



This is the 1st Affidavit of Ariel Mossman  
in this case and was made on January 28, 2026

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

**AFFIDAVIT**

I, Ariel Mossman of Suite 1900, 199 Bay Street, in the City of Toronto, in the Province of Ontario, SWEAR THAT:

1. I am a Director, Loan Asset Management for Institutional Mortgage Capital Canada Inc., a general partner of IMC Limited Partnership ("IMC"), and as such have personal knowledge of the facts and matters hereinafter deposed to, save and except where the same are stated to be made upon information and belief, and, as to such facts, I verily believe the same to be true.
2. I am authorized to make this affidavit on behalf of IMC.
3. I have read the Notice of Application seeking an order expanding the receivership order granted by this Court on May 8, 2025 (the "**Receivership Order**") to appoint FTI Consulting Canada Inc. ("**FTI**") as Receiver over all of the right, title and interest of Manna Industrial Fund (Value-Add) Limited Partnership ("**Manna LP**") in and to Manna Industrial Brampton Limited Partnership (the "**Brampton LP**"), and authorizing the Receiver to assign Manna LP into bankruptcy, and the facts set out therein are true. Capitalized terms used but otherwise defined herein have the same meaning given to them in the Notice of Application.

### The Parties

4. IMC is a corporation with an office at 199 Bay Street, Suite 1900, Commerce Court West, Box 271, Toronto, Ontario M5L 1E9.
5. Manna Industrial Fund (Value-Add) GP Corp. (the “GP”), is the general partner of Manna LP. Manna LP is the beneficial owner of certain British Columbia holding companies, including:
  - (a) 8826 Jim Bailey Ltd. (“Jim Bailey”);
  - (b) 375 Potterton Ltd. (“Potterton” and together with Jim Bailey, the “Borrowers”); and
  - (c) 13799 Commerce Parkway Holdings Ltd. (“13799”);
 (collectively, the “Nominees” and each, a “Nominee”).
6. The Nominees hold commercial or industrial rental investment properties (collectively, the “Investment Properties”) for Manna LP, as beneficial owner.
7. Genesis Manna Holdings Ltd. (“Genesis”) is a company incorporated pursuant to the laws of the Province of British Columbia. Yuanhong Wei, also known as Nancy Wei (“Ms. Wei”), is the sole director of Genesis.
8. Allion Holdings Ltd. (“Allion”) is a company incorporated pursuant to the laws of the Province of British Columbia. Fa-Kai (Michael) Chiang (“Mr. Chiang”) is the sole director of Allion.
9. Attached and marked collectively hereto as **Exhibit “A”** are true copies of the partnership summary for Manna LP together with corporate searches for the GP.

### The IMC Mortgage Loan

10. IMC holds an inter-alia mortgage to secure a mortgage loan in the principal amount of \$18,300,000 (the “IMC Mortgage Loan”), granted by the Borrowers, registered under registration numbers CA9768040 and CA9768041, over the Investment Properties in Kelowna, British Columbia legally described as:
 

PID: 024-666-947  
 Lot 6 Section 2 Township 20 Osoyoos Division Yale District Plan KAP65805  
 including all rents and leases relating thereto  
 (the “Jim Bailey Property”); and

PID: 023-839-171

Lot 10 Section 2 Township 20 Osoyoos Division Yale District Plan KAP59703,  
including all rents and leases relating thereto

(the “**Potterton Property**” and together with the Jim Bailey Property, the “**Real Property**”).

11. As further security for the IMC Mortgage Loan, the Borrowers and Manna LP (the “**IMC Debtors**”) granted the following to IMC:
  - (a) a Security Agreement dated March 3, 2022, pursuant to which the IMC Debtors granted a security interest in all of their present and after-acquired property comprising or otherwise relating to the Real Property (the “**Security Agreement**”);
  - (b) a Beneficial Owner Agreement dated March 3, 2022, granted by Jim Bailey and Manna LP with respect to the Jim Bailey Property (the “**Jim Bailey Equitable Mortgage**”); and
  - (c) a Beneficial Owner Agreement dated March 3, 2022, granted by Potterton and Manna LP with respect to the Potterton Property (the “**Potterton Equitable Mortgage, and together with the Jim Bailey Equitable Mortgage, the Equitable Mortgages**”).
12. True copies of the IMC Mortgage Loan, the Security Agreement and the Equitable Mortgages are attached as Exhibits “**B**”, “**C**”, “**D**” and “**E**” in the first affidavit of Ryan Fernandes, made October 9, 2024.

#### **Default by the IMC Debtors**

13. The IMC Debtors failed to repay the IMC Mortgage Loan upon its maturity on January 1, 2024.
14. On June 12, 2024, certain limited partners of the Manna LP filed a Petition in the Supreme Court of British Columbia alleging impropriety on the part of Ms. Wei, who at the time was the principal of the GP, and sought, among other things, the following relief:
  - (a) a declaration that the Manna GP be removed as the general partner of the Manna LP; and
  - (b) creditor protection pursuant to the *Companies’ Creditors Arrangement Act* (the “**CCAA Relief**”).
15. Pursuant to the Order made by Justice Gropper on June 21, 2024, the aforementioned declaration was not granted and the CCAA Relief was adjourned generally.

16. As a result of the foregoing, on July 17, 2024, IMC, through its solicitors, issued formal demand for full repayment of the IMC Mortgage Loan on the IMC Debtors along with the GP, Genesis, Allion, Ms. Wei and Mr. Chiang, as remaining guarantors (the “**Guarantors**” and together with the IMC Debtors, the “**IMC Loan Parties**”).
17. At the IMC Loan Parties’ request, the parties entered into a forbearance agreement (the “**First Forbearance Agreement**”) dated October 24, 2024, so that the Manna GP could sell the Real Property and payout IMC in full. Pursuant to the Forbearance Agreement, the IMC Loan Parties agreed to, among other things:
  - (a) fully repay IMC by February 1, 2025; and
  - (b) refrain from distributing the proceeds from the sale of any of Manna LP’s assets until IMC was fully repaid.
18. At the IMC Loan Parties’ request, IMC granted the Respondents two extensions to the First Forbearance Agreement:
  - (a) a Supplemental Forbearance Agreement dated January 28, 2025 (the “**Second Forbearance Agreement**”), requiring IMC to be fully repaid by March 1, 2025; and;
  - (b) a Second Supplemental Forbearance Agreement dated February 24, 2025 (the “**Third Forbearance Agreement**” and together with the First Forbearance Agreement and the Second Forbearance Agreement, the “**Forbearance Agreements**”), requiring IMC to be repaid by April 1, 2025.
19. The IMC Loan Parties defaulted under the Forbearance Agreements as a result of their failure to achieve required milestones, sell the Real Property and repay IMC.
20. By letters dated January 21, 2026, IMC, through its solicitors, re-issued formal demand for full repayment of the IMC Mortgage Loan on Manna LP.
21. Attached and marked hereto as **Exhibit “B”** is a true copy of the January 21, 2026 demand on Manna LP, which refreshed IMC’s original demand on July 17, 2024.

#### **The Receivership Order**

22. Pursuant to the Receivership Order, FTI was appointed as Receiver over:
  - (a) the Real Property;
  - (b) all present and after-acquired personal property of Manna LP, the GP, Genesis and Allion located on, derived from, arising from, or used in relation to the Real Property;

- (c) all property, assets and undertakings of the Borrowers;
- (d) all shares in the capital stock of the Borrowers; and
- (e) any other assets, undertakings or property of the Manna LP, the GP, Genesis and Allion and the Borrowers located on or relating to the Real Property.

#### **Sale of the Real Property**

- 23. By order dated December 10, 2025 (the “**Reverse Vesting Order**”), this Court approved a transaction for, among other things, the sale of the Real Property (the “**Transaction**”).
- 24. The purchase price for the Transaction is \$44,000,000 with closing scheduled for 45 business days after the Reverse Vesting Order, being February 17, 2026.

#### **Shortfall under the IMC Mortgage Loan**

- 25. As at January 20, 2026, the balance due and payable to IMC under the IMC Mortgage Loan is \$18,861,177.23. Based on a sale price of \$44 million, and accounting for receipts and disbursements in the Receivership, realtor commissions and legal fees, the net proceeds available to IMC will be approximately \$17,740,000, resulting in a shortfall and an unsecured claim of IMC of approximately \$1.12 million.
- 26. The shortfall amount excludes unpaid GST (the “**Unpaid GST**”) owing with respect to the Real Property in the approximate amount of \$150,000.
- 27. Attached and marked hereto as **Exhibit “C”** is a true copy of a letter from FTI dated January 27, 2026, confirming Unpaid GST in the minimum amount of approximately \$150,000.

#### **Commerce Parkway Foreclosure**

- 28. Manna LP is also subject to foreclosure proceedings (the “**Commerce Parkway Foreclosure**”) commenced by Prospera Credit Union (“**Prospera**”) pursuant to its mortgage (the “**Prospera Mortgage**”) over real property located at 13799 Commerce Parkway (the “**13799 Lands**”) owned by the Nominee, 13799.
- 29. On August 11, 2025, Prospera obtained an Order Nisi with a one-day redemption period as well as an Order for Conduct of Sale. Pursuant to the Order Nisi, the amount required to redeem Prospera’s mortgage over the 13799 Lands was \$13,600,505.40 and Prospera was granted judgment in this amount against Manna LP, the GP, 13799 Genesis, Allion, Nancy and Michael.

30. Pursuant to its Order for Conduct of Sale, Prospera engaged Colliers Macaulay Nicolls Inc. (“**Colliers**”) to list the 13799 Lands for sale for \$18,800,000. IMC understands that Colliers has obtained an offer and due diligence is currently underway.
31. Attached and marked collectively hereto as **Exhibit “D”** are true copies of the Order Nisi and Order for Conduct of Sale obtained in the Commerce Parkway Foreclosure.
32. Attached and marked hereto as **Exhibit “E”** is a true copy of Colliers’ marketing brochure for the 13799 Lands.

#### **Additional Charges on Title**

33. The following charges are registered against the titles of the Real Property and/or the 13799 Lands:
  - (a) a *Securities Act* charge (the “**Securities Act Charge**”) registered on all three properties by the British Columbia Securities Commission on August 19, 2024, which restrains Manna LP and the Nominees from disposing of or transmitting their interests in these properties, as specified in a preservation order issued under section 164.04(4)(a) of the *Securities Act*
  - (b) a mortgage registered on title to the 13799 Lands on February 25, 2025, in favour of 13531953 Canada Inc. (the “**1353 Mortgage**”) in the principal amount of \$4,324,389.37, with interest to February 28, 2025, in the amount of \$216,359.16, and interest thereafter at 18% per annum;
  - (c) a Crown Lien (the “**Speculation and Vacancy Tax Lien**”) registered on title to the 13799 Lands on August 12, 2025 pursuant to unpaid Speculation and Vacancy Tax in the amount of \$89,849.78; and
  - (d) a Crystallized Floating Charge registered on November 7, 2025 by Nanite King George Limited Partnership and Nanite International Holding Ltd. (“**Nanite**”) on title to the 13799 Lands, with respect to a claim (the “**Nanite Claim**”) by Nanite in BC Supreme Court action no. S-252901.
34. Attached and marked hereto as **Exhibit “F”** is a true copy of a current title search of the 13799 Lands.
35. Attached and marked collectively hereto as **Exhibit “G”** are true copies of the Securities Act Charge, the 1353 Mortgage the Speculation and Vacancy Tax Lien and the first page of the Crystallized Floating Charge filed by Nanite, without attachments.
36. In addition to the foregoing, property taxes with respect to the 13799 Lands are delinquent for the last three years. As at January 19, 2026, outstanding property taxes are owing on account of the 13799 Lands in the amount of \$384,778.68.

37. Attached and marked hereto as **Exhibit “H”** is a true copy of the property tax certificate with respect to the 13799 Lands.

### **The Brampton Property**

38. Manna LP holds approximately 45% of the partnership units in the Brampton LP. The Brampton LP was the beneficial owner of real property located in Brampton, Ontario (the “**Brampton Property**”), which was sold in 2025 and yielded net proceeds in the amount of \$20,560,413.88 (the “**Brampton Proceeds**”). An agreement has been reached by the limited partners of the Brampton LP, such that the Brampton Proceeds will be distributed as follows:
- (a) \$8,792,707.68 paid to the GP, to be held in trust to the credit of Manna LP (the “**Manna LP Unit Proceeds**”), pending further court order or agreement among certain of the parties, including IMC, the GP, Nanite, 1532890 B.C. Ltd. (“**153**”), its director Xiuxia Gao (“**Ms. Gao**”), and 1475282 B.C. Ltd., a limited partner of Manna LP; and
  - (b) \$11,767,706.20 paid to the remaining limited partners of Brampton LP.

### **The Nanite Claim**

39. The Manna LP Unit Proceeds are the subject of competing claims amongst various creditors and limited partners, including the Nanite Claim asserting a secured claim over Manna LP’s interest in the Brampton LP, and seeking:
- (a) judgment in the amount of \$10,816,537.13 against Manna LP, the GP, 13799 and Ms. Wei; and
  - (b) judgment in the amount of \$1,283,251.52 against Manna LP and the GP.
40. Nanite’s claim is contested by the GP and others, including the validity of security over Manna LP’s partnership units in the Brampton LP. Accordingly, there remains a dispute over entitlement to the Manna LP Unit Proceeds, with no imminent resolution anticipated.

### **The Injunction Proceedings**

41. On April 15, 2025, proceedings were initiated in the Supreme Court of British Columbia’s Vancouver Registry under Action number S-252903 (the “**Injunction Proceedings**”), involving Ms. Wei, Genesis, Manna LP, the GP and other Manna entities as Plaintiffs, and Mr. Chiang, Allion, 153, Ms. Gao and others as Defendants.

42. Allegations in the Injunction Proceedings raised by Plaintiffs include that the Defendants engaged in misconduct, including breaches of fiduciary duty, misrepresentation, and breach of trust related to property acquisitions and tenant arrangements. The Plaintiffs further alleged a conspiracy involving the Defendants to seize control of the Manna enterprise and secure a \$6.8 million loan and mortgage against the Brampton Property without proper authority, prejudicing the enterprise and its investors. The Plaintiffs sought, among other things, the following relief:

- (a) that the Defendants be enjoined and restrained for purporting to act on behalf of or have any authority in respect of the GP and any other Manna entity, including Manna LP;
- (b) that any shares held by the Defendants in the GP or in any other Manna entity be transferred to Genesis;
- (c) that Ms. Wei be immediately restored as officer, director, president and secretary of Manna GP and any other Manna entity.

43. The Defendants denied the allegations and argue that the Plaintiffs have failed to show evidence of a high probability of irreparable harm or that a balance of convenience favours granting the relief sought.

44. On April 15, 2025, Justice Kirchner heard the injunction application on an *ex parte* basis, and ordered, among other things, that the Defendants be enjoined and restrained from purporting to act on behalf of or have any authority in respect of any of the Manna entities until May 1, 2025, and that the Defendants transfer any shares they hold in the Manna entities to Genesis (the "Interim Injunction").

45. I acknowledge the solemnity of making a sworn statement/solemn declaration and acknowledge the consequences of making an untrue statement.

46. I was not physically present before the person before whom this affidavit was affirmed but was in that person's presence using video conferencing and followed the process for remote commissioning of affidavits set out in the Code of Professional Conduct for British Columbia (the BC Code) – Annotated, under the commentary section for Affidavits and solemn declarations.

AFFIRMED BEFORE ME at the City of )  
Vancouver, in the Province of British Columbia )  
on January 28, 2026. )

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

\_\_\_\_\_  
ARIEL MOSSMAN )

**NOOR MANN**  
*Barrister & Solicitor*  
**1600 - 925 WEST GEORGIA ST.**  
**VANCOUVER, B.C. V6C 3L2**  
**(604) 685-3456**

This is Exhibit "A" referred to in the  
affidavit of .....Ariel Mossman.....  
made before me on January 28, 2026.

  
.....  
A Commissioner for taking Affidavits  
within British Columbia



## Limited Partnership Summary

For

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

**Date and Time of Search:** January 12, 2026 12:45 PM Pacific Standard Time  
**Currency Date:** November 08, 2025

#### 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:**  
201 - 252 ESPLANADE WEST  
NORTH VANCOUVER BC  
CANADA V7M 0E9

#### GENERAL PARTNER INFORMATION

|   |   |
|---|---|
| <b>Individual or Company Name:</b><br>MANNA INDUSTRIAL FUND (VALUE-ADD) GP CORP.                              | <b>Incorporation or Registration</b><br>1253991 |
| <b>Residential or Registered Address:</b><br>201 - 252 ESPLANADE WEST<br>NORTH VANCOUVER BC<br>CANADA V7M 0E9 |   |



**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:** January 23, 2026 03:46 PM Pacific Time  
**Currency Date:** November 24, 2025

### 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  
**Last Annual Report Filed:** June 19, 2024

**In Liquidation:** No  
**Receiver:** No

### REGISTERED OFFICE INFORMATION

**Mailing Address:**  
201 - 252 ESPLANADE WEST  
NORTH VANCOUVER BC V7M 0E9  
CANADA

**Delivery Address:**  
201 - 252 ESPLANADE WEST  
NORTH VANCOUVER BC V7M 0E9  
CANADA

### RECORDS OFFICE INFORMATION

**Mailing Address:**  
201 - 252 ESPLANADE WEST  
NORTH VANCOUVER BC V7M 0E9  
CANADA

**Delivery Address:**  
201 - 252 ESPLANADE WEST  
NORTH VANCOUVER BC V7M 0E9  
CANADA

### DIRECTOR INFORMATION

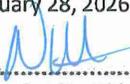
**Last Name, First Name, Middle Name:**  
Gao, XiuXia

**Mailing Address:**  
201 - 252 ESPLANADE WEST  
NORTH VANCOUVER BC V7M 0E9  
CANADA

**Delivery Address:**  
201 - 252 ESPLANADE WEST  
NORTH VANCOUVER BC V7M 0E9  
CANADA

NO OFFICER INFORMATION FILED AS AT June 19, 2024.

This is Exhibit "B" referred to in the  
affidavit of .....Ariel Mossman.....  
made before me on January 28, 2026.

  
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A Commissioner for taking Affidavits  
within British Columbia



Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, British Columbia  
V6C 3L2  
T: 604.685.3456

January 21, 2026

VIA EMAIL:  
[echen@peslitigation.com](mailto:echen@peslitigation.com)

Bryan C. Gibbons  
T: (604) 631-9152  
F: (604) 694-2958  
[bgibbons@lawsonlundell.com](mailto:bgibbons@lawsonlundell.com)

Manna Industrial Fund (Value-Add)  
Limited Partnership  
c/o Poulus Ensom Smith LLP  
One Bentall Centre  
505 Burrard Street  
Suite 1560, Box 15  
Vancouver, BC V7X 1M5

Attention: Hein Poulus K.C. / Edith Chen

**Re: Your Full Recourse Guarantee of the indebtedness of 8826 Jim Bailey Ltd. and 375 Potterton Ltd. (collectively, the "Borrowers") to Institutional Mortgage Capital Canada Inc. as general partner of IMC Limited Partnership ("IMC") dated March 3, 2022 (the "Guarantee")**

We are the solicitors for IMC with respect to the above-captioned matter.

We are instructed that as at January 20, 2026 you are indebted to IMC in the amount of \$18,861,177.23 (the "Indebtedness"), plus interest thereafter at 11.5% per annum.

We hereby demand payment of the Indebtedness, plus interest to the date of payment and legal costs, **forthwith** into this office by certified cheque or bank draft payable to Lawson Lundell LLP, in trust, failing which IMC will be at liberty to pursue any and all legal remedies against you without further notice.

All inquiries and payments should be directed to the attention of the writer to ensure that due credit is given immediately to your account.

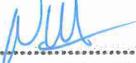
Yours very truly,

LAWSON LUNDELL LLP

Bryan C. Gibbons  
pb3/Encl.

cc: client

This is Exhibit "C" referred to in the affidavit of .....Ariel Mossman..... made before me on January 28, 2026.

  
.....

A Commissioner for taking Affidavits  
within British Columbia

January 27, 2026

Lawson Lundell LLP  
1600 – 925 West Georgia St.  
Vancouver, BC V6C 3L2

Attn: Bryan Gibbons

RE: Manna Industrial Fund (Value Add) Limited Partnership (“**Manna LP**”), Manna Industrial Fund (Value Add) GP Corp., 8826 Jim Bailey Ltd., 375 Potterton Ltd., Genesis Manna Holdings Ltd., and Allion Holdings Ltd. (collectively “**Manna**”).

As you are aware, on May 8, 2025 (the “**Receivership Date**”), the Supreme Court of British Columbia granted an order pursuant to Section 243(1) of the Bankruptcy and Insolvency Act, R.S.C. 1985, c. B-3, as amended and Section 39 of the Law and Equity Act, R.S.B.C. 1996 c. 253, as amended, appointing FTI Consulting Canada Inc. as Receiver and Manager (in such capacity, the “**Receiver**”) without security, over, among other things, the following real property (the “**Kelowna Properties**”) owned by Manna:

- a. the real property legally described as:  
PID: 024-66-947  
Lot 6 Section Township 20 Osoyoos Division Yale District Plan KAP65805 including all rents and leases relating thereto; and
- b. the real property legal described as:  
PID: 023-839-171  
Lot D Section 2 Township 20 Osoyoos Division Yale District Plan KAP59703 including all rents and leases relating thereto.

We write with respect to your request for further information on the pre-receivership GST liabilities owed by Manna LP.

The Kelowna Properties are two income producing industrial warehouse buildings totaling approximately 266,000 square feet of net rental industrial space and situated on 14 acres of land in Kelowna, BC. The Kelowna Properties are professionally managed by a property manager, Avison Young (the “**Property Manager**”).

The Kelowna Properties are currently fully leased and produce gross revenue of approximately \$340,000 per month. Upon its appointment, the Receiver requested historical GST reporting related to the Kelowna Properties from Manna.

Based on the information received to date, it appears to the Receiver that GST was consolidated at the Manna LP level and was last reported in June 2024. The Property Manager has provided the Receiver with the GST reconciliations for the Kelowna Properties for the period July 2024 to April 2025 as summarized in the below table:

| Manna Industrial Fund (Value-Add) LP - Summary of GST Reconciliations from Avison Young |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
|   | Jul-24           | Aug-24           | Sep-24           | Oct-24           | Nov-24           | Dec-24           | Jan-25           | Feb-25           | Mar-25           | Apr-25           | Total             |
| <b>Jim Bailey</b>   |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| GST Collected   | 7,071.74         | 7,071.74         | 8,053.42         | 8,053.42         | 8,053.42         | 8,053.42         | 8,120.94         | 8,120.94         | 5,546.94         | 8,120.94         | 76,266.92         |
| GST ITCs  | (337.06)         | (319.23)         | (510.35)         | (152.81)         | (483.50)         | (1,420.84)       | (474.70)         | (665.97)         | (547.92)         | (330.56)         | (5,242.94)        |
| <b>Payable/(Refund)</b>   | <b>6,734.68</b>  | <b>6,752.51</b>  | <b>7,543.07</b>  | <b>7,900.61</b>  | <b>7,569.92</b>  | <b>6,632.58</b>  | <b>7,646.24</b>  | <b>7,454.97</b>  | <b>4,999.02</b>  | <b>7,790.38</b>  | <b>71,023.98</b>  |
| <b>Potterton</b>  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| GST Collected   | 7,886.19         | 7,961.79         | 7,886.19         | 7,886.19         | 7,954.72         | 7,954.72         | 8,131.05         | 8,131.05         | 7,512.36         | 8,165.76         | 79,470.02         |
| GST ITCs  | (305.06)         | (457.20)         | (307.30)         | (355.99)         | (405.39)         | (831.95)         | (712.69)         | (307.21)         | (475.65)         | (308.30)         | (4,466.74)        |
| <b>Payable/(Refund)</b>   | <b>7,581.13</b>  | <b>7,504.59</b>  | <b>7,578.89</b>  | <b>7,530.20</b>  | <b>7,549.33</b>  | <b>7,122.77</b>  | <b>7,418.36</b>  | <b>7,823.84</b>  | <b>7,036.71</b>  | <b>7,857.46</b>  | <b>75,003.28</b>  |
| <b>Total Payable / (Refund)</b>   | <b>14,620.87</b> | <b>14,714.30</b> | <b>15,429.26</b> | <b>15,786.80</b> | <b>15,524.64</b> | <b>14,587.30</b> | <b>15,777.29</b> | <b>15,586.02</b> | <b>12,511.38</b> | <b>15,956.14</b> | <b>150,494.00</b> |

Based on the above, it is the Receiver's understanding that there is a minimum of approximately \$150,000 owing by Manna LP to the Canada Revenue Agency as at the Receivership Date with respect to the Kelowna Properties. There may be additional GST amounts owing related to other properties owned by Manna and/or relating to unpaid balances from prior filings.

Regards,

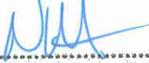
FTI Consulting Canada Inc.

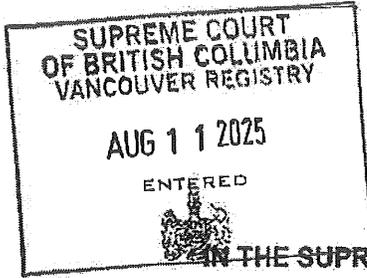
In its capacity as limited Receiver of Manna Industrial Fund (Value Add) Limited Partnership, Manna Industrial Fund (Value Add) GP Corp., 8826 Jim Bailey Ltd., 375 Potterton Ltd., Genesis Manna Holdings Ltd., and Allion Holdings Ltd., as further set out in the Order of the Court dated May 8, 2025



Mike Clark  
Managing Director

This is Exhibit "D" referred to in the  
affidavit of .....Ariel Mossman.....  
made before me on January 28, 2026.

  
.....  
A Commissioner for taking Affidavits  
within British Columbia



No. VLC-S-H-250250  
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

PROSPERA CREDIT UNION

PETITIONER

AND:

MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED PARTNERSHIP  
MANNA INDUSTRIAL FUND (VALUE-ADD) GP CORPORATION  
13799 COMMERCE PARKWAY HOLDINGS LTD.  
GENESIS MANNA HOLDINGS LTD. FORMERLY KNOWN AS 1252105 B.C. LTD.  
ALLION HOLDINGS LTD.  
YUAN HONG WEI ALSO KNOWN AS NANCY WEI  
FA-KAI CHIANG ALSO KNOWN AS MICHAEL CHIANG  
CSA GROUP TESTING & CERTIFICATION INC.  
BC SECURITIES COMMISSION  
HIS MAJESTY THE KING IN RIGHT OF CANADA  
TERRA EARLY LEARNING  
STONE WORLD TRADING CORP.  
ALL TENANTS AND OCCUPIERS OF THE LANDS  
13531953 CANADA INC.  
FIRST COMMERCIAL BANK  
BAOMEI GAO  
LIN LI

RESPONDENTS

**ORDER MADE AFTER APPLICATION  
(ORDER NISI OF FORECLOSURE)**

BEFORE The Honourable Justice : MONDAY, AUGUST 11, 2025  
WILKINSON

ON THE APPLICATION of the Petitioner coming on for hearing at Vancouver, British Columbia on Monday, August 11, 2025 and on hearing Sherryl Dubo, counsel for the Petitioner; Benjamin La Borie, counsel for the Respondent Manna Industrial Fund (Value-Add) GP Corporation; H. Lance Williams, counsel for 13531953 Canada Inc.; and Edward Hulshof, counsel for the Respondents Genesis Manna Holdings Ltd. formerly known as 1252105 B.C. Ltd. and Yuan Hong Wei also known as Nancy Wei; and no one else appearing although duly served;

- 2 -

THIS COURT ORDERS that:

1. The mortgage and assignment of rents dated June 14, 2021, made between the Respondent 13799 Commerce Parkway Holdings Ltd. as Mortgagor and the Petitioner as Mortgagee, and registered in the New Westminster Land Title Office on June 17, 2021 under numbers CA9107322 and CA9107323 (together the "Mortgage") constitutes a first mortgage charging the following lands and premises:

PID: 017-374-782

Lot "B" Section 5 Block 4 North Range 5 West and Section 32

Block 5 North Range 5 West New Westminster District Plan LMP572

(the "Lands")

ranking in priority to the interests or claims in the Lands of all the Respondents and their heirs, executors, administrators, successors and assigns and all persons claiming by, through, or under each of them.

2. General Security Agreements each dated June 14, 2021 (collectively the "GSAs") granted respectively by the following Respondents to the Petitioner and perfected by registration in the Personal Property Registry for the Province of British Columbia on June 17, 2021 under Base Registration No. 048780N, constitute valid and enforceable security interests charging all of the present and after-acquired personal property of these Respondents respectively (collectively the "Personal Property") in priority to any right, title or interest of all Respondents to this proceeding:

- a) Manna Industrial Fund (Value-Add) Limited Partnership;
- b) Manna Industrial Fund (Value-Add) GP Corporation;
- c) 13799 Commerce Parkway Holdings Ltd.;
- d) Genesis Manna Holdings Ltd. formerly known as 1252105 B.C. Ltd.;
- e) Allion Holdings Ltd.;
- f) Yuan Hong Wei also known as Nancy Wei; and
- g) Fa-Kai Chiang also known as Michael Chiang;

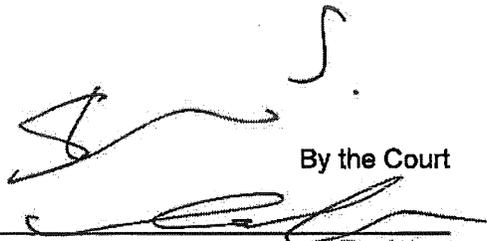
(collectively the "Debtors").

3. There has been default under the Mortgage and the GSAs and the amount of money due and owing under the Mortgage and the GSAs and the amount of money required to redeem the Lands and the Personal Property is the sum of \$13,600,505.40 together with interest calculated in accordance with the Mortgage at the rate of the Petitioner's prime lending rate plus 5.0% per annum to accrue until the Lands and Personal Property are redeemed or sold, whether or not redemption or sale occurs before or after the last date set for redemption herein, together with the Petitioner's costs.
4. The last date for redemption is August 12, 2025.

5. The Respondent Debtors shall pay to the Petitioner the sum of \$13,600,505.40, together with the Petitioner's costs of this proceeding.
6. The Petitioner is awarded its costs of and in connection with this proceeding on a full indemnity basis *in an amount to be assessed Sw* and such costs form a part of the amount of money due and owing to the Petitioner and the amount required to redeem, with a reservation for future costs.
7. Upon the Respondents or any of them, paying into court to the credit of this proceeding at the Supreme Court Registry, 800 Smithe Street, Vancouver, British Columbia or paying to the solicitor of record for the Petitioner or, if no such solicitor exists then paying to the Petitioner, the amount required to redeem before pronouncement of either order absolute of foreclosure or an order confirming a sale, the Petitioner shall re-convey the Lands and Personal Property free and clear of all encumbrances in favour of it or any person claiming by, through, or under the Petitioner or on the request of the Respondent so paying, the Petitioner shall assign the security and this proceeding as such Respondent may direct.
8. If the Lands and Personal Property are not redeemed, the Petitioner may apply for an order absolute of foreclosure at any time after the last date for redemption.
9. The Petitioner may apply to this Court for a further accounting of any amounts that become due to the Petitioner for interest, taxes, arrears of taxes, insurance premiums, appraisals, inspection and maintenance fees and such other costs, charges and expenses reasonably incurred by the Petitioner to monitor, safeguard, preserve or protect the Petitioner's security in the Lands and/or the Personal Property or other amounts recoverable under its security, before and after the date of pronouncement of this Order, which amounts may be proved by Affidavit.
10. All other relief claimed in the Petition to the Court herein is adjourned generally.
11. Endorsement of this order by the Respondents and counsel for Respondents appearing on this application is dispensed with.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT.

  
 \_\_\_\_\_  
 Signature of Sherryl A. Dubo  
 party  lawyer for the Petitioner,  
 Prospera Credit Union

  
 \_\_\_\_\_  
 By the Court  
 Registrar





No. VLC-S-H-250250  
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

PROSPERA CREDIT UNION

PETITIONER

AND:

MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED PARTNERSHIP  
MANNA INDUSTRIAL FUND (VALUE-ADD) GP CORPORATION  
13799 COMMERCE PARKWAY HOLDINGS LTD.  
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ALL TENANTS AND OCCUPIERS OF THE LANDS  
13531953 CANADA INC.  
FIRST COMMERCIAL BANK  
BAOMEI GAO  
LIN LI

RESPONDENTS

ORDER MADE AFTER APPLICATION  
(CONDUCT OF SALE)

BEFORE The Honourable Justice  
WILKINSON MONDAY, AUGUST 11, 2025

ON THE APPLICATION of the Petitioner coming on for hearing at Vancouver, British Columbia on Monday, August 11, 2025 and on hearing Sherryl Dubo, counsel for the Petitioner; Benjamin La Borie, counsel for the Respondent Manna Industrial Fund (Value-Add) GP Corporation; H. Lance Williams, counsel for 13531953 Canada Inc.; and Edward Hulshof, counsel for the Respondents Genesis Manna Holdings Ltd. formerly known as 1252105 B.C. Ltd. and Yuan Hong Wei also known as Nancy Wei; and no one else appearing although duly served;

## THIS COURT ORDERS that:

1. The lands known and 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 New Westminster District Plan LMP572

(the "Lands")

be offered for sale, by private sale, free and clear of all encumbrances of the parties, together with any other charges, liens, encumbrances, caveats, or certificates of pending litigation registered against the Lands subsequent to the Petitioner's certificate of pending litigation, but subject to the reservations, provisos, exceptions, and conditions expressed in the original grant(s) from the Crown.

2. The Petitioner has exclusive conduct of the said sale and may list the Lands with one or more licensed real estate agents or real estate firms, for sale by way of either general, exclusive or multiple listing, and further, that the said Petitioner shall be at liberty to pay such real estate agent or firm who may arrange the sale of the Lands commission of not more than five (5%) percent on the amounts above \$100,000 of the gross selling price with respect to such sale from the proceeds of such sale.
3. The Respondents or any person on behalf of the Respondents including any person in possession of the Lands shall permit authorized real estate agents or other agents appointed by the Petitioner to inspect or appraise the Lands and to show the Lands to prospective purchasers between the hours of 9:00 a.m. to 7:00 p.m. on any day of the week, and to post signs on the Lands that the Lands are offered for sale.
4. The Lands be sold at a price not less than that required to pay:
  - (a) the taxes, penalties, arrears of taxes and interest on arrears of taxes owing in respect of the Lands;
  - (b) the costs and expenses of the said sale, including real estate commission; and
  - (c) the costs of the Petitioner with respect to this proceeding and the conduct of the said sale as herein ordered.
5. Any sale be subject to the approval of the court unless otherwise agreed to in writing by all parties.
6. The Petitioner is entitled to its costs of and incidental to this application on a full indemnity basis, to be paid from the proceeds of the gross selling price of the Lands.

*(In an amount to be assessed, SW.)*

- 7. Endorsement of this order by the Respondents and counsel for Respondents appearing on this application is dispensed with.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT.

*Sherryl A. Dubo*

\_\_\_\_\_  
 Signature of Sherryl A. Dubo  
 party  lawyer for the Petitioner,  
 Prospera Credit Union

*[Handwritten Signature]*

By the Court

*[Handwritten Signature]*  
 \_\_\_\_\_  
 Registrar



This is Exhibit "E" referred to in the  
affidavit of .....Ariel.Mossman.....  
made before me on January 28, 2026.



-----  
A Commissioner for taking Affidavits  
within British Columbia

## For Sale by Court Order

Freestanding Office/Industrial building  
in one of Richmond's most established  
business parks

## 13799 Commerce Parkway Richmond, BC

### Graham Davidson

*Personal Real Estate Corporation*  
Vice President  
+1 604 694 7206  
graham.davidson@colliers.com

### Hart Buck

*Personal Real Estate Corporation*  
Senior Vice President  
+1 604 727 7007  
hart.buck@colliers.com

### Jennifer Darling

Associate Vice President  
+1 778 837 5900  
jennifer.darling@colliers.com

Colliers

13799

TERRA  
EARLY  
LEARNING

TERRA  
EARLY  
LEARNING

# The Opportunity

*Opportunity to purchase a freestanding building with owner-user/investment potential in Richmond.*

13799 Commerce Parkway is located adjacent to Richmond's Crestwood Corporate Centre, one of Metro Vancouver's established business parks. The property offers convenient access to Highway 99, Highway 91, and Knight Street, providing direct connectivity to Vancouver and YVR International Airport.



Ability for an owner-user to take advantage of immediate occupancy of up to 42,000 SF



Prominent frontage along Commerce Parkway and No. 6 Road



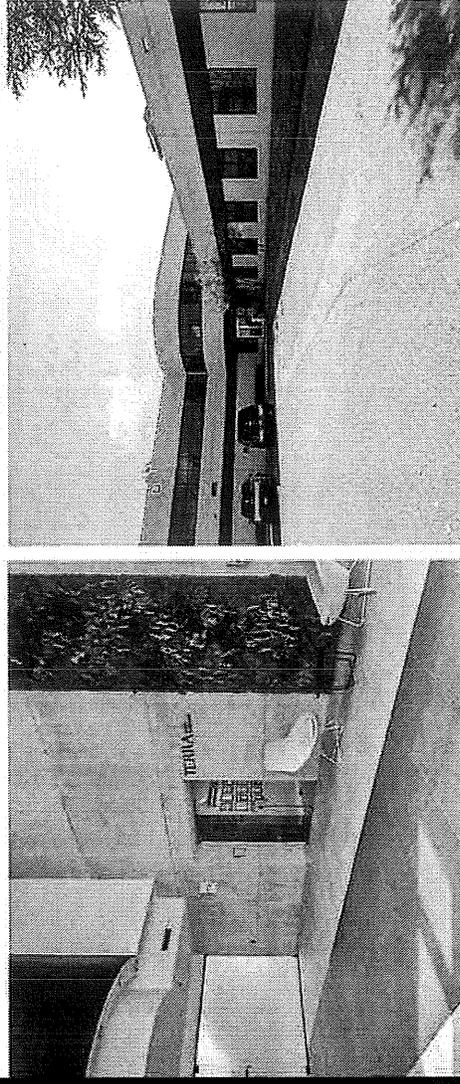
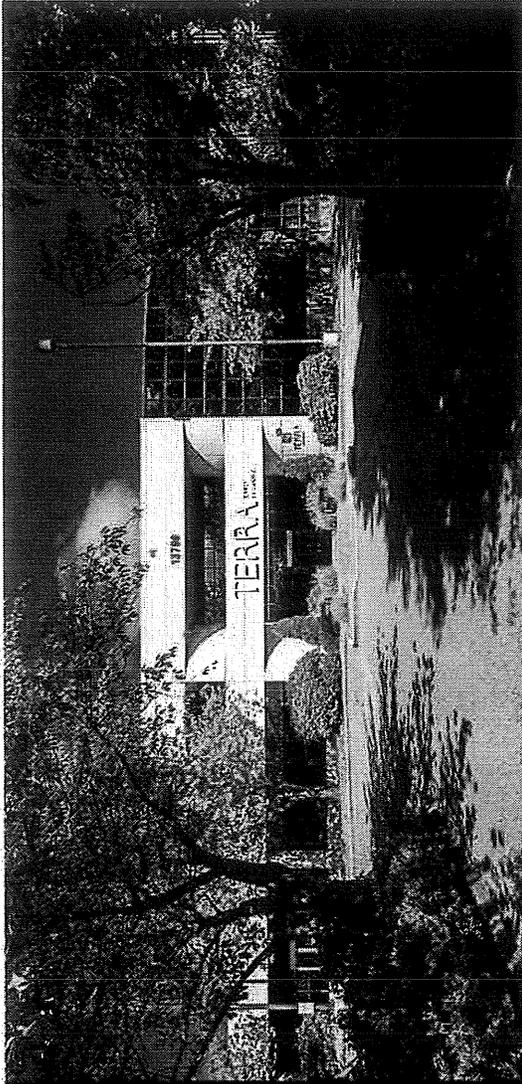
140 surface level parking stalls



Building signage opportunities in a high-traffic area



Secure tenancies in place with strong rental rates



THE OPPORTUNITY

BUILDING OVERVIEW

THE NEIGHBOURHOOD

BUILDING PHOTOS

FLOOR PLANS



# Building Overview

## Salient Facts

|                        |                                       |
|------------------------|---------------------------------------|
| Address                | 13799 Commerce Parkway, Richmond      |
| PID                    | 017-374-762                           |
| Site Size              | 2.95 ACRES                            |
| Building Size          | 64,805 SF                             |
| Year Built             | 1991                                  |
| Zoning                 | <b>IB1 - Industrial Business Park</b> |
| Annual Taxes (2025)    | \$152,964.26                          |
| Assessed Value (2025)  | \$20,325,600                          |
| Tenancy Details        | Contact Listing Agent's               |
| Asking Purchase Price: | \$18,800,000 (\$285 PSF)              |

All offers subject to court approval



THE OPPORTUNITY

BUILDING OVERVIEW

THE NEIGHBOURHOOD

BUILDING PHOTOS

FLOOR PLANS

# The Neighbourhood

## Richmond

13799 Commerce Parkway is located adjacent to Crestwood Corporate Centre in North Richmond, a well-established business hub that combines professional offices, light industrial, and service-oriented businesses. The area offers excellent connectivity, with access to Highway 99, Highway 91, Knight Street, and a 20-minute drive to downtown Vancouver and 15 minutes to YVR International Airport.

### Distance to Nearby Amenities

20  
minutes

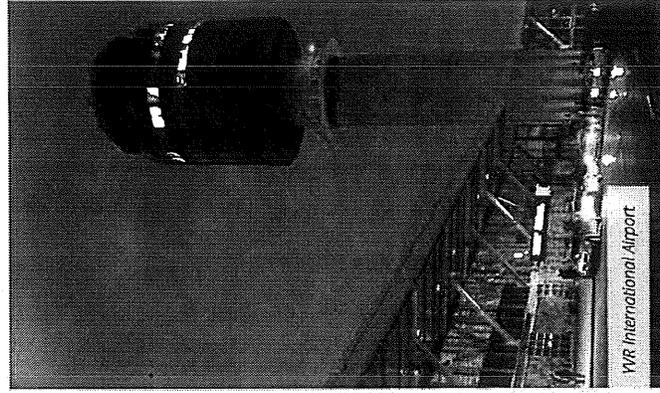
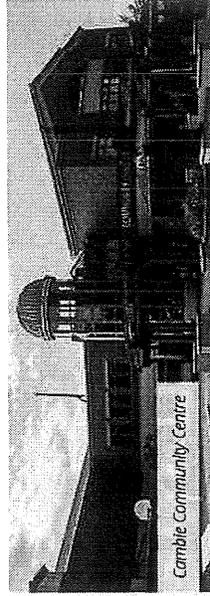
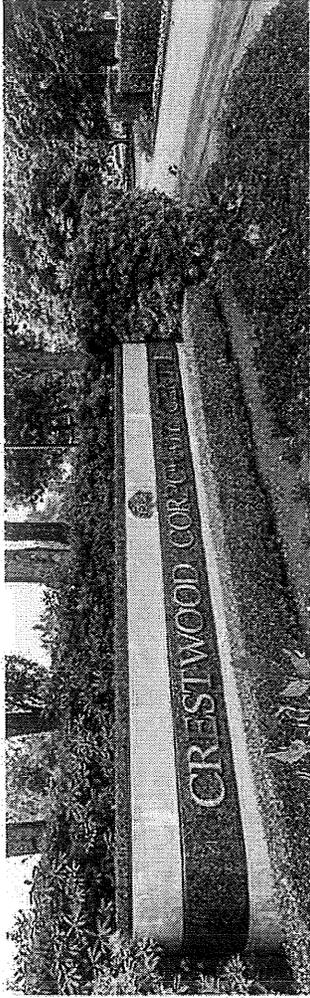
to Downtown  
Vancouver

15  
minutes

to YVR Airport

30  
minutes

to U.S. Border



THE OPPORTUNITY

BUILDING OVERVIEW

THE NEIGHBOURHOOD

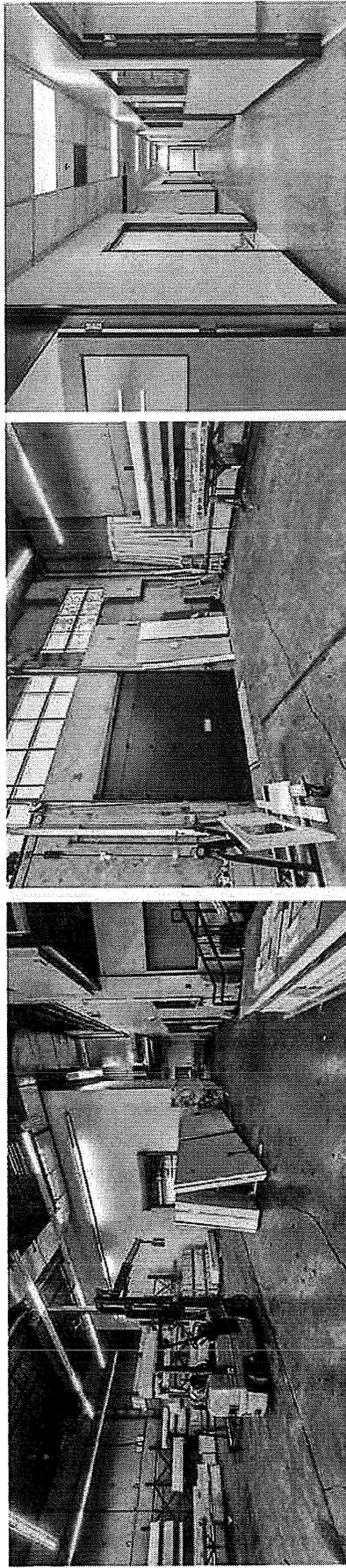
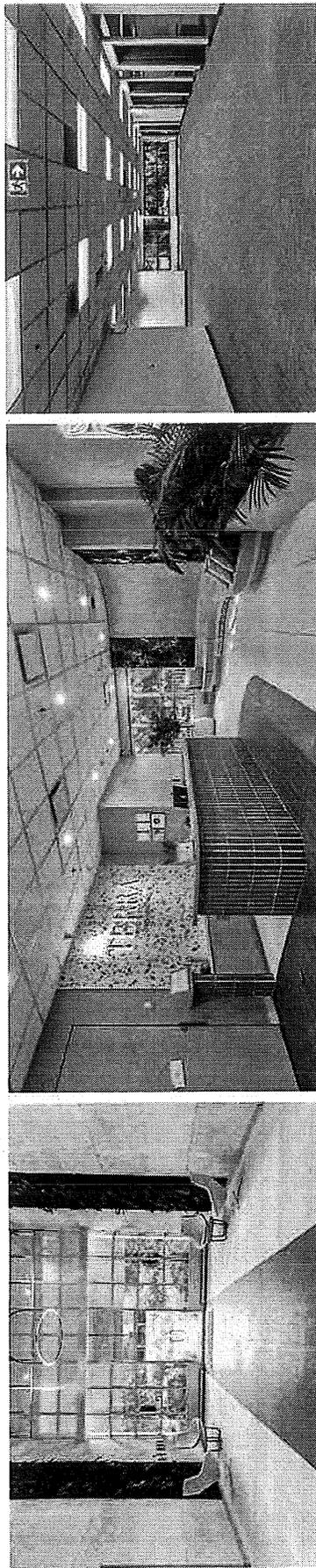
BUILDING PHOTOS

FLOOR PLANS



# Building Photos

Ground Floor



THE OPPORTUNITY

BUILDING OVERVIEW

THE NEIGHBOURHOOD

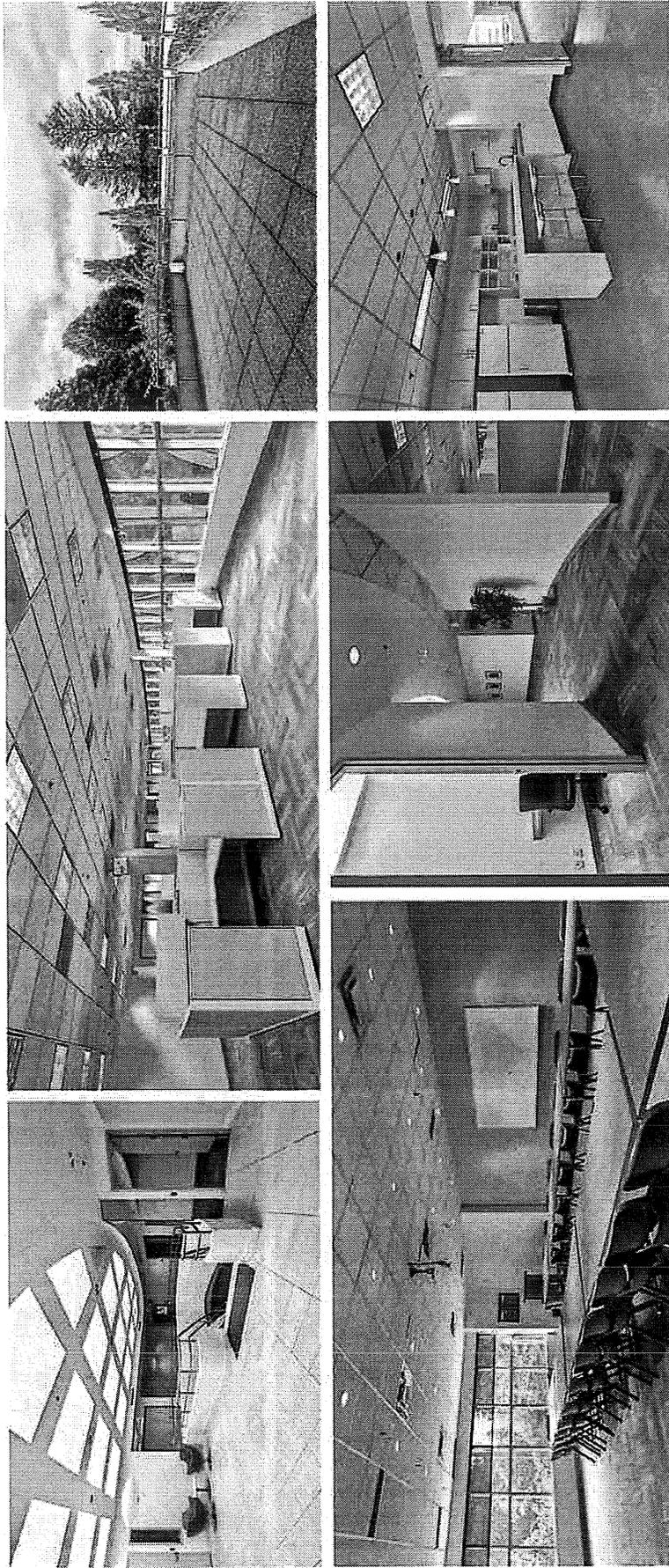
BUILDING PHOTOS

FLOOR PLANS



# Building Photos

## Second Floor



THE OPPORTUNITY

BUILDING OVERVIEW

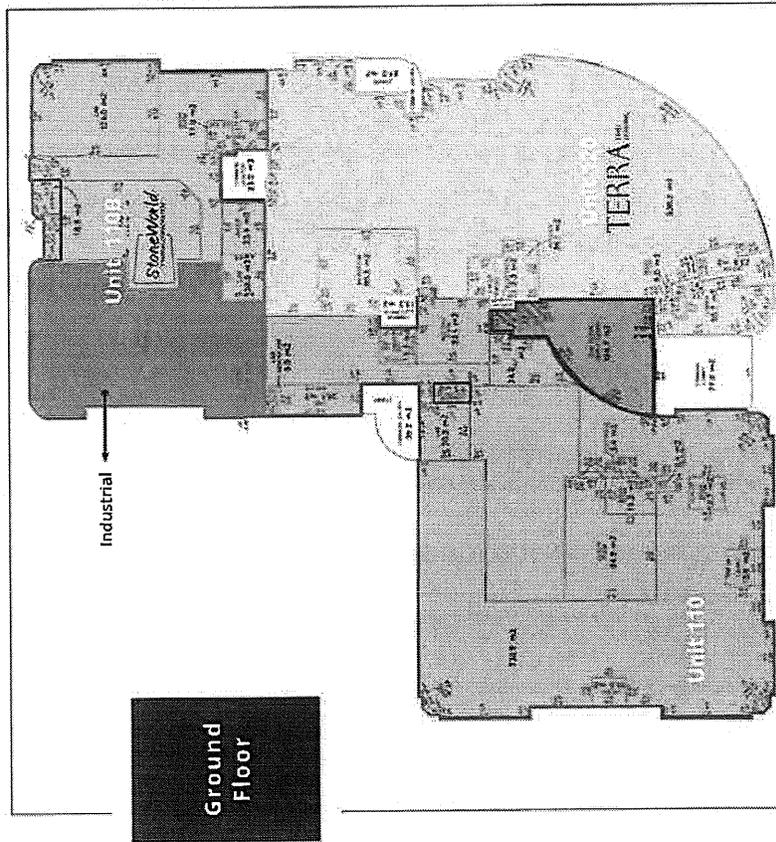
THE NEIGHBOURHOOD

BUILDING PHOTOS

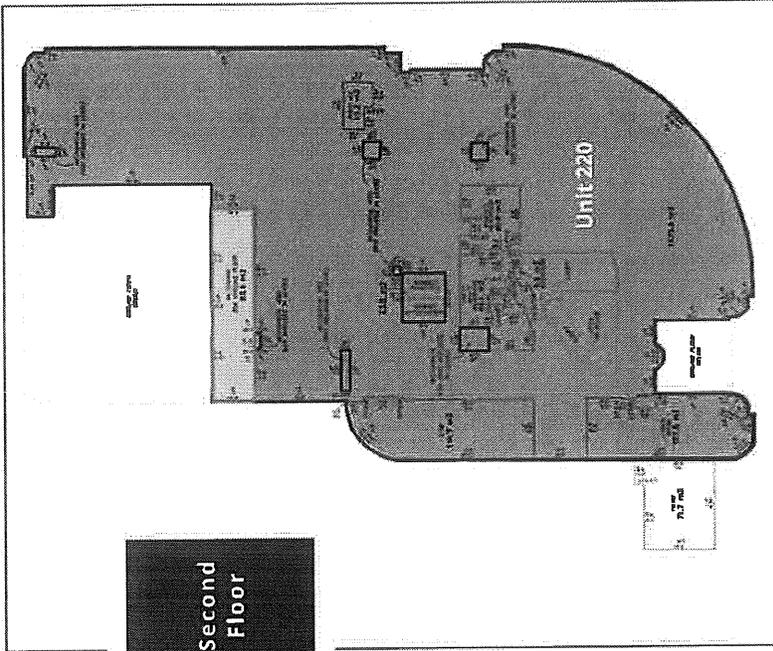
FLOOR PLANS



# Floor Plans



**Ground Floor**



**Second Floor**



# Offering Process

Prospective purchasers are invited to submit offers to purchase the property for consideration by the Seller. Once a Confidentiality Agreement (CA) has been signed, access to the Data Room will be provided where further detailed information on the offering will be available. Offers should be presented in the form of the offer preferred by the Seller, a copy of which is available through the listing agents, upon request.

*Note that the sale of the property will be subject to approval by the Supreme Court of British Columbia.*

## Graham Davidson

Vice President  
+1 604 916 6077

[graham.davidson@colliers.com](mailto:graham.davidson@colliers.com)  
*Personal Real Estate Corporation*

## Hart Buck

Senior Vice President  
+1 604 727 7001

[hart.buck@colliers.com](mailto:hart.buck@colliers.com)  
*Personal Real Estate Corporation*

## Jennifer Darling

Associate Vice President  
+1 778 837 5900

[jennifer.darling@colliers.com](mailto:jennifer.darling@colliers.com)

Contact us for more information

[collierscanada.com](http://collierscanada.com)



Accelerating success.

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This is Exhibit "F" referred to in the  
affidavit of .....Ariel.Mossman.....  
made before me on January 28, 2026.

  
.....

A Commissioner for taking Affidavits  
within British Columbia

**TITLE SEARCH PRINT**

File Reference: 037689-189351

Requestor: Sally Headrick

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

|                                       |  |
|---------------------------------------|--|
| <b>Land Title District</b>            | NEW WESTMINSTER  |
| Land Title Office                     | NEW WESTMINSTER  |
| <b>Title Number</b>                   | CA9113544  |
| From Title Number                     | CA3015526  |
| <b>Application Received</b>           | 2021-06-21   |
| <b>Application Entered</b>            | 2021-07-02   |
| <b>Registered Owner in Fee Simple</b> |  |
| Registered Owner/Mailing Address:     | 13799 COMMERCE PARKWAY HOLDINGS LTD., INC.NO.<br>BC0962074<br>1115-8400 WEST ROAD<br>RICHMOND, BC<br>V6X 0S7   |
| <b>Taxation Authority</b>             | Richmond, City of  |
| <b>Description of Land</b>            |  |
| Parcel Identifier:                    | 017-374-782  |
| Legal Description:                    | LOT "B" SECTION 5 BLOCK 4 NORTH RANGE 5 WEST AND SECTION 32 BLOCK 5<br>NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN LMP572                         |
| <b>Legal Notations</b>                |  |
|                                       | NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA3015527<br>FILED 2013-03-01  |
|                                       | ZONING REGULATION AND PLAN UNDER<br>THE AERONAUTICS ACT (CANADA)<br>FILED 10.2.1981 UNDER NO. T17084<br>PLAN NO. 61216                                 |
|                                       | NOTICE UNDER SECTION 40 L.T.A.<br>AS TO PART FORMERLY PARCEL B (REFERENCE PLAN 74068) SECTION 5<br>BLOCK 4 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT |

**TITLE SEARCH PRINT**

File Reference: 037689-189351

**Charges, Liens and Interests**

Nature: UNDERSURFACE RIGHTS  
 Registration Number: 71457C  
 Remarks: INTER ALIA  
 SEE 101964E  
 AS TO PART FORMERLY PARCEL B (REFERENCE PLAN 2200A  
 SECTION 5 BLOCK 4 NORTH RANGE 5 WEST  
 NEW WESTMINSTER DISTRICT

Nature: UNDERSURFACE RIGHTS  
 Registration Number: 83530C  
 Remarks: INTER ALIA  
 SEE 143244E  
 AS TO PART FORMERLY PARCEL A (REFERENCE PLAN 3486)  
 SECTION 5 BLOCK 4 NORTH RANGE 5 WEST  
 NEW WESTMINSTER DISTRICT

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: AA27808  
 Registration Date and Time: 1987-02-23 14:32  
 Registered Owner: TOWNSHIP OF RICHMOND  
 Remarks: INTER ALIA  
 ANCILLARY RIGHTS

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: AB228031  
 Registration Date and Time: 1988-10-31 12:48  
 Registered Owner: TOWNSHIP OF RICHMOND  
 Remarks: INTER ALIA  
 PLAN 79651 WITH ANCILLARY RIGHTS

Nature: COVENANT  
 Registration Number: BE87171  
 Registration Date and Time: 1991-06-04 11:30  
 Registered Owner: CITY OF RICHMOND  
 HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF  
 BRITISH COLUMBIA  
 Remarks: INTER ALIA  
 INCLUDES INDEMNITY UNDER L.T.A. SECTION 215 (2)(A)

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: BB1064930  
 Registration Date and Time: 2009-04-29 11:08  
 Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

**TITLE SEARCH PRINT**

File Reference: 037689-189351

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: BB1064931  
 Registration Date and Time: 2009-04-29 11:08  
 Registered Owner: TELUS COMMUNICATIONS INC.  
 INCORPORATION NO. A55547

Nature: MORTGAGE  
 Registration Number: CA9107322  
 Registration Date and Time: 2021-06-17 11:11  
 Registered Owner: PROSPERA CREDIT UNION  
 INCORPORATION NO. FI-157

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CA9107323  
 Registration Date and Time: 2021-06-17 11:11  
 Registered Owner: PROSPERA CREDIT UNION  
 INCORPORATION NO. FI-157

Nature: LEASE  
 Registration Number: CB318185  
 Registration Date and Time: 2022-11-03 10:08  
 Registered Owner: CSA GROUP TESTING & CERTIFICATION INC.  
 INCORPORATION NO. A0105718  
 Remarks: PART ON PLAN EPP122000

Nature: RIGHT OF FIRST REFUSAL  
 Registration Number: CB318186  
 Registration Date and Time: 2022-11-03 10:08  
 Registered Owner: CSA GROUP TESTING & CERTIFICATION INC.  
 INCORPORATION NO. A0105718

Nature: SECURITIES ACT CHARGE  
 Registration Number: CB1536802  
 Registration Date and Time: 2024-08-19 13:21  
 Remarks: INTER ALIA  
 RESTRICTS DEALINGS

Nature: MORTGAGE  
 Registration Number: CB1891410  
 Registration Date and Time: 2025-02-25 12:23  
 Registered Owner: 13531953 CANADA INC  
 INCORPORATION NO. 1353195-3

Nature: CERTIFICATE OF PENDING LITIGATION  
 Registration Number: CB1908699  
 Registration Date and Time: 2025-03-05 10:27  
 Registered Owner: PROSPERA CREDIT UNION

**TITLE SEARCH PRINT**

File Reference: 037689-189351

|                             |  |
|-----------------------------|--|
| Nature:                     | CROWN LIEN                             |
| Registration Number:        | CB2237910                              |
| Registration Date and Time: | 2025-08-12 16:17                       |
| Registered Owner:           | THE CROWN IN RIGHT OF BRITISH COLUMBIA |
| Remarks:                    | SPECULATION AND VACANCY TAX ACT        |

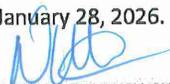
|                             |  |
|-----------------------------|--|
| Nature:                     | CRYSTALLIZED FLOATING CHARGE                                     |
| Registration Number:        | CB2443827  |
| Registration Date and Time: | 2025-11-07 16:39   |
| Registered Owner:           | NANITE INTERNATIONAL HOLDING LTD.<br>INCORPORATION NO. BC1149961 |

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

This is Exhibit "G" referred to in the  
affidavit of .....Ariel Mossman.....  
made before me on January 28, 2026.



.....  
A Commissioner for taking Affidavits  
within British Columbia



Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE  
AUG 19 2024 13:21:19.001  
CB1536802

1. Application

Deduct LTO Fees: Yes

Document Fees: \$81.27

BC Securities Commission  
9th Floor, 701 West Georgia Street  
Vancouver BC V7Y 1L2  
604-899-6500

2. Description of Land

| PID/Plan Number | Legal Description  |
|-----------------|--|
| 017-374-782     | LOT "B" SECTION 5 BLOCK 4 NORTH RANGE 5 WEST AND SECTION 32 BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN LMP572  |
| 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 NEW WESTMINSTER DISTRICT PLAN 16213 |
| 023-839-171     | LOT D SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP59703   |
| 024-666-947     | LOT 6 SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP65805   |

3. Nature of Charge, Notation, or Filing

| Type                  | Affected Number | Additional Information |
|-----------------------|-----------------|------------------------|
| SECURITIES ACT CHARGE |                 |                        |

4. Person Entitled to be Registered as Charge Owner

BRITISH COLUMBIA SECURITIES COMMISSION  
9TH FLOOR, 701 WEST GEORGIA STREET  
VANCOUVER BC V7Y 1L2

Electronic Signature

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

Garry Gracey  
H6WP19

Digitally signed by  
Garry Gracey H6WP19  
Date: 2024-08-19  
12:42:46 -07:00

**SCHEDULE**

**FORM 15-905**

*(section 164.18 of the Securities Act)*

**Nature of interest:** charge

**Notice of order/commencement of proceeding that may affect real property of the whole or a portion of an interest in real property.**

**Legal description and parcel identifier no(s):**

PID: 017-374-782

LOT "B" SECTION 5 BLOCK 4 NORTH RANGE 5 WEST AND SECTION 32 BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN LMP572

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 NEW WESTMINSTER DISTRICT PLAN 16213

PID: 023-839-171

LOT D SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP59703

PID: 024-666-947

LOT 6 SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP65805

**Registered owner(s):**

13799 Commerce Parkway Holdings Ltd.

Vulcanrich Nominee Ltd.

375 Potterton Ltd.

8826 Jim Bailey Ltd.

**Property address(es):**

13799 Commerce Parkway, Richmond, BC V6V 2N9

12511 Vulcan Way, Richmond, BC V6V 1J7

375 Potterton Road, Kelowna, BC V4V 2K8

8826 Jim Bailey Crescent, Kelowna, BC V4V 2L7

**British Columbia Securities Commission contact information:**

Luke Morassut  
Investigative Counsel  
Litigation Branch - Enforcement Division  
British Columbia Securities Commission  
P.O. Box 10142, Pacific Centre, Vancouver, B.C. V7Y 1L2  
Phone: (604) 899-6987, Fax: (604) 899-6633



---

**British Columbia Securities Commission  
Brenda M. Leong, Chair**

August 19, 2024  
**Date**



1200-701 West Georgia Street  
Vancouver, BC V7Y 1L2  
www.bcsc.bc.ca

Phone 604 698 8500  
Toll-free 1 800 373 6398  
inquiries@bcsc.bc.ca

COR #2024/076

### Preservation Order

Manna Industrial Fund (Value-Add) Limited Partnership

Section 164.04 of the *Securities Act*, R.S.B.C. 1996, c. 418 (the Act)

#### Background

- ¶ 1 The Executive Director applied for a preservation order based on the following facts established in the first affidavit of Hermia Law affirmed July 23, 2024, the second affidavit of Hermia Law affirmed August 14, 2024, and the Executive Director's written submissions dated August 15, 2024.
- ¶ 2 The British Columbia Securities Commission (the Commission) ordered an investigation of Manna Industrial Fund (Value-Add) Limited Partnership (Manna), amongst others, under section 142 of the Act on June 26, 2024.
- ¶ 3 Manna is the beneficial owner of the following four properties (together, the Manna Properties):
1. 13799 Commerce Parkway, Richmond, BC V6V 2N9 (the Commerce Property);
  2. 12511 Vulcan Way, Richmond, BC V6V 1J7 (the Vulcan Property);
  3. 375 Potterton Road, Kelowna, BC V4V 2K8 (the Potterton Property); and
  4. 8826 Jim Bailey Crescent, Kelowna, BC V4V 2L7 (the Jim Bailey Property).
- ¶ 4 The Manna Properties are legally owned by four nominee companies (the Manna Nominees) for and on behalf of Manna, as follows:
1. 13799 Commerce Parkway Holdings Ltd. is the registered owner of the Commerce Property;
  2. Vulcanrich Nominee Ltd. is the registered owner of the Vulcan Property;
  3. 375 Potterton Ltd. is the registered owner of the Potterton Property; and
  4. 8826 Jim Bailey Ltd. is the registered owner of the Jim Bailey Property.



¶ 5 The legal description of the Commerce Property is:

PID: 017-374-782  
LOT "B" SECTION 5 BLOCK 4 NORTH RANGE 5 WEST AND SECTION 32  
BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN  
LMP572

¶ 6 The legal description of the Vulcan Property is:

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 NEW WESTMINSTER DISTRICT  
PLAN 16213

¶ 7 The legal description of the Potterton Property is:

PID: 023-839-171  
LOT D SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT  
PLAN KAP59703

¶ 8 The legal description of the Jim Bailey Property is:

PID: 024-666-947  
LOT 6 SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT  
PLAN KAP65805

**The Order**

¶ 9 Having reviewed the materials filed in respect of this application, the Commission, considering it to be in the public interest, orders under section 164.04(4)(a) of the Act that:

1. Manna is restrained from disposing or transmitting its interest in the Manna Properties;
2. 13799 Commerce Parkway Holdings Ltd. is restrained from disposing or transmitting its interest in the Commerce Property;
3. Vulcanrich Nominee Ltd. is restrained from disposing or transmitting its interest in the Vulcan Property;
4. 375 Potterton Ltd. is restrained from disposing or transmitting its interest in the Potterton Property; and

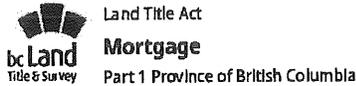


5. 8826 Jim Bailey Ltd. is restrained from disposing or transmitting its interest in the Jim Bailey Property.

¶ 10 August 19, 2024

A handwritten signature in black ink, appearing to read "Brenda M. Leong", is written over a circular stamp or seal.

¶ 11 Brenda M. Leong  
Chair



NEW WESTMINSTER LAND TITLE OFFICE  
 FEB 25 2025 12:23:30.001  
**CB1891410**

1. Application

Document Fees: \$81.27

**Shawn Zhang Law Corporation**  
 6477 Bridgeport Rd,  
 #625  
 Richmond BC V6X 0S8  
 778-965-1012

Subject to SECURITIES ACT CHARGE CB1536802

2. Description of Land

| PID/Plan Number    | Legal Description  |
|--------------------|--|
| <b>017-374-782</b> | <b>LOT "B" SECTION 5 BLOCK 4 NORTH RANGE 5 WEST AND SECTION 32 BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN LMP572</b> |

3. Borrower(s) (Mortgagor(s))

|   |           |
|---|-----------|
| <b>13799 COMMERCE PARKWAY HOLDINGS LTD.</b><br>1115-8400 WEST ROAD<br>RICHMOND BC V6X 0S7 | BC0962074 |
|---|-----------|

4. Lender(s) (Mortgagee(s))

|   |           |
|---|-----------|
| <b>13531953 CANADA INC</b><br>A FEDERALLY INCORPORATED COMPANY, HAVING AN OFFICE<br>AT<br>7181 WOODBINE AVE, UNIT 108<br>MARKHAM ON L3R 1A3 | 1353195-3 |
|---|-----------|

5. Payment Provisions

| Principal Amount  | Interest Rate   | Interest Adjustment Date |
|---|---|--------------------------|
| <b>See Item 10</b>  | <b>18% per annum</b>  | <b>N/A</b>               |
| Interest Calculation Period                               | Payment Dates   | First Payment Date       |
| <b>compound monthly</b>                                   | <b>N/A</b>  | <b>N/A</b>               |
| Amount of each periodic payment                           | Interest Act (Canada) Statement. The equivalent rate of interest calculated half yearly not in advance is | Last Payment Date        |
| <b>N/A</b>  | <b>N/A % per annum</b>  | <b>On Demand</b>         |
| Assignment of Rents which the applicant wants registered? | Place of payment  | Balance Due Date         |
| <b>No</b>   | <b>Postal Address in Item 4</b>   | <b>On Demand</b>         |

6. Mortgage contains floating charge on land?  
**No**

7. Mortgage secures a current or running account?  
**No**



Land Title Act  
**Mortgage**  
Part 1 Province of British Columbia

---

8. Interest Mortgaged

**Fee Simple**

---

9. Mortgage Terms

Part 2 of this mortgage consists of:

**(a) Prescribed Standard Mortgage Terms**

A selection of (a) or (b) includes any additional or modified terms.

---

10. Additional or Modified Terms

**A. The Mortgagor acknowledges and agrees that this Mortgage is given for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, as further collateral security pursuant to a Forbearance Agreement dated December 30, 2024, and Promissory Note dated December 30, 2024 (the "Agreements").**

**B. This Mortgage secures the payment, observance, performance and satisfaction of all present and future debts, liabilities and obligations of the Mortgagor in connection with the Agreements up to the aggregate of:**

**(i) the principal sum of \$4,324,389.37;**

**(ii) the projected interest as of February 28, 2025 totaling \$216,359.16;**

**(iii) all other present and future debts, liabilities and obligations of the Mortgagor in connection with the Agreements,**

**(iii) any unpaid interest on such debts, liabilities and obligations from time to time, at the applicable rate(s) of interest.**

Guarantor(s) or Covenantor(s):

**GENESIS MANNA HOLDING LTD.**

**Yuan Hong Wei**

---

11. Prior Encumbrances Permitted by Lender



Land Title Act  
**Mortgage**  
Part 1 Province of British Columbia

12. Execution(s)

This mortgage charges the Borrower's interest in the land mortgaged as security for payment of all money due and performance of all obligations in accordance with the mortgage terms referred to in item 9 and the Borrower(s) and every other signatory agree(s) to be bound by, and acknowledge(s) receipt of a true copy of, those terms.

Witnessing Officer Signature

Execution Date

Borrower / Party Signature(s)

\_\_\_\_\_  
**Jingjing Gao**  
**Barrister & Solicitor**  
Bennett Jones LLP  
2500 Park Place - 666 Burrard St  
Vancouver BC V6C 2X8

YYYY-MM-DD  
**2024-12-31**

**13799 COMMERCE PARKWAY**  
**HOLDINGS LTD.**  
By their Authorized Signatory

\_\_\_\_\_  
**Yuan Hong Wei**

Tel: 604-891-5320  
Fax: 604-891-5100

**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature

Execution Date

Borrower / Party Signature(s)

\_\_\_\_\_  
**Jingjing Gao**  
**Barrister & Solicitor**  
Bennett Jones LLP  
2500 Park Place - 666 Burrard St  
Vancouver BC V6C 2X8

YYYY-MM-DD  
**2024-12-31**

**GENESIS MANNA HOLDING LTD., as**  
**covenantor**  
By their Authorized Signatory

\_\_\_\_\_  
**Yuan Hong Wei**

Tel: 604-891-5320  
Fax: 604-891-5100

**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.



Land Title Act  
**Mortgage**  
Part 1 Province of British Columbia

Witnessing Officer Signature

Execution Date

Borrower / Party Signature(s)

YYYY-MM-DD

2024-12-31

Yuan Hong Wei, as covenantor

\_\_\_\_\_  
**Jingjing Gao**  
**Barrister & Solicitor**  
Bennett Jones LLP  
2500 Park Place - 666 Burrard St  
Vancouver BC V6C 2X8

Tel: 604-891-5320  
Fax: 604-891-5100

**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**Electronic Signature**

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

**Wenshao Zhang**  
**J9BABP**

Digitally signed by  
Wenshao Zhang J9BABP  
Date: 2025-02-25  
12:23:26 -08:00



Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

AUG 12 2025 16:17:35.001

CB2237910

1. Application

Document Fees: \$0.00

COLIN KLINGSPORN  
MINISTRY OF FINANCE, RMO, COLLECTIONS SECTION  
PO BOX 9445 STN PROV GOVT  
VICTORIA BRITISH COLUMBIA V8W 9V5  
CANADA  
1 866 566-3066

Reference Number: 2438 1702M

2. Description of Land

| PID/Plan Number | Legal Description  |
|-----------------|--|
| 017-374-782     | LOT "B" SECTION 5 BLOCK 4 NORTH RANGE 5 WEST AND SECTION 32 BLOCK 5 NORTH RANGE 5 WEST<br>NEW WESTMINSTER DISTRICT PLAN LMP572 |

3. Nature of Charge, Notation, or Filing

| Type       | Affected Number | Additional Information |
|------------|-----------------|------------------------|
| CROWN LIEN |                 |                        |

4. Person Entitled to be Registered as Charge Owner

THE CROWN IN RIGHT OF BRITISH COLUMBIA

5. Certificate



IN THE MATTER OF THE *SPECULATION AND VACANCY TAX ACT*, S.B.C. 2018, CHAPTER 46, SECTION 114, AND IN THE MATTER OF THE INTEREST OF 13799 COMMERCE PARKWAY HOLDINGS LTD. IN SEE ABOVE DESCRIPTION OF LAND.

CERTIFICATE OF LIEN

I certify that:

- 13799 COMMERCE PARKWAY HOLDINGS LTD.  
1115-8400 WEST RD RICHMOND BC V6X 0S7  
is  
(a) required to pay or remit an amount under the *Speculation and Vacancy Tax Act* but has not paid or remitted that amount, or  
(b) an associated corporation, as defined in section 114 (1) of the *Speculation and Vacancy Tax Act*, of a person who is required to pay or remit an amount under the *Speculation and Vacancy Tax Act* and has not paid or remitted that amount.
- The amount remaining unpaid or unremitted as of the date of this certificate is \$89,849.78.

AND TAKE NOTICE that on registration of this certificate in the land title office, the amount of the indebtedness to His Majesty the King in right of the Province of British Columbia is a lien against the land described above.

Dated at Victoria, British Columbia, on 12th day of August 2025.  
COLIN KLINGSPORN, on behalf of the Administrator, *Speculation and Vacancy Tax Act*

**DECLARATION(S) ATTACHED**



Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

NOV 07 2025 16:39:11.001

**CB2443827**

1. Application

Deduct LTO Fees:Yes

Document Fees: \$82.52

0180226.00001

**MLT AIKINS LLP**  
**2600 - 1066 West Hastings Street**  
**Vancouver BC V6E 3X1**  
**604-682-7737**

2. Description of Land

PID/Plan Number

Legal Description

**017-374-782**

**LOT "B" SECTION 5 BLOCK 4 NORTH RANGE 5 WEST AND SECTION 32 BLOCK 5 NORTH RANGE 5 WEST  
NEW WESTMINSTER DISTRICT PLAN LMP572**

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

**CRYSTALLIZED FLOATING CHARGE**

**SECTION 1.2**

4. Person Entitled to be Registered as Charge Owner

**NANITE INTERNATIONAL HOLDING LTD.**  
**6750 232 STREET**  
**LANGLEY BC V2Y 2J7**

BC1149961

**Electronic Signature**

Your electronic signature is a representation that

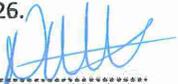
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

**Saravan Jothi**  
**Veylan BBCE2J**

Digitally signed by  
**Saravan Jothi Veylan**  
**BBCE2J**  
**Date: 2025-11-07**  
**16:34:14 -08:00**

This is Exhibit "H" referred to in the  
affidavit of .....Ariel Mossman.....  
made before me on January 28, 2026.



.....  
A Commissioner for taking Affidavits  
within British Columbia

6911 No. 3 Road  
Richmond BC V6Y 2C1

**CITY OF RICHMOND  
PROPERTY TAX CERTIFICATE**

Tax Dept: 604-276-4145  
Fax: 604-276-4128

Printed: Jan 19, 2026  
Number: 121639

This statement is issued in accordance with the Community Charter Section 249 - Statements of Taxes Outstanding.  
Under 249 (3), an error in a statement or certificate given under this section does not subject the municipality to damages.  
This property may be subject to other charges or fees.

For BC ONLINE  
37689-162226

|   |  |   |
|---|--|---|
| <b>Owner</b>  | <b>Property</b>  |   |
| 13799 COMMERCE PARKWAY HOLDINGS LTD<br>1115-8400 WEST RD<br>RICHMOND BC V6X 0S7 | <b>Folio:</b> 016-327-003<br><b>Pid:</b> 017-374-782   | <b>LTO No.:</b> CB318185<br><b>MHR No.:</b> |
|   | <b>Civic:</b> 13799 COMMERCE PKY<br><b>Legal:</b> LT B SEC 5.32 BLK 4.5N RGE 5W NWD PL LMP572<br><b>Status:</b> ACTIVE |   |

| 2026 Assessments |                  |            |            |              |            |
|------------------|------------------|------------|------------|--------------|------------|
| Value Set        | Assessment Class | Value Type | Land       | Improvements | Total      |
| GENERAL          | Residential      | NET        | 3,304,000  | 53,900       | 3,357,900  |
| GENERAL          | Business/Other   | NET        | 13,216,000 | 209,000      | 13,425,000 |

| 2025 Levies, Grants, Deferrals |                   | Property Taxes Owning As At Jan 19, 2026 |                          | 2026 Instalments     |             |
|--------------------------------|-------------------|--|--------------------------|----------------------|-------------|
| Total Levy                     | <b>152,984.26</b> | Delinquent (2024)                        | 211,628.45               | Payments Made        | 0.00        |
| Grant Available                |                   | Arrears (2025)                           | 171,663.79               | Interest Earned      | 0.00        |
| 65 and over                    | 0.00              | Interest to Jan 19, 2026                 | 1,486.44                 | Adjustments          | 0.00        |
| Under 65                       | 0.00              | Current (2026)                           | <u>0.00</u>              | <b>Balance as at</b> |             |
|                                |                   |  | 364,778.68               | <b>Jan 19, 2026</b>  | <b>0.00</b> |
| <b>Grant Claimed</b>           | <b>0.00</b>       | Penalties                                | <u>0.00</u>              |                      |             |
| <b>Deferred</b>                | <b>0.00</b>       | <b>Total Taxes Owning</b>                | <u><b>384,778.68</b></u> |                      |             |

**Quarterly Metered Utility Charges for Account 101169**

|   |                    |                             |        |           |      |
|---|--------------------|-----------------------------|--------|-----------|------|
| Unpaid Arrears                            | 0.00               | <b>Details of Last Bill</b> |        |           |      |
| Balance of Last Bill - Due Dec 4, 2025    | 0.00               | Charges on Last Bill        |        | 3,340.11  |      |
|   |                    | Total Discount              | 334.01 | Claimed   | 0.00 |
| <b>Account Balance as at Jan 19, 2026</b> | <u><b>0.00</b></u> |                             |        |           |      |
|   |                    | Payments Applied            |        | -3,340.11 |      |
| Account Type                              | COMMERCIAL         | Penalties                   |        | 0.00      |      |
| Number of Unit(s) on Premises             | 1                  | Adjustments                 |        | 0.00      |      |
| Billing Category                          | METERED            |                             |        |           |      |

**Quarterly Metered Charges History**

| Date  | Description                       | Amount   | Discount Available | Units | Consumption |
|---|-----------------------------------|----------|--------------------|-------|-------------|
| Apr 23, 2024                                      | ANNUAL FLOOD PROTECTION >10,000M2 | 3,148.42 | 314.84             | 1.00  |             |
| Apr 23, 2024                                      | ANNUAL ENVIRONMENTAL CHARGE (M)   | 54.17    | 5.42               | 1.00  |             |
| <b>Prior Charges That Cover Past Oct 01, 2024</b> |                                   |          |                    |       |             |
| Oct 24, 2024                                      | METERED WATER - COMMERCIAL        | 3,783.61 | 378.36             | 1.00  | 2,180 M3    |
| Oct 24, 2024                                      | SEWER - COMMERCIAL                | 4,189.52 | 418.95             | 1.00  | 2,180 M3    |
| <b>Oct 01, 2024 TO Dec 31, 2024</b>               |                                   |          |                    |       |             |
| Jan 30, 2025                                      | METERED WATER - COMMERCIAL        | 852.18   | 85.22              | 1.00  | 491 M3      |
| Jan 30, 2025                                      | SEWER - COMMERCIAL                | 943.60   | 94.36              | 1.00  | 491 M3      |
| Jan 30, 2025                                      | METER MAINTENANCE COMPOUND 3"     | 110.00   | 11.00              | 1.00  |             |
| <b>Jan 01, 2025 TO Mar 31, 2025</b>               |                                   |          |                    |       |             |
| May 1, 2025                                       | METERED WATER - COMMERCIAL        | 1,382.58 | 138.26             | 1.00  | 749 M3      |
| May 1, 2025                                       | SEWER - COMMERCIAL                | 1,918.04 | 191.80             | 1.00  | 749 M3      |
| May 1, 2025                                       | METER MAINTENANCE COMPOUND 3"     | 110.00   | 11.00              | 1.00  |             |
| May 1, 2025                                       | ANNUAL FLOOD PROTECTION >10,000M2 | 3,681.93 | 368.19             | 1.00  |             |
| May 1, 2025                                       | ANNUAL ENVIRONMENTAL CHARGE (M)   | 58.27    | 5.83               | 1.00  |             |
| <b>Apr 01, 2025 TO Jun 30, 2025</b>               |                                   |          |                    |       |             |
| Jul 25, 2025                                      | METERED WATER - COMMERCIAL        | 1,201.68 | 120.17             | 1.00  | 651 M3      |
| Jul 25, 2025                                      | SEWER - COMMERCIAL                | 1,667.08 | 166.71             | 1.00  | 651 M3      |
| Jul 25, 2025                                      | METER MAINTENANCE COMPOUND 3"     | 110.00   | 11.00              | 1.00  |             |
| Oct 1, 2025                                       | NSF FEE                           | 41.00    | 0.00               |       |             |
| <b>Jul 01, 2025 TO Sep 30, 2025</b>               |                                   |          |                    |       |             |
| Oct 24, 2025                                      | METERED WATER - COMMERCIAL        | 1,353.04 | 135.30             | 1.00  | 733 M3      |
| Oct 24, 2025                                      | SEWER - COMMERCIAL                | 1,877.07 | 187.71             | 1.00  | 733 M3      |
| Oct 24, 2025                                      | METER MAINTENANCE COMPOUND 3"     | 110.00   | 11.00              | 1.00  |             |

**Important Property Comments**

TAX-AR                      FIR-06569  
                                    FIR-06570

ARREARS More pending charges to this property. Call A/R Dept (604) 276-4334 for final amount.

DELINQUENT There is an Arrears balance on this Tax Certificate.

DELINQUENT Properties with delinquent taxes will be sold on the last Monday in September at City Hall in the council chambers.

GENERAL There is an outstanding Delinquent balance on this Tax Certificate.

GENERAL LAWYERS and NOTARIES: If a RETRO GRANT has been applied for, and the result is a credit to the tax account, this credit will not be refunded. Please apportion the credit when preparing statement of adjustments.

GENERAL The real estate agents solicitors or purchasers should not overlook information on local improvements meter or other charges. Those buying properties should be afforded all information, which can be obtained on their behalf. PLEASE ASK if unsure!

PRIOR YEAR There is an Arrears or Delinquent balance outstanding on this Tax Certificate.

TAX Daily interest on Arrears and Delinquent taxes is \$ 78.234

---

This is the last page of the Tax Certificate.  
 E & O/E

NO. S-246877  
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH  
COLUMBIA

BETWEEN:

NATIONAL BANK OF CANADA

PETITIONER

AND:

MANNA INDUSTRIAL FUND  
(VALUE-ADD) GP CORP., and  
others

RESPONDENTS

---

AFFIDAVIT

---



Suite 1600 Cathedral Place  
925 West Georgia Street,  
Vancouver BC V6C 3L2  
Phone: 604-685-3456

Attention: Bryan C. Gibbons and Noor Mann  
Email: [bgibbons@lawsonlundell.com](mailto:bgibbons@lawsonlundell.com) /  
[nmann@lawsonlundell.com](mailto:nmann@lawsonlundell.com)