No. S-256472
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

NATIONAL BANK OF CANADA

Petitioner

– AND –

CARVOLTH 86TH AVENUE LANDS LTD., MASKEEN (CARVOLTH) GP INC., AND MASKEEN (CARVOLTH) LIMITED PARTNERSHIP

Respondents

FIRST REPORT OF THE RECEIVER

August 18, 2026

FIRST REPORT OF THE RECEIVER

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INTRODUCTION

1. On January 8, 2026 (the "**Receivership Date**"), FTI Consulting Canada Inc. was appointed as receiver and manager (in such capacity, the "**Receiver**") of all of the assets, undertakings and property of Carvolth 86th Avenue Lands Ltd., Maskeen (Carvolth) GP Inc., and Maskeen (Carvolth) Limited Partnership (collectively, "**Maskeen (Carvolth)**" or the "**Company**") pursuant to an order (the "**Receivership Order**") of the Supreme Court of British Columbia (the "**Court**").

2. The Company's assets primarily represent its sole beneficial ownership in the undeveloped real property (the "**Property**") at civic address 20120 86^{th} Avenue, Langley, BC, and legally described as follows:

   PID: 002-331-471

   Legal Description: Lot 56 except: the Easterly portion; Section 26, Township 8, New Westminster District Plan 62363

3. The Company was part of a real estate development group known as Maskeen, with multiple projects in the Lower Mainland. The Company's principal business was real estate development. As of the Receivership Date, the Property remained undeveloped and was being used by a local developer, Tannin Developments Ltd. (the "**Tannin**") as a staging area for construction of its adjacent project to the east of the Property for a monthly payment of $6,000, plus taxes.

4. The Receivership Order authorizes the Receiver to, among other things, take possession of, and exercise control over, the Property and sell the Property with the approval of this Court.

5. Concurrent with this first report of the Receiver (the "**First Report**"), the Receiver intends to file a notice of application seeking the following orders:

   a. an order (the "**Approval and Vesting Order**") approving the contract of purchase and sale, dated July 16, 2026 (the "**Purchase Agreement**") between the Receiver, as vendor, and 1489190 BC Ltd (the "**Purchaser**"), as purchaser, for the sale of the Property free and clear of any encumbrances; and

b. an order (the "**Discharge and Distribution Order**"):

   i. approving the Receiver's activities since the Receivership Date;

   ii. approving the Receiver's fees and its legal counsel's fees as outlined in this First Report;

   iii. authorizing and directing the Receiver to repay the Receiver's borrowings evidenced by the Receiver's certificates (the "**Receiver's Certificates**") pursuant to the Receivership Order (the "**Receiver's Borrowings**") and distribute the remaining net proceeds to National Bank of Canada ("**NBC**") in respect of its outstanding loans to the Company; and

   iv. discharging the Receiver in these proceedings.

PURPOSE OF THIS FIRST REPORT

6. The purpose of this First Report is to provide this Court with information with respect to the following:

   a. the Receiver's activities since the Receivership Date;

   b. a summary of the marketing process undertaken by the Receiver and its real estate agent Avison Young Commercial Real Estate (B.C.) Inc. ("**AY**") which has resulted in the Purchase Agreement;

   c. a summary of the Receiver's interim statement of receipts and disbursements (the "**Interim R&D**");

   d. a summary of the independent review of NBC's security prepared by the Receiver's legal counsel, McCarthy Tétrault LLP ("**McCarthy**");

   e. the proposed distribution to NBC;

   f. a summary of the professional fees and disbursements of the Receiver and McCarthy; and

   g. the Receiver's conclusions and recommendations.

7. The Receivership Order and other publicly available information in respect of these proceedings are available on the Receiver's case website at: https://cfcanada.fticonsulting.com/maskeen/.

TERMS OF REFERENCE

8. In preparing this First Report, the Receiver has relied upon audited and unaudited financial information, other information available to the Receiver and, where appropriate, the Company's books and records and discussions with various parties (collectively, the "**Information**").

9. Except as described in this First Report:

   a. the Receiver has not audited, reviewed or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would comply with Generally Accepted Assurance Standards pursuant to the Canadian Institute of Chartered Accountants Handbook; and

   b. the Receiver has not examined or reviewed financial forecasts and projections referred to in this First Report in a manner that would comply with the procedures described in the Canadian Institute of Chartered Accountants Handbook.

10. Future-oriented financial information reported or relied on in preparing this First Report is based on assumptions regarding future events. Actual results may vary from forecasts and such variances may be material.

11. Unless otherwise stated, all monetary amounts contained herein are expressed in Canadian Dollars.

RECEIVER'S ACTIVITIES

12. The Receiver's activities since its appointment include, among other things, the following:

    a. corresponding with the principals and Chief Financial Officer (the "**CFO**") of the Company to advise them of the Receivership and obtain the Company's books and records and information with respect to the Property;

b. attending the Property and meeting with the site superintendent of Tannin;

c. reviewing and maintaining adequate insurance coverage over the Property and arranging to add the Receiver as an additional named insured to those policies;

d. engaging McCarthy to act as independent legal counsel to the Receiver;

e. corresponding with Tannin to collect outstanding payments;

f. extending the agreement with Tannin on a month-to-month basis and collecting payments following each extension;

g. providing periodic updates to NBC in its capacity as the senior secured lender to the Company;

h. arranging for the issuance of two Receiver's Certificates to borrow an aggregate of $250,000, as authorized by the Receivership Order;

i. coordinating with the CFO and the Canada Revenue Agency with respect to a pre-filing GST audit;

j. corresponding with the Company and a third-party lender with respect to the Company's refinancing efforts and holding various discussions with the third party lender;

k. coordinating with the Township of Langley (the "**Township**") and its general contractor with respect to certain road-widening work along the frontage of the Property undertaken by the Township;

l. instructing McCarthy to review certain statutory right of way (the "**SRW**") documents and liaising with the Township, BC Hydro, and NBC's counsel to execute such SRW documents to enable the Township's general contractor to undertake the road-widening work;

m. notifying the insurer promptly after being notified of a car accident in front of the Property that resulted in a power outage on site, and liaising with BC Hydro and the

Township's general contractor to restore power on site including the installation and energization of permanent power;

n. commissioning a Phase I Environmental Site Assessment from PGL Environmental Consultant;

o. commissioning an appraisal report from Avison Young Valuation & Advisory Services, LP;

p. arranging for payment of pre-filing property tax arrears;

q. conducting a request for proposals process to select a listing agent;

r. engaging AY as listing agent to market the Property for sale, and responding to various offers and inquiries in respect of the marketing efforts;

s. assisting with the due diligence by the Purchaser;

t. attending to various statutory notices and other duties of the Receiver pursuant to the Receivership Order, the *Bankruptcy and Insolvency Act*, and other applicable statutes; and

u. preparing this First Report.

SUMMARY OF THE MARKETING PROCESS

13. The Receiver solicited competing proposals from three real estate agents to act as the listing agent for the Property. The Receiver, in consultation with NBC, reviewed the proposals and selected AY to act as the exclusive listing agent.

14. The Receiver's decision to engage AY was based on:

a. AY's experience with similar properties located in the Carvolth area and the Willoughby neighbourhood in Langley, BC;

b. the commission structure was competitive compared to other proposals received; and

c. AY's approach to navigating the ongoing community planning by the Township of Langley which could impact the rezoning and buildable areas of the Property, along with the suggested listing price, demonstrated knowledge of the area and was the most realistic approach for the marketing and sale of the Property relative to other proposals received. In particular, AY has taken into consideration the potential road dedications along the western and southern portions of the Property, and has adjusted the gross site area for the northern portion of the Property required to be set aside for a plaza.

15. On or about April 24, 2026, AY listed the Property for sale. The listing price was $7,000,000.

16. The marketing campaign (the "**Marketing Process**") undertaken by AY included, among other things, the following:

   a. LinkedIn post;

   b. preview phone call campaign;

   c. listing on AY's website;

   d. official launch email (the "**Official Launch Email**") sent to a database of 1,362 local developers & investors;

   e. phone call campaign to recipients who engaged with the Official Launch Email;

   f. offer solicitation phone call campaign; and

   g. advertisements in the June and July edition of the *Western Investor*.

17. Over the course of the Marketing Process, the following interest was shown in the Property:

   a. the Official Launch Email received a 30% open rate and a 7% click rate;

   b. 13 parties executed confidentiality agreements and obtained access to the data room;

   c. two parties expressed interest in purchasing the Property at $3 million and $5.5 million, respectively, but did not proceed with a formal offer; and

   d. one formal offer was received.

18. On June 17, 2026, the Receiver received an initial offer from the Purchaser, which had a subject removal date of July 15, 2026. The day before the deadline for subject removal, the

Purchaser proposed a reduced price based on its due diligence. As a result, the Receiver allowed the initial offer to expire and negotiated a revised offer with the Purchaser, more aligned with the price in the initial offer. The negotiations resulted in a counter-offer by the Receiver on July 16, 2026, which the Purchaser accepted. The parties entered into the Purchase Agreement, which the Receiver is seeking to be approved, a copy of which is attached hereto as Appendix "**A**".

19. The key terms of the Purchase Agreement are summarized as follows:

    a. the purchase price is $6,400,000 (the "**Purchase Price**");

    b. a deposit of $640,000, which is currently being held by the Purchaser's solicitor;

    c. the Purchase Agreement is conditional upon the approval of this Court;

    d. the Purchaser may, at the Purchaser's option, terminate the Purchase Agreement if court approval is not obtained within 45 days of the date of the Purchase Agreement; and

    e. the sale shall be completed within 30 days after the Purchase Agreement is approved by the Court.

20. The Receiver's comments with respect to the Marketing Process and the Purchase Agreement are as follows:

    a. the Marketing Process undertaken by AY was fair and transparent and provided all participants with equal access to the information and opportunity to submit an offer. Given the nature of the Property, AY's marketing strategy was designed to target purchasers with the development experience and financial wherewithal to complete a transaction, which include local developers and investors with an established interest in the development land market in Langley. AY advised that, given the significant number of competing opportunities currently available in the market, the way to maximize the selling price of development land is through a targeted process involving direct engagement with qualified potential purchasers;

b. the Purchase Agreement represents the highest and best purchase price offered for the Property;

c. a timely transaction to sell the Property will mitigate the ongoing costs of administering the Receivership;

d. the sale is supported by NBC, as the primary secured creditor; and

e. overall, it is the Receiver's view that completing the transaction contemplated in the Purchase Agreement is reasonable in the circumstances and is in the best interests of the Company's creditors.

INTERIM STATEMENT OF RECEIPTS AND DISBURSEMENTS

21. The Receiver's Interim R&D covering the period from its appointment to August 17, 2026 is summarized below:

Interim Statement of Receipts and Disbursements For the Period of January 8, 2026 to August 17, 2026 $000's	
Receipts	
Receiver's borrowings	$ 250
Payments received from Tannin	46
GST collected	2
Total Receipts	**298**
Disbursements	
Property Tax	(95)
Receiver's fees	(59)
Receiver's legal fees	(14)
Interest on Receiver's borrowings	(11)
Environmental site assessment	(4)
Appraisal fees	(4)
GST paid	(4)
PST paid	(1)
Others	(2)
Total Disbursements	**(193)**
Cash on Hand (as of August 17, 2026)	**$ 105**

22. As at August 17, 2026, the balance in the Receiver's trust account was approximately $105,000.

23. The key components of the Interim R&D are described as follows:

a. the Receiver borrowed $250,000 from NBC under two Receiver's Certificates that are secured by the Receiver's Borrowing Charge (as defined in the Receivership Order). Interest was paid each month;

b. the Receiver collected approximately $46,000 (before GST) from Tannin arising from their pre- and post-Receivership payment obligations; and

c. the Receiver paid approximately $95,000 in 2025 property tax arrears.

24. The Receiver's fees and its legal fees are described in further detail below.

SECURITY REVIEW

25. The Company's primary secured creditor is NBC, who is owed approximately $11.0 million as of August 19, 2025, plus interest continuing to accrue. As described above, the Receiver has also borrowed $250,000 from NBC under two Receiver's Certificates.

26. McCarthy has completed an independent review of the security held by NBC over the Property. McCarthy has opined that the security granted by the Company in favour of NBC by the Security Agreements create a valid and enforceable security interest in respect of the Property, subject to standard qualifications and assumptions.

PROPOSED DISTRIBUTION

27. The Discharge and Distribution Order seeks approval to distribute the Company's funds as follows:

a. repayment of the Receiver's Borrowings of $250,000, plus interest, to NBC; and

b. distribute the remaining funds, net of costs to complete the administration of the Receivership (the "**Estimated Completion Costs**"), to NBC, totally approximately $5.9 million.

28. The estimated net proceeds available for distribution to NBC are set out in the table below, which assumes the sale of the Property pursuant to the Purchase Agreement will close on September 15, 2026:

Proposed Distribution $000's	
Cash on hand (August 17, 2026)	$ 105
Less: Outstanding invoices of the Receiver (to Jun 30, 2026)	(65)
Less: Outstanding invoices of the Receiver's counsel (to Jun 30, 2026)	(6)
Estimated cash balance at Closing	34
Gross proceeds from property sale	6,400
Less: Commission (2.75% plus GST)	(185)
Less: Estimated property tax adjustment	(60)
Estimated net proceeds from property sale	6,155
Less:	
Repayment of Receiver's Borrowings and accrued interest	(256)
Estimated professional fees to complete	(50)
Contingency	(25)
Estimated net cash available for distribution to NBC	**$ 5,858**

29. The Estimated Completion Costs of $50,000 largely consist of the professional fees of the Receiver and McCarthy (i) that were accrued but remain outstanding for July 2026 and August 2026, and (ii) that will be incurred between this First Report and the closing of the Purchase Agreement.

30. Given the Indebtedness owing to the Bank is approximately $11 million, as described above, the Bank is expected to suffer a material shortfall even after the Proposed Distribution. As such, no other creditors will receive any recovery.

31. The Receiver has confirmed:

    a. no amounts are owing related to wages or unremitted payroll withholding, as the Company has no employees; and

    b. no assertion was received from the Canada Revenue Agency of a statutory priority claim for unpaid GST or HST under applicable tax legislation, nor any similar super priority claim from any other potential creditor of the Company.

SUMMARY OF PROFESSIONAL FEES

32. The professional fees and disbursements of the Receiver and its legal counsel, including paid and unpaid amounts are set out in the below table:

Summary of Professional Fees for the Receiver and its Legal Counsel for the Period Through to June 30, 2026										
		Fees		Disbursements		GST		PST		Total
FTI Consulting Canada Inc.	$	120,587.50	$	425.04	$	6,050.64	$	-	$	127,063.18
McCarthy Tétrault LLP		18,890.50		172.41		950.65		1,322.36		21,335.92
Total	**$**	**139,478.00**	**$**	**597.45**	**$**	**7,001.29**	**$**	**1,322.36**	**$**	**148,399.10**

33. Attached hereto as Appendix "**B**" is a summary of the Receiver's professional fees indicating the name, position, hourly rate and hours charged by the Receiver's professional staff, details of its out-of-pocket disbursements and copies of its invoices.

34. Attached hereto as Appendix "**C**" is a summary of statements of account of the professional fees and disbursements charged by the Receiver's legal counsel.

35. The Receiver considers that the fees and disbursements charged by its legal counsel have been necessarily incurred and that the hours and rates charged are fair and reasonable in the circumstances.

36. The Bank, as the fulcrum creditor and out of whose recovery the fees come, does not oppose the approval of the Receiver's Fees, the Receiver's Counsel's Fees, or the Estimated Completion Costs.

DISCHARGE

37. All matters pertaining to the administration of the receivership have been substantially finalized, with the exception of the following:

    a. repaying the $250,000 borrowed from NBC and secured by the Receiver's Borrowing Charge, making final distributions of remaining funds, preparing the final bank reconciliations and closing the Receiver's bank account;

    b. preparing and issuing the Receiver's final report pursuant to subsection 246(3) of the *Bankruptcy and Insolvency Act*; and

    c. any other matters incidental to the wind up of the administration of the receivership.

38. Upon filing a certificate certifying that it has completed the remaining outstanding activities, the administration of the receivership will be substantially complete as the Company will have no remaining assets. It is reasonable, appropriate, prudent, and

economical to address the discharge of the Receiver at the same hearing, to minimize the costs borne by the Company with respect to professional fees. The Receiver will have fulfilled its mandate as set out in the Receivership Order. Accordingly, the Receiver seeks a discharge order from this Court.

CONCLUSION AND RECOMMENDATION

39. The Property has been broadly marketed in a fair and transparent manner and the Purchase Agreement represents the best available recovery in the circumstances. Upon the closing of the Purchase Agreement, the Receiver's administration of the Receivership proceedings will be substantially complete.

40. Based on the foregoing, the Receiver respectfully recommends that this Court grant the following orders:

   a. the Approval and Vesting Order; and

   b. the Discharge and Distribution Order.

*****

All of which is respectfully submitted this 18th day of August 2026.

FTI Consulting Canada Inc.
in its capacity as Receiver of the Company
and not in its personal capacity

Tom Powell	Longmai Yan
Senior Managing Director	Director

Appendix A

Purchase Agreement dated July 16, 2026

INFORMATION ABOUT THE CONTRACT OF PURCHASE AND SALE
RESIDENTIAL

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE CONTRACT AND SHOULD NOT AFFECT THE PROPER INTERPRETATION OF ANY OF ITS TERMS.

1. **CONTRACT:** This document, when signed by both parties, is a legally binding contract. READ IT CAREFULLY. The parties should ensure that everything that is agreed to is in writing.

   Notwithstanding the foregoing, under Section 42 of the *Property Law Act* a purchaser of “residential real property” (as defined in the *Home Buyer Rescission Period Regulation*) that is not exempt may rescind (cancel) the Contract of Purchase and Sale by serving written notice to the seller within the prescribed period after the date that the acceptance of the offer is signed. If the buyer exercises their right of rescission within the prescribed time and in the prescribed manner, this Contract of Purchase and Sale will be of no further force and effect, except for provisions relating to payment of the deposits, if any.
2. **DEPOSIT(S):** In the *Real Estate Services Act*, under Section 28 it requires that money held by a brokerage in respect of a real estate transaction for which there is an agreement between the parties for the acquisition and disposition of the real estate be held by the brokerage as a stakeholder. The money is held for the real estate transaction, and not on behalf of one of the parties. If a party does not remove one or more conditions, the brokerage requires the written agreement of both parties in order to release the deposit. If both parties do not sign the authorization to release the deposit, then the parties will have to apply to court for a determination of the deposit issue.

   Notwithstanding the foregoing, if the buyer exercises their rescission rights under Section 42 of the *Property Law Act* and a deposit has been paid to the seller, the seller’s brokerage, or anyone else, the prescribed amount that the buyer is required to pay in connection with the exercise of their rescission right will be paid to the seller from the deposit and the balance, if any, will be paid to the buyer without any further direction or agreement of the parties.
3. **COMPLETION:** (Section 4) Unless the parties are prepared to meet at the Land Title Office and exchange title documents for the purchase price, it is, in every case, advisable for the completion of the sale to take place in the following sequence:
   (a) The buyer pays the purchase price or down payment in trust to the buyer’s lawyer or notary (who should advise the buyer of the exact amount required) several days before the completion date, and the buyer signs the documents.
   (b) The buyer’s lawyer or notary prepares the documents and forwards them for signature to the seller’s lawyer or notary, who returns the documents to the buyer’s lawyer or notary.
   (c) The buyer’s lawyer or notary then attends to the deposit of the signed title documents (and any mortgages) at the appropriate Land Title Office.
   (d) The buyer’s lawyer or notary releases the sale proceeds at the buyer’s lawyer’s or notary’s office.

   Since the seller is entitled to the seller’s proceeds on the completion date, and since the sequence described above takes a day or more, it is strongly recommended that the buyer deposit the money and the signed documents at least two days before the completion date, or at the request of the conveyancer, and that the seller delivers the signed transfer documents no later than the morning of the day before the completion date.

   While it is possible to have a Saturday or Sunday completion date using the Land Title Office’s electronic filing system, parties are strongly encouraged not to schedule a Saturday or Sunday completion date as it will restrict their access to lawyers or notaries who operate on Saturdays or Sundays; lenders will generally not fund new mortgages on Saturdays or Sundays; lenders with existing mortgages may not accept payouts on Saturdays or Sundays; and other offices necessary as part of the closing process may not be open.
4. **POSSESSION:** (Section 5) The buyer should make arrangements through the REALTORS® for obtaining possession. The seller will not generally let the buyer move in before the seller has received the sale proceeds. Where residential tenants are involved, buyers and sellers should consult the *Residential Tenancy Act*.
5. **TITLE:** (Section 9) It is up to the buyer to satisfy themselves with matters of zoning, building, or use restrictions, toxic or environmental hazards, encroachments on or by the property, and any encumbrances which are staying on title before becoming legally bound. It is up to the seller to specify in the contract if there are any encumbrances, other than those listed in Section 9, which are staying on title before becoming legally bound. If the buyer is taking out a mortgage, they should make sure that title, zoning, and building restrictions are all acceptable to their mortgage company. In certain circumstances, the mortgage company could refuse to advance funds. If the seller is allowing the buyer to assume their mortgage, they may still be responsible for payment of the mortgage, unless arrangements are made with their mortgage company.

6. **CUSTOMARY COSTS:** (Section 15) In particular circumstances, there may be additional costs, but the following costs are applicable in most circumstances:

Costs to be Borne by the Seller

Lawyer or notary fees and expenses:
- attending to execution documents.

Costs of clearing title, including:
- investigating title,
- discharge fees charged by encumbrance holders, and
- prepayment penalties.

Real Estate Commission (plus GST).

Costs to be Borne by the Buyer

Lawyer or notary fees and expenses:
- searching title, and
- drafting documents.

Costs of Mortgage, including:
- mortgage company's lawyer / notary,
- appraisal (if applicable), and
- Land Title Registration fees.

Survey Certificate (if required).
Fire Insurance Premium.
Sales Tax (if applicable).
Property Transfer Tax.
Goods and Services Tax (if applicable).

In addition to the above costs, there may be financial adjustments between the seller and buyer pursuant to Section 6 and additional taxes payable by one or more of the parties in respect of the property or the transaction contemplated hereby (e.g., Empty Home Tax and Speculation Tax).

Goods and Services Tax (GST)

The Contract of Purchase and Sale provides that, unless the buyer and seller agree otherwise in writing, the purchase price set out in Section 1 includes applicable GST. Whether or not GST applies to the purchase and sale of the property will depend on a number of different factors. Buyers and sellers are advised to make inquiries and seek professional advice as to whether GST is applicable to their transaction before entering into the Contract of Purchase and Sale.

If GST is applicable, the buyer will pay such GST to the seller on the completion date by paying the full amount of the purchase price, and the seller will remit to the Canada Revenue Agency from such payment the applicable GST; unless pursuant to the *Excise Tax Act*, the buyer is required to self-assess the GST payable.

7. **CLOSING MATTERS:** The closing documents referred to in Sections 11, 11A, and 11B of this contract will, in most cases, be prepared by the buyer's lawyer or notary and provided to the seller's lawyer or notary for review and approval. Once settled, the lawyers / notaries will arrange for execution by the parties and delivery on or prior to the completion date. The matters addressed in the closing documents referred to in Sections 11A and 11B will assist the lawyers / notaries as they finalize and attend to various closing matters arising in connection with the purchase and sale contemplated by this contract.
8. **RISK:** (Section 16) The buyer should arrange for insurance to be effective as of 12:01 am on the completion date.
9. **FORM OF CONTRACT:** This Contract of Purchase and Sale is designed primarily for the purchase and sale of freehold residences. If your transaction involves: a house or other building under construction, a lease, a business, an assignment, and / or other special circumstances (including the acquisition of land situated on a First Nations reserve), additional provisions not contained in this form may be needed, and professional advice should be obtained. In some instances, a Contract of Purchase and Sale specifically related to these circumstances may be available. Please check with your REALTOR® or legal professional for more information. A Property Disclosure Statement completed by the seller may be available.
10. **REALTOR® Code, Article 11:** A REALTOR® shall not buy or sell or attempt to buy or sell an interest in property either directly or indirectly for himself or herself, any member of his or her immediate family, or any entity in which the REALTOR® has a financial interest, without making the REALTOR®'s position known to the buyer or seller in writing. Among the obligations included in Section 53 of the Real Estate Services Rules: If a licensee acquires, directly or indirectly, or disposes of real estate, or if the licensee assists an associate in acquiring, directly or indirectly, or disposing of real estate, the licensee must make a disclosure in writing to the opposite party before entering into any agreement for the acquisition or disposition of the real estate.
11. **RESIDENCY:** When completing their residency and citizenship status, the buyer and seller should confirm their residency and citizenship status and the tax implications thereof with their lawyer and their accountant.
12. **AGENCY DISCLOSURE:** (Section 21) All designated agents with whom the seller or buyer has an agency relationship should be listed. If additional space is required, list the additional designated agents on a Contract of Purchase and Sale Addendum / Amendment.

CONTRACT OF PURCHASE AND SALE

BROKERAGE: **Homelife Benchmark Realty Corporation** DATE: **July 16 2026**

ADDRESS: **116 - 4061 200 Street Langley BC V3A1K8** PHONE: **(604) 530-4141**

PREPARED BY: **Jasbir Makkar** MLS® NO: ______

BUYER: **1489190 BC Ltd**
BUYER: ______
BUYER: ______
ADDRESS: **PO Box 31032**
Langley BC
PC: **V1M 0A9**

SELLER: **FTI Consulting Canada Inc.**
SELLER: ______
SELLER: ______
ADDRESS: **1450 701 West Georgia Street**
Vancouver BC
PC: **V7Y 1B6**

This may not be the seller's address for the purpose of giving notice to exercise the Rescission Right. See address in Section 27.

PROPERTY:

20120 **86 AVENUE**
UNIT NO. ADDRESS OF PROPERTY

Langley **BC V2Y 2C1**
CITY/TOWN/MUNICIPALITY POSTAL CODE

002-331-471
PID OTHER PID(S)

LOT 56 EXCEPT: THE EASTERLY PORTION; SECTION 26 TOWNSHIP 8 NWD PLAN 62363

LEGAL DESCRIPTION

The buyer agrees to purchase the property from the seller on the following terms and subject to the following conditions:

1. **PURCHASE PRICE:** The purchase price of the property will be $**6,400,000.00**
Six Million Four Hundred Thousand
DOLLARS (the "Purchase Price"). Unless the buyer and seller agree otherwise in writing, the Purchase Price includes Goods and Services Tax (the "GST"), if applicable, and the seller will separately disclose all applicable GST on or before the completion date on the seller's statements of adjustments. If the property is "residential real property" (as defined in the *Home Buyer Rescission Period Regulation*) that is not exempt from the Rescission Right (as defined below) and the buyer exercises the Rescission Right, the amount payable by the buyer to the seller will be $ ______
Exempt
______ (the "Rescission Amount"). The foregoing Rescission Amount is set out herein for notice purposes only, and, to the extent there is an inconsistency between the foregoing sentence and the *Home Buyer Rescission Period Regulation*, the latter will govern and prevail. The parties acknowledge and agree that if the buyer exercises the Rescission Right, the buyer will pay (or cause to be paid) the Rescission Amount to the seller promptly and in any event within 14 days after the buyer exercises the Rescission Right.

JM

BUYER'S INITIALS SELLER'S INITIALS

2. **DEPOSIT:** A deposit of $640,000.00 which will form part of the Purchase Price, will be paid **within 24 hours of acceptance** unless agreed as follows:

Deposit shall be paid within one (1) Business Day of acceptance, to be held in an interest-bearing trust account with interest accruing to the benefit of Buyer.

All monies paid pursuant to this Section (the "Deposit") will be paid in accordance with Section 10 or by uncertified cheque, except as otherwise set out in this Section 2, and will be delivered in trust to Buyer's solicitor and held in trust in accordance with the provisions of the *Real Estate Services Act*. In the event the buyer fails to pay the Deposit as required by this contract, the seller may, at the seller's option, terminate this contract. The party who receives the Deposit is authorized to pay all or any portion of the Deposit to the buyer's or seller's conveyancer (the "Conveyancer") without further written direction of the buyer or seller, provided that:

A. the Conveyancer is a lawyer or notary;

B. such money is to be held in trust by the Conveyancer as stakeholder pursuant to the provisions of the *Real Estate Services Act* pending the completion of the transaction and not on behalf of any of the principals to the transaction; and

C. if the sale does not complete, the money should be returned to such party as stakeholder or paid into court.

The parties acknowledge and agree that if the buyer exercises the Rescission Right within the prescribed period and in the prescribed manner, and the Deposit has been paid by the buyer, the prescribed amount that the buyer is required to pay in connection with the exercise of the Rescission Right will be paid to the seller from the Deposit and the Deposit, if any, will be paid to the buyer, all without any further direction or agreement of the parties. If the Deposit is less than the prescribed amount required to be paid by the buyer, the buyer must promptly pay the shortfall to the seller in accordance with the *Home Buyer Rescission Period Regulation* and this Contract of Purchase and Sale.

3. **TERMS AND CONDITIONS:** The purchase and sale of the property includes the following terms and is subject to the following conditions:

1. The Time will be of essence hereof and, unless the order for the approval of sale of the Supreme Court of B.C. is made approving this contract of purchase and sale (the "Vesting Order") within 45 calendar Days of acceptance the Buyer may, at the Buyer's option, terminate this accepted contract of purchase and sale, and, in such event, the Buyer and Seller hereby agree and authorize the Buyer's Solicitor to release the Deposit together with accrued interest to Buyer.

2. Disclosure: Jasbir Makkar is a Licensed Real Estate Agent and will be acquiring an interest in the Property.

Each condition, if so indicated, is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this contract will be terminated thereupon and the Deposit returnable in accordance with the *Real Estate Services Act.*

JM		

BUYER'S INITIALS

Initial		

SELLER'S INITIALS

4. **COMPLETION:** The sale will be completed on THIRTY (30) DAYS following approval by the British Columbia Supreme Court of ~~BC~~, yr.______ (the "Completion Date") at the appropriate Land Title Office.

5. **POSSESSION:** The buyer will have vacant possession of the property at ______ o'clock ______m on Completion date, yr.______ (the "Possession Date") or, subject to the following existing tenancies, if any: ______

6. **ADJUSTMENTS:** The buyer will assume and pay all taxes, rates, local improvement assessments, fuel utilities, and other charges from and including the date set for adjustments, and all adjustments both incoming and outgoing of whatsoever nature will be made as of Completion date, yr.______ (the "Adjustment Date").

7. **INCLUDED ITEMS:** The Purchase Price includes any buildings, improvements, fixtures, appurtenances and attachments thereto, and all blinds, awnings, screen doors and windows, curtain rods, tracks and valances, fixed mirrors, fixed carpeting, electric, plumbing, heating and air conditioning fixtures, and all appurtenances and attachments thereto as viewed by the buyer at the date of inspection, INCLUDING:

BUT EXCLUDING:

8. **VIEWED:** The property and all included items will be in substantially the same condition on the Possession Date as when viewed by the buyer on July 16, yr. 2026.

9. **TITLE:** Free and clear of all encumbrances except subsisting conditions, provisos, restrictions, exceptions, and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, existing tenancies set out in Section 5, if any, and except as otherwise set out herein.

10. **TENDER:** Tender or payment of monies by the buyer to the seller will be by certified cheque, bank draft, wire transfer, or lawyer's / notary's or real estate brokerage's trust cheque.

11. **DOCUMENTS:** All documents required to give effect to this contract will be delivered in registrable form where necessary and will be lodged for registration in the appropriate Land Title Office by 4:00 pm on the completion date.

11A. **SELLER'S PARTICULARS AND RESIDENCY:** The seller shall deliver to the buyer on or before the Completion Date a statutory declaration of the seller containing:

A. particulars regarding the seller that are required to be included in the buyer's Property Transfer Tax Return to be filed in connection with the completion of the transaction contemplated by this contract (and the seller hereby consents to the buyer inserting such particulars on such return);

B. a declaration regarding the Vancouver Vacancy By-Law for residential properties located in the City of Vancouver; and

C. if the seller is not a non-resident of Canada as described in the non-residency provisions of the *Income Tax Act*, confirmation that the seller is not then, and on the Completion Date will not be, a non-resident of Canada. If on the

Completion Date the seller is a non-resident of Canada as described in the residency provisions of the *Income Tax Act*, the buyer shall be entitled to hold back from the Purchase Price the amount provided for under Section 116 of the *Income Tax Act*.

11B. **GST CERTIFICATE:** If the transaction contemplated by this contract is exempt from the payment of GST, the seller shall execute and deliver to the buyer on or before the Completion Date, an appropriate GST exemption certificate to relieve the parties of their obligations to pay, collect, and remit GST in respect of the transaction. If the transaction contemplated by this contract is not exempt from the payment of GST, the seller and buyer shall execute and deliver to the other party on or before the Completion Date an appropriate GST certificate in respect of the transaction.

12. **TIME:** Time will be of the essence hereof, and unless the balance of the payment is paid and such formal agreements to pay the balance as may be necessary are entered into on or before the Completion Date, the seller may, at the seller's option, terminate this contract, and in such event, the amount paid by the buyer will be non-refundable and absolutely forfeited to the seller, subject to the provisions under the *Real Estate Services Act*, on account of damages, without prejudice to the seller's other remedies.

13. **BUYER FINANCING:** If the buyer is relying upon a new mortgage to finance the Purchase Price, the buyer, while still required to pay the Purchase Price on the Completion Date, may wait to pay the Purchase Price to the seller until after the transfer and new mortgage documents have been lodged for registration in the appropriate Land Title Office, but only if, before such lodging, the buyer has:

    A. made available for tender to the seller that portion of the Purchase Price not secured by the new mortgage;
    B. fulfilled all the new mortgagee's conditions for funding except lodging the mortgage for registration; and
    C. made available to the seller a lawyer's or notary's undertaking to pay the Purchase Price upon the lodging of the transfer and new mortgage documents, and the advance by the mortgagee of the mortgage proceeds pursuant to the Canadian Bar Association (BC Branch) (Real Property Section) standard undertakings (the "CBA Standard Undertakings").

14. **CLEARING TITLE:** If the seller has existing financial charges to be cleared from title, the seller, while still required to clear such charges, may wait to pay and discharge existing financial charges until immediately after receipt of the Purchase Price, but in this event, the seller agrees that payment of the Purchase Price shall be made by the buyer's lawyer or notary to the seller's lawyer or notary on the CBA Standard Undertakings to pay out and discharge the financial charges, and remit the balance, if any, to the seller.

15. **COSTS:** The buyer will bear all costs of the conveyance and, if applicable, any costs related to arranging a mortgage and the seller will bear all costs of clearing title.

16. **RISK:** All buildings on the property and all other items included in the purchase and sale will be, and remain, at the risk of the seller until 12:01 am on the Completion Date. After that time, the property and all included items will be at the risk of the buyer.

17. **PLURAL:** In this contract, any reference to a party includes that party's heirs, executors, administrators, successors, and assigns; singular includes plural, and masculine includes feminine.

18. **REPRESENTATIONS AND WARRANTIES:** There are no representations, warranties, guarantees, promises, or agreements other than those set out in this contract and the representations contained in the Property Disclosure Statement if incorporated into and forming part of this contract, all of which will survive the completion of the sale.

19. **PERSONAL INFORMATION:** The buyer and seller hereby consent to the collection, use, and disclosure by the brokerages and by the managing broker(s), associate broker(s), and representative(s) of those brokerages (collectively the "Designated Agent[s]") described in Section 21, the real estate boards or associations of which those Brokerages

JM		

BUYER'S INITIALS

Initial		

SELLER'S INITIALS

and licensees are members (together with any successors or amalgamations thereof, the "Boards"), and, if the property is listed on a Multiple Listing Service®, the Board that operates the Multiple Listing Service®, of personal information about the buyer and seller:

A. for all purposes consistent with the transaction contemplated herein;
B. if the property is listed on a Multiple Listing Service®, for the purpose of the compilation, retention, and publication by the Board that operates the Multiple Listing Service® and other Boards of any statistics, including historical Multiple Listing Service® data for use by persons authorized to use the Multiple Listing Service® of that Board and other Boards;
C. for enforcing codes of professional conduct and ethics for members of Boards; and
D. for the purposes (and to the recipients) described in British Columbia Real Estate Association's Privacy Notice and Consent form.

The personal information provided by the buyer and seller may be stored on databases outside Canada, in which case it would be subject to the laws of the jurisdiction in which it is located.

20. **ASSIGNMENT OF REMUNERATION:** The buyer and seller agree that the seller's authorization and instruction set out in Section 27C below is a confirmation of the equitable assignment by the seller in the listing contract and is notice of the equitable assignment to anyone acting on behalf of the buyer or seller.

20A. **RESTRICTION ON ASSIGNMENT OF CONTRACT:** The buyer and seller agree that this contract:
A. must not be assigned without the written consent of the seller; and
B. the seller is entitled to any profit resulting from an assignment of the contract by the buyer or any subsequent assignee.

21. **AGENCY DISCLOSURE:** The seller and buyer acknowledge and confirm as follows (initial appropriate box[es] and complete details as applicable):

Initial		

INITIALS

A. The seller acknowledges having received, read, and understood the BC Financial Services Authority (BCFSA) form entitled Disclosure of Representation in Trading Services and hereby confirms that the seller has an agency relationship with **Michael Buchan PREC*, Mike Harrison PREC*. Carey Buntain PREC*, Brendan Hannah PREC* & Jonathan Hallet**
DESIGNATED AGENT(S)

who is / are licensed in relation to **Avison Young Commercial Real Estate Services, LP** .
BROKERAGE

JM		

INITIALS

B. The buyer acknowledges having received, read, and understood the BCFSA form entitled Disclosure of Representation in Trading Services and hereby confirms that the buyer has an agency relationship with **Jasbir Makkar**
DESIGNATED AGENT(S)

who is / are licensed in relation to **HomeLife Benchmark Realty Corporation** .
BROKERAGE

X	X	X
X	X	X

INITIALS

C. The seller and buyer each acknowledge having received, read, and understood the BCFSA form entitled Disclosure of Risks Associated with Dual Agency and hereby confirm that they each consent to a dual agency relationship with ______________
DESIGNATED AGENT(S)

who is / are licensed in relation to ______________.
BROKERAGE

JM		

BUYER'S INITIALS

Initial		

SELLER'S INITIALS

having signed a dual agency agreement with such Designated Agent(s) dated ____.

INITIALS

D. If only Section 21A has been completed, the buyer acknowledges having received, read, and understood the BCFSA form Disclosure of Risks to Unrepresented Parties from the seller's agent listed in Section 21A and hereby confirms that the buyer has no agency relationship.

INITIALS

E. If only Section 21B has been completed, the seller acknowledges having received, read, and understood the BCFSA form Disclosure of Risks to Unrepresented Parties from the buyer's agent listed in Section 21B and hereby confirms that the seller has no agency relationship.

22. **ACCEPTANCE IRREVOCABLE** (Buyer and Seller):

JM

BUYER'S INITIALS

SEAL

Initial

SELLER'S INITIALS

SEAL

The seller and buyer specifically confirm that this Contract of Purchase and Sale, whether executed and sealed by hand or by digital or electronic signature and seal, or otherwise, is hereby executed under seal, which is evidenced by each of the buyer and seller making the deliberate, intentional, and conscious act of inserting their initials (whether by hand or electronically) in the appropriate space provided beside this Section 22. The parties intend that the act of inserting their initials as set out above is to have the same effect as if this Contract of Purchase and Sale had been physically sealed by wax, stamp, embossing, sticker, or any other manner. It is agreed and understood that, without limiting the foregoing, the seller's acceptance is irrevocable, including without limitation during the period prior to the date specified for the buyer to either:

A. fulfil or waive the terms and conditions herein contained; and / or
B. exercise any option(s) herein contained.

23. **DISCLOSURE OF BUYER'S RESCISSION RIGHT:** The seller and buyer hereby acknowledge that, unless the property is exempt from the Rescission Right, the buyer is entitled pursuant to Section 42(1) of the *Property Law Act* (British Columbia) to rescind (cancel) this Contract of Purchase and Sale by serving written notice of the rescission on the seller within the prescribed period and in the prescribed manner and the parties hereby acknowledge the following:

A. the buyer cannot waive the Rescission Right;
B. the Rescission Right may only be exercised by the buyer giving notice on any day within three (3) business days (being any day other than a Saturday, Sunday, or holiday in British Columbia) after the final acceptance date (defined below);
C. if the buyer exercises the Rescission Right, the buyer must promptly pay the seller the Rescission Amount, being 0.25% of the Purchase Price, as calculated and set out in Section 1 of this Contract of Purchase and Sale;
D. if the buyer has paid a Deposit, the Rescission Amount will be promptly paid from the Deposit, and the balance of the Deposit, if any, will be paid to the buyer, all without any further direction or agreement of the parties. If the Deposit is less than the Rescission Amount, the buyer will be required to pay the shortfall; and
E. the following are exempt from the Rescission Right:
   (i) residential real property that is located on leased lands;
   (ii) a leasehold interest in residential real property;

JM

BUYER'S INITIALS

Initial

SELLER'S INITIALS

(iii) residential real property that is sold at auction;
(iv) residential real property that is sold under a court order or the supervision of the court; and
(v) a Contract of Purchase and Sale to which Section 21 of the *Real Estate Development Marketing Act* applies.

The buyer and seller each acknowledge that the foregoing constitutes disclosure made pursuant to Section 57.1 of the Real Estate Services Rules.

JM

BUYER'S INITIALS

Initial

SELLER'S INITIALS

24. **THIS IS A LEGAL DOCUMENT. READ THIS ENTIRE DOCUMENT AND INFORMATION PAGE BEFORE YOU SIGN.**

25. **COUNTERPARTS:** The parties agree that this Contract of Purchase and Sale and any amendments or attachments thereto may be executed in counterparts by the parties and delivered originally or by facsimile, email, or other means of electronic transmission. Each such counterpart, when so executed and delivered, is deemed to be an original, and all such counterparts of a relevant document taken together shall constitute one and the same relevant document as though the signatures of all the parties were upon the same document.

THE REMAINDER OF THE PAGE IS INTENTIONALLY LEFT BLANK - SIGNATURE PAGE FOLLOWS

26. **OFFER:** This offer, or counter-offer, will be open for acceptance until 5:00 o'clock p.m on 16th day of July yr. 2026 (unless withdrawn in writing with notification to the other party of such revocation prior to notification of its acceptance), and upon acceptance of the offer, or counter-offer, by accepting in writing and notifying the other party of such acceptance, there will be a binding Contract of Purchase and Sale on the terms and conditions set forth.

If the buyer is an individual, the buyer declares that they are a Canadian citizen or a permanent resident as defined in the *Immigration and Refugee Protection Act*:

YES [JM] [ ] [ ] INITIALS

[ ] [ ] [ ] NO INITIALS

Jasbir Makkar SEAL	SEAL	SEAL
BUYER	BUYER	BUYER
1489190 BC Ltd		
PRINT NAME	PRINT NAME	PRINT NAME
WITNESS	WITNESS	WITNESS

27. **ACCEPTANCE:** The seller:

A. hereby accepts the above offer, or counter-offer, and agrees to complete the sale upon the terms and conditions set out above;

B. agrees to pay a commission as per the listing contract; and

C. authorizes and instructs the buyer and anyone acting on behalf of the buyer or seller to pay the commission out of the proceeds of sale and forward copies of the seller's statement of adjustments to the cooperating brokerage / listing brokerage, as requested forthwith after completion.

The seller declares their residency as defined under the *Income Tax Act*:

RESIDENT OF CANADA [Initial] [ ] [ ] INITIALS

[ ] [ ] [ ] NON-RESIDENT OF CANADA INITIALS

Signed by: AB63C26CF2B344A... SEAL	SEAL	SEAL
SELLER	SELLER	SELLER
FTI Consulting Canada Inc.		
PRINT NAME	PRINT NAME	PRINT NAME
WITNESS	WITNESS	WITNESS

28. **FINAL ACCEPTANCE DATE:**

The buyer and seller agree that the final acceptance date of the offer, or counter-offer, as applicable, contained in this contract is ______________________ (the "Final Acceptance Date"), being the date that the last party executed and delivered this contract, and such party or their REALTOR® is authorized and directed to insert such date in this Section 28.

NOTICE FOR BUYER'S RESCISSION RIGHT: If the property is "residential real property" (as defined in the *Home Buyer Rescission Period Regulation*) that is not exempt from the Rescission Right and the buyer is entitled to exercise the Rescission Right, the seller's (or the seller's appointee's) mailing address, email address, and / or fax number for Notice of Rescission is as follows:

Attention: ______________________________

Address: ______________________________

Email: ____________________ Fax: ____________________

Any Notice of Rescission given by the buyer will be deemed to have been delivered on the day it was sent if delivered in accordance with the *Home Buyer Rescission Period Regulation*.

The date of acceptance of this contract is the Final Acceptance Date specified in Section 28 of the contract, and, if applicable, based on the foregoing, the date by which the buyer must exercise the Rescission Right is ______________________________.

The foregoing sentence is not a term of the contract and is included for notice purposes only and, to the extent there is an inconsistency between the foregoing and the *Home Buyer Rescission Period Regulation*, the latter will govern and prevail. This notice is only applicable if the property is "residential real property" (as defined in the *Home Buyer Rescission Period Regulation*) that is not exempt from the Rescission Right.

Authentisign JM		

BUYER'S INITIALS

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SELLER'S INITIALS

SCHEDULE "A"
TO THE AGREEMENT OF PURCHASE AND SALE

BETWEEN

FTI CONSULTING CANADA INC., in its capacity as court-appointed receiver of the assets, undertakings and property of Carvolth 86th Ave Lands Ltd., Maskeen (Carvolth) GP Inc., and Maskeen (Carvolth) Limited Partnership, and not in its personal capacity

(the "**Seller**")

AND:

1489190 B.C. Ltd.

(the "**Buyer**")

RE: 20120 86 Avenue, Langley, BC

Parcel Identifier: 002-331-471
Legal description: LOT 56 EXCEPT: THE EASTERLY PORTION; SECTION 26 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 62363

(the "**Property**")

The parties agree that the following terms replace, modify and, where applicable override the terms of the attached contract of purchase and sale for commercial real estate and any modifications, amendments, additions, or addenda thereto, (collectively the "**Contract**"). Where any conflict arises between the terms of this Schedule "A" and the Contract, the terms of this Schedule "A" shall apply.

1. Title will be transferred to the Buyer free and clear of all registered encumbrances, other than those listed in **Appendix "A"**, in accordance with the Vesting Order (defined herein) of the Supreme Court of British Columbia (the "**Court**").

2. The acceptance of this offer is subject to the approval of the Court and will become effective from the time an order of the Court is made approving this offer (the "**Vesting Order**"). For greater certainty, the Seller has no obligation under this Contract prior to the issuance of the Vesting Order other than to apply to the Court for approval of this Contract and the Vesting Order, and the Seller shall have no liability to the Buyer if such approval is not obtained.

3. Possession will be governed by the terms of the Vesting Order.

4. The Buyer is purchasing the property on an "as is, where is" basis as of the completion date. The Buyer agrees that the Seller has no obligation to maintain the property in the condition

it may have been in at some time before the completion date contemplated by this agreement. The Buyer agrees that the purchase price does not include any chattels/personal property. The Seller assumes no risk with respect to the buildings on the Property or any other items included in this purchase and sale.

5. No property condition disclosure statement concerning the Property will be given by the Seller.

6. The Seller is subject to the jurisdiction and discretion of the Court to entertain other offers and to any further Orders the Court may make regarding the Property. The Seller may be compelled to advocate that the Court consider other offers in order to obtain the highest price for the Property. In that regard, the Buyer may wish to consider making its own arrangements to support this offer in Court if other offers are received by the Seller.

7. Acceptance of this offer by the Seller, and any obligation of the Seller to put this offer before the Court, may be terminated at any time before the Court makes the Vesting Order approving this sale if the debts secured against the Property are redeemed, or at the option of the Seller in its sole discretion. This condition is for the sole benefit of the Seller.

8. Real estate commission is payable relative to this offer only if this offer is approved by the Court and the sale is completed pursuant to the Vesting Order.

9. No representations are made regarding the residency of any of Carvolth 86th Ave Lands Ltd., Maskeen (Carvolth) GP Inc., and Maskeen (Carvolth) Limited Partnership. The Buyer is satisfied that there is no need for a holdback from the purchase price for the possibility that the Seller or any of Carvolth 86th Ave Lands Ltd., Maskeen (Carvolth) GP Inc., and Maskeen (Carvolth) Limited Partnership is not a Canadian resident for the purposes of the *Income Tax Act* (Canada).

10. The Buyer agrees not to holdback any part of the purchase price for any reason.

11. There will be no adjustments for any rents or tenant deposits.

12. The Seller, as party having conduct of sale of the Property as Court-appointed receiver is not and will not be liable to the Buyer, nor to anyone claiming by through or under the Buyer, for any damages, costs or expenses, including but not limited to damage caused to the Buyer by the registered owner(s) of the Property or his/her tenants, guests, assigns, agents or persons unknown, or for them failing to provide vacant possession when required. The Buyer acknowledges that if vacant possession is not available on the possession date, the Buyer will complete the sale in any event. The Seller will make reasonable efforts to obtain a writ of possession or similar Court proceeding, and the Buyer acknowledges that this process may take a considerable period of time.

Seller:

FTI CONSULTING CANADA INC., in its capacity as court-appointed receiver of the assets, undertakings and property of Carvolth 86th Ave Lands Ltd., Maskeen (Carvolth) GP Inc., and Maskeen (Carvolth) Limited Partnership and not in its personal capacity

Signed by:

SIGNED: ______________________________

AB93D29CF2B344A...

NAME: Tom Powell

DATE: 7/16/2026

Buyer:

1489190 B.C. Ltd.

AuthentiSIGN

SIGNED: Jasbir Makkar 07/16/26

NAME: Jasbir Makkar

DATE: July 16, 2026

APPENDIX "A"

LIST OF ENCUMBRANCES TO REMAIN ON TITLE

1. ***Legal Notations***

Hereto is annexed Easement CB252754 over Lots 1 and 2 Plan EPP102074

2. ***Charges, Liens and Interests***

Nature of Charge	**Holder of Charge**	**Registration No.**
Easement	N/A	CA8568544

3. ***Proposed Charges***

   a. Statutory Right of Way over that portion of the Property shown on Plan EPP149894 in favour of the Corporation of the Township of Langley with respect to the construction, maintenance and operation of certain road work, telecommunication infrastructure and public utility services

   b. Statutory Right of Way over that portion of the Property shown on Plan EPP149894 in favour of British Columbia Hydro and Power Authority with respect to the construction, maintenance and operation of certain electrical distribution and communication works

Appendix B

Summary of the Receiver's Professional Fees and Disbursements and Statements of Account

Summary of Receiver's Fees and Disbursements

FTI Consulting Canada Inc.

Invoice Number	Invoice Date	Period Ending	Fees	Expenses	GST	Total
102900003338	Feb 09, 2026	To Jan 31, 2026	$ 35,476.50	$ 425.04	$ 1,795.08	$ 37,696.62
102900003438	Mar 06, 2026	To Feb 28, 2026	22,967.50	-	1,148.38	24,115.88
102900003588	Apr 14, 2026	To Mar 31, 2026	15,908.00	-	795.40	16,703.40
102900003697	May 11, 2026	To Apr 30, 2026	10,490.00	-	524.50	11,014.50
102900003800	Jun 10, 2026	To May 31, 2026	16,101.00	-	805.05	16,906.05
102900003900	Jul 09, 2026	To Jun 30, 2026	19,644.50	-	982.23	20,626.73
Total			**$ 120,587.50**	**$ 425.04**	**$ 6,050.64**	**$ 127,063.18**

FTI Consulting Canada Inc.

Name	Position	Hourly Rate	Hours	Total Fees
Tom Powell	Senior Managing Director	$ 1,080.00	47.50	$ 51,300.00
Longmai Yan	Director	745.00	77.50	57,737.50
Tessa Chiricosta	Senior Consultant	550.00	21.00	11,550.00
			146.00	**120,587.50**

Out-of-pocket Expenses	
Mileage	57.79
Miscellaneous Expense	367.25
	425.04
GST	6,050.64
Total fees, out of pocket expenses and tax	**$ 127,063.18**

Invoice Remittance

Maskeen Development Ltd			**February 09, 2026**
c/o FTI Consulting Canada Inc.		**Invoice No.**	**102900003338**
701 West Georgia Street		**Job No.**	**500003.2600**
Suite 1450		**Terms**	**Due Upon Receipt**
Vancouver, BC V7Y 1B6		**Due Date:**	**February 09, 2026**
Canada		**Currency**	**CAD**
		Tax Registration:	

Re: Receivership

Current Invoice Period: Charges posted through January 31, 2026

Amount Due Current Invoice $37,696.62

Bank Information
Please indicate our invoice number with your remittance

Account Name:	**FTI Consulting Canada Inc.**	**Bank Code:**	**002**
Bank Name:	**Banque Scotia**	**Account Number:**	**0861715**
Bank Address:	**Scotia Plaza, 44 rue King Ouest**	**Swift/BIC Code:**	**NOSCCATT**
	Toronto, Ontario M5H 1H1	**Transit Code:**	**47696**
	Canada	**Account Currency:**	**CAD**

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:
FTI Consulting Canada Inc.
A/S T10073
C.P. 10073, Succursale A
Toronto, ON M5W 2B1
Canada

Invoice Summary

			February 09, 2026
Maskeen Development Ltd		**Invoice No.**	**102900003338**
c/o FTI Consulting Canada Inc.		**Job No.**	**500003.2600**
701 West Georgia Street		**Terms**	**Due Upon Receipt**
Suite 1450		**Due Date:**	**February 09, 2026**
Vancouver, BC V7Y 1B6		**Currency**	**CAD**
Canada		**Tax Registration:**	

Re: Receivership

Current Invoice Period: Charges posted through January 31, 2026

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	$1,080.00	14.30	$15,444.00
Longmai Yan	Director	$745.00	21.50	$16,017.50
Tessa Chiricosta	Senior Consultant	$550.00	7.30	$4,015.00
Total Professional Services			**43.10**	**$35,476.50**

Expenses	Total
Mileage	$57.79
Miscellaneous Expense	$367.25
Total Expenses	**$425.04**

Invoice Total	Amount CAD
	$35,901.54
GST (5%)	$1,795.08
Total Due	**$37,696.62**

Invoice Detail

February 09, 2026
Invoice No. **102900003338**
Job No. **500003.2600**

Total Professional Services
Thomas Powell

01/08/2026	Taking possession; initial receivership activities	2.80	
01/09/2026	Taking possession; initial receivership activities	1.40	
01/14/2026	Initial activities; commissioning appraisal; review notices; meeting with former management; review and approve Receiver Certificate	1.40	
01/15/2026	Initial activities; commissioning appraisal; review notices; meeting with former management; review and approve Receiver Certificate	0.50	
01/16/2026	Initial activities; commissioning appraisal; review notices; meeting with former management; review and approve Receiver Certificate	2.50	
01/21/2026	Updates for NBC; brokerage RFP matters; insurance matters	1.50	
01/23/2026	Updates for NBC; brokerage RFP matters; insurance matters	2.00	
01/26/2026	Payment matters; insurance matters	1.00	
01/29/2026	Payment matters; insurance matters	1.20	
	$1,080.00 per hour x total hrs	**14.30**	**$15,444.00**

Longmai Yan

01/06/2026	Receivership planning matters and task list; Email from counsel and lender.	1.00	
01/07/2026	Preparation call with NBC re: Maskeen receivership	0.40	
01/08/2026	Prepare for taking possession; Set up new website; Email with counsel re court documents; Email to principal of the debtor; Draft email to tenant; Follow up email to tenant; Travel to and attendance at site and meeting with tenant site superintendent; Call with debtor CFO; Discuss with T Chiricosta re bank account opening and OSB statutory matters; Send update to lender; Review various emails and administrative matters.	5.80	
01/09/2026	Email to tenant re rent payment; Calls and emails internally re bank account opening, shared mailbox set up, website, etc.; Various emails with debtor CFO re insurance, set up meeting; Email to insurance broker re extension;	0.70	
01/12/2026	Prepare and attend call with debtor; Follow up email re document request; Discuss with T Chiricosta; Maintain website; Email re trust bank account; Email re matter code; Upload documents to website;	1.90	
01/14/2026	Follow up email with Debtor re information request; Follow up on trust account opening; Lender correspondence re funding and receiver's certificate;	0.30	
01/15/2026	Call with management re information request; Discuss with T Chiricosta re 245 report and bank freeze matters.	0.20	

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TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
Toronto, ON M5K1G8 Canada
GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com

01/16/2026	Various emails with management re follow up information request; Populate creditor listing; Review information provided; Review draft creditor notice, bank freeze letter, receiver certificate and discuss internally re same; Draft email to lender; Discuss with T Chiricosta re creditor mail out, account opening, etc.; Email to lender re funding request; Update website;	2.30	
01/20/2026	Email re property tax; Call from debtor re restructuring options; Email re funding from bank; Email re bank freeze; Email internally re trust account access;	1.60	
01/21/2026	Update call with secured lender; Follow up email on insurance renewal; Research on property tax accrued interest and calculate amount due, email with T Powell re same; Call with insurance broker and email to T Powell re insurance matters; Call with insurance broker re extension, discuss with T Powell re same; Call another insurance broker re new policy and follow up email re same.	2.10	
01/22/2026	Numerous emails and calls with insurance broker and tenant re insurance extension; Draft listing agent RFP document; Email with T Powell re follow up matters;	2.00	
01/23/2026	Review RFP document with T Powell; Send out RFP document to interested listing agent; Discuss property tax matter with T Powell and email update to lender re same; Email from insurance broker; Sign and revert acknowledgment to insurance broker; Email re invoice payment; Email to tenant re snow removing conditions; Email to existing broker;	1.90	
01/26/2026	Calculate property tax and email to T Chiricosta re payment; Review Geo-technical report and environmental report and forward same to environmental consultant; Email with environmental consultant re phase 1 report; Check project mailbox; Arrange for site visit by environmental consultant.	0.80	
01/27/2026	Email re site visit by environmental consultant; Review McCarthy invoices; Review environmental consultant engagement letter, complete information request and sign engagement letter, email re same;	0.50	
	$745.00 **per hour x total hrs**	**21.50**	**$16,017.50**

Tessa Chiricosta

01/09/2026	Bank account request; Ascend matters	0.50
01/13/2026	Follow up with NBC regarding banking matters	0.50
01/13/2026	Preparing bank freeze letters; direction letters	1.00
01/15/2026	Call with Community Saving Union branch manager	0.50
01/16/2026	Banking matter related to rent payments	0.30
01/16/2026	Preparing Receivership certificate, bank freeze request, Notice to creditor, creditor list, letter to OSB	2.00
01/19/2026	Estate admin matters; requesting estate ID	0.50

Invoice Detail

		February 09, 2026
	Invoice No.	**102900003338**
	Job No.	**500003.2600**

01/19/2026	Notice to creditors emailed to creditors counsel		0.50	
01/20/2026	Banking matters; account access; bank account renaming		0.40	
01/26/2026	Banking matters; communication with OSB		0.50	
01/26/2026	Payment run; invoice review and filing		0.40	
01/27/2026	Banking access matters; requesting approval access		0.20	
	$550.00	**per hour x total hrs**	**7.30**	**$4,015.00**

Total Professional Services	**CAD**	**$35,476.50**

Invoice Remittance

			March 06, 2026
Maskeen Development Ltd		Invoice No.	102900003438
c/o FTI Consulting Canada Inc.		Job No.	500003.2600
701 West Georgia Street		Terms	Due Upon Receipt
Suite 1450		Due Date:	March 06, 2026
Vancouver, BC V7Y 1B6		Currency	CAD
Canada		Tax Registration:	

Re: Receivership

Current Invoice Period: Charges posted through February 28, 2026

Amount Due Current Invoice $24,115.88

Bank Information
Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Banque Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 rue King Ouest	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to: **FTI Consulting Canada Inc.**
A/S T10073
C.P. 10073, Succursale A
Toronto, ON M5W 2B1
Canada

Invoice Summary

			March 06, 2026
Maskeen Development Ltd		**Invoice No.**	**102900003438**
c/o FTI Consulting Canada Inc.		**Job No.**	**500003.2600**
701 West Georgia Street		**Terms**	**Due Upon Receipt**
Suite 1450		**Due Date:**	**March 06, 2026**
Vancouver, BC V7Y 1B6		**Currency**	**CAD**
Canada		**Tax Registration:**	

Re: Receivership

Current Invoice Period: Charges posted through February 28, 2026

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	$1,080.00	6.50	$7,020.00
Longmai Yan	Director	$745.00	15.50	$11,547.50
Tessa Chiricosta	Senior Consultant	$550.00	8.00	$4,400.00
Total Professional Services			**30.00**	**$22,967.50**

Invoice Total	Amount CAD
	$22,967.50
GST (5%)	$1,148.38
Total Due	**$24,115.88**

Invoice Detail

	March 06, 2026
Invoice No.	**102900003438**
Job No.	**500003.2600**

Total Professional Services

Thomas Powell

02/06/2026	Review and consideration of broker proposals		2.00	
02/12/2026	Review of broker proposals; valuation analysis; correspondence with tenant		1.50	
02/13/2026	Review of broker proposals; valuation analysis; correspondence with tenant		1.00	
02/19/2026	Discussions with tenant; calls with brokers regarding valuation and approach		1.00	
02/20/2026	Discussions with tenant; calls with brokers regarding valuation and approach		1.00	
	$1,080.00	**per hour x total hrs**	**6.50**	**$7,020.00**

Longmai Yan

02/03/2026	Email with T Chiricosta re various payments; Call from CRA; Email with management re business number; Call from tenant re rent negotiation and discuss with T Powell re same, follow up message to tenant.	0.90
02/04/2026	Email with tenant re rent payment; Payment run related matter; Call from CRA and follow up email to company;	0.40
02/05/2026	Call from debtor; Call with CRA re business number.	0.30
02/06/2026	Review realtor proposal	0.20
02/09/2026	Email re rent payment	0.10
02/11/2026	Email re rent payment; Email with debtor re sale process; Banking access; Review brokerage proposals and prepare summary, email internally re same; Email with counsel re lease agreement;	3.00
02/12/2026	Review realtor proposals and discuss same internally; Finalize summary and email to secured lender for review; Tenant termination matter; Review and sign appraisal engagement letter;	1.80
02/13/2026	Discuss internally re tenant correspondence; Email re insurance renewal; Email re brokerage selection;	0.40
02/17/2026	Email re property tax payment; Email re tenant matter;	0.30
02/18/2026	Call from debtor; Set up meetings with brokers; Review Phase I report from environmental consultant; Email to debtor re estimated amount to discharge receiver; Various discussions internally throughout the day.	1.00
02/19/2026	Call with broker to review proposal; Tenant matter; Debtor inquiry re payout; Set up meeting with broker	0.90
02/20/2026	Call with two brokers to review proposal; Tenant correspondence; Review pro forma by broker	1.20
02/24/2026	Prepare template summary of valuation results by brokers and email to T Chiricosta re same.	0.50

FTI CONSULTING

Invoice Detail

	March 06, 2026
Invoice No.	**102900003438**
Job No.	**500003.2600**

02/25/2026	Discuss with T Powell; Various emails re tenant matter; Review valuation comparison with T Chiricosta; Review draft R&D and email status update to secured lender;	1.30	
02/28/2026	Review comparison of broker valuation prepared by T Chiricosta and prepare summary sheet; Review appraisal report; Email with T Powell re same.	3.20	
	$745.00 **per hour x total hrs**	**15.50**	**$11,547.50**

Tessa Chiricosta

02/04/2026	Payment run; banking matters	0.50	
02/06/2026	Review of proposal; summary table	1.00	
02/17/2026	Correspondence with NBC regarded rejected payments; cheque run for payment	1.00	
02/20/2026	Payment run; approval request	0.50	
02/24/2026	Review of proposals; valuation comparison	3.00	
02/25/2026	R&D worksheet and table; re-requesting counsel fees payments	1.00	
02/25/2026	Review of proposals; valuation comparison	1.00	
	$550.00 **per hour x total hrs**	**8.00**	**$4,400.00**

Total Professional Services	**CAD**	**$22,967.50**

Invoice Remittance

Maskeen Development Ltd			**April 14, 2026**
c/o FTI Consulting Canada Inc.		**Invoice No.**	**102900003588**
701 West Georgia Street		**Job No.**	**500003.2600**
Suite 1450		**Terms**	**Due Upon Receipt**
Vancouver, BC V7Y 1B6		**Due Date:**	**April 14, 2026**
Canada		**Currency**	**CAD**
		Tax Registration:	

Re: Receivership

Current Invoice Period: Charges posted through March 31, 2026

Amount Due Current Invoice **$16,703.40**

Bank Information
Please indicate our invoice number with your remittance

Account Name:	**FTI Consulting Canada Inc.**	**Bank Code:**	**002**
Bank Name:	**Banque Scotia**	**Account Number:**	**0861715**
Bank Address:	**Scotia Plaza, 44 rue King Ouest**	**Swift/BIC Code:**	**NOSCCATT**
	Toronto, Ontario M5H 1H1	**Transit Code:**	**47696**
	Canada	**Account Currency:**	**CAD**

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to: **FTI Consulting Canada Inc.**
A/S T10073
C.P. 10073, Succursale A
Toronto, ON M5W 2B1
Canada

Invoice Summary

			April 14, 2026
Maskeen Development Ltd		**Invoice No.**	**102900003588**
c/o FTI Consulting Canada Inc.		**Job No.**	**500003.2600**
701 West Georgia Street		**Terms**	**Due Upon Receipt**
Suite 1450		**Due Date:**	**April 14, 2026**
Vancouver, BC V7Y 1B6		**Currency**	**CAD**
Canada		**Tax Registration:**	

Re: Receivership

Current Invoice Period: Charges posted through March 31, 2026

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	$1,080.00	5.90	$6,372.00
Longmai Yan	Director	$745.00	12.80	$9,536.00
Total Professional Services			**18.70**	**$15,908.00**

Invoice Total	Amount CAD
	$15,908.00
GST (5%)	$795.40
Total Due	**$16,703.40**

Invoice Detail

	April 14, 2026
Invoice No.	**102900003588**
Job No.	**500003.2600**

Total Professional Services

Thomas Powell

03/03/2026	Review of appraisal; review of update presentation for NBC		1.60	
03/09/2026	Discussions with Julio; selection of real estate broker		1.00	
03/13/2026	Discussions with Julio; selection of real estate broker		1.50	
03/20/2026	AY engagement letter matters; discussions with tenant		1.80	
	$1,080.00	**per hour x total hrs**	**5.90**	**$6,372.00**

Longmai Yan

03/02/2026	Status update with T Powell; Set up call with appraiser and lender; Prepare and send receiver certificate and funding request to secured lender; Call with appraiser to discuss report.	1.20
03/03/2026	Prepare and attend update call with secured lender to review appraisal report and broker proposals.	0.60
03/04/2026	Discuss with T Powell and draft summary deck to NBC on valuation comparison and appraisal conclusion; Review deck with T Powell, finalize and send to NBC.	2.60
03/06/2026	Call from debtor counsel re city statutory right of way; Email re same.	0.30
03/09/2026	Discuss SRW issue; Set up call with counsel	0.20
03/10/2026	Review SRW documents; Call with McCarthy and internal email re same;	0.50
03/11/2026	Prepare and attend call with secured lender re brokerage selection; General update with T Powell	0.50
03/17/2026	Review listing agreement with broker; Miscellaneous correspondence re tenant matters;	0.50
03/18/2026	Review comments on realtor listing agreement	0.30
03/20/2026	Various emails re township SRW matter; Status update internally.	0.50
03/23/2026	Internal emails and discussions re file status and outstanding matter; Review legal comments on SRW documents; Various correspondence with counsel re broker engagement letter, township SRW matter, tenant extension, etc.; Call with selected broker re engagement; Mark up listing agreement and email re same; Compile due diligence documents related to property; Execute disclosure forms and email re same; Review lease agreement and banking record; Insurance matters;	3.80
03/24/2026	Review draft letter to tenant and give instructions to counsel; Email to township re SRW matter; Consultant invoice;	0.40
03/25/2026	Execute broker listing agreement and email re same; Email with debtor re status;	0.20

Invoice Detail

	April 14, 2026
Invoice No.	**102900003588**
Job No.	**500003.2600**

03/26/2026	Call from debtor	0.10	
03/30/2026	Status update with T Powell; Emails with tenant re letter; Various correspondence with selected broker re due diligence items and email to debtor re information request; Email internally re payment matters;	0.80	
03/31/2026	Email with counsel; Follow up with Tenant; Email with counsel re next steps on SRW matter;	0.30	
	$745.00 per hour x total hrs	**12.80**	**$9,536.00**

Total Professional Services	**CAD**	**$15,908.00**

Invoice Remittance

			May 11, 2026
Maskeen Development Ltd		**Invoice No.**	**102900003697**
c/o FTI Consulting Canada Inc.		**Job No.**	**500003.2600**
701 West Georgia Street		**Terms**	**Due Upon Receipt**
Suite 1450		**Due Date:**	**May 11, 2026**
Vancouver, BC V7Y 1B6		**Currency**	**CAD**
Canada		**Tax Registration:**	

Re: Receivership

Current Invoice Period: Charges posted through April 30, 2026

Amount Due Current Invoice $11,014.50

Bank Information
Please indicate our invoice number with your remittance

Account Name:	**FTI Consulting Canada Inc.**	**Bank Code:**	**002**
Bank Name:	**Banque Scotia**	**Account Number:**	**0861715**
Bank Address:	**Scotia Plaza, 44 rue King Ouest**	**Swift/BIC Code:**	**NOSCCATT**
	Toronto, Ontario M5H 1H1	**Transit Code:**	**47696**
	Canada	**Account Currency:**	**CAD**

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:
FTI Consulting Canada Inc.
A/S T10073
C.P. 10073, Succursale A
Toronto, ON M5W 2B1
Canada

Invoice Summary

			May 11, 2026
Maskeen Development Ltd		**Invoice No.**	**102900003697**
c/o FTI Consulting Canada Inc.		**Job No.**	**500003.2600**
701 West Georgia Street		**Terms**	**Due Upon Receipt**
Suite 1450		**Due Date:**	**May 11, 2026**
Vancouver, BC V7Y 1B6		**Currency**	**CAD**
Canada		**Tax Registration:**	

Re: Receivership

Current Invoice Period: Charges posted through April 30, 2026

Name	**Title**	**Rate**	**Hours**	**Total**
Thomas Powell	Senior Managing Director	$1,080.00	5.60	$6,048.00
Longmai Yan	Director	$745.00	3.60	$2,682.00
Tessa Chiricosta	Senior Consultant	$550.00	3.20	$1,760.00
Total Professional Services			**12.40**	**$10,490.00**

Invoice Total	**Amount CAD**
	$10,490.00
GST (5%)	$524.50
Total Due	**$11,014.50**

FTI CONSULTING

Invoice Detail

	May 11, 2026
Invoice No.	**102900003697**
Job No.	**500003.2600**

Total Professional Services

Thomas Powell

04/01/2026	Discussions with NBC and purchasers counsel on proposed refinancing, review documentation	0.60	
04/02/2026	Discussions with NBC and purchasers counsel on proposed refinancing, review documentation	1.00	
04/09/2026	Status of refinancing; consider correspondence with lenders; discussions with AY	1.00	
04/10/2026	Status of refinancing; consider correspondence with lenders; discussions with AY	1.40	
04/23/2026	Discussions with borrower; discussions with AY	1.00	
04/24/2026	Discussions with borrower; discussions with AY	0.60	
	$1,080.00 per hour x total hrs	**5.60**	**$6,048.00**

Longmai Yan

04/01/2026	Discuss internally re debtor correspondence; Email with counsel; Email with broker re same; Email from bank	0.30	
04/02/2026	Various correspondence re SRW matter; Various emails re refinancing; Review due diligence documents and email to broker;	0.50	
04/07/2026	Various correspondences with selected broker and debtor CFO re document request and refinancing updates; Banking matters;	0.50	
04/08/2026	Call with broker	0.20	
04/09/2026	Emails re SRW matter; Review brochure prepared by broker	0.50	
04/13/2026	Email re refinancing	0.10	
04/14/2026	Review listing agreement and discuss with T Powell re same.	0.20	
04/17/2026	Email from broker; Email and calls with debtor re refinancing status	0.30	
04/20/2026	Follow up email re refinancing	0.10	
04/22/2026	Emails re SRW document execution; Emails re refinancing;	0.20	
04/23/2026	SRW matters	0.10	
04/24/2026	Email with Township re SRW documents	0.10	
04/27/2026	Email re extension of notice to vacate; Email with broker re lease arrangement; Review draft letter to tenant and provide comments	0.50	
	$745.00 per hour x total hrs	**3.60**	**$2,682.00**

Tessa Chiricosta

Invoice Detail

	May 11, 2026
Invoice No.	**102900003697**
Job No.	**500003.2600**

04/06/2026	Preparing filing fee cheques; RA1 remittance form; ascend set up		1.00	
04/07/2026	Payment run; approval request; filing invoices		0.30	
04/14/2026	Email with AY regarding invoice payment application		0.50	
04/16/2026	Payment run; invoice filing; approval requests		0.30	
04/21/2026	Following up on biller template approvals		0.20	
04/28/2026	Banking matters; payment run; approval request		0.40	
04/30/2026	Sales process matters; confidentiality agreements		0.50	
	$550.00	**per hour x total hrs**	**3.20**	**$1,760.00**

Total Professional Services	**CAD**	**$10,490.00**

Invoice Remittance

Maskeen Development Ltd		**Invoice Date:**	**June 10, 2026**
c/o FTI Consulting Canada Inc.		**Invoice No.**	**102900003800**
701 West Georgia Street		**Job No.**	**500003.2600**
Suite 1450		**Terms**	**Due Upon Receipt**
Vancouver, BC V7Y 1B6		**Due Date:**	**June 10, 2026**
Canada		**Currency**	**CAD**
		Tax Registration:	

Re: Receivership

Current Invoice Period: Charges posted through May 31, 2026

Amount Due Current Invoice $16,906.05

Bank Information
Please indicate our invoice number with your remittance

Account Name:	**FTI Consulting Canada Inc.**	**Bank Code:**	**002**
Bank Name:	**Banque Scotia**	**Account Number:**	**0861715**
Bank Address:	**Scotia Plaza, 44 rue King Ouest**	**Swift/BIC Code:**	**NOSCCATT**
	Toronto, Ontario M5H 1H1	**Transit Code:**	**47696**
	Canada	**Account Currency:**	**CAD**

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to: **FTI Consulting Canada Inc.**
A/S T10073
C.P. 10073, Succursale A
Toronto, ON M5W 2B1
Canada

Invoice Summary

		Invoice Date:	**June 10, 2026**
Maskeen Development Ltd		**Invoice No.**	**102900003800**
c/o FTI Consulting Canada Inc.		**Job No.**	**500003.2600**
701 West Georgia Street		**Terms**	**Due Upon Receipt**
Suite 1450		**Due Date:**	**June 10, 2026**
Vancouver, BC V7Y 1B6		**Currency**	**CAD**
Canada		**Tax Registration:**	

Re: Receivership

Current Invoice Period: Charges posted through May 31, 2026

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	$1,080.00	8.70	$9,396.00
Longmai Yan	Director	$745.00	9.00	$6,705.00
Total Professional Services			**17.70**	**$16,101.00**

Invoice Total	Amount CAD
	$16,101.00
GST (5%)	$805.05
Total Due	**$16,906.05**

FTI CONSULTING

Invoice Detail

Invoice Date:	**June 10, 2026**
Invoice No.	**102900003800**
Job No.	**500003.2600**

Total Professional Services

Thomas Powell

05/07/2026	Electrical matter; sales update from AY		2.00	
05/08/2026	Electrical matter; sales update from AY		1.20	
05/11/2026	Sales matters; form of LOI		0.50	
05/14/2026	Sales matters; form of LOI		1.00	
05/15/2026	Sales matters; form of LOI		1.50	
05/27/2026	Review of offer; discussions with AY; update to NBC		0.50	
05/28/2026	Review of offer; discussions with AY; update to NBC		1.50	
05/29/2026	Review of offer; discussions with AY; update to NBC		0.50	
	$1,080.00	**per hour x total hrs**	**8.70**	**$9,396.00**

Longmai Yan

05/01/2026	Review legal letter and instruct counsel; Internal correspondence re potential purchaser		0.40	
05/07/2026	Reconcile lease receipts; Email with tenant; Email with counsel		0.50	
05/08/2026	Car accident and damaged power pole matter; Numerous correspondence with Hydro, township re same; Liaise with insurance broker re potential claim; Liaise with tenant re same; Internal correspondence; Call with CRA agent and GST audit matters;		4.20	
05/12/2026	Pre-filing GST matters; Discuss internally re same; Share footage with insurer		0.40	
05/13/2026	Emails with McCarthy re form of offer; GST matters; Call with broker		0.30	
05/15/2026	Review draft schedule A and liaise with counsel re same; Email follow up re SRW documents; Email with broker;		0.50	
05/19/2026	Emails and calls re power outage at site; Review updated Schedule A and various emails with counsel re same; Reply to broker email.		0.50	
05/20/2026	Various emails re claim on third party assets; Check project mailbox; Email re bidding process		0.50	
05/21/2026	Email with insurer re car accident		0.20	
05/26/2026	Liaise with counsel re tenant extension matters; Banking matters; Correspond with tenant re lease extension; Correspondence with broker and review offer received		1.00	
05/27/2026	Rent collection and email re same;		0.10	
05/28/2026	GST audit matters		0.10	
05/29/2026	Tenant email and call with Hydro; Review broker report on offer		0.30	
	$745.00	**per hour x total hrs**	**9.00**	**$6,705.00**

Invoice Detail

Invoice Date:	**June 10, 2026**
Invoice No.	**102900003800**
Job No.	**500003.2600**

Total Professional Services	**CAD**	**$16,101.00**

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Invoice Remittance

Maskeen Development Ltd		**Invoice Date:**	**July 09, 2026**
c/o FTI Consulting Canada Inc.		**Invoice No.**	**102900003900**
701 West Georgia Street		**Job No.**	**500003.2600**
Suite 1450		**Terms**	**Due Upon Receipt**
Vancouver, BC V7Y 1B6		**Due Date:**	**July 09, 2026**
Canada		**Currency**	**CAD**
		Tax Registration:	

Re: Receivership

Current Invoice Period: Charges posted through June 30, 2026

Amount Due Current Invoice **$20,626.73**

Bank Information
Please indicate our invoice number with your remittance

Account Name:	**FTI Consulting Canada Inc.**	**Bank Code:**	**002**
Bank Name:	**Banque Scotia**	**Account Number:**	**0861715**
Bank Address:	**Scotia Plaza, 44 rue King Ouest**	**Swift/BIC Code:**	**NOSCCATT**
	Toronto, Ontario M5H 1H1	**Transit Code:**	**47696**
	Canada	**Account Currency:**	**CAD**

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to: **FTI Consulting Canada Inc.**
A/S T10073
C.P. 10073, Succursale A
Toronto, ON M5W 2B1
Canada

Invoice Summary

Maskeen Development Ltd		**Invoice Date:**	**July 09, 2026**
c/o FTI Consulting Canada Inc.		**Invoice No.**	**102900003900**
701 West Georgia Street		**Job No.**	**500003.2600**
Suite 1450		**Terms**	**Due Upon Receipt**
Vancouver, BC V7Y 1B6		**Due Date:**	**July 09, 2026**
Canada		**Currency**	**CAD**
		Tax Registration:	

Re: Receivership

Current Invoice Period: Charges posted through June 30, 2026

Name	Title	Rate	Hours	Total
Tom Powell	Senior Managing Director	$1,080.00	6.50	$7,020.00
Longmai Yan	Director	$745.00	15.10	$11,249.50
Tessa Chiricosta	Senior Consultant	$550.00	2.50	$1,375.00
Total Professional Services			**24.10**	**$19,644.50**

Invoice Total	Amount CAD
	$19,644.50
GST (5%)	$982.23
Total Due	**$20,626.73**

Invoice Detail

Invoice Date: July 09, 2026
Invoice No. 102900003900
Job No. 500003.2600

Total Professional Services
Tom Powell

06/04/2026	Negotiations with potential purchaser; discussions with McCarthy; discussions with AY		2.00	
06/05/2026	Negotiations with potential purchaser; discussions with McCarthy; discussions with AY		0.80	
06/11/2026	Negotiations with potential purchaser; discussions with legal counsel		0.50	
06/12/2026	Negotiations with potential purchaser; discussions with legal counsel		1.00	
06/18/2026	Negotiate transaction; attend call with potential purchaser re break fee issue		1.00	
06/19/2026	Negotiate transaction; attend call with potential purchaser re break fee issue		1.20	
	$1,080.00	**per hour x total hrs**	**6.50**	**$7,020.00**

Longmai Yan

06/01/2026	Download information provided and set up project folder; Review QS report; Set up data book template;	1.00
06/01/2026	Download information provided and set up project folder; Review QS report; Set up data book template;	-1.00
06/01/2026	Follow up email with credit union to obtain bank statements; Call from Township re SRW documents;	0.30
06/02/2026	Review bank statements; Call with CRA agent re GST audit; Email re SRW documents; Email with Tenant re Hydro;	0.30
06/03/2026	Various calls and emails with BC Hydro and township general contractor re energization of permanent power; Email with tenant; Draft email to NBC re SRW matters; Call with broker re same; Email re offer; Banking and ascend matters; Call with CRA re GST audit; Discuss internally re GST return and banking transactions; Email with counsel re other claims.	4.20
06/04/2026	Populate transaction records; Various payment matters; Email with counsel re counter offer; Email with broker; Email with counsel re other priority creditors.	2.40
06/04/2026	Review information provided by company.	1.50
06/04/2026	Review information provided by company.	-1.50
06/05/2026	Discuss with T Chiricosta re Ascend and GST returns; Review pre-filing bank statements; Email internally re updating Ascend record; Email with borrower's CFO re RT0002 account; Call borrower's CFO; Review legal markup on counter offer;	1.80
06/08/2026	Email with broker re counteroffer; Follow up with borrower management re GST; Email with borrower management re GST account;	0.30

Invoice Detail

Invoice Date:	**July 09, 2026**
Invoice No.	**102900003900**
Job No.	**500003.2600**

06/09/2026	Various calls with CRA re GST audit matter; Emails re power connection at site; Correspondence internally and with borrower CFO re RT0002 account.		0.60	
06/11/2026	Discuss internally and prepare for GST audit; GST audit with CRA; Email with CFO re RT0002; Follow up with tenant re permanent power.		1.40	
06/15/2026	Review counteroffer from buyer and discuss with T Powell re same; Call with potential purchaser; Various emails with secured lender re offer; Review draft counteroffer and email with broker re same;		1.50	
06/16/2026	NDA matters; Call BC Hydro and electrician re permanent power connections and email to tenant re same;		0.80	
06/17/2026	Email with Hydro;		0.10	
06/18/2026	Email update to bank		0.10	
06/22/2026	Email with BC Hydro and Township re SRW registration at LTO; Emails with broker re lease extension terms;		0.50	
06/23/2026	Email with broker; Email with counsel re extension;		0.30	
06/25/2026	Collect rent from tenant;		0.10	
06/26/2026	Correspond with BC Hydro re LTO registration; Email to counsel re subject removal; Save updated title record on file;		0.30	
06/30/2026	RT0002 account matters;		0.10	
	$745.00	**per hour x total hrs**	**15.10**	**$11,249.50**

Tessa Chiricosta

06/05/2026	CRA audit conversation		0.60	
06/10/2026	CRA audit; filing GST; preparing account request letter		0.50	
06/11/2026	CRA audit; filing GST; preparing account request letter		0.40	
06/16/2026	Faxing request letters to CRA		0.50	
06/18/2026	Payment run; approval request		0.50	
	$550.00	**per hour x total hrs**	**2.50**	**$1,375.00**

Total Professional Services	**CAD**	**$19,644.50**

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Appendix C

Summary of the Receiver's Legal Counsel's Fees and Disbursements and Statements of Account

Summary of Receiver's Legal Fees and Disbursements

McCarthy Tétrault LLP

Invoice Number	Invoice Date	Period Ending	Fees	Disbursements	GST	PST	Total
8604136	Oct 17, 2025	To Sep 30, 2025	$ 1,452.50	$ -	$ 72.63	$ 101.68	$ 1,626.81
8605333	Nov 17, 2025	To Oct 31, 2025	2,731.50	-	136.58	191.21	3,059.29
8608883	Dec 31, 2025	To Dec 31, 2025	85.00	-	4.25	5.95	95.20
8610243	Feb 17, 2026	To Jan 31, 2026	2,678.50	6.00	134.23	187.50	3,006.23
8611949	Mar 26, 2026	To Feb 28, 2026	1,597.00	105.10	85.11	111.79	1,899.00
8612867	Apr 15, 2026	To Mar 31, 2026	7,005.50	34.79	350.60	490.39	7,881.28
8615473	May 29, 2026	To Apr 30, 2026	1,937.00	-	96.85	135.59	2,169.44
8616705	Jun 30, 2026	To May 31, 2026	1,403.50	26.52	70.40	98.25	1,598.67
Total			**$ 18,890.50**	**$ 172.41**	**$ 950.65**	**$ 1,322.36**	**$ 21,335.92**

McCarthy Tétrault LLP
Suite 2400, 745 Thurlow Street
Vancouver, British Columbia
V6E 0C5
Tel: 604-643-7100
Fax: 604-643-7900

FTI Consulting Canada Inc.
900 West Hastings Street
Suite 500
Vancouver, BC V6C 1E5

Invoice No:	8604136
GST/HST Reg. No:	116532839
Date:	October 17, 2025

Attention: Tom Powell
Senior Managing Director

FTI Consulting Canada Inc.
Reference: Maskeen (Carvolth) GP Inc., et al
207091-607950

For Professional Services Rendered for the period ending September 30, 2025

OUR FEES			$	1,452.50
Disbursements	Non-Taxable	$ 0.00		
	Taxable	0.00		0.00
GST	Fees	$ 72.63		
	Disbursements	0.00		72.63
PST (BC)	Fees	$ 101.68		101.68
TOTAL DUE ON ABOVE-NOTED MATTER			$	1,626.81

McCarthy Tétrault LLP

Lance Williams

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Direct Deposit or Wire Transfer Instructions –TD Canada Trust, 55 King Street West, Toronto, Ontario M5K 1A2, Canada, Bank: 004, Transit Number: 10202, Acct No.: 5307124 (CDN$) or 7349662 (US$), Swift Code TDOMCATTTOR, Canadian Routing No. //CC0004 10202. Please email TOR-AR@mccarthy.ca with payment details indicating invoice no.(s), our matter number and the lawyer's name.
Cheque by Mail: McCarthy Tétrault LLP, C/O T9647 (CDN$) or T9647U (US$), PO Box 9647, Station A, Toronto, ON M5W 1P8.
Cheque by Courier: TD Wholesale Lockbox, 4 Prince Andrew Place, Dock 4, Toronto, Ontario M3C 2H4, Attention: McCarthy Tétrault LLP, C/O T9647 (CDN$) or T9647U (US$).

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8604136B

FEE DETAIL

Date (dd/mm/yy)	Timekeeper Initials	Hours	Description
28/08/25	ABO	0.50	Review receivership application materials; call with FTI re case background.
02/09/25	ABO	0.40	Review and comment on draft receivership order.
08/09/25	SDZ	0.40	Create hyperlinked e-pleadings court records index and populate; create service list.
10/09/25	ABO	0.20	Email FTI re hearing dates.
15/09/25	ABO	0.20	Correspond with FTI re hearing.
29/09/25	ABO	0.30	Review petition response.
30/09/25	ABO	0.30	Correspond with FTI re petition response.

FEE SUMMARY

Timekeeper Name	Hours
Bowron, Ashley	1.90
Danielisz, Susan	0.40
	2.30

McCarthy Tétrault LLP
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Vancouver, British Columbia
V6E 0C5
Tel: 604-643-7100
Fax: 604-643-7900

FTI Consulting Canada Inc.
900 West Hastings Street
Suite 500
Vancouver, BC V6C 1E5

Invoice No:	8605333
GST/HST Reg. No:	116532839
Date:	November 17, 2025

Attention: Tom Powell
Senior Managing Director

FTI Consulting Canada Inc.
Reference: Maskeen (Carvolth) GP Inc., et al
207091-607950

For Professional Services Rendered for the period ending October 31, 2025

OUR FEES				$	2,731.50
Disbursements	Non-Taxable	$	0.00		
	Taxable		0.00		0.00
GST	Fees	$	136.58		
	Disbursements		0.00		136.58
PST (BC)	Fees	$	191.21		191.21
TOTAL DUE ON ABOVE-NOTED MATTER				$	3,059.29

McCarthy Tétrault LLP

Lance Williams

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8605333B

FEE DETAIL

Date (dd/mm/yy)	Timekeeper Initials	Hours	Description
27/08/25	LWI	0.60	Receive and review receivership materials.
28/08/25	LWI	0.20	Call with FTI re materials and filing.
05/10/25	ABO	0.40	Review and consider opposition filed to receivership.
07/10/25	ABO	2.50	Prepare for and attend receivership appointment hearing; correspondence with FTI re same; review and comment on draft orders from company counsel.
07/10/25	LWI	0.10	Review revised orders/blacklines.

FEE SUMMARY

Timekeeper Name	Hours
Bowron, Ashley	2.90
Williams, Lance	0.90
	3.80

McCarthy Tétrault LLP
Suite 2400, 745 Thurlow Street
Vancouver, British Columbia
V6E 0C5
Tel: 604-643-7100
Fax: 604-643-7900

FTI Consulting Canada Inc.
900 West Hastings Street
Suite 500
Vancouver, BC V6C 1E5

Invoice No:	8608883
GST/HST Reg. No:	116532839
Date:	December 31, 2025

Attention: Tom Powell
Senior Managing Director

FTI Consulting Canada Inc.
Reference: Maskeen (Carvolth) GP Inc., et al
207091-607950

For Professional Services Rendered for the period ending December 31, 2025

OUR FEES				$ 85.00
Disbursements	Non-Taxable	$	0.00	
	Taxable		0.00	0.00
GST	Fees	$	4.25	
	Disbursements		0.00	4.25
PST (BC)	Fees	$	5.95	5.95
TOTAL DUE ON ABOVE-NOTED MATTER				$ 95.20

McCarthy Tétrault LLP

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Lance Williams

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FEE DETAIL

Date (dd/mm/yy)	Timekeeper Initials	Hours	Description
03/11/25	SDZ	0.10	Receive copy of entered Order of Justice Fitzpatrick (adjourning petition hearing generally) made October 7, 2025; update e-pleadings court records.
30/12/25	SDZ	0.10	Receive Affidavit #3 of J. Lugo and add to e-pleadings court records.

FEE SUMMARY

Timekeeper Name	Hours
Danielisz, Susan	0.20
	0.20

McCarthy Tétrault LLP
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Vancouver, British Columbia
V6E 0C5
Tel: 604-643-7100
Fax: 604-643-7900

FTI Consulting Canada Inc.
900 West Hastings Street
Suite 500
Vancouver, BC V6C 1E5

Invoice No:	8610243
GST/HST Reg. No:	116532839
Date:	February 17, 2026

Attention: Tom Powell
Senior Managing Director

FTI Consulting Canada Inc.
Reference: Maskeen (Carvolth) GP Inc., et al
207091-607950

For Professional Services Rendered for the period ending January 30, 2026

OUR FEES			$ 2,678.50
Disbursements	Non-Taxable	$ 0.00	
	Taxable	6.00	6.00
			$ 2,684.50
GST	Fees	$ 133.93	
	Disbursements	0.30	134.23
PST (BC)	Fees	$ 187.50	187.50
TOTAL DUE ON ABOVE-NOTED MATTER			$ 3,006.23

McCarthy Tétrault LLP

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FEE DETAIL

Date (dd/mm/yy)	Timekeeper Initials	Hours	Description
02/01/26	LWI	0.20	Review materials for appointment.
08/01/26	LWI	2.00	Prepare for and attend hearing for receiver; coordinate in relation to same.
08/01/26	SDZ	0.10	Receive copy of entered Receivership Order granted by Justice Fitzpatrick on January 8, 2026 and add to e-pleadings court records.
09/01/26	SDZ	0.80	Conduct BC court records search of Supreme Court File No. S-256472; provide search results and copies of pleadings to L. Yan at FTI Consulting; update service list and provide to L. Yan for posting on receiver's website.
16/01/26	SDZ	0.20	Obtain word version of Receiver Certificate from Petitioner's counsel and forward to L. Yan.

FEE SUMMARY

Timekeeper Name	Hours
Danielisz, Susan	1.10
Williams, Lance	2.20
	3.30

DISBURSEMENT SUMMARY

Taxable Y/N	Description		Total Cost
Y	Search Fees - BC OnLine (T)	$	6.00
	Total Disbursements	$	6.00

McCarthy Tétrault LLP
Suite 2400, 745 Thurlow Street
Vancouver, British Columbia
V6E 0C5
Tel: 604-643-7100
Fax: 604-643-7900

FTI Consulting Canada Inc.
900 West Hastings Street
Suite 500
Vancouver, BC V6C 1E5

Invoice No:	8611949
GST/HST Reg. No:	116532839
Date:	March 26, 2026

Attention: Tom Powell
Senior Managing Director

FTI Consulting Canada Inc.
Reference: Maskeen (Carvolth) GP Inc., et al
207091-607950

For Professional Services Rendered for the period ending February 28, 2026

OUR FEES				$	1,597.00
Disbursements	Non-Taxable	$	0.00		
	Taxable		105.10		105.10
				$	1,702.10
GST	Fees	$	79.85		
	Disbursements		5.26		85.11
PST (BC)	Fees	$	111.79		111.79
TOTAL DUE ON ABOVE-NOTED MATTER				$	1,899.00

McCarthy Tétrault LLP

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Lance Williams

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FEE DETAIL

Date (dd/mm/yy)	Timekeeper Initials	Hours	Description
11/02/26	PWI	0.30	Emails on lease termination.
11/02/26	LWI	0.20	Correspond re lease.
11/02/26	ABO	0.30	Address disclaimer of lease question.
12/02/26	LWI	0.10	Review lease termination letter and correspondence re same.
12/02/26	IGO	0.20	Conduct BC Corporate Registry search for Tannin Developments, Ltd.; prepare and send report email.
12/02/26	PWI	0.70	Draft letter on lease termination.
23/02/26	PWI	0.10	Emails on lease termination.
25/02/26	PWI	0.10	Emails on lease termination.

FEE SUMMARY

Timekeeper Name	Hours
Bowron, Ashley	0.30
Gonzales, Isabel	0.20
Williams, Lance	0.30
Williams, Patrick	1.20
	2.00

DISBURSEMENT SUMMARY

Taxable Y/N	Description		Total Cost
Y	Courier / Messenger	$	96.60
Y	Search Fees - BC OnLine (T)		8.50
	Total Disbursements	$	105.10

McCarthy Tétrault LLP
Suite 2400, 745 Thurlow Street
Vancouver, British Columbia
V6E 0C5
Tel: 604-643-7100
Fax: 604-643-7900

FTI Consulting Canada Inc.
900 West Hastings Street
Suite 500
Vancouver, BC V6C 1E5

Invoice No:	8612867
GST/HST Reg. No:	116532839
Date:	April 15, 2026

Attention: Tom Powell
Senior Managing Director

FTI Consulting Canada Inc.
Reference: Maskeen (Carvolth) GP Inc., et al
207091-607950

For Professional Services Rendered for the period ending March 31, 2026

OUR FEES			$ 7,005.50
Disbursements	Non-Taxable	$ 28.49	
	Taxable	6.30	34.79
			$ 7,040.29
GST	Fees	$ 350.28	
	Disbursements	0.32	350.60
PST (BC)	Fees	$ 490.39	490.39
TOTAL DUE ON ABOVE-NOTED MATTER			$ 7,881.28

McCarthy Tétrault LLP

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Lance Williams

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FEE DETAIL

Date (dd/mm/yy)	Timekeeper Initials	Hours	Description
10/03/26	LWI	0.40	Review of real estate matters and call re same.
10/03/26	ABO	0.20	Update call with FTI.
15/03/26	LWI	0.10	Review land title matters.
18/03/26	TYA	0.50	Receive and update Listing Agreement; attend to conducting BC Land Title Office name searches and LTO search; attend to title activity subscription and email to L. Williams re same.
18/03/26	CWS	0.40	Review draft AY listing agreement; send comments to L. Williams.
18/03/26	LWI	0.30	Review and revision of listing agreement;
20/03/26	THF	2.60	Review and revise City statutory right of way; review BC Hydro statutory right of way; emails with respect to comments on same.
23/03/26	THF	1.90	Review and revise City statutory right of way; review BC Hydro statutory right of way; emails with respect to comments on same.
23/03/26	PWI	0.70	Draft letter on extension of possession; related emails.
24/03/26	PWI	0.30	Draft letter on extension of possession; related emails.
30/03/26	LWI	0.20	Attend to matters re land titles.
31/03/26	LDJ	0.80	Communications with T. Fox re execution of Form C Charge by Receiver on behalf of registered owner; review Land Title Manual re description and form of execution block; review order; prepare draft sample of execution block reflecting FTI Consulting's details; send to T. Fox.
31/03/26	PWI	0.10	Emails on land occupation.
31/03/26	THF	0.90	Emails with respect to execution of statutory rights of way; review title matters and receivership order to determine changes that need to be made to statutory rights of way for execution by client.

FEE SUMMARY

Timekeeper Name	Hours
Bowron, Ashley	0.20
Dreijer, Liezl	0.80
Fox, Thomas	5.40
Shirreff, Craig	0.40
Williams, Lance	1.00
Williams, Patrick	1.10
Yard, Tammy	0.50
	9.40

DISBURSEMENT SUMMARY

Taxable Y/N	Description		Total Cost
Y	LTSA Service Charge	$	6.30
N	Filing Fees - LTSA - (NT)		28.49
	Total Disbursements	$	34.79

McCarthy Tétrault LLP
Suite 2400, 745 Thurlow Street
Vancouver, British Columbia
V6E 0C5
Tel: 604-643-7100
Fax: 604-643-7900

FTI Consulting Canada Inc.
900 West Hastings Street
Suite 500
Vancouver, BC V6C 1E5

Invoice No:	8615473
GST/HST Reg. No:	116532839
Date:	May 29, 2026

Attention: Tom Powell
Senior Managing Director

FTI Consulting Canada Inc.
Reference: Maskeen (Carvolth) GP Inc., et al
207091-607950

For Professional Services Rendered for the period ending April 30, 2026

OUR FEES				$	1,937.00
Disbursements	Non-Taxable	$	0.00		
	Taxable		0.00		0.00
GST	Fees	$	96.85		
	Disbursements		0.00		96.85
PST (BC)	Fees	$	135.59		135.59
TOTAL DUE ON ABOVE-NOTED MATTER				$	2,169.44

McCarthy Tétrault LLP

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Lance Williams

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Cheque by Mail: McCarthy Tétrault LLP, C/O T9647 (CDN$) or T9647U (US$), PO Box 9647, Station A, Toronto, ON M5W 1P8.
Cheque by Courier: TD Wholesale Lockbox, 4 Prince Andrew Place, Dock 4, Toronto, Ontario M3C 2H4, Attention: McCarthy Tétrault LLP, C/O T9647 (CDN$) or T9647U (US$).

Terms: Invoice payable upon receipt. Interest charged on any unpaid balance at a rate of 12.00% per annum calculated 30 days from invoice date. Any charges not posted to your account by the date of this invoice will be billed at a later date.

FEE DETAIL

Date (dd/mm/yy)	Timekeeper Initials	Hours	Description
01/04/26	LWI	0.30	Email correspondence and strategic coordination with receiver's financial adviser re proposed sale process, refinancing representations, diligence requirements, pricing guidance, and potential deferral of marketing launch, including follow-up with opposing counsel on receiver' controlled sale process.
02/04/26	THF	0.40	Emails with respect to changes to statutory rights of way with Township of Langley and BC Hydro.
09/04/26	LDJ	0.20	Emails received and sent; communications with T. Fox re LTO execution block.
15/04/26	THF	0.20	Emails with respect to changes to statutory rights of way with Township of Langley and BC Hydro.
22/04/26	THF	0.40	Coordinate execution and witnessing of statutory rights of way.
23/04/26	JCH	0.50	Witness execution by T. Powell.
23/04/26	THF	0.30	Coordinate execution statutory rights of way by first lender.
27/04/26	PWI	0.30	Draft email on Tannin extension.
28/04/26	PWI	0.20	Draft letter on Tannin extension.

FEE SUMMARY

Timekeeper Name	Hours
Chi, Jieru	0.50
Dreijer, Liezl	0.20
Fox, Thomas	1.30
Williams, Lance	0.30
Williams, Patrick	0.50
	2.80

McCarthy Tétrault LLP
Suite 2400, 745 Thurlow Street
Vancouver, British Columbia
V6E 0C5
Tel: 604-643-7100
Fax: 604-643-7900

FTI Consulting Canada Inc.
900 West Hastings Street
Suite 500
Vancouver, BC V6C 1E5

Invoice No:	8616705
GST/HST Reg. No:	116532839
Date:	June 30, 2026

Attention: Tom Powell
Senior Managing Director

FTI Consulting Canada Inc.
Reference: Maskeen (Carvolth) GP Inc., et al
207091-607950

For Professional Services Rendered for the period ending May 31, 2026

OUR FEES				$	1,403.50
Disbursements	Non-Taxable	$	22.12		
	Taxable		4.40		26.52
				$	1,430.02
GST	Fees	$	70.18		
	Disbursements		0.22		70.40
PST (BC)	Fees	$	98.25		98.25
TOTAL DUE ON ABOVE-NOTED MATTER				$	1,598.67

McCarthy Tétrault LLP

DocuSigned by:
0B38D88CABCB430...
Lance Williams

PLEASE NOTE THIS ACCOUNT IS PAYABLE IN CANADIAN DOLLARS.

Direct Deposit or Wire Transfer Instructions –TD Canada Trust, 55 King Street West, Toronto, Ontario M5K 1A2, Canada, Bank: 004, Transit Number: 10202, Acct No.: 5307124 (CDN$) or 7349662 (US$), Swift Code TDOMCATTTOR, Canadian Routing No. //CC0004 10202. Please email TOR-AR@mccarthy.ca with payment details indicating invoice no.(s), our matter number and the lawyer's name.
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FEE DETAIL

Date (dd/mm/yy)	Timekeeper Initials	Hours	Description
01/05/26	THF	0.40	Emails with respect to lender questions on statutory rights of way.
06/05/26	THF	0.10	Emails with respect to execution of priority agreement for statutory right of way.
13/05/26	LWI	0.20	Review and coordinate form of offer for marketing process.
13/05/26	TYA	0.40	Email from L. Williams; attend to conducting BC Land Title Office searches, update Schedule A and email to L. Williams re same.
15/05/26	LWI	0.20	Review form of offer issues and coordinate revisions to Schedule A re road widening/SRW language.
19/05/26	THF	0.50	Revise schedule A to purchase agreement; emails with respect to same.
25/05/26	PWI	0.10	Emails on potential extension.

FEE SUMMARY

Timekeeper Name	Hours
Fox, Thomas	1.00
Williams, Lance	0.40
Williams, Patrick	0.10
Yard, Tammy	0.40
	1.90

DISBURSEMENT SUMMARY

Taxable Y/N	Description		Total Cost
Y	LTSA Service Charge	$	4.40
N	Filing Fees - LTSA - (NT)		22.12
	Total Disbursements	$	26.52