, arising from, used in connection with or relating to those lands and premises with the following civic addresses and legal descriptions:

PARCEL IDENTIFIER: 018-792-782

LOT 10 DISTRICT LOT 351 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP17271

And in all proceeds and renewals thereof, accretions thereto, and substitutions thereof, in each case.

#### Base Registration General Collateral:

ALL OF THE PRESENT AND AFTER-ACQUIRED GOODS (INCLUDING FIXTURES, EQUIPMENT AND INVENTORY), INVESTMENT PROPERTIES, INSTRUMENTS, CHATTEL PAPER, DOCUMENTS OF TITLE, MONEY AND INTANGIBLES (INCLUDING CONTRACTS, PLANS, SPECIFICATIONS, AND ACCOUNTS) OF THE DEBTORS, AND EACH OF THEM, NOW OR HEREFTER, WHEREVER SITUATE AT, AND ALL PROCEEDS THEREOF THAT ARE GOODS, INTANGIBLES, INVESTMENT PROPERTIES, DOCUMENTS OF TITLE, CHATTEL PAPER, INSTRUMENTS OR MONEY (TERMS USED HEREIN THAT ARE DEFINED IN THE PERSONAL PROPERTY SECURITY ACT OF BRITISH COLUMBIA HAVE THOSE DEFINED MEANINGS).

### Original Registering Party

SHAWN ZHANG LAW  
CORPORATION

#### Address

21209 93 AVE  
LANGLEY BC  
V1M 1M5 Canada



## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### HISTORY

(Showing most recent first)

#### AMENDMENT - COLLATERAL DELETED

**Registration Date and Time:** August 12, 2024 at 1:26:29 pm Pacific time  
**Registration Number:** 565553Q  
**Description:**

#### General Collateral

August 12, 2024 at 1:26:29 pm Pacific time

DELETED

All of the present and after acquired personal property of the Debtor, or any of them, now or hereafter located at, arising from, used in connection with or relating to those lands and premises with the following civic addresses and legal descriptions:

PARCEL IDENTIFIER: 018-792-782

LOT 10 DISTRICT LOT 351 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP17271

And in all proceeds and renewals thereof, accretions thereto, and substitutions thereof, in each case.

#### Registering Party Information

**BENNETT JONES LLP**

#### Address

2500 - 666 BURNARD STREET  
VANCOUVER BC  
V6C 2X8 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 583811Q**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	August 20, 2024 at 1:33:45 pm Pacific time
<b>Current Expiry Date and Time:</b>	August 20, 2029 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:17:42 am Pacific time)

**Secured Party Information****THE BANK OF NOVA SCOTIA****Address**4715 TAHOE BOULEVARD  
MISSISSAUGA ON  
L4W 0B4 Canada**Debtor Information****MANNA INDUSTRIAL FUND  
(VALUE-ADD) LIMITED  
PARTNERSHIP****Address**1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP.****Address**1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada**Vehicle Collateral**

None

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### General Collateral

#### Base Registration General Collateral:

ALL ISSUED AND OUTSTANDING SHARES IN THE CAPITAL OF **VULCANRICH NOMINEE LTD.** NOW OWNED OR HEREAFTER ACQUIRED BY THE DEBTORS AND ANY RENEWALS THEREOF, SUBSTITUTIONS OR CONVERSIONS THEREFOR, ALL INTEREST, DIVIDENDS, DISTRIBUTIONS, INCOME AND REVENUE THEREFROM AND ALL PROCEEDS THAT ARE GOODS, INTANGIBLES, INVESTMENT PROPERTY, DOCUMENTS OF TITLE, CHATTEL PAPER, INSTRUMENTS OR MONEY (AND TERMS USED HEREIN THAT ARE DEFINED IN THE PERSONAL PROPERTY SECURITY ACT OF BRITISH COLUMBIA OR THE REGULATIONS MADE THEREUNDER HAVE THOSE DEFINED MEANINGS).

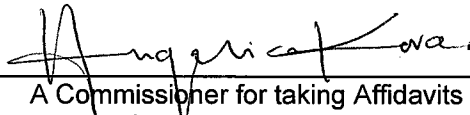
### Original Registering Party

**FASKEN MARTINEAU DUMOULIN  
LLP**

#### Address

SUITE 2900 - 550 BURRARD STREET  
VANCOUVER BC  
V6C 0A3 Canada

This is **Exhibit "H"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 3<sup>rd</sup> day of October, 2024.

A handwritten signature in black ink, appearing to read "Angela Kwa", is written over a horizontal line.

A Commissioner for taking Affidavits  
for British Columbia

# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

## Business Debtor - "Manna Industrial Fund (Value-Add) GP Corp."

**Search Date and Time:** October 3, 2024 at 8:18:42 am Pacific time  
**Account Name:** MCCARTHY TETRAULT LLP  
**Folio Number:** 065093-589575

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11 Matches in 9 Registrations in Report

Exact Matches: 11 (\*)

Total Search Report Pages: 31

	Base Registration	Base Registration Date	Debtor Name	Page
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2	<a href="#">048795N</a>	June 17, 2021	* MANNA INDUSTRIAL FUND (VALUE-ADD) GP CORP.	<a href="#">5</a>
3	<a href="#">481942N</a>	January 17, 2022	* MANNA INDUSTRIAL FUND (VALUE-ADD) GP CORP * MANNA INDUSTRIAL FUND VALUE-ADD GP CORP	<a href="#">8</a>
4	<a href="#">481978N</a>	January 17, 2022	* MANNA INDUSTRIAL FUND (VALUE-ADD) GP CORP * MANNA INDUSTRIAL FUND VALUE-ADD GP CORP	<a href="#">11</a>
5	<a href="#">575825N</a>	March 4, 2022	* MANNA INDUSTRIAL FUND (VALUE-ADD) GP CORP	<a href="#">14</a>
6	<a href="#">576120N</a>	March 4, 2022	* MANNA INDUSTRIAL FUND (VALUE-ADD) GP CORP.	<a href="#">17</a>
7	<a href="#">576224N</a>	March 4, 2022	* MANNA INDUSTRIAL FUND (VALUE-ADD) GP CORP.	<a href="#">22</a>
8	<a href="#">174342Q</a>	February 5, 2024	* MANNA INDUSTRIAL FUND (VALUE-ADD) GP CORP.	<a href="#">26</a>
9	<a href="#">583811Q</a>	August 20, 2024	* MANNA INDUSTRIAL FUND (VALUE-ADD) GP CORP.	<a href="#">30</a>

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 048780N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	June 17, 2021 at 9:37:21 am Pacific time
<b>Current Expiry Date and Time:</b>	June 17, 2026 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

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**CURRENT REGISTRATION INFORMATION**(as of October 3, 2024 at 8:18:42 am Pacific time)

---

**Secured Party Information****PROSPERA CREDIT UNION - CBC  
CENTRAL****Address**32071 SOUTH FRASER WAY, #103  
ABBOTSFORD BC  
V2S 1W3 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information**

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) LIMITED  
PARTNERSHIP**

**Address**

1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada

**13799 COMMERCE PARKWAY  
HOLDINGS LTD.**

**Address**

1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP.**

**Address**

1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada

**GENESIS MANNA HOLDING LTD.**

**Address**

N208 - 5811 COONEY ROAD  
RICHMOND BC  
V6X 0S7 Canada

**ALLION HOLDINGS LTD.**

**Address**

1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada

**WEI, YUAN HONG**

**Address**

N208 - 5811 COONEY ROAD  
RICHMOND BC  
V6X 0S7 Canada

**Birthdate**

April 14, 1973

**CHIANG, FA-KAI**

**Address**

1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada

**Birthdate**

March 29, 1991

**Vehicle Collateral**

None

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### General Collateral

#### Base Registration General Collateral:

ALL PRESENTLY OWNED OR HEREAFTER ACQUIRED PERSONAL PROPERTY OF THE DEBTORS NOW OR HEREAFTER SITUATE UPON THOSE LANDS AND PREMISES LOCATED AT 13799 COMMERCE PARKWAY, RICHMOND, BC, BEING LEGALLY DESCRIBED AS PID: 017-374-782 LOT \B\ SECTION 5 BLOCK 4 NORTH RANGE 5 WEST AND SECTION 32 BLOCK 5 NORTH RANGE 5 WEST NWD PLAN LMP572 ,INCLUDING ALL TOOLS, APPARATUSES, MACHINERY, APPLIANCES, CABINETS, FURNITURE AND CHATTELS, ALL AIR-CONDITIONING, HEATING, VENTILATING, ELECTRICAL, MECHANICAL, PLUMBING, COMMUNICATIONS AND DATA SYSTEMS, APPURTENANCES, EQUIPMENT, ALL ELEVATORS, ESCALATORS AND OTHER CONVEYANCING DEVICES, ALL BOILERS, FURNACES, CARPETS, BLINDS, WINDOW ,COVERINGS, CURTAINS, DRAPES, LIGHTING FIXTURES, DOORS, WINDOWS, WIRING PIPES AND CONDUITS (COLLECTIVELY REFERRED TO AS THE \COLLATERAL\) AND ALL PROCEEDS, CASH AND NON-CASH, DERIVED DIRECTLY OR INDIRECTLY FROM ANY DEALINGS WITH THE COLLATERAL OR PROCEEDS THEREOF, AND, WITHOUT LIMITATION, MONEY, CHEQUES, DEPOSITS IN DEPOSIT-TAKING INSTITUTIONS, TRADE-IN GOODS, ACCOUNTS, RECEIVABLE, CHATTEL PAPER, INSTRUMENTS, INTANGIBLES, DOCUMENTS OF TITLE, INVESTMENT PROPERTY, AND RIGHTS TO INSURANCE PAYMENTS OR ANY OTHER PAYMENTS AS INDEMNITY OR COMPENSATION FOR LOSS OF OR DAMAGE TO THE COLLATERAL OR PROCEEDS OF THE COLLATERAL.

### Original Registering Party

**WATERSTONE LAW GROUP LLP**

#### Address

202 - 32625 SOUTH FRASER WAY  
ABBOTSFORD BC  
V2T 1X8 Canada



**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 048795N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	June 17, 2021 at 9:41:20 am Pacific time
<b>Current Expiry Date and Time:</b>	June 17, 2026 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:18:42 am Pacific time)

**Secured Party Information****PROSPERA CREDIT UNION - CBC  
CENTRAL****Address**32071 SOUTH FRASER WAY, #103  
ABBOTSFORD BC  
V2S 1W3 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information****13799 COMMERCE PARKWAY  
HOLDINGS LTD.****Address**1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP.****Address**1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada**GENESIS MANNA HOLDING LTD.****Address**N208 - 5811 COONEY ROAD  
RICHMOND BC  
V6X 0S7 Canada**ALLION HOLDINGS LTD.****Address**1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada**WEI, YUAN HONG****Address**N208 - 5811 COONEY ROAD  
RICHMOND BC  
V6X 0S7 Canada**Birthdate**

April 14, 1973

**CHIANG, FA-KAI****Address**1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada**Birthdate**

March 29, 1991

**Vehicle Collateral**

None

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### General Collateral

#### Base Registration General Collateral:

ALL DEBTS, ACCOUNTS, CLAIMS, MONIES, DEMANDS AND CHOSES IN ACTION WHICH ARE NOW, OR WHICH MAY AT ANY TIME HEREAFTER BECOME DUE AND OWING TO ANY OF THE DEBTORS FROM MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED PARTNERSHIP.

### Original Registering Party

**WATERSTONE LAW GROUP LLP**

#### Address

202 - 32625 SOUTH FRASER WAY  
ABBOTSFORD BC  
V2T 1X8 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 481942N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	January 17, 2022 at 1:03:17 pm Pacific time
<b>Current Expiry Date and Time:</b>	January 17, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:18:42 am Pacific time)

**Secured Party Information****THE BANK OF NOVA SCOTIA****Address**4715 TAHOE BOULEVARD  
MISSISSAUGA ON  
L4W 0B4 Canada

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### Debtor Information

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) LIMITED  
PARTNERSHIP**

**Address**

1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**MANNA INDUSTRIAL FUND VALUE-  
ADD LIMITED PARTNERSHIP**

**Address**

1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP**

**Address**

1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**MANNA INDUSTRIAL FUND VALUE-  
ADD GP CORP**

**Address**

1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

### Vehicle Collateral

None

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### General Collateral

#### Base Registration General Collateral:

ALL PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY OF THE DEBTOR SITUATE ON, OR RELATED TO, THE PREMISES AT AS 12511 VULCAN WAY, RICHMOND BC, AND LEGALLY DESCRIBED AS PID: 003-506-801, LOT 5 EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 39059 AND SECONDLY: PART DEDICATED ROAD ON PLAN LMP35391, SECTIONS 18 AND 19 BLOCK 5 NORTH RANGE 5 WEST ,NWT DISTRICT PAN 16213 (THE \LANDS\) INCLUDING, BUT NOT LIMITED T A SECURITY INTEREST IN A) THE ASSIGNMENT OF LEASES AND RENTS GRANTED BY THE DEBTOR IN FAVOUR OF THE SECURED PARTY RELATING THE LANDS AND ALL MONIES FROM RENTS OR TENANCIES WHICH THE DEBTOR MAY OR AT ANY TIME HAVE OR BE ENTITLED TO UNDER THE ASSIGNMENT OF RENTS ANY AND ALL ,BENEFITS AND ADVANTAGES DUE UNDER THE ASSIGNMENT OF RENTS; ANY EXTENSIONS OR RENEWALS THEREOF; AND THE BENEFIT OF ALL COVENANTS, GUARANTEES, REPRESENTATION, WARRANTIES AND INDEMNITIES WHICH HAVE BEEN OR IN THE FUTURE ARE GRANTED TO RECEIVED BY THE SECURED PARTY IN RESPECT OF THE ASSIGNMENT OF RENTS, AND B) ALL CONTRACTS, PERMITS, INSURANCE POLICIES, MANAGEMENT AGREEMENTS, SERVICE CONTRACTS AND ALL OTHER AGREEMENTS AS MAY BE REQUIRED FOR THE MAINTENANCE AND OPERATION OF THE LANDS. PROCEEDS: GOODS, SECURITIES, INSTRUMENTS, DOCUMENTS OF TITLE, CHATTEL PAPER, INTANGIBLES AND MONEY.

### Original Registering Party

**BH LEGAL**

#### Address

1012-1030 WEST GEORGIA STREET  
VANCOUVER BC  
V6E 2Y3 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 481978N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	January 17, 2022 at 1:09:31 pm Pacific time
<b>Current Expiry Date and Time:</b>	January 17, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:18:42 am Pacific time)

**Secured Party Information****THE BANK OF NOVA SCOTIA****Address**4715 TAHOE BOULEVARD  
MISSISSAUGA ON  
L4W 0B4 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information****VULCANRICH NOMINEE LTD****Address**

2846 WEST 30TH AVENUE  
VANCOUVER BC  
V6L 1Z2 Canada

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP****Address**

1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**MANNA INDUSTRIAL FUND VALUE-  
ADD GP CORP****Address**

1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**CHIANG, FA-KAI****Address**

1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**Birthdate**

March 29, 1991

**WEI, YUAN HONG****Address**

25-7288 HEATHER STREET  
RICHMOND BC  
V6Y 4L4 Canada

**Birthdate**

April 14, 1973

**Vehicle Collateral**

None

**General Collateral****Base Registration General Collateral:**

ALL DEBTS AND LIABILITIES, PRESENT AND FUTURE OF MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED PARTNERSHIP OWED TO A DEBTOR. PROCEEDS: GOODS, INVESTMENT PROPERTY, INSTRUMENTS, DOCUMENTS OF TITLE, MONEY, INTANGIBLES AND CHATTEL PAPER.



## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### Original Registering Party

**BH LEGAL**

#### Address

1012-1030 WEST GEORGIA STREET  
VANCOUVER BC  
V6E 2Y3 Canada



**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 575825N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	March 4, 2022 at 10:24:53 am Pacific time
<b>Current Expiry Date and Time:</b>	March 4, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

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**CURRENT REGISTRATION INFORMATION**(as of October 3, 2024 at 8:18:42 am Pacific time)

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**Secured Party Information****NATIONAL BANK OF CANADA****Address**2900 - 475 HOWE STREET  
VANCOUVER BC  
V6C 2B3 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information**

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) LIMITED  
PARTNERSHIP**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**8826 JIM BAILEY LTD**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**375 POTTERTON LTD**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**GENESIS MANNA HOLDING LTD**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**ALLION HOLDINGS LTD**

**Address**

#1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**Vehicle Collateral**

None

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### General Collateral

#### Base Registration General Collateral:

ALL PRESENT AND AFTER-ACQUIRED GOODS, 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 PROPERTIES LOCATED AT:

- (I) 8826 JIM BAILEY CRESCENT, KELOWNA, BC AND LEGALLY DESCRIBED AS PID: 024-666-947, LOT 6 SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP65805; AND
- (II) 375 POTTERTON ROAD, KELOWNA, BC AND LEGALLY DESCRIBED AS PID: 023-839-171, LOT D SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP59703;

ALL PROCEEDS INCLUDING ACCOUNTS, MONEY, CHATTEL PAPER, INTANGIBLES, GOODS, DOCUMENTS OF TITLE, INSTRUMENTS, INVESTMENT PROPERTY, SUBSTITUTIONS, CROPS, LICENCES, TRADE INS, INSURANCE PROCEEDS AND ANY OTHER FORM OF PROCEEDS.

### Original Registering Party

**BORDEN LADNER GERVAIS LLP  
(VANCOUVER)**

#### Address

BOX 48600 1200 WATERFRONT CENTRE  
200 BURNARD STREET  
VANCOUVER BC  
V7X 1T2 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 576120N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	March 4, 2022 at 11:25:21 am Pacific time
<b>Current Expiry Date and Time:</b>	March 4, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:18:42 am Pacific time)

**Secured Party Information****INSTITUTIONAL MORTGAGE  
CAPITAL CANADA INC.****Address**199 BAY STREET, SUITE 1900  
COMMERCE COURT WEST, P.O. BOX 271  
TORONTO ON  
M5L 1E9 Canada

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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### Debtor Information

**8826 JIM BAILEY LTD.**

**Address**

19TH FLOOR, 885 WEST GEORGIA  
STREET  
VANCOUVER BC  
V6C 3H4 Canada

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**375 POTTERTON LTD.**

**Address**

19TH FLOOR, 885 WEST GEORGIA  
STREET  
VANCOUVER BC  
V6C 3H4 Canada

---

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) LIMITED  
PARTNERSHIP**

**Address**

19TH FLOOR, 885 WEST GEORGIA  
STREET  
VANCOUVER BC  
V6C 3H4 Canada

---

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP.**

**Address**

19TH FLOOR, 885 WEST GEORGIA  
STREET  
VANCOUVER BC  
V6C 3H4 Canada

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### Vehicle Collateral

None

## General Collateral

### Base Registration General Collateral:

ALL PRESENTLY OWNED AND HEREAFTER ACQUIRED RIGHT, TITLE AND INTEREST OF EACH DEBTOR IN AND TO ALL GOODS (INCLUDING ALL ACCESSORIES, ATTACHMENTS, ADDITIONS AND ACCESSIONS THERETO), CHATTEL PAPER, DOCUMENTS OF TITLE (WHETHER NEGOTIABLE OR NOT), INSTRUMENTS, INTANGIBLES, LICENCES, MONEY AND INVESTMENT PROPERTY NOW OR HEREAFTER SITUATE UPON, AFFIXED TO, USED IN CONNECTION WITH, PERTAINING TO OR ARISING OUT OF THOSE LANDS AND PREMISES AS FOLLOWS:

8826 JIM BAILEY CRESCENT, KELOWNA, BC  
PID: 024-666-947  
LOT 6 SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN  
KAP65805

375 POTTERTON ROAD, KELOWNA, BC  
PID: 023-839-171  
LOT D SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN  
KAP59703

(THE "LANDS") (AS SUCH LEGAL DESCRIPTION MAY BE MODIFIED AS A CONSEQUENCE OF SUBDIVISION, CONSOLIDATION, STRATIFICATION OR OTHER MODIFICATION TO THE WHOLE OR ANY PORTION OF THE LANDS).

ALL OF THE DEBTORS' RIGHT, TITLE AND INTEREST IN AND TO ALL INTEREST, PROJECT OR CONTINGENCY RESERVES, DEPOSITS OR ACCOUNTS ESTABLISHED OR HELD BY OR ON BEHALF OF THE SECURED PARTY IN RESPECT OF LOANS AND/OR CREDIT FACILITIES EXTENDED BY THE SECURED PARTY, AND ALL FUNDS IN SUCH RESERVES, DEPOSITS OR ACCOUNTS, AND ALL INTEREST, IF ANY, ACCRUED THEREON.

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

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

PROCEEDS.

THE FULL ADDRESS OF THE SECURED PARTY IS 77 KING STREET  
WEST, TD CENTRE, TD NORTH TOWER, SUITE 4120, TORONTO ON  
M5K 1G8

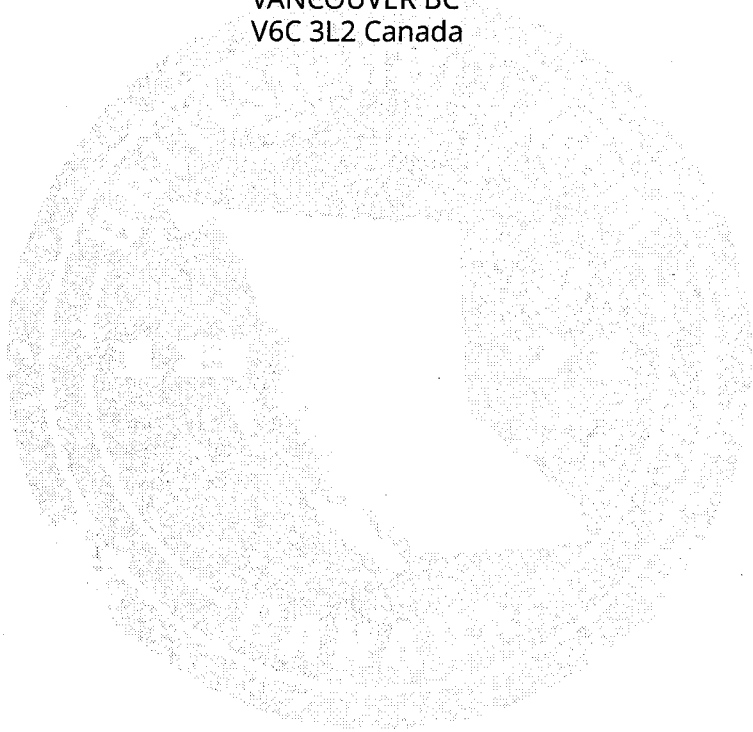
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### Original Registering Party

**LAWSON LUNDELL**

**Address**

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





**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**HISTORY**

(Showing most recent first)

**AMENDMENT - SECURED PARTIES AMENDED**

**Registration Date and Time:** July 25, 2022 at 10:38:19 am Pacific time  
**Registration Number:** 879101N  
**Description:**

**Secured Party Information**

**INSTITUTIONAL MORTGAGE  
CAPITAL CANADA INC.**

ADDRESS CHANGED

**Address**

199 BAY STREET, SUITE 1900  
COMMERCE COURT WEST, P.O. BOX 271  
TORONTO ON  
M5L 1E9 Canada

**Registering Party Information**

**LAWSON LUNDELL**

**Address**

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

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 576224N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	March 4, 2022 at 11:48:03 am Pacific time
<b>Current Expiry Date and Time:</b>	March 4, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:18:42 am Pacific time)

**Secured Party Information****INSTITUTIONAL MORTGAGE  
CAPITAL CANADA INC.****Address**199 BAY STREET, SUITE 1900  
COMMERCE COURT WEST, P.O. BOX 271  
TORONTO ON  
M5L 1E9 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information**

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) LIMITED  
PARTNERSHIP**

**Address**

19TH FLOOR, 885 WEST GEORGIA  
STREET  
VANCOUVER BC  
V6C 3H4 Canada

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP.**

**Address**

19TH FLOOR, 885 WEST GEORGIA  
STREET  
VANCOUVER BC  
V6C 3H4 Canada

**GENESIS MANNA HOLDING LTD.**

**Address**

25 - 7288 HEATHER STREET  
RICHMOND BC  
V6Y 4L4 Canada

**ALLION HOLDINGS LTD.**

**Address**

C/O RAWINSON & HUNTER LIMITED  
WOODBOURNE HALL  
ROAD TOWN, TORTOLA  
VG1110 Virgin Islands, British

**CHIANG, FA-KAI**

**Address**

9611 DEAGLE ROAD  
RICHMOND BC  
V7A 1P7 Canada

**Birthdate**

March 29, 1991

**CHIANG, MICHAEL**

**Address**

9611 DEAGLE ROAD  
RICHMOND BC  
V7A 1P7 Canada

**Birthdate**

March 29, 1991

**WEI, YUAN HONG**

**Address**

25 - 7288 HEATHER STREET  
RICHMOND BC  
V6Y 4L4 Canada

**Birthdate**

April 14, 1973

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**WEI, NANCY****Address**

25 - 7288 HEATHER STREET  
RICHMOND BC  
V6Y 4L4 Canada

**Birthdate**

April 14, 1973

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**Vehicle Collateral**

None

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**General Collateral****Base Registration General Collateral:**

ALL INDEBTEDNESS, PRESENT AND FUTURE, DIRECT AND INDIRECT,  
ABSOLUTE AND CONTINGENT OF EITHER OF 8826 JIM BAILEY LTD. AND  
375 POTTERTON LTD. TO ANY OF 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.

THE FULL ADDRESS OF THE SECURED PARTY IS 77 KING STREET  
WEST, TD CENTRE, TD NORTH TOWER, SUITE 4120, TORONTO ON  
M5K 1G8

---

**Original Registering Party****LAWSON LUNDELL****Address**

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

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**HISTORY**

(Showing most recent first)

**AMENDMENT - SECURED PARTIES AMENDED**

**Registration Date and Time:** July 25, 2022 at 10:41:05 am Pacific time  
**Registration Number:** 879111N  
**Description:**

**Secured Party Information**

**INSTITUTIONAL MORTGAGE  
CAPITAL CANADA INC.**

ADDRESS CHANGED

**Address**

199 BAY STREET, SUITE 1900  
COMMERCE COURT WEST, P.O. BOX 271  
TORONTO ON  
M5L 1E9 Canada

**Registering Party Information**

**LAWSON LUNDELL**

**Address**

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

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 174342Q**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	February 5, 2024 at 2:41:51 pm Pacific time
<b>Current Expiry Date and Time:</b>	February 5, 2025 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:18:42 am Pacific time)

**Secured Party Information****13531953 CANADA INC****Address**108-7181 WOODBINE AVE  
MARKHAM ON  
L3R 1A3 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

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**Debtor Information**

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) LIMITED  
PARTNERSHIP**

**Address**

885 WEST GEORGIA STREET  
19TH FLOOR  
VANCOUVER BC  
V6C 3H4 Canada

---

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP.**

**Address**

885 WEST GEORGIA STREET  
19TH FLOOR  
VANCOUVER BC  
V6C 3H4 Canada

---

**VULCANRICH NOMINEE LTD.**

**Address**

885 WEST GEORGIA STREET  
19TH FLOOR  
VANCOUVER BC  
V6C 3H4 Canada

---

**WEI, YUAN HONG**

**Address**

208-5811 COONEY RD  
RICHMOND BC  
V6X 3M1 Canada

**Birthdate**

April 14, 1973

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**Vehicle Collateral**

None

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### General Collateral

August 12, 2024 at 1:26:29 pm Pacific time

DELETED

All of the present and after acquired personal property of the Debtor, or any of them, now or hereafter located at, arising from, used in connection with or relating to those lands and premises with the following civic addresses and legal descriptions:

PARCEL IDENTIFIER: 018-792-782

LOT 10 DISTRICT LOT 351 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP17271

And in all proceeds and renewals thereof, accretions thereto, and substitutions thereof, in each case.

#### Base Registration General Collateral:

ALL OF THE PRESENT AND AFTER-ACQUIRED GOODS (INCLUDING FIXTURES, EQUIPMENT AND INVENTORY), INVESTMENT PROPERTIES, INSTRUMENTS, CHATTEL PAPER, DOCUMENTS OF TITLE, MONEY AND INTANGIBLES (INCLUDING CONTRACTS, PLANS, SPECIFICATIONS, AND ACCOUNTS) OF THE DEBTORS, AND EACH OF THEM, NOW OR HEREAFTER, WHEREVER SITUATE AT, AND ALL PROCEEDS THEREOF THAT ARE GOODS, INTANGIBLES, INVESTMENT PROPERTIES, DOCUMENTS OF TITLE, CHATTEL PAPER, INSTRUMENTS OR MONEY (TERMS USED HEREIN THAT ARE DEFINED IN THE PERSONAL PROPERTY SECURITY ACT OF BRITISH COLUMBIA HAVE THOSE DEFINED MEANINGS).

### Original Registering Party

**SHAWN ZHANG LAW  
CORPORATION**

#### Address

21209 93 AVE  
LANGLEY BC  
V1M 1M5 Canada



**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**HISTORY**

(Showing most recent first)

**AMENDMENT - COLLATERAL DELETED**

**Registration Date and Time:** August 12, 2024 at 1:26:29 pm Pacific time  
**Registration Number:** 565553Q  
**Description:**

**General Collateral**

August 12, 2024 at 1:26:29 pm Pacific time

**DELETED**

All of the present and after acquired personal property of the Debtor, or any of them, now or hereafter located at, arising from, used in connection with or relating to those lands and premises with the following civic addresses and legal descriptions:

PARCEL IDENTIFIER: 018-792-782

LOT 10 DISTRICT LOT 351 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP17271

And in all proceeds and renewals thereof, accretions thereto, and substitutions thereof, in each case.

**Registering Party Information****BENNETT JONES LLP****Address**

2500 - 666 BURNARD STREET  
VANCOUVER BC  
V6C 2X8 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 583811Q**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	August 20, 2024 at 1:33:45 pm Pacific time
<b>Current Expiry Date and Time:</b>	August 20, 2029 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:18:42 am Pacific time)

**Secured Party Information****THE BANK OF NOVA SCOTIA****Address**4715 TAHOE BOULEVARD  
MISSISSAUGA ON  
L4W 0B4 Canada**Debtor Information****MANNA INDUSTRIAL FUND  
(VALUE-ADD) LIMITED  
PARTNERSHIP****Address**1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP.****Address**1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada**Vehicle Collateral**

None

---

**General Collateral**

**Base Registration General Collateral:**

ALL ISSUED AND OUTSTANDING SHARES IN THE CAPITAL OF **VULCANRICH NOMINEE LTD.** NOW OWNED OR HEREAFTER ACQUIRED BY THE DEBTORS AND ANY RENEWALS THEREOF, SUBSTITUTIONS OR CONVERSIONS THEREFOR, ALL INTEREST, DIVIDENDS, DISTRIBUTIONS, INCOME AND REVENUE THEREFROM AND ALL PROCEEDS THAT ARE GOODS, INTANGIBLES, INVESTMENT PROPERTY, DOCUMENTS OF TITLE, CHATTEL PAPER, INSTRUMENTS OR MONEY (AND TERMS USED HEREIN THAT ARE DEFINED IN THE PERSONAL PROPERTY SECURITY ACT OF BRITISH COLUMBIA OR THE REGULATIONS MADE THEREUNDER HAVE THOSE DEFINED MEANINGS).

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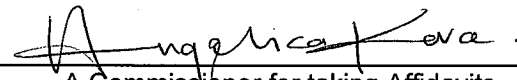
**Original Registering Party**

**FASKEN MARTINEAU DUMOULIN  
LLP**

**Address**

SUITE 2900 - 550 BURNARD STREET  
VANCOUVER BC  
V6C 0A3 Canada

This is **Exhibit "I"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 3<sup>rd</sup> day of October, 2024.

A handwritten signature in black ink, appearing to read "Angelica Kova", written over a horizontal line.

A Commissioner for taking Affidavits  
for British Columbia

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Business Debtor - "8826 Jim Bailey Ltd."**

**Search Date and Time:** October 3, 2024 at 8:19:16 am Pacific time  
**Account Name:** MCCARTHY TETRAULT LLP  
**Folio Number:** 065093-589575

**TABLE OF CONTENTS**

2 Matches in 2 Registrations in Report

Exact Matches: 2 (\*)

Total Search Report Pages: 9

	Base Registration	Base Registration Date	Debtor Name	Page
1	<u>575825N</u>	March 4, 2022	* 8826 JIM BAILEY LTD	<u>2</u>
2	<u>576120N</u>	March 4, 2022	* 8826 JIM BAILEY LTD.	<u>5</u>

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

**Base Registration Number: 575825N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	March 4, 2022 at 10:24:53 am Pacific time
<b>Current Expiry Date and Time:</b>	March 4, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

### CURRENT REGISTRATION INFORMATION

(as of October 3, 2024 at 8:19:16 am Pacific time)

#### Secured Party Information

**NATIONAL BANK OF CANADA**

#### Address

2900 - 475 HOWE STREET  
VANCOUVER BC  
V6C 2B3 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information**

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) LIMITED  
PARTNERSHIP**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**8826 JIM BAILEY LTD**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**375 POTTERTON LTD**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**GENESIS MANNA HOLDING LTD**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**ALLION HOLDINGS LTD**

**Address**

#1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**Vehicle Collateral**

None

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

---

### General Collateral

#### Base Registration General Collateral:

ALL PRESENT AND AFTER-ACQUIRED GOODS, 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 PROPERTIES LOCATED AT:

(I) 8826 JIM BAILEY CRESCENT, KELOWNA, BC AND LEGALLY DESCRIBED AS PID: 024-666-947, LOT 6 SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP65805; AND

(II) 375 POTTERTON ROAD, KELOWNA, BC AND LEGALLY DESCRIBED AS PID: 023-839-171, LOT D SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP59703;

ALL PROCEEDS INCLUDING ACCOUNTS, MONEY, CHATTEL PAPER, INTANGIBLES, GOODS, DOCUMENTS OF TITLE, INSTRUMENTS, INVESTMENT PROPERTY, SUBSTITUTIONS, CROPS, LICENCES, TRADE INS, INSURANCE PROCEEDS AND ANY OTHER FORM OF PROCEEDS.

---

### Original Registering Party

**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: 576120N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	March 4, 2022 at 11:25:21 am Pacific time
<b>Current Expiry Date and Time:</b>	March 4, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:19:16 am Pacific time)

**Secured Party Information****INSTITUTIONAL MORTGAGE  
CAPITAL CANADA INC.****Address**199 BAY STREET, SUITE 1900  
COMMERCE COURT WEST, P.O. BOX 271  
TORONTO ON  
M5L 1E9 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

---

**Debtor Information****8826 JIM BAILEY LTD.****Address**

19TH FLOOR, 885 WEST GEORGIA  
STREET  
VANCOUVER BC  
V6C 3H4 Canada

---

**375 POTTERTON LTD.****Address**

19TH FLOOR, 885 WEST GEORGIA  
STREET  
VANCOUVER BC  
V6C 3H4 Canada

---

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) LIMITED  
PARTNERSHIP****Address**

19TH FLOOR, 885 WEST GEORGIA  
STREET  
VANCOUVER BC  
V6C 3H4 Canada

---

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP.****Address**

19TH FLOOR, 885 WEST GEORGIA  
STREET  
VANCOUVER BC  
V6C 3H4 Canada

---

**Vehicle Collateral**

None

---

**General Collateral**

**Base Registration General Collateral:**

ALL PRESENTLY OWNED AND HEREAFTER ACQUIRED RIGHT, TITLE AND INTEREST OF EACH DEBTOR IN AND TO ALL GOODS (INCLUDING ALL ACCESSORIES, ATTACHMENTS, ADDITIONS AND ACCESSIONS THERETO), CHATTEL PAPER, DOCUMENTS OF TITLE (WHETHER NEGOTIABLE OR NOT), INSTRUMENTS, INTANGIBLES, LICENCES, MONEY AND INVESTMENT PROPERTY NOW OR HEREAFTER SITUATE UPON, AFFIXED TO, USED IN CONNECTION WITH, PERTAINING TO OR ARISING OUT OF THOSE LANDS AND PREMISES AS FOLLOWS:

8826 JIM BAILEY CRESCENT, KELOWNA, BC  
PID: 024-666-947  
LOT 6 SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN  
KAP65805

375 POTTERTON ROAD, KELOWNA, BC  
PID: 023-839-171  
LOT D SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN  
KAP59703

(THE "LANDS") (AS SUCH LEGAL DESCRIPTION MAY BE MODIFIED AS A CONSEQUENCE OF SUBDIVISION, CONSOLIDATION, STRATIFICATION OR OTHER MODIFICATION TO THE WHOLE OR ANY PORTION OF THE LANDS).

ALL OF THE DEBTORS' RIGHT, TITLE AND INTEREST IN AND TO ALL INTEREST, PROJECT OR CONTINGENCY RESERVES, DEPOSITS OR ACCOUNTS ESTABLISHED OR HELD BY OR ON BEHALF OF THE SECURED PARTY IN RESPECT OF LOANS AND/OR CREDIT FACILITIES EXTENDED BY THE SECURED PARTY, AND ALL FUNDS IN SUCH RESERVES, DEPOSITS OR ACCOUNTS, AND ALL INTEREST, IF ANY, ACCRUED THEREON.

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

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

PROCEEDS.

THE FULL ADDRESS OF THE SECURED PARTY IS 77 KING STREET  
WEST, TD CENTRE, TD NORTH TOWER, SUITE 4120, TORONTO ON  
M5K 1G8

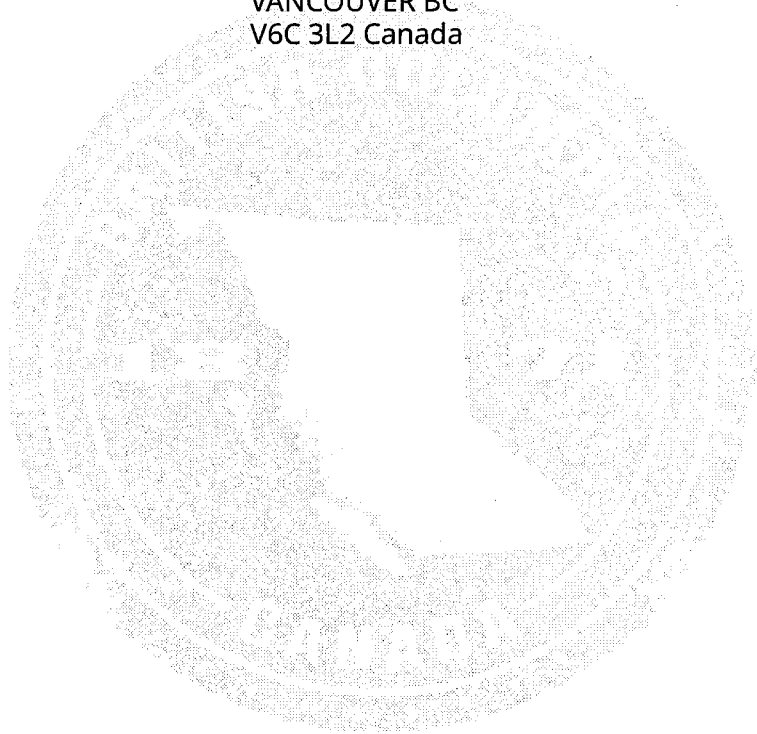
---

### Original Registering Party

**LAWSON LUNDELL**

**Address**

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



**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**HISTORY**

(Showing most recent first)

**AMENDMENT - SECURED PARTIES AMENDED**

**Registration Date and Time:** July 25, 2022 at 10:38:19 am Pacific time  
**Registration Number:** 879101N  
**Description:**

**Secured Party Information**

**INSTITUTIONAL MORTGAGE  
CAPITAL CANADA INC.**

ADDRESS CHANGED

**Address**

199 BAY STREET, SUITE 1900  
COMMERCE COURT WEST, P.O. BOX 271  
TORONTO ON  
M5L 1E9 Canada

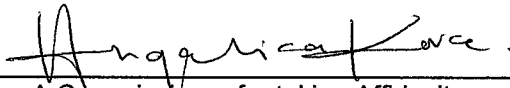
**Registering Party Information**

**LAWSON LUNDELL**

**Address**

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

This is **Exhibit "J"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 3<sup>rd</sup> day of October, 2024.

A handwritten signature in black ink, appearing to read "Angelica Kove", written over a horizontal line.

A Commissioner for taking Affidavits  
for British Columbia

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Business Debtor - "375 Potterton Ltd."**

**Search Date and Time:** October 3, 2024 at 8:20:06 am Pacific time  
**Account Name:** MCCARTHY TETRAULT LLP  
**Folio Number:** 065093-589575

**TABLE OF CONTENTS**

2 Matches in 2 Registrations in Report

Exact Matches: 2 (\*)

Total Search Report Pages: 9

	Base Registration	Base Registration Date	Debtor Name	Page
1	<u>575825N</u>	March 4, 2022	* 375 POTTERTON LTD	<u>2</u>
2	<u>576120N</u>	March 4, 2022	* 375 POTTERTON LTD.	<u>5</u>

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 575825N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	March 4, 2022 at 10:24:53 am Pacific time
<b>Current Expiry Date and Time:</b>	March 4, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:20:06 am Pacific time)

**Secured Party Information****NATIONAL BANK OF CANADA****Address**2900 - 475 HOWE STREET  
VANCOUVER BC  
V6C 2B3 Canada



**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

---

**Debtor Information**

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) LIMITED  
PARTNERSHIP**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

---

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

---

**8826 JIM BAILEY LTD**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

---

**375 POTTERTON LTD**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

---

**GENESIS MANNA HOLDING LTD**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

---

**ALLION HOLDINGS LTD**

**Address**

#1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

---

**Vehicle Collateral**

None

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

---

### General Collateral

#### Base Registration General Collateral:

ALL PRESENT AND AFTER-ACQUIRED GOODS, 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 PROPERTIES LOCATED AT:

- (I) 8826 JIM BAILEY CRESCENT, KELOWNA, BC AND LEGALLY DESCRIBED AS PID: 024-666-947, LOT 6 SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP65805; AND
- (II) 375 POTTERTON ROAD, KELOWNA, BC AND LEGALLY DESCRIBED AS PID: 023-839-171, LOT D SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP59703;

ALL PROCEEDS INCLUDING ACCOUNTS, MONEY, CHATTEL PAPER, INTANGIBLES, GOODS, DOCUMENTS OF TITLE, INSTRUMENTS, INVESTMENT PROPERTY, SUBSTITUTIONS, CROPS, LICENCES, TRADE INS, INSURANCE PROCEEDS AND ANY OTHER FORM OF PROCEEDS.

---

### Original Registering Party

**BORDEN LADNER GERVAIS LLP  
(VANCOUVER)**

#### Address

BOX 48600 1200 WATERFRONT CENTRE  
200 BARRARD STREET  
VANCOUVER BC  
V7X 1T2 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 576120N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	March 4, 2022 at 11:25:21 am Pacific time
<b>Current Expiry Date and Time:</b>	March 4, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:20:06 am Pacific time)

**Secured Party Information****INSTITUTIONAL MORTGAGE  
CAPITAL CANADA INC.****Address**199 BAY STREET, SUITE 1900  
COMMERCE COURT WEST, P.O. BOX 271  
TORONTO ON  
M5L 1E9 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

---

**Debtor Information****8826 JIM BAILEY LTD.****Address**

19TH FLOOR, 885 WEST GEORGIA  
STREET  
VANCOUVER BC  
V6C 3H4 Canada

---

**375 POTTERTON LTD.****Address**

19TH FLOOR, 885 WEST GEORGIA  
STREET  
VANCOUVER BC  
V6C 3H4 Canada

---

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) LIMITED  
PARTNERSHIP****Address**

19TH FLOOR, 885 WEST GEORGIA  
STREET  
VANCOUVER BC  
V6C 3H4 Canada

---

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP.****Address**

19TH FLOOR, 885 WEST GEORGIA  
STREET  
VANCOUVER BC  
V6C 3H4 Canada

---

**Vehicle Collateral**

None

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### General Collateral

#### Base Registration General Collateral:

ALL PRESENTLY OWNED AND HEREAFTER ACQUIRED RIGHT, TITLE AND INTEREST OF EACH DEBTOR IN AND TO ALL GOODS (INCLUDING ALL ACCESSORIES, ATTACHMENTS, ADDITIONS AND ACCESSIONS THERETO), CHATTEL PAPER, DOCUMENTS OF TITLE (WHETHER NEGOTIABLE OR NOT), INSTRUMENTS, INTANGIBLES, LICENCES, MONEY AND INVESTMENT PROPERTY NOW OR HEREAFTER SITUATE UPON, AFFIXED TO, USED IN CONNECTION WITH, PERTAINING TO OR ARISING OUT OF THOSE LANDS AND PREMISES AS FOLLOWS:

8826 JIM BAILEY CRESCENT, KELOWNA, BC  
PID: 024-666-947  
LOT 6 SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN  
KAP65805

375 POTTERTON ROAD, KELOWNA, BC  
PID: 023-839-171  
LOT D SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN  
KAP59703

(THE "LANDS") (AS SUCH LEGAL DESCRIPTION MAY BE MODIFIED AS A CONSEQUENCE OF SUBDIVISION, CONSOLIDATION, STRATIFICATION OR OTHER MODIFICATION TO THE WHOLE OR ANY PORTION OF THE LANDS).

ALL OF THE DEBTORS' RIGHT, TITLE AND INTEREST IN AND TO ALL INTEREST, PROJECT OR CONTINGENCY RESERVES, DEPOSITS OR ACCOUNTS ESTABLISHED OR HELD BY OR ON BEHALF OF THE SECURED PARTY IN RESPECT OF LOANS AND/OR CREDIT FACILITIES EXTENDED BY THE SECURED PARTY, AND ALL FUNDS IN SUCH RESERVES, DEPOSITS OR ACCOUNTS, AND ALL INTEREST, IF ANY, ACCRUED THEREON.

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

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

PROCEEDS.

THE FULL ADDRESS OF THE SECURED PARTY IS 77 KING STREET  
WEST, TD CENTRE, TD NORTH TOWER, SUITE 4120, TORONTO ON  
M5K 1G8

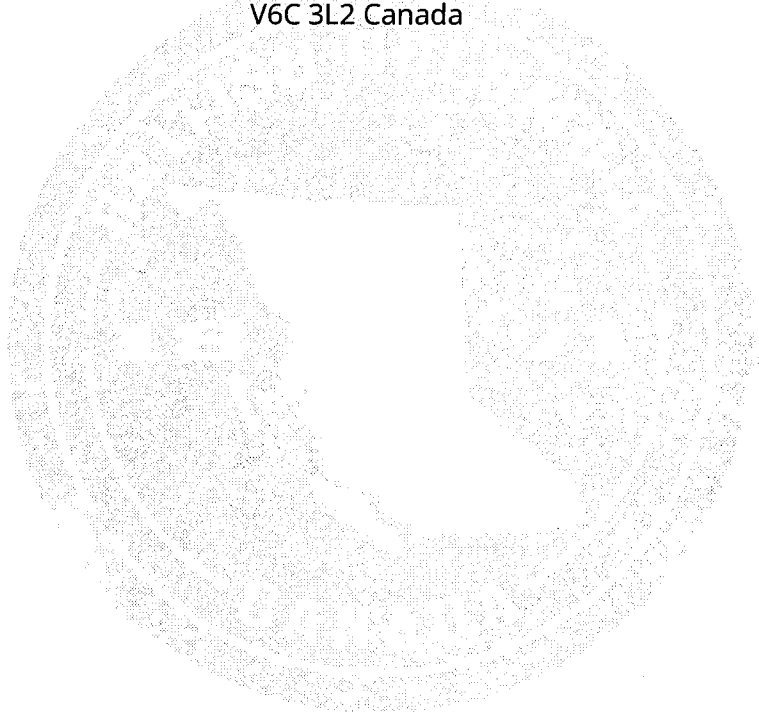
---

### Original Registering Party

**LAWSON LUNDELL**

**Address**

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



**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

---

**HISTORY**(Showing most recent first)

---

**AMENDMENT - SECURED PARTIES AMENDED**

---

**Registration Date and Time:** July 25, 2022 at 10:38:19 am Pacific time  
**Registration Number:** 879101N  
**Description:**

**Secured Party Information**

**INSTITUTIONAL MORTGAGE  
CAPITAL CANADA INC.**

ADDRESS CHANGED

**Address**

199 BAY STREET, SUITE 1900  
COMMERCE COURT WEST, P.O. BOX 271  
TORONTO ON  
M5L 1E9 Canada

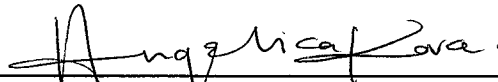
**Registering Party Information**

**LAWSON LUNDELL**

**Address**

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

This is **Exhibit "K"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 3<sup>rd</sup> day of October, 2024.

A handwritten signature in black ink, appearing to read "Angelica Kava", written over a horizontal line.

A Commissioner for taking Affidavits  
for British Columbia



# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

## Business Debtor - "Genesis Manna Holding Ltd."

**Search Date and Time:** October 3, 2024 at 8:20:35 am Pacific time  
**Account Name:** MCCARTHY TETRAULT LLP  
**Folio Number:** 065093-589575

### TABLE OF CONTENTS

6 Matches in 6 Registrations in Report

Exact Matches: 6 (\*)

Total Search Report Pages: 18

	Base Registration	Base Registration Date	Debtor Name	Page
1	<a href="#">048780N</a>	June 17, 2021	* GENESIS MANNA HOLDING LTD.	<a href="#">2</a>
2	<a href="#">048795N</a>	June 17, 2021	* GENESIS MANNA HOLDING LTD.	<a href="#">5</a>
3	<a href="#">575825N</a>	March 4, 2022	* GENESIS MANNA HOLDING LTD	<a href="#">8</a>
4	<a href="#">576224N</a>	March 4, 2022	* GENESIS MANNA HOLDING LTD.	<a href="#">11</a>
5	<a href="#">496872P</a>	April 26, 2023	* GENESIS MANNA HOLDING LTD.	<a href="#">15</a>
6	<a href="#">166743Q</a>	January 31, 2024	* GENESIS MANNA HOLDING LTD.	<a href="#">17</a>

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 048780N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	June 17, 2021 at 9:37:21 am Pacific time
<b>Current Expiry Date and Time:</b>	June 17, 2026 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:20:35 am Pacific time)

**Secured Party Information****PROSPERA CREDIT UNION - CBC  
CENTRAL****Address**32071 SOUTH FRASER WAY, #103  
ABBOTSFORD BC  
V2S 1W3 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information**

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) LIMITED  
PARTNERSHIP**

**Address**

1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada

**13799 COMMERCE PARKWAY  
HOLDINGS LTD.**

**Address**

1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP.**

**Address**

1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada

**GENESIS MANNA HOLDING LTD.**

**Address**

N208 - 5811 COONEY ROAD  
RICHMOND BC  
V6X 0S7 Canada

**ALLION HOLDINGS LTD.**

**Address**

1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada

**WEI, YUAN HONG**

**Address**

N208 - 5811 COONEY ROAD  
RICHMOND BC  
V6X 0S7 Canada

**Birthdate**

April 14, 1973

**CHIANG, FA-KAI**

**Address**

1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada

**Birthdate**

March 29, 1991

**Vehicle Collateral**

None

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### General Collateral

#### Base Registration General Collateral:

ALL PRESENTLY OWNED OR HEREAFTER ACQUIRED PERSONAL PROPERTY OF THE DEBTORS NOW OR HEREAFTER SITUATE UPON THOSE LANDS AND PREMISES LOCATED AT 13799 COMMERCE PARKWAY, RICHMOND, BC, BEING LEGALLY DESCRIBED AS PID: 017-374-782 LOT \B\ SECTION 5 BLOCK 4 NORTH RANGE 5 WEST AND SECTION 32 BLOCK 5 NORTH RANGE 5 WEST NWD PLAN LMP572 ,INCLUDING ALL TOOLS, APPARATUSES, MACHINERY, APPLIANCES, CABINETS, FURNITURE AND CHATTELS, ALL AIR-CONDITIONING, HEATING, VENTILATING, ELECTRICAL, MECHANICAL, PLUMBING, COMMUNICATIONS AND DATA SYSTEMS, APPURTENANCES, EQUIPMENT, ALL ELEVATORS, ESCALATORS AND OTHER CONVEYANCING DEVICES, ALL BOILERS, FURNACES, CARPETS, BLINDS, WINDOW ,COVERINGS, CURTAINS, DRAPES, LIGHTING FIXTURES, DOORS, WINDOWS, WIRING PIPES AND CONDUITS (COLLECTIVELY REFERRED TO AS THE \COLLATERAL\) AND ALL PROCEEDS, CASH AND NON-CASH, DERIVED DIRECTLY OR INDIRECTLY FROM ANY DEALINGS WITH THE COLLATERAL OR PROCEEDS THEREOF, AND, WITHOUT LIMITATION, MONEY, CHEQUES, DEPOSITS IN DEPOSIT-TAKING INSTITUTIONS, TRADE-IN GOODS, ACCOUNTS, RECEIVABLE, CHATTEL PAPER, INSTRUMENTS, INTANGIBLES, DOCUMENTS OF TITLE, INVESTMENT PROPERTY, AND RIGHTS TO INSURANCE PAYMENTS OR ANY OTHER PAYMENTS AS INDEMNITY OR COMPENSATION FOR LOSS OF OR DAMAGE TO THE COLLATERAL OR PROCEEDS OF THE COLLATERAL.

### Original Registering Party

**WATERSTONE LAW GROUP LLP**

#### Address

202 - 32625 SOUTH FRASER WAY  
ABBOTSFORD BC  
V2T 1X8 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 048795N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	June 17, 2021 at 9:41:20 am Pacific time
<b>Current Expiry Date and Time:</b>	June 17, 2026 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:20:35 am Pacific time)

**Secured Party Information****PROSPERA CREDIT UNION - CBC  
CENTRAL****Address**32071 SOUTH FRASER WAY, #103  
ABBOTSFORD BC  
V2S 1W3 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information****13799 COMMERCE PARKWAY  
HOLDINGS LTD.****Address**1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP.****Address**1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada**GENESIS MANNA HOLDING LTD.****Address**N208 - 5811 COONEY ROAD  
RICHMOND BC  
V6X 0S7 Canada**ALLION HOLDINGS LTD.****Address**1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada**WEI, YUAN HONG****Address**N208 - 5811 COONEY ROAD  
RICHMOND BC  
V6X 0S7 Canada**Birthdate**

April 14, 1973

**CHIANG, FA-KAI****Address**1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada**Birthdate**

March 29, 1991

**Vehicle Collateral**

None

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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### General Collateral

#### Base Registration General Collateral:

ALL DEBTS, ACCOUNTS, CLAIMS, MONIES, DEMANDS AND CHOSES IN ACTION WHICH ARE NOW, OR WHICH MAY AT ANY TIME HEREAFTER BECOME DUE AND OWING TO ANY OF THE DEBTORS FROM MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED PARTNERSHIP.

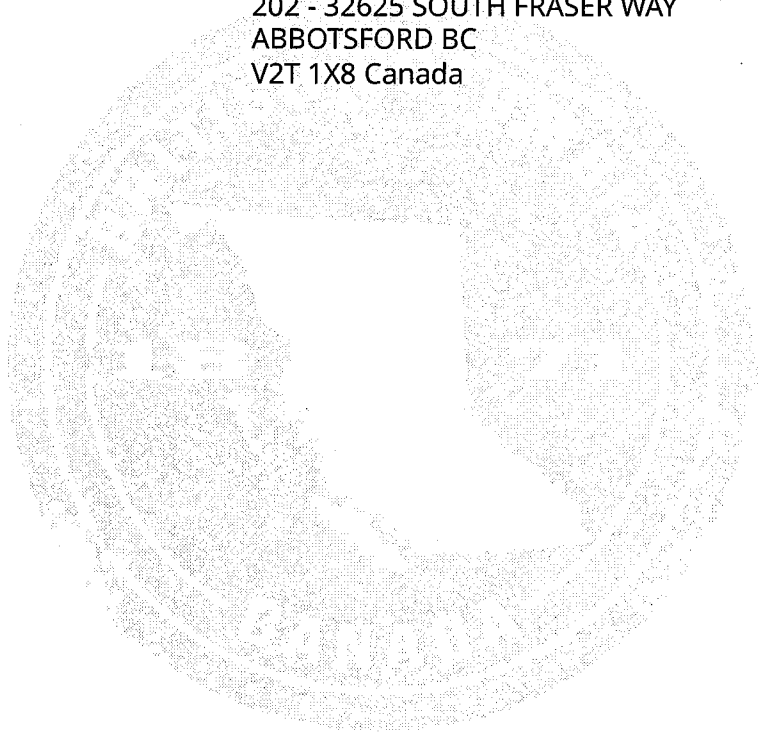
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### Original Registering Party

**WATERSTONE LAW GROUP LLP**

#### Address

202 - 32625 SOUTH FRASER WAY  
ABBOTSFORD BC  
V2T 1X8 Canada



**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 575825N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	March 4, 2022 at 10:24:53 am Pacific time
<b>Current Expiry Date and Time:</b>	March 4, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:20:35 am Pacific time)

**Secured Party Information****NATIONAL BANK OF CANADA****Address**2900 - 475 HOWE STREET  
VANCOUVER BC  
V6C 2B3 Canada



**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information**

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) LIMITED  
PARTNERSHIP**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**8826 JIM BAILEY LTD**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**375 POTTERTON LTD**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**GENESIS MANNA HOLDING LTD**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**ALLION HOLDINGS LTD**

**Address**

#1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**Vehicle Collateral**

None

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

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**General Collateral****Base Registration General Collateral:**

ALL PRESENT AND AFTER-ACQUIRED GOODS, 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 PROPERTIES LOCATED AT:

- (I) 8826 JIM BAILEY CRESCENT, KELOWNA, BC AND LEGALLY DESCRIBED AS PID: 024-666-947, LOT 6 SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP65805; AND  
(II) 375 POTTERTON ROAD, KELOWNA, BC AND LEGALLY DESCRIBED AS PID: 023-839-171, LOT D SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP59703;

ALL PROCEEDS INCLUDING ACCOUNTS, MONEY, CHATTEL PAPER, INTANGIBLES, GOODS, DOCUMENTS OF TITLE, INSTRUMENTS, INVESTMENT PROPERTY, SUBSTITUTIONS, CROPS, LICENCES, TRADE INS, INSURANCE PROCEEDS AND ANY OTHER FORM OF PROCEEDS.

---

**Original Registering Party**

**BORDEN LADNER GERVAIS LLP  
(VANCOUVER)**

**Address**

BOX 48600 1200 WATERFRONT CENTRE  
200 BURNARD STREET  
VANCOUVER BC  
V7X 1T2 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 576224N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	March 4, 2022 at 11:48:03 am Pacific time
<b>Current Expiry Date and Time:</b>	March 4, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:20:35 am Pacific time)

**Secured Party Information****INSTITUTIONAL MORTGAGE  
CAPITAL CANADA INC.****Address**199 BAY STREET, SUITE 1900  
COMMERCE COURT WEST, P.O. BOX 271  
TORONTO ON  
M5L 1E9 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information**

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) LIMITED  
PARTNERSHIP**

**Address**

19TH FLOOR, 885 WEST GEORGIA  
STREET  
VANCOUVER BC  
V6C 3H4 Canada

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP.**

**Address**

19TH FLOOR, 885 WEST GEORGIA  
STREET  
VANCOUVER BC  
V6C 3H4 Canada

**GENESIS MANNA HOLDING LTD.**

**Address**

25 - 7288 HEATHER STREET  
RICHMOND BC  
V6Y 4L4 Canada

**ALLION HOLDINGS LTD.**

**Address**

C/O RAWINSON & HUNTER LIMITED  
WOODBOURNE HALL  
ROAD TOWN, TORTOLA  
VG1110 Virgin Islands, British

**CHIANG, FA-KAI**

**Address**

9611 DEAGLE ROAD  
RICHMOND BC  
V7A 1P7 Canada

**Birthdate**

March 29, 1991

**CHIANG, MICHAEL**

**Address**

9611 DEAGLE ROAD  
RICHMOND BC  
V7A 1P7 Canada

**Birthdate**

March 29, 1991

**WEI, YUAN HONG**

**Address**

25 - 7288 HEATHER STREET  
RICHMOND BC  
V6Y 4L4 Canada

**Birthdate**

April 14, 1973

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**WEI, NANCY****Address**

25 - 7288 HEATHER STREET  
RICHMOND BC  
V6Y 4L4 Canada

**Birthdate**

April 14, 1973

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**Vehicle Collateral**

None

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**General Collateral****Base Registration General Collateral:**

ALL INDEBTEDNESS, PRESENT AND FUTURE, DIRECT AND INDIRECT, ABSOLUTE AND CONTINGENT OF EITHER OF 8826 JIM BAILEY LTD. AND 375 POTTERTON LTD. TO ANY OF 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.

THE FULL ADDRESS OF THE SECURED PARTY IS 77 KING STREET WEST, TD CENTRE, TD NORTH TOWER, SUITE 4120, TORONTO ON M5K 1G8

---

**Original Registering Party****LAWSON LUNDELL****Address**

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

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**HISTORY**

(Showing most recent first)

**AMENDMENT - SECURED PARTIES AMENDED**

**Registration Date and Time:** July 25, 2022 at 10:41:05 am Pacific time  
**Registration Number:** 879111N  
**Description:**

**Secured Party Information**

**INSTITUTIONAL MORTGAGE  
CAPITAL CANADA INC.**

ADDRESS CHANGED

**Address**

199 BAY STREET, SUITE 1900  
COMMERCE COURT WEST, P.O. BOX 271  
TORONTO ON  
M5L 1E9 Canada

**Registering Party Information**

**LAWSON LUNDELL**

**Address**

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

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 496872P**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	April 26, 2023 at 9:49:24 am Pacific time
<b>Current Expiry Date and Time:</b>	April 26, 2028 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:20:35 am Pacific time)

**Secured Party Information****DOMAIN MORTGAGE CORP.****Address**1040 WEST GEORGIA ST., SUITE 1100  
VANCOUVER BC  
V6E 4H1 Canada**Debtor Information****ALLION HOLDINGS LTD.****Address**27TH FLOOR, 595 BURNARD STREET,  
VANCOUVER BC  
V7X 1J2 Canada**GENESIS MANNA HOLDING LTD.****Address**25 - 7288 HEATHER STREET  
RICHMOND BC  
V6Y 4L4 Canada**Vehicle Collateral**

None

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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### General Collateral

#### Base Registration General Collateral:

ALL INDEBTEDNESS, PRESENT AND FUTURE, DIRECT AND INDIRECT, ABSOLUTE AND CONTINGENT OF MANNA INDUSTRIAL FUND (VALUE-ADD) GP CORP. TO EITHER OF 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**

#### Address

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



**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 166743Q**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	January 31, 2024 at 9:16:31 pm Pacific time
<b>Current Expiry Date and Time:</b>	January 31, 2029 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:20:35 am Pacific time)

**Secured Party Information****ALLION HOLDINGS LTD.****Address**1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada**CHIANG, FA-KAI****Address**1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada**Debtor Information****GENESIS MANNA HOLDING LTD.****Address**SOUTH 207, 5811 COONEY ROAD  
RICHMOND BC  
V6X 3M1 Canada**Vehicle Collateral**

None

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### General Collateral

#### Base Registration General Collateral:

ALL OF THE DEBTOR'S PRESENT AND ACQUIRED-ACQUIRED PERSONAL PROPERTY, AND AN UNCRYSTALLIZED FLOATING CHARGE ON LAND.

ALL PROCEEDS INCLUDING ACCOUNTS, MONEY, CHATTEL PAPER, INTANGIBLES, GOODS, DOCUMENTS OF TITLE, INSTRUMENTS, INVESTMENT PROPERTY, SUBSTITUTIONS, CROPS, LICENSES, TRADE INS, INSURANCE PROCEEDS, AND ANY OTHER FORM OF PROCEEDS.

ALL OF THE DEBTOR'S RIGHT, TITLE AND INTEREST IN AND TO: (A) ALL SECURITIES OF MANNA INDUSTRIAL FUND (VALUE-ADD) GP CORP., MANNA INDUSTRIAL REAL ESTATE MANAGEMENT CORP. AND MANNA INDUSTRIAL 50 PRECIDIO CORP. AND SECURITY ENTITLEMENTS RELATING TO EACH OF THE FOREGOING IN WHICH THE DEBTOR NOW OR IN THE FUTURE HAS ANY RIGHT, TITLE OR INTEREST (COLLECTIVELY, THE "PLEDGED PROPERTY"), (B) ALL CERTIFICATES AND INSTRUMENTS EVIDENCING OR REPRESENTING THE PLEDGED PROPERTY, (C) ALL INTEREST, DIVIDENDS AND DISTRIBUTIONS (WHETHER IN CASH, KIND OR STOCK) RECEIVED OR RECEIVABLE UPON OR WITH RESPECT TO ANY OF THE PLEDGED PROPERTY AND ALL MONEYS OR OTHER PROPERTY PAYABLE OR PAID ON ACCOUNT OF ANY RETURN OR REPAYMENT OF CAPITAL WITH RESPECT TO ANY OF THE PLEDGED PROPERTY OR OTHERWISE DISTRIBUTED WITH RESPECT THERETO OR WHICH WILL IN ANY WAY BE CHARGED TO, OR PAYABLE OR PAID OUT OF, THE RESPECTIVE CAPITAL OF EACH OF MANNA INDUSTRIAL FUND (VALUE-ADD) GP CORP., MANNA INDUSTRIAL REAL ESTATE MANAGEMENT CORP. AND MANNA INDUSTRIAL 50 PRECIDIO CORP. ON ACCOUNT OF ANY SUCH PLEDGED PROPERTY, (D) ALL OTHER PROPERTY THAT MAY AT ANY TIME BE RECEIVED OR RECEIVABLE BY OR OTHERWISE DISTRIBUTED TO THE DEBTOR WITH RESPECT TO, OR IN SUBSTITUTION FOR, OR IN EXCHANGE OR REPLACEMENT FOR, ANY OF THE FOREGOING, AND (E) ALL PROCEEDS OF ANY OF THE FOREGOING.

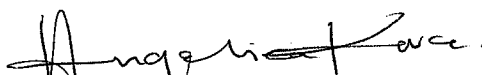
### Original Registering Party

**MOGAN DANIELS SLAGER LLP**

#### Address

700 - 1155 WEST PENDER STREET  
VANCOUVER BC  
V6E 2P4 Canada

This is **Exhibit "L"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 3<sup>rd</sup> day of October, 2024.

A handwritten signature in black ink, appearing to read "Angela Kase", is written over a horizontal line.

A Commissioner for taking Affidavits  
for British Columbia

# PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

## Business Debtor - "Allion Holdings Ltd."

**Search Date and Time:** October 3, 2024 at 8:21:03 am Pacific time  
**Account Name:** MCCARTHY TETRAULT LLP  
**Folio Number:** 065093-589575

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15 Matches in 15 Registrations in Report

Exact Matches: 15 (\*)

Total Search Report Pages: 63

	Base Registration	Base Registration Date	Debtor Name	Page
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2	<a href="#">803167M</a>	March 2, 2021	* ALLION HOLDINGS LTD	<a href="#">7</a>
3	<a href="#">048780N</a>	June 17, 2021	* ALLION HOLDINGS LTD.	<a href="#">12</a>
4	<a href="#">048795N</a>	June 17, 2021	* ALLION HOLDINGS LTD.	<a href="#">15</a>
5	<a href="#">083316N</a>	July 2, 2021	* ALLION HOLDINGS LTD	<a href="#">18</a>
6	<a href="#">083323N</a>	July 2, 2021	* ALLION HOLDINGS LTD	<a href="#">23</a>
7	<a href="#">083350N</a>	July 2, 2021	* ALLION HOLDINGS LTD	<a href="#">28</a>
8	<a href="#">575825N</a>	March 4, 2022	* ALLION HOLDINGS LTD	<a href="#">33</a>
9	<a href="#">576224N</a>	March 4, 2022	* ALLION HOLDINGS LTD.	<a href="#">36</a>
10	<a href="#">496872P</a>	April 26, 2023	* ALLION HOLDINGS LTD.	<a href="#">40</a>
11	<a href="#">617705P</a>	June 21, 2023	* ALLION HOLDINGS LTD.	<a href="#">42</a>
12	<a href="#">277074Q</a>	March 27, 2024	* ALLION HOLDINGS LTD.	<a href="#">46</a>
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## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

14	<u>522595Q</u>	July 22, 2024	* ALLION HOLDINGS LTD.	<u>57</u>
15	<u>651241Q</u>	September 20, 2024	* ALLION HOLDINGS LTD.	<u>60</u>



**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 286687L**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	January 28, 2019 at 2:52:02 pm Pacific time
<b>Current Expiry Date and Time:</b>	January 28, 2029 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:21:03 am Pacific time)

**Secured Party Information****FIRST COMMERCIAL BANK****Address**100 - 5611 COONEY ROAD  
RICHMOND BC  
V6X 3J6 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information****#305 - 7468 LANSLOWNE  
HOLDINGS LTD.****Address**6235 - 4000 NO. 3 ROAD  
RICHMOND BC  
V6X 0J8 Canada**ALLION HOLDINGS LTD.****Address**6235 - 4000 NO. 3 ROAD  
RICHMOND BC  
V6X 0J8 Canada**CPOS HOLDING CORP.****Address**6235 - 4000 NO. 3 ROAD  
RICHMOND BC  
V6X 0J8 Canada**CHIANG, FA-KAI****Address**9611 DEAGLE ROAD  
RICHMOND BC  
V7A 1P7 Canada**Birthdate**

March 29, 1991

**GUAN, XIU XIAN****Address**7551 BELAIR DRIVE  
RICHMOND BC  
V7A AB7 Canada**Birthdate**

June 22, 1974

**GUAN, XIUXIAN****Address**7551 BELAIR DRIVE  
RICHMOND BC  
V7A 1B7 Canada**Birthdate**

June 22, 1974

**HUANG, YA-CHING****Address**9611 DEAGLE ROAD  
RICHMOND BC  
V7A 1P7 Canada**Birthdate**

August 6, 1962

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**HUANG, YA CHING****Address**9611 DEAGLE ROAD  
RICHMOND BC  
V7A 1P7 Canada**Birthdate**

August 6, 1962

**1097705 B.C. LTD.****Address**7551 BELAIR DRIVE  
RICHMOND BC  
V7A 1B7 Canada**Vehicle Collateral**

None

**General Collateral****Base Registration General Collateral:**

ALL OF THE DEBTOR'S PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY, INCLUDING WITHOUT LIMITATION, GOODS, EQUIPMENT, CHATTEL PAPER, MONEY, DOCUMENTS OF TITLE, INSTRUMENTS, SECURITIES, INVENTORY, PROCEEDS AND ALL INTANGIBLES INCLUDING, WITHOUT LIMITATION, LICENSES, ACCOUNTS, DEBTS, DUES, CLAIMS, CHOSSES IN ACTION AND DEMANDS OF EVERY NATURE AND, KIND WHICH ARE NOW OWNED BY OR DUE TO THE DEBTOR OR WHICH MAY HEREAFTER BE OWNED BY OR DUE TO THE DEBTOR AND ALL DEEDS, DOCUMENTS, WRITINGS, PAPERS, BOOKS OF ACCOUNT AND OTHER BOOKS RELATING TO OR BEING RECORDS OF THE ABOVE DESCRIBED PERSONAL PROPERTY AND THEIR PROCEEDS OR BY WHICH THE ABOVE DESCRIBED PERSONAL PROPERTY AND THEIR, PROCEEDS ARE OR MAY HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED OR MADE PAYABLE AND ALL CONTRACTUAL RIGHTS AND INSURANCE CLAIMS RELATING TO THE ABOVE DESCRIBED PERSONAL PROPERTY.

**Original Registering Party****CAMPBELL FROH MAY & RICE LLP****Address**200 5611 COONEY ROAD  
RICHMOND BC  
V6X 3J6 Canada



**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**HISTORY**

(Showing most recent first)

**RENEWAL**

**Registration Date and Time:** December 6, 2023 at 7:55:29 am Pacific time  
**Registration Number:** 952924P  
**Registration Life:** 5 Years  
**New Expiration Date and Time:** January 28, 2029 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:** February 8, 2019 at 10:01:25 am Pacific time  
**Registration Number:** 309238L  
**Description:** 1099705 B.C. LTD. IS DELETED AS A DEBTOR AND  
REPLACED WITH 1097705 B.C. LTD.

**Debtor Information**

**1097705 B.C. LTD.**  
(Formerly 1099705 B.C. LTD.)

NAME CHANGED

**Address**

7551 BELAIR DRIVE  
RICHMOND BC  
V7A 1B7 Canada

**Registering Party Information****CAMPBELL FROH MAY & RICE LLP****Address**

200 5611 COONEY ROAD  
RICHMOND BC  
V6X 3J6 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 803167M**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	March 2, 2021 at 3:21:37 pm Pacific time
<b>Current Expiry Date and Time:</b>	March 2, 2031 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:21:03 am Pacific time)

**Secured Party Information****BCMP MORTGAGE INVESTMENT  
CORPORATION****Address**C/O 718-1177 WEST HASTINGS ST  
VANCOUVER BC  
V6E 2K3 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information****UNION ALLIED CAPITAL  
CORPORATION****Address**C/O #1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada**ZHENG, HONGBIN****Address**7700 BROADMOOR BOULEVARD  
RICHMOND BC  
V7A 1A7 Canada**Birthdate****1189534 BC LTD****Address**C/O #1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada**LIU, BING BING****Address**7840 BELAIR DRIVE  
RICHMOND BC  
V7A 1B8 Canada**Birthdate****1189537 BC LTD****Address**C/O #1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada**CHEN, KAI LIN****Address**7840 BELAIR DRIVE  
RICHMOND BC  
V7A 1B8 Canada**Birthdate****1189538 BC LTD****Address**C/O #1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**CHEN, QIANG YING****Address**250-3631 NO. 3 ROAD  
RICHMOND BC  
V6X 2B9 Canada**Birthdate****1138193 BC LTD****Address**C/O #1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada**CHEN, QIAO****Address**9940 DEAGLE ROAD  
RICHMOND BC  
V7A 1R2 Canada**Birthdate****1189535 BC LTD****Address**C/O #1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada**JIANG, YI DONG****Address**7520 AFTON DRIVE  
RICHMOND BC  
V7A 1A3 Canada**Birthdate****JIANG, YIDONG****Address**7520 AFTON DRIVE  
RICHMOND BC  
V7A 1A3 Canada**Birthdate****1139170 BC LTD****Address**C/O #1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada**GU, JI HUA****Address**4062 WEST 39TH AVENUE  
VANCOUVER BC  
V6N 3B2 Canada**Birthdate**

January 6, 1988

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**YARRA HOLDINGS CO LTD****Address**

C/O #1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**HUANG, YA CHING****Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**Birthdate**

August 6, 1962

**1099146 BC LTD****Address**

C/O #1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**GUAN, XIU XIAN****Address**

7551 BELAIR DRIVE  
RICHMOND BC  
V7A 1B7 Canada

**Birthdate**

June 22, 1974

**GUAN, XIUXIAN****Address**

7551 BELAIR DRIVE  
RICHMOND BC  
V7A 1B7 Canada

**Birthdate**

June 22, 1974

**1097705 BC LTD****Address**

C/O #1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**CHIANG, FA-KAI****Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**Birthdate**

March 29, 1991

**CHIANG, MICHAEL****Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**Birthdate**

March 29, 1991

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**ALLION HOLDINGS LTD****Address**

C/O #1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**Vehicle Collateral**

None

**General Collateral****Base Registration General Collateral:**

INTANGIBLES OF THE DEBTORS BEING ALL DEBTS AND LIABILITIES, PRESENT AND FUTURE, OF EVERY TYPE AND KIND WHICH ARE NOW OR MAY IN FUTURE BE DUE, OWING, ACCRUING OR GROWING DUE TO OR OWNED BY THE DEBTORS FROM 1287494 BC LTD, UAC (RIVERSIDE) GP CORP, UAC (RIVERSIDE) LIMITED PARTNERSHIP, OR EACH OR ANY ONE OF THEM AND ALL DEEDS, DOCUMENTS, WRITINGS, PAPERS, BOOKS OF ACCOUNT AND OTHER BOOKS RELATING TO OR BEING RECORDS OF THE INTANGIBLES OR THE PROCEEDS THEREOF OR BY WHICH THE INTANGIBLES OR THE PROCEEDS THEREOF ARE OR MAY HEREAFTER BE SECURED, EVIDENCED, ACKNOWLEDGED, OR ,MADE PAYABLE NOW OWNED OR HEREAFTER OWNED OR ACQUIRED BY OR ON BEHALF OF THE DEBTORS AND ALL MONEY HEREAFTER RECEIVED BY OR ON BEHALF OF THE DEBTORS IN PAYMENT OR SATISFACTION OF ANY ACCOUNTS OR DEBTS FORMING PART OR ALL OF THE INTANGIBLES. . ,PROCEEDS: ALL PROCEEDS INCLUDING, WITHOUT LIMITATION, MONEY, CHATTEL PAPER, INTANGIBLES, GOODS, DOCUMENTS OF TITLE, INSTRUMENTS AND INVESTMENT PROPERTY AND FINANCIAL ASSETS. . THE DEBTOR, YI DONG JIANG IS ALSO KNOWN AS YIDONG JIANG, AND YI DONG JIANG AND YIDONG JIANG ARE ONE AND THE SAME PERSON. . THE DEBTOR XIU XIAN GUAN IS ALSO KNOWN AS XIUXIAN GUAN, AND XIU XIAN GUAN AND XIUXIAN GUAN ARE ONE AND THE SAME ,PERSON. . THE DEBTOR FA-KAI CHIANG IS ALSO KNOWN AS MICHAEL CHIANG, AND FA-KAI CHIANG AND MICHAEL CHIANG ARE ONE AND THE SAME PERSON.

**Original Registering Party****NORTON ROSE FULBRIGHT  
CANADA LLP****Address**

SUITE 1800-510 WEST GEORGIA ST  
VANCOUVER BC  
V6B 0M3 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 048780N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	June 17, 2021 at 9:37:21 am Pacific time
<b>Current Expiry Date and Time:</b>	June 17, 2026 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:21:03 am Pacific time)

**Secured Party Information****PROSPERA CREDIT UNION - CBC  
CENTRAL****Address**32071 SOUTH FRASER WAY, #103  
ABBOTSFORD BC  
V2S 1W3 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information**

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) LIMITED  
PARTNERSHIP**

**Address**

1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada

**13799 COMMERCE PARKWAY  
HOLDINGS LTD.**

**Address**

1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP.**

**Address**

1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada

**GENESIS MANNA HOLDING LTD.**

**Address**

N208 - 5811 COONEY ROAD  
RICHMOND BC  
V6X 0S7 Canada

**ALLION HOLDINGS LTD.**

**Address**

1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada

**WEI, YUAN HONG**

**Address**

N208 - 5811 COONEY ROAD  
RICHMOND BC  
V6X 0S7 Canada

**Birthdate**

April 14, 1973

**CHIANG, FA-KAI**

**Address**

1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada

**Birthdate**

March 29, 1991

**Vehicle Collateral**

None



## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### General Collateral

#### Base Registration General Collateral:

ALL PRESENTLY OWNED OR HEREAFTER ACQUIRED PERSONAL PROPERTY OF THE DEBTORS NOW OR HEREAFTER SITUATE UPON THOSE LANDS AND PREMISES LOCATED AT 13799 COMMERCE PARKWAY, RICHMOND, BC, BEING LEGALLY DESCRIBED AS PID: 017-374-782 LOT \B\ SECTION 5 BLOCK 4 NORTH RANGE 5 WEST AND SECTION 32 BLOCK 5 NORTH RANGE 5 WEST NWD PLAN LMP572 ,INCLUDING ALL TOOLS, APPARATUSES, MACHINERY, APPLIANCES, CABINETS, FURNITURE AND CHATTELS, ALL AIR-CONDITIONING, HEATING, VENTILATING, ELECTRICAL, MECHANICAL, PLUMBING, COMMUNICATIONS AND DATA SYSTEMS, APPURTENANCES, EQUIPMENT, ALL ELEVATORS, ESCALATORS AND OTHER CONVEYANCING DEVICES, ALL BOILERS, FURNACES, CARPETS, BLINDS, WINDOW ,COVERINGS, CURTAINS, DRAPES, LIGHTING FIXTURES, DOORS, WINDOWS, WIRING PIPES AND CONDUITS (COLLECTIVELY REFERRED TO AS THE \COLLATERAL\) AND ALL PROCEEDS, CASH AND NON-CASH, DERIVED DIRECTLY OR INDIRECTLY FROM ANY DEALINGS WITH THE COLLATERAL OR PROCEEDS THEREOF, AND, WITHOUT LIMITATION, MONEY, CHEQUES, DEPOSITS IN DEPOSIT-TAKING INSTITUTIONS, TRADE-IN GOODS, ACCOUNTS, RECEIVABLE, CHATTEL PAPER, INSTRUMENTS, INTANGIBLES, DOCUMENTS OF TITLE, INVESTMENT PROPERTY, AND RIGHTS TO INSURANCE PAYMENTS OR ANY OTHER PAYMENTS AS INDEMNITY OR COMPENSATION FOR LOSS OF OR DAMAGE TO THE COLLATERAL OR PROCEEDS OF THE COLLATERAL.

### Original Registering Party

**WATERSTONE LAW GROUP LLP**

#### Address

202 - 32625 SOUTH FRASER WAY  
ABBOTSFORD BC  
V2T 1X8 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 048795N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	June 17, 2021 at 9:41:20 am Pacific time
<b>Current Expiry Date and Time:</b>	June 17, 2026 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:21:03 am Pacific time)

**Secured Party Information****PROSPERA CREDIT UNION - CBC  
CENTRAL****Address**32071 SOUTH FRASER WAY, #103  
ABBOTSFORD BC  
V2S 1W3 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information****13799 COMMERCE PARKWAY  
HOLDINGS LTD.****Address**1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP.****Address**1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada**GENESIS MANNA HOLDING LTD.****Address**N208 - 5811 COONEY ROAD  
RICHMOND BC  
V6X 0S7 Canada**ALLION HOLDINGS LTD.****Address**1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada**WEI, YUAN HONG****Address**N208 - 5811 COONEY ROAD  
RICHMOND BC  
V6X 0S7 Canada**Birthdate**

April 14, 1973

**CHIANG, FA-KAI****Address**1115 - 8400 WEST ROAD  
RICHMOND BC  
V7A 0S7 Canada**Birthdate**

March 29, 1991

**Vehicle Collateral**

None

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### General Collateral

#### Base Registration General Collateral:

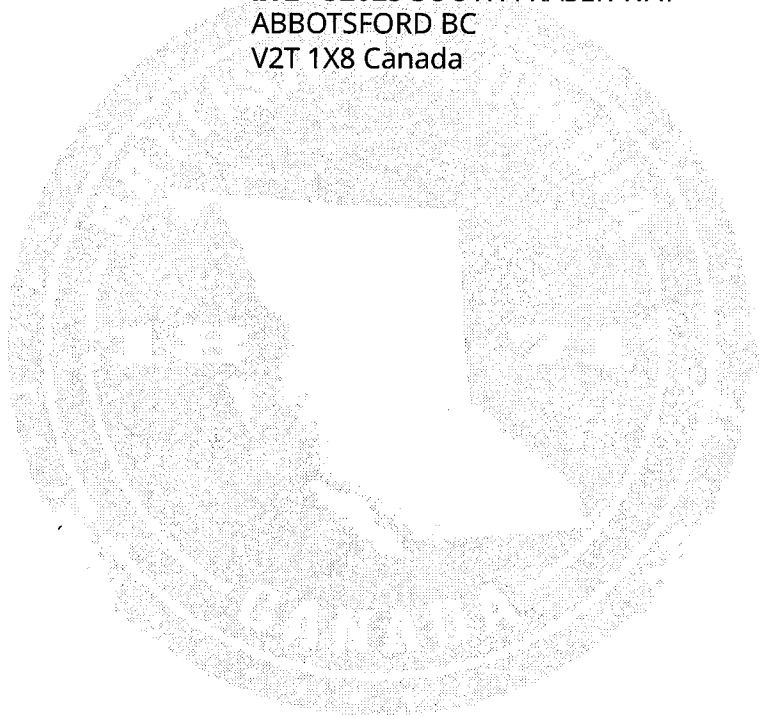
ALL DEBTS, ACCOUNTS, CLAIMS, MONIES, DEMANDS AND CHOSES IN ACTION WHICH ARE NOW, OR WHICH MAY AT ANY TIME HEREAFTER BECOME DUE AND OWING TO ANY OF THE DEBTORS FROM MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED PARTNERSHIP.

### Original Registering Party

**WATERSTONE LAW GROUP LLP**

#### Address

202 - 32625 SOUTH FRASER WAY  
ABBOTSFORD BC  
V2T 1X8 Canada



**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 083316N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	July 2, 2021 at 9:23:35 am Pacific time
<b>Current Expiry Date and Time:</b>	July 2, 2031 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:21:03 am Pacific time)

**Secured Party Information****BCMP MORTGAGE INVESTMENT  
CORPORATION****Address**C/O 718 - 1177 W HASTINGS ST.  
VANCOUVER BC  
V6E 2K3 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information****1189534 BC LTD****Address**

C/O #1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**1189537 BC LTD****Address**

C/O #1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**1189538 BC LTD****Address**

C/O #1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**1138193 BC LTD****Address**

C/O #1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**1189535 BC LTD****Address**

C/O #1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**1139170 BC LTD****Address**

C/O #1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**YARRA HOLDINGS CO LTD****Address**

C/O #1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**1099146 BC LTD****Address**

C/O #1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**1097705 BC LTD****Address**

C/O #1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**ALLION HOLDINGS LTD****Address**

C/O #1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**UAC (IMPACT PLAZA) LIMITED  
PARTNERSHIP****Address**

C/O #1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**UAC (IMPACT PLAZA) GP CORP****Address**

C/O #1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**Vehicle Collateral**

None

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### General Collateral

#### Base Registration General Collateral:

ALL OF THE PRESENT AND AFTER ACQUIRED INTANGIBLES, SECURITIES AND INVESTMENT PROPERTY OF THE DEBTORS, DESCRIBED AS FOLLOWS: . 1. THE PLEDGED SECURITIES; ,2. ANY RIGHT, TITLE OR INTEREST, NOW OR IN THE FUTURE, OF ALL OR ANY ONE OR MORE OF THE DEBTORS IN AND TO THE PLEDGED SECURITIES; 3. ALL CERTIFICATES AND INSTRUMENTS EVIDENCING OR REPRESENTING THE PLEDGED SECURITIES; 4. ALL CERTIFICATES AND INSTRUMENTS EVIDENCING OR ,REPRESENTING A SUBDIVISION, CONSOLIDATION OR OTHER ADJUSTMENT IN THE PLEDGED SECURITIES; 5. ALL RELATED ASSETS; AND 6. ALL OTHER PROPERTY THAT MAY AT ANY TIME BE RECEIVED OR RECEIVABLE BY OR OTHERWISE DISTRIBUTED TO ALL OR ANY ONE OR ,MORE OF THE DEBTORS IN RESPECT OF, OR IN SUBSTITUTION FOR, OR IN EXCHANGE OR REPLACEMENT FOR, ANY OF THE FOREGOING. . PROCEEDS: ALL PROCEEDS INCLUDING, WITHOUT LIMITATION, MONEY, CHATTEL PAPER, INTANGIBLES, GOODS, DOCUMENTS OF TITLE, INSTRUMENTS AND INVESTMENT PROPERTY AND FINANCIAL ASSETS. . IN THIS GENERAL COLLATERAL DESCRIPTION: . \DEBTORS\ MEANS, COLLECTIVELY, 1189534 B.C. LTD., 1189537 B.C. LTD., 1189537 B.C. LTD., 1138193 B.C. LTD., 1189535 B.C. LTD., 1139170 B.C. LTD., YARRA HOLDINGS CO. LTD., 1099146 B.C. LTD., 1097705 B.C. LTD., ALLION HOLDINGS LTD., AND ,UAC (IMPACT PLAZA) LIMITED PARTNERSHIP . \GENERAL PARTNER\ MEANS UAC (IMPACT PLAZA) GP CORP. . \LIMITED PARTNERSHIP\ MEANS UAC (IMPACT PLAZA) LIMITED ,PARTNERSHIP. . \NOMINEE\ MEANS IMPACT PLAZA HOLDINGS INC. . \PLEDGED SECURITIES\ MEANS: ,. (1) ALL OF THE SHARES IN THE CAPITAL OF THE GENERAL PARTNER OWNED NOW OR IN THE FUTURE BY ALLION HOLDINGS LTD. . (2) ALL OF THE SHARES IN THE CAPITAL OF THE NOMINEE ,OWNED NOW OR IN THE FUTURE BY THE LIMITED PARTNERSHIP. . (3) ALL OF THE CLASS A LIMITED PARTNERSHIP UNITS OF THE LIMITED PARTNERSHIP OWNED NOW OR IN THE FUTURE BY EACH OF . ,1189534 B.C. LTD., 1189537 B.C. LTD., 1189538 B.C. LTD., 1138193 B.C. LTD., 1189535 B.C. LTD., 1139170 B.C. LTD., YARRA HOLDINGS CO. LTD., 1099146 B.C. LTD., 1097705 B.C. LTD., AND ALLION HOLDINGS LTD., RESPECTIVELY. . \RELATED ASSETS\ MEANS IN RESPECT OF ANY PLEDGED SECURITIES: (A) ALL PRESENT AND FUTURE DOCUMENTS, CERTIFICATES AND INSTRUMENTS WHICH CONFIRM OR EVIDENCE THE PLEDGED ,SECURITIES, AND ANY RIGHTS TO SUBSCRIBE, RIGHTS TO VOTE, LIQUIDATING DIVIDENDS OR DISTRIBUTIONS, DISTRIBUTIONS OF INCOME, INCLUDING WITHOUT LIMITATION CASH DISTRIBUTIONS, PROFITS OR CAPITAL, STOCK DIVIDENDS, CASH DIVIDENDS, NEW SECURITIES OR OTHER INTEREST WHICH ALL OR ANY ONE OR MORE OF THE DEBTORS ARE ,OR MAY HEREAFTER BECOME ENTITLED TO RECEIVE ON ACCOUNT OF ANY OF THE PLEDGED SECURITIES WHETHER BY WAY OF (WITHOUT LIMITATION), SUBSCRIPTION, PURCHASE, CONSOLIDATION, SUBDIVISION, CONVERSION, EXCHANGE OR OTHERWISE; AND (B) ALL PROCEEDS IN ANY FORM DERIVED DIRECTLY OR INDIRECTLY ,FROM ANY DEALING WITH OR ANY PART OF THE PLEDGED SECURITIES, THE APPLICABLE ASSETS DESCRIBED IN THE FOREGOING CLAUSE (A) OR PROCEEDS THEREFROM. . THE GENERAL PARTNER IS INDICATED AS A DEBTOR IN THIS ,REGISTRATION, IN ITS CAPACITY AS THE GENERAL PARTNER OF THE LIMITED PARTNERSHIP. . (LOAN A)



## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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### Original Registering Party

**NORTON ROSE FULBRIGHT  
CANADA LLP**

#### Address

SUITE 1800-510 WEST GEORGIA ST  
VANCOUVER BC  
V6B 0M3 Canada



**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 083323N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	July 2, 2021 at 9:26:50 am Pacific time
<b>Current Expiry Date and Time:</b>	July 2, 2031 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:21:03 am Pacific time)

**Secured Party Information****BCMP MORTGAGE INVESTMENT  
CORPORATION****Address**C/O 718 - 1177 W HASTINGS ST.  
VANCOUVER BC  
V6E 2K3 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information****UNION ALLIED CAPITAL  
CORPORATION****Address**

C/O #1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**1189534 BC LTD****Address**

C/O #1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**1189537 BC LTD****Address**

C/O #1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**1189538 BC LTD****Address**

C/O #1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**1138193 BC LTD****Address**

C/O #1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**1189535 BC LTD****Address**

C/O #1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**1139170 BC LTD****Address**

C/O #1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**YARRA HOLDINGS CO LTD****Address**

C/O #1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**1099146 BC LTD****Address**

C/O #1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**1097705 BC LTD****Address**

C/O #1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**ALLION HOLDINGS LTD****Address**

C/O #1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**ZHENG, HONGBIN****Address**

7700 BROADMOOR BLVD  
RICHMOND BC  
V7A 1A7 Canada

**Birthdate**

October 9, 1966

**LIU, BING BING****Address**

7840 BELAIR DRIVE  
RICHMOND BC  
Canada

**Birthdate**

August 29, 1972

**CHEN, KAI LIN****Address**

7611 BROADMOOR BLVD  
RICHMOND BC  
V7A 1A8 Canada

**Birthdate**

October 11, 1970

**CHEN, QIANG YING****Address**

7491 BELAIR DRIVE  
RICHMOND BC  
V7A 1B7 Canada

**Birthdate**

March 26, 1971

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

<b>CHEN, QIAO</b>	<b>Address</b> 9940 DEAGLE ROAD RICHMOND BC V7A 1R2 Canada	<b>Birthdate</b> July 14, 1973
<b>JIANG, YI DONG</b>	<b>Address</b> 7520 AFTON DRIVE RICHMOND BC V7A 1A3 Canada	<b>Birthdate</b> September 26, 1982
<b>JIANG, YIDONG</b>	<b>Address</b> 7520 AFTON DRIVE RICHMOND BC V7A 1A3 Canada	<b>Birthdate</b> September 26, 1982
<b>GU, JI HUA</b>	<b>Address</b> 4062 W 39TH AVENUE VANCOUVER BC V6N 3B2 Canada	<b>Birthdate</b> January 6, 1988
<b>HUANG, YA CHING</b>	<b>Address</b> 9611 DEAGLE ROAD RICHMOND BC V7A 1P7 Canada	<b>Birthdate</b> August 6, 1962
<b>GUAN, XIU XIAN</b>	<b>Address</b> 7551 BELAIR DRIVE RICHMOND BC V7A 1B7 Canada	<b>Birthdate</b> June 22, 1974
<b>GUAN, XIUXIAN</b>	<b>Address</b> 7551 BELAIR DRIVE RICHMOND BC V7A 1B7 Canada	<b>Birthdate</b> June 22, 1974
<b>CHIANG, FA-KAI</b>	<b>Address</b> 9611 DEAGLE ROAD RICHMOND BC V7A 1P7 Canada	<b>Birthdate</b> March 29, 1991

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**CHIANG, MICHAEL****Address**9611 DEAGLE ROAD  
RICHMOND BC  
V7A 1P7 Canada**Birthdate**

March 29, 1991

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**Vehicle Collateral**

None

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**General Collateral****Base Registration General Collateral:**

INTANGIBLES OF THE DEBTORS BEING ALL DEBTS AND LIABILITIES, PRESENT AND FUTURE, OF EVERY TYPE AND KIND WHICH ARE NOW OR MAY IN FUTURE BE DUE, OWING, ACCRUING OR GROWING DUE TO OR OWNED BY THE DEBTORS FROM IMPACT PLAZA HOLDINGS INC., UAC (IMPACT PLAZA) GP CORP, UAC (IMPACT PLAZA) ,LIMITED PARTNERSHIP, OR EACH OR ANY ONE OF THEM AND ALL DEEDS, DOCUMENTS, WRITINGS, PAPERS, BOOKS OF ACCOUNT AND OTHER BOOKS RELATING TO OR BEING RECORDS OF THE INTANGIBLES OR THE PROCEEDS THEREOF OR BY WHICH THE INTANGIBLES OR THE PROCEEDS THEREOF ARE OR MAY HEREAFTER ,BE SECURED, EVIDENCED, ACKNOWLEDGED, OR MADE PAYABLE NOW OWNED OR HEREAFTER OWNED OR ACQUIRED BY OR ON BEHALF OF THE DEBTORS AND ALL MONEY HEREAFTER RECEIVED BY OR ON BEHALF OF THE DEBTORS IN PAYMENT OR SATISFACTION OF ANY ACCOUNTS OR DEBTS FORMING PART OR ALL OF THE INTANGIBLES. . . PROCEEDS: ALL PROCEEDS INCLUDING, WITHOUT LIMITATION, MONEY, CHATTEL PAPER, INTANGIBLES, GOODS, DOCUMENTS OF TITLE, INSTRUMENTS AND INVESTMENT PROPERTY AND FINANCIAL ASSETS. . ,THE DEBTOR, YI DONG JIANG IS ALSO KNOWN AS YIDONG JIANG, AND YI DONG JIANG AND YIDONG JIANG ARE ONE AND THE SAME PERSON. . THE DEBTOR XIU XIAN GUAN IS ALSO KNOWN AS XIUXIAN GUAN, AND XIU XIAN GUAN AND XIUXIAN GUAN ARE ONE AND THE SAME PERSON. . THE DEBTOR FA-KAI CHIANG IS ALSO KNOWN AS MICHAEL CHIANG, AND FA-KAI CHIANG AND MICHAEL CHIANG ARE ONE AND THE ,SAME PERSON. . (LOAN A)

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**Original Registering Party****NORTON ROSE FULBRIGHT  
CANADA LLP****Address**SUITE 1800-510 WEST GEORGIA ST  
VANCOUVER BC  
V6B 0M3 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 083350N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	July 2, 2021 at 9:40:22 am Pacific time
<b>Current Expiry Date and Time:</b>	July 2, 2031 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:21:03 am Pacific time)

**Secured Party Information****BCMP MORTGAGE INVESTMENT  
CORPORATION****Address**C/O 718-1177 WEST HASTINGS ST  
VANCOUVER BC  
V6E 2K3 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information****1189534 BC LTD****Address**

C/O #1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**1189537 BC LTD****Address**

C/O #1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**1189538 BC LTD****Address**

C/O #1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**1138193 BC LTD****Address**

C/O #1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**1189535 BC LTD****Address**

C/O #1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**1139170 BC LTD****Address**

C/O #1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**YARRA HOLDINGS CO LTD****Address**

C/O #1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada



**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**1099146 BC LTD****Address**

C/O #1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**1097705 BC LTD****Address**

C/O #1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**ALLION HOLDINGS LTD****Address**

C/O #1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**UAC (IMPACT PLAZA) LIMITED  
PARTNERSHIP****Address**

C/O #1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**UAC (IMPACT PLAZA) GP CORP****Address**

C/O #1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**Vehicle Collateral**

None

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### General Collateral

#### Base Registration General Collateral:

ALL OF THE PRESENT AND AFTER ACQUIRED INTANGIBLES, SECURITIES AND INVESTMENT PROPERTY OF THE DEBTORS, DESCRIBED AS FOLLOWS: . 1. THE PLEDGED SECURITIES; ,2. ANY RIGHT, TITLE OR INTEREST, NOW OR IN THE FUTURE, OF ALL OR ANY ONE OR MORE OF THE DEBTORS IN AND TO THE PLEDGED SECURITIES; 3. ALL CERTIFICATES AND INSTRUMENTS EVIDENCING OR REPRESENTING THE PLEDGED SECURITIES; 4. ALL CERTIFICATES AND INSTRUMENTS EVIDENCING OR ,REPRESENTING A SUBDIVISION, CONSOLIDATION OR OTHER ADJUSTMENT IN THE PLEDGED SECURITIES; 5. ALL RELATED ASSETS; AND 6. ALL OTHER PROPERTY THAT MAY AT ANY TIME BE RECEIVED OR RECEIVABLE BY OR OTHERWISE DISTRIBUTED TO ALL OR ANY ONE OR ,MORE OF THE DEBTORS IN RESPECT OF, OR IN SUBSTITUTION FOR, OR IN EXCHANGE OR REPLACEMENT FOR, ANY OF THE FOREGOING. . PROCEEDS: ALL PROCEEDS INCLUDING, WITHOUT LIMITATION, MONEY, CHATTEL PAPER, INTANGIBLES, GOODS, DOCUMENTS OF TITLE, INSTRUMENTS AND INVESTMENT PROPERTY AND FINANCIAL ASSETS. . IN THIS GENERAL COLLATERAL DESCRIPTION: . \DEBTORS\ MEANS, COLLECTIVELY, 1189534 B.C. LTD., 1189537 B.C. LTD., 1189538 B.C. LTD., 1138193 B.C. LTD., 1189535 B.C. LTD., 1189535 B.C. LTD., YARRA HOLDINGS CO. LTD., 1099146 B.C. LTD., 1097705 B.C. LTD., ALLION HOLDINGS LTD., AND ,UAC (IMPACT PLAZA) LIMITED PARTNERSHIP . \GENERAL PARTNER\ MEANS UAC (IMPACT PLAZA) GP CORP. . \LIMITED PARTNERSHIP\ MEANS UAC (IMPACT PLAZA) LIMITED ,PARTNERSHIP. . \NOMINEE\ MEANS IMPACT PLAZA HOLDINGS INC. . \PLEDGED SECURITIES\ MEANS: ,. (1) ALL OF THE SHARES IN THE CAPITAL OF THE GENERAL PARTNER OWNED NOW OR IN THE FUTURE BY ALLION HOLDINGS LTD. . (2) ALL OF THE SHARES IN THE CAPITAL OF THE NOMINEE ,OWNED NOW OR IN THE FUTURE BY THE LIMITED PARTNERSHIP. . (3) ALL OF THE CLASS A LIMITED PARTNERSHIP UNITS OF THE LIMITED PARTNERSHIP OWNED NOW OR IN THE FUTURE BY EACH OF: . ,1189534 B.C. LTD., 1189537 B.C. LTD., 1189538 B.C. LTD., 1138193 B.C. LTD., 1189535 B.C. LTD., 1139170 B.C. LTD., YARRA HOLDINGS CO. LTD., 1099146 B.C. LTD., 1097705 B.C. LTD., AND ALLION HOLDINGS LTD., RESPECTIVELY. . \RELATED ASSETS\ MEANS IN RESPECT OF ANY PLEDGED SECURITIES: . (A) ALL PRESENT AND FUTURE DOCUMENTS, CERTIFICATES AND INSTRUMENTS WHICH CONFIRM OR EVIDENCE THE PLEDGED ,SECURITIES, AND ANY RIGHTS TO SUBSCRIBE, RIGHTS TO VOTE, LIQUIDATING DIVIDENDS OR DISTRIBUTIONS, DISTRIBUTIONS OF INCOME, INCLUDING WITHOUT LIMITATION CASH DISTRIBUTIONS, PROFITS OR CAPITAL, STOCK DIVIDENDS, CASH DIVIDENDS, NEW SECURITIES OR OTHER INTEREST WHICH ALL OR ANY ONE OR MORE OF THE DEBTORS ARE ,OR MAY HEREAFTER BECOME ENTITLED TO RECEIVE ON ACCOUNT OF ANY OF THE PLEDGED SECURITIES WHETHER BY WAY OF (WITHOUT LIMITATION), SUBSCRIPTION, PURCHASE, CONSOLIDATION, SUBDIVISION, CONVERSION, EXCHANGE OR OTHERWISE; AND (B) ALL PROCEEDS IN ANY FORM DERIVED DIRECTLY OR INDIRECTLY ,FROM ANY DEALING WITH OR ANY PART OF THE PLEDGED SECURITIES, THE APPLICABLE ASSETS DESCRIBED IN THE FOREGOING CLAUSE (A) OR PROCEEDS THEREFROM. . THE GENERAL PARTNER IS INDICATED AS A DEBTOR IN THIS ,REGISTRATION, IN ITS CAPACITY AS THE GENERAL PARTNER OF THE LIMITED PARTNERSHIP. . (LOAN B)

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

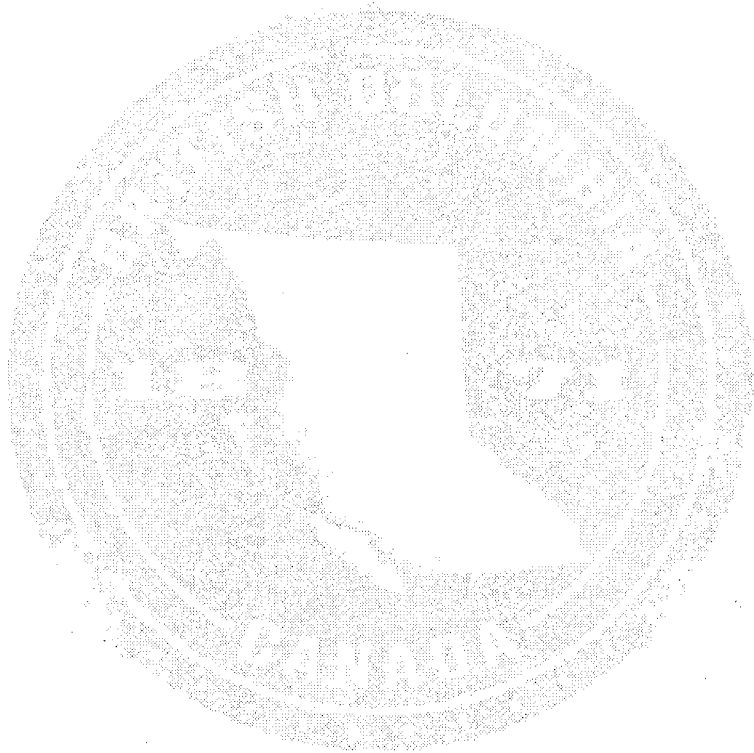
BC Registries and Online Services

### Original Registering Party

**NORTON ROSE FULBRIGHT  
CANADA LLP**

### Address

SUITE 1800-510 WEST GEORGIA ST  
VANCOUVER BC  
V6B 0M3 Canada



**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 575825N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	March 4, 2022 at 10:24:53 am Pacific time
<b>Current Expiry Date and Time:</b>	March 4, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:21:03 am Pacific time)

**Secured Party Information****NATIONAL BANK OF CANADA****Address**2900 - 475 HOWE STREET  
VANCOUVER BC  
V6C 2B3 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information**

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) LIMITED  
PARTNERSHIP**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**8826 JIM BAILEY LTD**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**375 POTTERTON LTD**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**GENESIS MANNA HOLDING LTD**

**Address**

#1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**ALLION HOLDINGS LTD**

**Address**

#1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**Vehicle Collateral**

None

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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### General Collateral

#### Base Registration General Collateral:

ALL PRESENT AND AFTER-ACQUIRED GOODS, 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 PROPERTIES LOCATED AT:

- (I) 8826 JIM BAILEY CRESCENT, KELOWNA, BC AND LEGALLY DESCRIBED AS PID: 024-666-947, LOT 6 SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP65805; AND
- (II) 375 POTTERTON ROAD, KELOWNA, BC AND LEGALLY DESCRIBED AS PID: 023-839-171, LOT D SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP59703;

ALL PROCEEDS INCLUDING ACCOUNTS, MONEY, CHATTEL PAPER, INTANGIBLES, GOODS, DOCUMENTS OF TITLE, INSTRUMENTS, INVESTMENT PROPERTY, SUBSTITUTIONS, CROPS, LICENCES, TRADE INS, INSURANCE PROCEEDS AND ANY OTHER FORM OF PROCEEDS.

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### Original Registering Party

**BORDEN LADNER GERVAIS LLP  
(VANCOUVER)**

#### Address

BOX 48600 1200 WATERFRONT CENTRE  
200 BURNARD STREET  
VANCOUVER BC  
V7X 1T2 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 576224N**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	March 4, 2022 at 11:48:03 am Pacific time
<b>Current Expiry Date and Time:</b>	March 4, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:21:03 am Pacific time)

**Secured Party Information****INSTITUTIONAL MORTGAGE  
CAPITAL CANADA INC.****Address**199 BAY STREET, SUITE 1900  
COMMERCE COURT WEST, P.O. BOX 271  
TORONTO ON  
M5L 1E9 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information**

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) LIMITED  
PARTNERSHIP**

**Address**

19TH FLOOR, 885 WEST GEORGIA  
STREET  
VANCOUVER BC  
V6C 3H4 Canada

**MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP.**

**Address**

19TH FLOOR, 885 WEST GEORGIA  
STREET  
VANCOUVER BC  
V6C 3H4 Canada

**GENESIS MANNA HOLDING LTD.**

**Address**

25 - 7288 HEATHER STREET  
RICHMOND BC  
V6Y 4L4 Canada

**ALLION HOLDINGS LTD.**

**Address**

C/O RAWINSON & HUNTER LIMITED  
WOODBOURNE HALL  
ROAD TOWN, TORTOLA  
VG1110 Virgin Islands, British

**CHIANG, FA-KAI**

**Address**

9611 DEAGLE ROAD  
RICHMOND BC  
V7A 1P7 Canada

**Birthdate**

March 29, 1991

**CHIANG, MICHAEL**

**Address**

9611 DEAGLE ROAD  
RICHMOND BC  
V7A 1P7 Canada

**Birthdate**

March 29, 1991

**WEI, YUAN HONG**

**Address**

25 - 7288 HEATHER STREET  
RICHMOND BC  
V6Y 4L4 Canada

**Birthdate**

April 14, 1973



**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**WEI, NANCY****Address**

25 - 7288 HEATHER STREET  
RICHMOND BC  
V6Y 4L4 Canada

**Birthdate**

April 14, 1973

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**Vehicle Collateral**

None

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**General Collateral****Base Registration General Collateral:**

ALL INDEBTEDNESS, PRESENT AND FUTURE, DIRECT AND INDIRECT, ABSOLUTE AND CONTINGENT OF EITHER OF 8826 JIM BAILEY LTD. AND 375 POTTERTON LTD. TO ANY OF 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.

THE FULL ADDRESS OF THE SECURED PARTY IS 77 KING STREET WEST, TD CENTRE, TD NORTH TOWER, SUITE 4120, TORONTO ON M5K 1G8

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**Original Registering Party****LAWSON LUNDELL****Address**

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

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### HISTORY

(Showing most recent first)

#### AMENDMENT - SECURED PARTIES AMENDED

**Registration Date and Time:** July 25, 2022 at 10:41:05 am Pacific time  
**Registration Number:** 879111N  
**Description:**

#### Secured Party Information

**INSTITUTIONAL MORTGAGE  
CAPITAL CANADA INC.**

ADDRESS CHANGED

##### Address

199 BAY STREET, SUITE 1900  
COMMERCE COURT WEST, P.O. BOX 271  
TORONTO ON  
M5L 1E9 Canada

#### Registering Party Information

**LAWSON LUNDELL**

##### Address

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

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 496872P**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	April 26, 2023 at 9:49:24 am Pacific time
<b>Current Expiry Date and Time:</b>	April 26, 2028 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:21:03 am Pacific time)

**Secured Party Information****DOMAIN MORTGAGE CORP.****Address**1040 WEST GEORGIA ST., SUITE 1100  
VANCOUVER BC  
V6E 4H1 Canada**Debtor Information****ALLION HOLDINGS LTD.****Address**27TH FLOOR, 595 BURNARD STREET,  
VANCOUVER BC  
V7X 1J2 Canada**GENESIS MANNA HOLDING LTD.****Address**25 - 7288 HEATHER STREET  
RICHMOND BC  
V6Y 4L4 Canada**Vehicle Collateral**

None

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### General Collateral

#### Base Registration General Collateral:

ALL INDEBTEDNESS, PRESENT AND FUTURE, DIRECT AND INDIRECT, ABSOLUTE AND CONTINGENT OF MANNA INDUSTRIAL FUND (VALUE-ADD) GP CORP. TO EITHER OF 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

#### Address

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

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 617705P**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	June 21, 2023 at 3:35:00 pm Pacific time
<b>Current Expiry Date and Time:</b>	June 21, 2028 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:21:03 am Pacific time)

**Secured Party Information****REALTECH CAPITAL GROUP INC.****Address**1210 - 1030 WEST GEORGIA STREET  
VANCOUVER BC  
V6E 2Y3 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information****UAC (ROSS) LIMITED PARTNERSHIP****Address**

1115-8400 WEST RD  
RICHMOND BC  
V6X 0S7 Canada

**UAC (ROSS) GP CORP.****Address**

1115-8400 WEST RD  
RICHMOND BC  
V6X 0S7 Canada

**UAC (ROSS) NOMINEE CORP.****Address**

1115-8400 WEST RD  
RICHMOND BC  
V6X 0S7 Canada

**ALLION HOLDINGS LTD.****Address**

1115-8400 WEST RD  
RICHMOND BC  
V6X 0S7 Canada

**CHIANG, FA-KAI****Address**

202-6611 PEARSON WAY  
RICHMOND BC  
V7C 0C3 Canada

**Birthdate**

March 29, 1991

**Vehicle Collateral**

None

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**General Collateral****Base Registration General Collateral:****1 - As to UAC (Ross) Limited Partnership****A. All present and after-acquired personal property.**

B. All right, title and interest in those lands and premises situated at 8290 Ross Street, Vancouver, British Columbia and legally described as: PID: 009-288-023, Lot 3, Except Part in Explanatory Plan 11403, now Road Blocks H and I District Lot 327 Plan 10834, including as such lands and premises may be consolidated, subdivided or stratified from time to time, and all Proceeds therefrom that are Goods, Chattel Paper, Investment Property, Documents of Title, Instruments, Money or Intangibles.

C. All Money standing to the credit of the Debtor with the Secured Party and/or their agent or solicitor, including but not limited to, interest and/or payment reserves in the amount of \$1,305,000.00, as may be adjusted from time to time, and sales achievements reserves in the amount of \$800,000.00, as may be adjusted from time to time.

**2 - As to UAC (Ross) GP Corp. and UAC (Ross) Nominee Corp.****A. All present and after-acquired personal property.**

B. All Money standing to the credit of the Debtor with the Secured Party and/or their agent or solicitor, including but not limited to, interest and/or payment reserves in the amount of \$1,305,000.00, as may be adjusted from time to time, and sales achievements reserves in the amount of \$800,000.00, as may be adjusted from time to time.

**3 - As to Allion Holdings Ltd. and Fa-Kai Chiang**

Postponement and assignment of all indebtedness and claims, direct and indirect, owing by UAC (Ross) Limited Partnership and/or UAC (Ross) GP Corp. and/or UAC (Ross) Nominee Corp. to the Debtor, in favour of the Secured Party.

For the purposes hereof, "Goods", "Fixtures", "Equipment", "Inventory", "Chattel Paper", "Investment Property", "Documents of Title", "Instruments", "Money", "Intangibles", and "Proceeds" each have the meaning given to such terms in the British Columbia Personal Property Security Act, any Regulations thereunder and any amendments thereto.

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### Original Registering Party

**DLA PIPER (CANADA) LLP**

### Address

SUITE 2800 PARK PLACE  
666 BURNARD STREET  
VANCOUVER BC  
V6C 2Z7 Canada





**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 277074Q**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	March 27, 2024 at 12:55:46 pm Pacific time
<b>Current Expiry Date and Time:</b>	March 27, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:21:03 am Pacific time)

**Secured Party Information****SHAPE CAPITAL CORP.****Address**2020 ONE BENTALL CENTRE, BOX 206  
505 BURNARD STREET  
VANCOUVER BC  
V7X 1M6 Canada**KOFFMAN KALEF LLP****Address**1900 - 885 W. GEORGIA STREET  
VANCOUVER BC  
V6C 3H4 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information****UNION ALLIED CAPITAL  
CORPORATION****Address**1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada**ALLION HOLDINGS LTD.****Address**1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada**CHIANG, FA-KAI (MICHAEL)****Address**1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada**Birthdate**

March 29, 1991

**CHIANG, FA-KAI****Address**1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada**Birthdate**

March 29, 1991

**CHIANG, MICHAEL****Address**1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada**Birthdate**

March 29, 1991

**CHIANG, FA-KAI MICHAEL****Address**1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada**Birthdate**

March 29, 1991

**Vehicle Collateral**

None

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**General Collateral**

September 19, 2024 at 9:21:58 am Pacific time

**DELETED**

Partial Release of Base Registration number 277074Q as it relates to the lands legally described as  
Parcel Identifier: 029-191-092 Strata Lot 48 Section 32 Block 4 North Range 6 West New Westminster  
District Strata Plan EPS912

September 4, 2024 at 3:50:10 pm Pacific time

**DELETED**

Partial Release of Base Registration number 277074Q as it relates to the lands legally described as  
Parcel Identifier: 029-190-711 Strata Lot 10 Section 32 Block 4 North Range 6 West New Westminster  
District Strata Plan EPS912

August 20, 2024 at 12:31:56 pm Pacific time

**DELETED**

Partial Release of Base Registration number 277074Q as it relates to the lands legally described as  
Parcel Identifier: 029-190-991 Strata Lot 38 Section 32 Block 4 North Range 6 West New Westminster  
District Strata Plan EPS912

July 29, 2024 at 3:12:08 pm Pacific time

**DELETED**

Partial Release of Base Registration number 277074Q as it relates to the lands legally described as  
follows:

1. Parcel Identifier: 029-190-738 Strata Lot 12 Section 32 Block 4 North Range 6 West New Westminster District Strata Plan EPS912; and
2. Parcel Identifier: 029-190-762 Strata Lot 15 Section 32 Block 4 North Range 6 West New Westminster District Strata Plan EPS912.

June 14, 2024 at 3:12:33 pm Pacific time

**DELETED**

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Partial Release of Base Registration number 277074Q as it relates to the lands legally described as follows:

1.Parcel Identifier: 029-190-746 Strata Lot 13 Section 32 Block 4 North Range 6 West New Westminster District Strata Plan EPS912; and

2.Parcel Identifier: 029-190-720 Strata Lot 11 Section 32 Block 4 North Range 6 West New Westminster District Strata Plan EPS912

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**Base Registration General Collateral:**

ALL DEBTS AND LIABILITIES, PRESENT AND FUTURE, DIRECT AND INDIRECT, OF CIRCA RESIDENCES LIMITED PARTNERSHIP, CIRCA RESIDENCES GP CORP. AND CIRCA RESIDENCES HOLDINGS LTD. TO EACH DEBTOR AND ALL PROCEEDS THEREOF THAT ARE GOODS, INVESTMENT PROPERTY, INSTRUMENTS, DOCUMENTS OF TITLE, CHATTEL PAPER, INTANGIBLES AND MONEY (EACH AS DEFINED IN THE BRITISH COLUMBIA PERSONAL PROPERTY SECURITY ACT, ANY REGULATIONS THEREUNDER AND ANY AMENDMENTS THERETO).

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**Original Registering Party**

**MCCARTHY TETRAULT LLP**

**Address**

SUITE 2400  
745 THURLOW STREET  
VANCOUVER BC  
V6E 0C5 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**HISTORY**

(Showing most recent first)

**AMENDMENT - COLLATERAL DELETED**

**Registration Date and Time:** September 19, 2024 at 9:21:58 am Pacific time  
**Registration Number:** 648050Q  
**Description:**

**General Collateral**

September 19, 2024 at 9:21:58 am Pacific time

**DELETED**

Partial Release of Base Registration number 277074Q as it relates to the lands legally described as Parcel Identifier: 029-191-092 Strata Lot 48 Section 32 Block 4 North Range 6 West New Westminster District Strata Plan EPS912

**Registering Party Information****KOFFMAN KALEF LLP****Address**

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

**AMENDMENT - COLLATERAL DELETED**

**Registration Date and Time:** September 4, 2024 at 3:50:10 pm Pacific time  
**Registration Number:** 615720Q  
**Description:**

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**General Collateral**

September 4, 2024 at 3:50:10 pm Pacific time

**DELETED**

Partial Release of Base Registration number 277074Q as it relates to the lands legally described as Parcel Identifier: 029-190-711 Strata Lot 10 Section 32 Block 4 North Range 6 West New Westminster District Strata Plan EPS912

**Registering Party Information****KOFFMAN KALEF LLP****Address**

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

**AMENDMENT - COLLATERAL DELETED**

---

**Registration Date and Time:**

August 20, 2024 at 12:31:56 pm Pacific time

**Registration Number:**

583605Q

**Description:****General Collateral**

August 20, 2024 at 12:31:56 pm Pacific time

**DELETED**

Partial Release of Base Registration number 277074Q as it relates to the lands legally described as Parcel Identifier: 029-190-991 Strata Lot 38 Section 32 Block 4 North Range 6 West New Westminster District Strata Plan EPS912

**Registering Party Information****KOFFMAN KALEF LLP****Address**

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

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**AMENDMENT - COLLATERAL DELETED**

---

**Registration Date and Time:** July 29, 2024 at 3:12:08 pm Pacific time  
**Registration Number:** 537939Q  
**Description:**

**General Collateral**

July 29, 2024 at 3:12:08 pm Pacific time

**DELETED**

Partial Release of Base Registration number 277074Q as it relates to the lands legally described as follows:

1. Parcel Identifier: 029-190-738 Strata Lot 12 Section 32 Block 4 North Range 6 West New Westminster District Strata Plan EPS912; and
2. Parcel Identifier: 029-190-762 Strata Lot 15 Section 32 Block 4 North Range 6 West New Westminster District Strata Plan EPS912.

**Registering Party Information****KOFFMAN KALEF LLP****Address**

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

**AMENDMENT**

---

**Registration Date and Time:** June 14, 2024 at 3:12:33 pm Pacific time  
**Registration Number:** 447346Q  
**Description:**

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**General Collateral**

June 14, 2024 at 3:12:33 pm Pacific time

**DELETED**

Partial Release of Base Registration number 277074Q as it relates to the lands legally described as follows:

- 1.Parcel Identifier: 029-190-746 Strata Lot 13 Section 32 Block 4 North Range 6 West New Westminster District Strata Plan EPS912; and
- 2.Parcel Identifier: 029-190-720 Strata Lot 11 Section 32 Block 4 North Range 6 West New Westminster District Strata Plan EPS912

**Secured Party Information****KOFFMAN KALEF LLP****ADDED****Address**

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

**Registering Party Information****KOFFMAN KALEF LLP****Address**

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



**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 335416Q**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	April 24, 2024 at 12:24:38 pm Pacific time
<b>Current Expiry Date and Time:</b>	April 24, 2029 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:21:03 am Pacific time)

**Secured Party Information****NATIONAL BANK OF CANADA****Address**2900-475 HOWE STREET  
VANCOUVER BC  
V6C 2B3 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information****UAC (ROSS) NOMINEE CORP.****Address**

1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**UAC (ROSS) LIMITED PARTNERSHIP****Address**

1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**UAC (ROSS) GP CORP.****Address**

1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**ALLION HOLDINGS LTD.****Address**

1115-8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada

**Vehicle Collateral**

None

**General Collateral****Base Registration General Collateral:**

ALL PRESENT AND AFTER-ACQUIRED GOODS, 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 8290/8296 ROSS STREET, VANCOUVER, BC, AND LEGALLY DESCRIBED AS PID: 009-288-023, LOT 3, EXCEPT PART IN EXPLANATORY PLAN 11403, NOW ROAD BLOCKS H AND I DISTRICT LOT 327 PLAN 10834;

ALL PROCEEDS INCLUDING ACCOUNTS, MONEY, CHATTEL PAPER, INTANGIBLES, GOODS, DOCUMENTS OF TITLE, INSTRUMENTS, INVESTMENT PROPERTY, SUBSTITUTIONS, CROPS, LICENCES, TRADE INS, INSURANCE PROCEEDS AND ANY OTHER FORM OF PROCEEDS.

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### Original Registering Party

**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: 522595Q**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	July 22, 2024 at 12:56:56 pm Pacific time
<b>Current Expiry Date and Time:</b>	July 22, 2034 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:21:03 am Pacific time)

**Secured Party Information****GAO, BAOMEI****Address**6907 ANGUS DR  
VANCOUVER BC  
V6P 5J4 Canada**LI, LIN****Address**5988 MARGUERITE ST  
VANCOUVER BC  
V6M 3L1 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information****#305 - 7468 LANSDOWNE  
HOLDINGS LTD.****Address**9611 DEAGLE RD  
RICHMOND BC  
V7A 1P7 Canada**1097705 B.C. LTD.****Address**7551 BELAIR DR  
RICHMOND BC  
V7A 1B7 Canada**1099146 B.C. LTD.****Address**9611 DEAGLE RD  
RICHMOND BC  
V7A 1P7 Canada**ALLION HOLDINGS LTD.****Address**26TH FLOOR, BENTALL 6 PO BOX 308  
1090 WEST PENDER STREET  
VANCOUVER BC  
V6E 0E3 Canada**CHIANG, FA-KAI****Address**202-6611 PEARSON WAY  
RICHMOND BC  
V7C 0C3 Canada**Birthdate**

March 29, 1991

**HUANG, YA-CHING****Address**9611 DEAGLE RD  
RICHMOND BC  
V7A 1P7 Canada**Birthdate**

August 6, 1962

**Vehicle Collateral**

None

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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### General Collateral

#### Base Registration General Collateral:

ALL THE DEBTORS PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY, INCLUDING WITHOUT LIMITATION, ALL GOODS (INCLUDING ALL ACCESSORIES, ATTACHMENTS, ADDITIONS AND ACCESSIONS THERETO), EQUIPMENT, INVESTMENT PROPERTY, INVENTORY, ACCOUNTS, CONSUMER GOODS, PROCEEDS, CHATTEL PAPER, DOCUMENTS OF TITLE (WHETHER NEGOTIABLE OR NOT), INSTRUMENTS, INTANGIBLES, LICENSES, MONEY, SECURITIES, FURNITURE, FIXTURES, PLANT, TOOLS, AND VEHICLES. TERMS USED HEREIN THAT ARE DEFINED IN THE PERSONAL PROPERTY SECURITY ACT OF BRITISH COLUMBIA HAVE THOSE DEFINED MEANINGS.

---

### Original Registering Party

TRIVIUM LAW

#### Address

260-4320 VIKING WAY  
RICHMOND BC  
V6V 2L4 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Base Registration Number: 651241Q**

<b>Registration Description:</b>	PPSA SECURITY AGREEMENT
<b>Act:</b>	PERSONAL PROPERTY SECURITY ACT
<b>Base Registration Date and Time:</b>	September 20, 2024 at 11:42:51 am Pacific time
<b>Current Expiry Date and Time:</b>	September 20, 2034 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
<b>Trust Indenture:</b>	No

**CURRENT REGISTRATION INFORMATION**

(as of October 3, 2024 at 8:21:03 am Pacific time)

**Secured Party Information****COMPUTERSHARE TRUST  
COMPANY OF CANADA****Address**

C/O MCAP FINANCIAL LIMITED PARTNERSHIP  
200 KING STREET WEST, SUITE 400  
TORONTO ON  
M5H 3T4 Canada

**PERSONAL PROPERTY REGISTRY SEARCH RESULT**

BC Registries and Online Services

**Debtor Information****8108 LANSDOWNE ROAD NOMINEE  
CORP.****Address**1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada**GOLDEN FISH HOLDINGS CORP.****Address**1115 - 8400 WEST ROAD  
RICHMOND BC  
V6X 0S7 Canada**ALLION HOLDINGS LTD.****Address**6331 UDY ROAD  
RICHMOND BC  
V7C 2X8 Canada**CHIANG, FA-KAI****Address**6331 UDY ROAD  
RICHMOND BC  
V7C 2X8 Canada**Birthdate**

March 29, 1991

**ZHANG, YING JIAO****Address**6331 UDY ROAD  
RICHMOND BC  
V7X 2X8 Canada**Birthdate**September 25,  
1991**Vehicle Collateral**

None



## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

### General Collateral

#### Base Registration General Collateral:

MCAP Loan No. 24-8063-T00 and Loan No. 24-8063-T91

All present and after-acquired personal property and undertaking of the Debtors now owned or hereinafter owned or acquired by or on behalf of the Debtors relating, directly or indirectly, to and/or associated with, attached to, located at or used or purchased for use in connection with the those lands and premises civically known and being legally described as:

8108 Lansdowne Road, Richmond, BC

Parcel Identifier 031-325-858

Lot A Block 3 Section 4 Block 4 North Range 6 West New Westminster District Plan EPP105851

(the "Lands") including but not limited to all bank accounts related to the development built or to be built on the Lands and all monies held on deposit in conjunction therewith, all tools, apparatus, fixtures, plant machinery, stoves, fridges, washers, dryers, dishwashers and other appliances, vacuum systems, security systems, cabinets, furniture and chattels, all air-conditioning, heating, ventilation, electrical, mechanical, plumbing, communications and data systems, appurtenances, equipment, all elevators, escalators and other conveyancing devices, all boilers, furnaces, carpets, blinds, window coverings, curtains, drapes, lighting fixtures, doors, windows, wiring, pipes and conduits, accounts receivable and goods and services tax rebates (collectively referred to as "Collateral") and all proceeds, cash and non-cash derived directly or indirectly from any dealing with the collateral or proceeds thereof and, without limitation, money, cheques, deposits in deposit-taking institutions, trade-in goods, accounts receivable, chattel paper, instruments, intangibles, documents of title, securities and rights to insurance payments or any other payments as indemnity or compensation for loss of or damage to the collateral or proceeds of the collateral.

All the right, title and interest of the Debtors in and to any and all construction materials, equipment and supplies, construction schedules and budgets, surveys, permits, licences, consents, exemptions, authorizations, letters of credit and performance bonds, and all construction and architectural designs, working and shop drawings and diagrams, renderings, plans and specifications relating to the building and improvements to be constructed on the Lands and all contracts and agreements, whether written or oral, made in connection therewith and all construction and other contracts to which the Debtors are a part relating to the construction and development of the project on the Lands.

All of the right, title and interest of the Debtors in and to all development permits and building permits and all letters of credit, bonds, cash or other financial security lodged in connection therewith for the construction of the project on the Lands.

## PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

All of the right, title and interest of the Debtors in moneys or amounts that may from time to time be on deposit and held by Computershare Trust Company of Canada c/o MCAP Financial Limited Partnership.

All present and future debts and liabilities of 8108 Lansdowne Road Nominee Corp. and Golden Fish Holdings Corp. which are owing to Fa-Kai Chiang (aka Michael Chiang), Ying Jiao Zhang (aka Veronica Zhang) and Allion Holdings Ltd. and all proceeds, cash and non-cash derived directly or indirectly from any dealing with the collateral or proceeds thereof, and without limitation, money, cheques, deposits in deposit-taking institutions, trade-in goods, accounts receivable, chattel paper, instruments, intangibles, documents of title, securities and rights to insurance payments or any other payments as indemnity or compensation for loss of or damage to the collateral or proceeds of the collateral.

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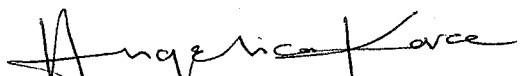
### Original Registering Party

**ALEXANDER HOLBURN BEAUDIN +  
LANG LLP**

#### Address

2700 - 700 WEST GEORGIA STREET  
BOX 10057 PACIFIC CENTRE  
VANCOUVER BC  
V7Y 1B8 Canada

This is **Exhibit "M"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 3<sup>rd</sup> day of October, 2024.

A handwritten signature in black ink, appearing to read "Angelica Korce", written over a horizontal line.

A Commissioner for taking Affidavits  
for British Columbia

## Confirmation Letter/ Lettre de confirmation

25 York St.  
Toronto, ON  
M5J2V5

10/3/2024 9:37:26 AM CST/HNC

**Attn. / À l'attention de:** Dye & Durham

**Acct No. / Compte No.:** AC1130

**Transaction Number / Numéro de transaction:** TR186159

---

**RE:** Bank Act Security – Section 427, NOI Search

**Objet:** Garantie en vertu de la Loi sur les banques -  
Article 427, NOI Search

Dear Dye & Durham

Bonjour, Dye & Durham

A search has been made of the notices of intention to give security under the Bank Act registered in the province of BC. As at the date and time above, our records indicate the following:

Une recherche a été effectuée dans les avis d'intention de constituer une garantie en vertu de la Loi sur les banques, enregistrés dans la province de BC. À la date et à l'heure susmentionnées, nos dossiers indiquent ce qui suit :

Your search for:

Votre recherche pour :

**Debtor Type / Type de débiteur:** Company/ Société

**Company Name/ Nom de l'entreprise:** MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED PARTNERSHIP

**Province of Registry / Province du registre:** BC

Returns the following results:

Renvoie les résultats suivants :

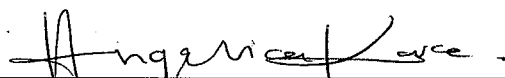
No matches were found / Aucune donnée correspondante au registre



---

For Registrar / Pour le Registraire

This is **Exhibit "N"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 3<sup>rd</sup> day of October, 2024.

A handwritten signature in black ink, appearing to read "Angela K. Lee", written over a horizontal line.

A Commissioner for taking Affidavits  
for British Columbia

## Confirmation Letter/ Lettre de confirmation

25 York St.  
Toronto, ON  
M5J2V5

10/3/2024 9:38:05 AM CST/HNC

**Attn. / À l'attention de:** Dye & Durham

**Acct No. / Compte No.:** AC1130

**Transaction Number / Numéro de transaction:** TR186166

---

**RE:** Bank Act Security – Section 427, NOI Search

**Objet:** Garantie en vertu de la Loi sur les banques -  
Article 427, NOI Search

Dear Dye & Durham

Bonjour, Dye & Durham

A search has been made of the notices of intention to give security under the Bank Act registered in the province of BC. As at the date and time above, our records indicate the following:

Une recherche a été effectuée dans les avis d'intention de constituer une garantie en vertu de la Loi sur les banques, enregistrés dans la province de BC. À la date et à l'heure susmentionnées, nos dossiers indiquent ce qui suit :

Your search for:

Votre recherche pour :

**Debtor Type / Type de débiteur:** Company/ Société

**Company Name/ Nom de l'entreprise:** MANNA INDUSTRIAL FUND (VALUE-ADD) GP CORP.

**Province of Registry / Province du registre:** BC

Returns the following results:

Renvoie les résultats suivants :

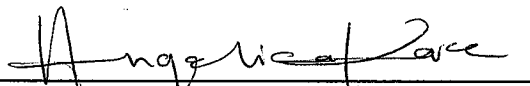
No matches were found / Aucune donnée correspondante au registre



---

For Registrar / Pour le Registraire

This is **Exhibit "O"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 3<sup>rd</sup> day of October, 2024.

A handwritten signature in black ink, appearing to read "Angelica Pace", written over a horizontal line.

A Commissioner for taking Affidavits  
for British Columbia

## Confirmation Letter/ Lettre de confirmation

25 York St.  
Toronto, ON  
M5J2V5

10/3/2024 9:38:43 AM CST/HNC

**Attn. / À l'attention de:** Dye & Durham

**Acct No. / Compte No.:** AC1130

**Transaction Number / Numéro de transaction:** TR186173

---

**RE:** Bank Act Security – Section 427, NOI Search

**Objet:** Garantie en vertu de la Loi sur les banques -  
Article 427, NOI Search

Dear Dye & Durham

Bonjour, Dye & Durham

A search has been made of the notices of intention to give security under the Bank Act registered in the province of BC. As at the date and time above, our records indicate the following:

Une recherche a été effectuée dans les avis d'intention de constituer une garantie en vertu de la Loi sur les banques, enregistrés dans la province de BC. À la date et à l'heure susmentionnées, nos dossiers indiquent ce qui suit :

Your search for:

Votre recherche pour :

**Debtor Type / Type de débiteur:** Company/ Société

**Company Name/ Nom de l'entreprise:** 8826 JIM BAILEY LTD.

**Province of Registry / Province du registre:** BC

Returns the following results:

Renvoie les résultats suivants :

No matches were found / Aucune donnée correspondante au registre

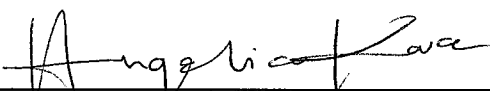


---

For Registrar / Pour le Registraire



This is **Exhibit "P"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 3<sup>rd</sup> day of October, 2024.

A handwritten signature in black ink, appearing to read "Angelica Zava", written over a horizontal line.

A Commissioner for taking Affidavits  
for British Columbia

## Confirmation Letter/ Lettre de confirmation

25 York St.  
Toronto, ON  
M5J2V5

10/3/2024 9:39:23 AM CST/HNC

**Attn. / À l'attention de:** Dye & Durham

**Acct No. / Compte No.:** AC1130

**Transaction Number / Numéro de transaction:** TR186178

---

**RE:** Bank Act Security – Section 427, NOI Search

**Objet:** Garantie en vertu de la Loi sur les banques -  
Article 427, NOI Search

Dear Dye & Durham

Bonjour, Dye & Durham

A search has been made of the notices of intention to give security under the Bank Act registered in the province of BC. As at the date and time above, our records indicate the following:

Une recherche a été effectuée dans les avis d'intention de constituer une garantie en vertu de la Loi sur les banques, enregistrés dans la province de BC. À la date et à l'heure susmentionnées, nos dossiers indiquent ce qui suit :

Your search for:

Votre recherche pour :

**Debtor Type / Type de débiteur:** Company/ Société

**Company Name/ Nom de l'entreprise:** 375 POTTERTON LTD.

**Province of Registry / Province du registre:** BC

Returns the following results:

Renvoie les résultats suivants :

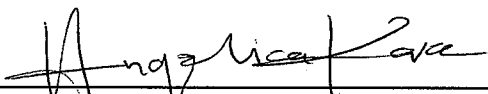
No matches were found / Aucune donnée correspondante au registre



---

For Registrar / Pour le Registraire

This is **Exhibit "Q"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 3<sup>rd</sup> day of October, 2024.



---

A Commissioner for taking Affidavits  
for British Columbia

## Confirmation Letter/ Lettre de confirmation

25 York St.  
Toronto, ON  
M5J2V5

10/3/2024 9:40:04 AM CST/HNC

**Attn. / À l'attention de:** Dye & Durham

**Acct No. / Compte No.:** AC1130

**Transaction Number / Numéro de transaction:** TR186184

---

**RE:** Bank Act Security – Section 427, NOI Search

**Objet:** Garantie en vertu de la Loi sur les banques -  
Article 427, NOI Search

Dear Dye & Durham

Bonjour, Dye & Durham

A search has been made of the notices of intention to give security under the Bank Act registered in the province of BC. As at the date and time above, our records indicate the following:

Une recherche a été effectuée dans les avis d'intention de constituer une garantie en vertu de la Loi sur les banques, enregistrés dans la province de BC. À la date et à l'heure susmentionnées, nos dossiers indiquent ce qui suit :

Your search for:

Votre recherche pour :

**Debtor Type / Type de débiteur:** Company/ Société

**Company Name/ Nom de l'entreprise:** GENESIS MANNA HOLDING LTD.

**Province of Registry / Province du registre:** BC

Returns the following results:

Renvoie les résultats suivants :

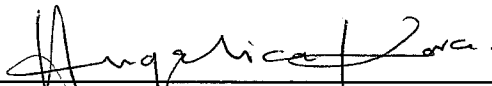
No matches were found / Aucune donnée correspondante au registre



---

For Registrar / Pour le Registraire

This is **Exhibit "R"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 3<sup>rd</sup> day of October, 2024.

A handwritten signature in black ink, appearing to read "Angelica Lora", written over a horizontal line.

A Commissioner for taking Affidavits  
for British Columbia

## Confirmation Letter/ Lettre de confirmation

25 York St.  
Toronto, ON  
M5J2V5

10/3/2024 9:40:56 AM CST/HNC

**Attn. / À l'attention de:** Dye & Durham

**Acct No. / Compte No.:** AC1130

**Transaction Number / Numéro de transaction:** TR186197

---

**RE:** Bank Act Security – Section 427, NOI Search

**Objet:** Garantie en vertu de la Loi sur les banques -  
Article 427, NOI Search

Dear Dye & Durham

Bonjour, Dye & Durham

A search has been made of the notices of intention to give security under the Bank Act registered in the province of BC. As at the date and time above, our records indicate the following:

Une recherche a été effectuée dans les avis d'intention de constituer une garantie en vertu de la Loi sur les banques, enregistrés dans la province de BC. À la date et à l'heure susmentionnées, nos dossiers indiquent ce qui suit :

Your search for:

Votre recherche pour :

**Debtor Type / Type de débiteur:** Company/ Société

**Company Name/ Nom de l'entreprise:** ALLION HOLDINGS LTD.

**Province of Registry / Province du registre:** BC

Returns the following results:

Renvoie les résultats suivants :

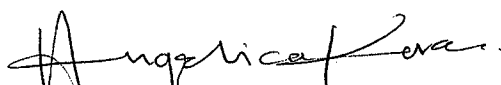
No matches were found / Aucune donnée correspondante au registre



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For Registrar / Pour le Registraire

This is **Exhibit "S"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 3<sup>rd</sup> day of October, 2024.



Angelica Kova

A Commissioner for taking Affidavits  
for British Columbia

**TITLE SEARCH PRINT**

File Reference: 065093-589575

2024-09-24, 20:45:40 **189**

Requestor: Angelica Kovac

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

**Land Title District**  
Land Title Office KAMLOOPS  
KAMLOOPS

**Title Number**  
From Title Number CA9768037  
CA4717354

**Application Received** 2022-03-07

**Application Entered** 2022-03-21

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address: 375 POTTERTON LTD., INC.NO. BC1045502  
#1115 - 8400 WEST ROAD  
RICHMOND, BC  
V6X 0S7

**Taxation Authority** Kelowna, City of

**Description of Land**  
Parcel Identifier: 023-839-171  
Legal Description:  
LOT D SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN  
KAP59703

**Legal Notations**

HERETO IS ANNEXED EASEMENT D25277 OVER LOTS 43, 94, 95, 96, 108, 130,  
143 & 144, PLAN 521  
PARTIALLY CANCELLED AS TO LOT 43 PLAN 521 EXCEPT PLAN 26304  
BY LB214351  
BENEFIT CANCELLED AS TO LOT B PLAN KAP83086 BY CA4258495

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA4717355  
FILED 2015-10-01

HERETO IS ANNEXED EASEMENT D16650 OVER LOT 53, PLAN 521 SEE 282957

HERETO IS ANNEXED EASEMENT D28100 OVER LOT 140, PLAN 521

HERETO IS ANNEXED EASEMENT F28660 OVER PART OF LOT 3, PLAN 500 OUT-  
LINED RED ON PLAN A9476



**TITLE SEARCH PRINT**

File Reference: 065093-589575

2024-09-24, 20:45:40 **190**

Requestor: Angelica Kovac

HERETO IS ANNEXED EASEMENT K45926 OVER PARTS OF LOTS 4, 5 & 6, PLAN 25775 SHOWN ON PLAN A11773

HERETO IS ANNEXED EASEMENT K45927 OVER PART OF LOT 6, PLAN 25775 SHOWN OUTLINED RED ON PLAN A11762

HERETO IS ANNEXED EASEMENT K45928 OVER PART OF LOT 12, PLAN 25775 SHOWN OUTLINED RED ON PLAN A11762

HERETO IS ANNEXED EASEMENT K45929 OVER PART OF LOTS 10 & 11, PLAN 25775 SHOWN ON PLAN A11782

HERETO IS ANNEXED EASEMENT KE86079 OVER PART OF LOT 146 PLAN 521 SHOWN ON PLAN KPA46015

HERETO IS RESTRICTIVE COVENANT KH10335 OVER LOT B PLAN 19644

HERETO IS ANNEXED RESTRICTIVE COVENANT KJ67523 OVER LOT A PLAN KAP55339

**Charges, Liens and Interests**

Nature:	RIGHT OF WAY
Registration Number:	68926E
Registration Date and Time:	1957-04-09 12:49
Registered Owner:	BC GAS UTILITY LTD. INCORPORATION NO. 368681
Transfer Number:	KR104763
Remarks:	INTER ALIA PART FORMERLY WITHIN EAST 1/2 AND THE EAST 1/2 OF WEST 1/2 OF SEC 2 EXCEPT PLAN B1048 SEE ALSO 90736E, 101710E, F39048, H19707, K31231

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KH114936
Registration Date and Time:	1994-11-28 14:18
Registered Owner:	WEST KOOTENAY POWER LTD.
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	KL79064
Registration Date and Time:	1997-07-29 12:10
Registered Owner:	CITY OF KELOWNA
Remarks:	INTER ALIA

**TITLE SEARCH PRINT**

File Reference: 065093-589575

2024-09-24, 20:45:40  
**191**

Requestor: Angelica Kovac

Nature: COVENANT  
Registration Number: KL79067  
Registration Date and Time: 1997-07-29 12:11  
Registered Owner: CITY OF KELOWNA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: CA8765255  
Registration Date and Time: 2021-02-10 12:38  
Registered Owner: FORTISBC INC.  
INCORPORATION NO. PA-0000087

Remarks: PART IN PLAN EPP108431

Nature: STATUTORY RIGHT OF WAY  
Registration Number: CA8765257  
Registration Date and Time: 2021-02-10 12:38  
Registered Owner: FORTISBC INC.  
INCORPORATION NO. PA-0000087

Nature: MORTGAGE  
Registration Number: CA9768038  
Registration Date and Time: 2022-03-07 14:33  
Registered Owner: NATIONAL BANK OF CANADA  
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
Registration Number: CA9768039  
Registration Date and Time: 2022-03-07 14:33  
Registered Owner: NATIONAL BANK OF CANADA  
Remarks: INTER ALIA

Nature: MORTGAGE  
Registration Number: CA9768040  
Registration Date and Time: 2022-03-07 14:33  
Registered Owner: INSTITUTIONAL MORTGAGE CAPITAL CANADA INC.  
INCORPORATION NO. A0081339  
CHANGE OF ADDRESS FILED, SEE CB103243

Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
Registration Number: CA9768041  
Registration Date and Time: 2022-03-07 14:33  
Registered Owner: INSTITUTIONAL MORTGAGE CAPITAL CANADA INC.  
INCORPORATION NO. A0081339  
CHANGE OF ADDRESS FILED, SEE CB103244

Remarks: INTER ALIA

**TITLE SEARCH PRINT**

File Reference: 065093-589575

2024-09-24, 20:45:40

192

Requestor: Angelica Kovac

Nature: PRIORITY AGREEMENT  
Registration Number: CA9768143  
Registration Date and Time: 2022-03-07 14:58  
Remarks: INTER ALIA  
GRANTING CA9768038 PRIORITY OVER CA9768040 AND  
CA9768041

Nature: PRIORITY AGREEMENT  
Registration Number: CA9768144  
Registration Date and Time: 2022-03-07 14:58  
Remarks: INTER ALIA  
GRANTING CA9768039 PRIORITY OVER CA9768040 AND  
CA9768041

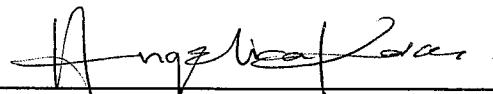
Nature: SECURITIES ACT CHARGE  
Registration Number: CB1536802  
Registration Date and Time: 2024-08-19 13:21  
Remarks: INTER ALIA  
RESTRICTS DEALINGS

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

This is **Exhibit "T"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 3<sup>rd</sup> day of October, 2024.

A handwritten signature in black ink, appearing to read "Angela Kalar", written over a horizontal line.

A Commissioner for taking Affidavits  
for British Columbia

**TITLE SEARCH PRINT**

File Reference: 065093-589575

2024-09-24, 20:44:31

Requestor: Angelica Kovac

194

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

**Land Title District**

Land Title Office

KAMLOOPS

KAMLOOPS

**Title Number**

From Title Number

CA9768036

CA4717352

**Application Received**

2022-03-07

**Application Entered**

2022-03-21

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

8826 JIM BAILEY LTD., INC.NO. BC1045505

#1115 - 8400 WEST ROAD

RICHMOND, BC

V6X 0S7

**Taxation Authority**

Kelowna, City of

**Description of Land**

Parcel Identifier:

024-666-947

Legal Description:

LOT 6 SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP65805

**Legal Notations**

HERETO IS ANNEXED EASEMENT D25277 OVER LOTS 43, 94, 95, 96, 108, 130,  
143 & 144, PLAN 521

PARTIALLY CANCELLED AS TO LOT 43 PLAN 521 EXCEPT PLAN 26304  
BY LB214351

BENEFIT CANCELLED AS TO LOT B PLAN KAP83086 BY CA4258495

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA4717353  
FILED 2015-10-01

HERETO IS ANNEXED EASEMENT D28100 OVER LOT 140, PLAN 521

HERETO IS ANNEXED EASEMENT F28660 OVER PART OF LOT 3, PLAN 500 OUT-  
LINED RED ON PLAN A9476

HERETO IS ANNEXED EASEMENT K45926 OVER PARTS OF LOTS 4, 5 & 6, PLAN  
25775 SHOWN ON PLAN A11773

**TITLE SEARCH PRINT**

File Reference: 065093-589575

2024-09-24, 20:44:31 <sup>195</sup>

Requestor: Angelica Kovac

HERETO IS ANNEXED EASEMENT K45927 OVER PART OF LOT 6, PLAN 25775 SHOWN  
OUTLINED RED ON PLAN A11762

HERETO IS ANNEXED EASEMENT K45928 OVER PART OF LOT 12, PLAN 25775  
SHOWN OUTLINED RED ON PLAN A11762

HERETO IS ANNEXED EASEMENT K45929 OVER PART OF LOTS 10 & 11, PLAN  
25775 SHOWN ON PLAN A11782

HERETO IS ANNEXED EASEMENT KE86079 OVER PART OF LOT 146 PLAN 521  
SHOWN ON PLAN KPA46015

HERETO IS RESTRICTIVE COVENANT KH10335 OVER LOT B PLAN 19644

HERETO IS ANNEXED RESTRICTIVE COVENANT KJ67523 OVER LOT A PLAN  
KAP55339

HERETO IS ANNEXED RESTRICTIVE COVENANT KL97119 OVER LOT C,  
PLAN KAP59703

HERETO IS ANNEXED RESTRICTIVE COVENANT KP15319 OVER LOT 1 PLAN  
KAP65805

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	KN113684
Registration Date and Time:	1999-12-07 11:20
Registered Owner:	CITY OF KELOWNA THE CROWN IN RIGHT OF BRITISH COLUMBIA C/O MINISTRY OF ENVIRONMENT, LANDS AND PARKS
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	KN113686
Registration Date and Time:	1999-12-07 11:20
Registered Owner:	CITY OF KELOWNA
Remarks:	INTER ALIA

Nature:	EASEMENT
Registration Number:	KT109471
Registration Date and Time:	2002-10-04 10:47
Remarks:	PART ON PLAN KAP71969 APPURTEANT TO LOT 1 PLAN KAP71932

**TITLE SEARCH PRINT**

File Reference: 065093-589575

2024-09-24, 20:44:31 <sup>196</sup>

Requestor: Angelica Kovac

Nature: STATUTORY RIGHT OF WAY  
Registration Number: CA7072838  
Registration Date and Time: 2018-09-18 15:31  
Registered Owner: CITY OF KELOWNA

Nature: MORTGAGE  
Registration Number: CA9768038  
Registration Date and Time: 2022-03-07 14:33  
Registered Owner: NATIONAL BANK OF CANADA  
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
Registration Number: CA9768039  
Registration Date and Time: 2022-03-07 14:33  
Registered Owner: NATIONAL BANK OF CANADA  
Remarks: INTER ALIA

Nature: MORTGAGE  
Registration Number: CA9768040  
Registration Date and Time: 2022-03-07 14:33  
Registered Owner: INSTITUTIONAL MORTGAGE CAPITAL CANADA INC.  
INCORPORATION NO. A0081339  
CHANGE OF ADDRESS FILED, SEE CB103243  
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
Registration Number: CA9768041  
Registration Date and Time: 2022-03-07 14:33  
Registered Owner: INSTITUTIONAL MORTGAGE CAPITAL CANADA INC.  
INCORPORATION NO. A0081339  
CHANGE OF ADDRESS FILED, SEE CB103244  
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT  
Registration Number: CA9768143  
Registration Date and Time: 2022-03-07 14:58  
Remarks: INTER ALIA  
GRANTING CA9768038 PRIORITY OVER CA9768040 AND CA9768041

Nature: PRIORITY AGREEMENT  
Registration Number: CA9768144  
Registration Date and Time: 2022-03-07 14:58  
Remarks: INTER ALIA  
GRANTING CA9768039 PRIORITY OVER CA9768040 AND CA9768041

**TITLE SEARCH PRINT**

File Reference: 065093-589575

**197**  
2024-09-24, 20:44:31  
Requestor: Angelica Kovac

Nature:	SECURITIES ACT CHARGE
Registration Number:	CB1536802
Registration Date and Time:	2024-08-19 13:21
Remarks:	INTER ALIA RESTRICTS DEALINGS

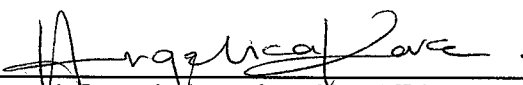
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
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<b>Transfers</b>	NONE
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<b>Pending Applications</b>	NONE
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This is **Exhibit "U"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 3<sup>rd</sup> day of October, 2024.

  
A Commissioner for taking Affidavits  
for British Columbia

NO. \_\_\_\_\_  
VANCOUVER REGISTRY

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

BETWEEN:

NATIONAL BANK OF CANADA

PETITIONER

AND:

MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED PARTNERSHIP, MANNA  
INDUSTRIAL FUND (VALUE-ADD) GP CORP, 8826 JIM BAILEY LTD.,  
375 POTTERTON LTD., GENESIS MANNA HOLDINGS LTD., AND ALLION  
HOLDINGS LTD.


RESPONDENT

**CONSENT TO ACT AS RECEIVER**

**TAKE NOTICE** that FTI Consulting Canada Inc., of #1450 – 701 West Georgia Street, Vancouver, British Columbia, being a Licensed Insolvency Trustee under the provisions of the *Bankruptcy and Insolvency Act*, RSC 1985, c. B-3, as amended, hereby consents to act as receiver and manager, without security, of the Property and Business (as defined in the proposed Receivership Order substantially in the form filed in this proceeding) of Manna Industrial Fund (Value-Add) Limited Partnership, Manna Industrial Fund (Value-Add) GP Corp., 8826 Jim Bailey Ltd., 375 Potterton Ltd., Genesis Manna Holdings Ltd., and Allion Holdings Ltd.

DATED at the Vancouver, British Columbia, this 2<sup>nd</sup> day of October, 2024.

**FTI CONSULTING CANADA INC.**

Per:   
Name: Tom Powell  
Title: Senior Managing Director