

THE QUEEN'S BENCH
WINNIPEG CENTRE
in Bankruptcy and Insolvency

IN THE MATTER OF: **THE BANKRUPTCY OF K-STONE
CONSTRUCTION INC.**

FILED MAR 14 2022

AFFIDAVIT OF CATHIE GOWRYLUK
AFFIRMED FEBRUARY 10, 2022

PITBLADO LLP
Barristers & Solicitors
2500 – 360 Main Street
Winnipeg, Manitoba
R3C 4H6

Catherine E. Howden / Eric N. Blouw

Phone No. 956-0560
Fax No. 957-0227

(File No. 40452/4)

THE QUEEN'S BENCH
WINNIPEG CENTRE
in Bankruptcy and Insolvency

IN THE MATTER OF: **THE BANKRUPTCY OF K-STONE
CONSTRUCTION INC.**

AFFIDAVIT OF CATHIE GOWRYLUK

I, CATHIE GOWRYLUK, of the Town of Oakbank, in the Province
of Manitoba,

AFFIRM AND SAY THAT:

1. I am the former manager of Oak's Plaza, a strip mall located in Oakbank, Manitoba ("**Oak's Plaza**") and owned by The Oaks Limited Partnership (the "**Partnership**"), and, as such, I have personal knowledge of the facts and matters hereinafter deposed to by me, except where same are stated to be based upon information and belief, in which case I do verily believe them to be true.

2. I have read the Affidavit of Collin LeGall affirmed February 10, 2022 (the "**LeGall Affidavit**").

Background

3. Between the years of 2014 and 2018, I was the manager of Oak's Plaza. During that period of time, my employer was K-Stone Construction Inc. ("**K-Stone**"), which is the general partner of The Oaks Limited Partnership, as explained in greater detail in the LeGall Affidavit.
4. Until on or about July 7, 2021, the sole director and officer of K-Stone was Micheal Handler ("**Mr. Handler**"). On or about July 7, 2021, Susan Deluca became the Secretary of K-Stone. Mr. Handler, meanwhile, remains as President and the sole director of the corporation. Attached hereto and marked as **Exhibit "A"** is a copy of a Notice of Change of Officers filed with the Companies Office on July 7, 2021.
5. As part of my former role as manager of Oak's Plaza, I looked after most administrative matters concerning the Partnership, including sending correspondence to the Partnership's 25 limited partners (the "**Limited Partners**"), as necessary, from time to time.
6. In or around 2018, Schinkel Properties took over the day-to-day management of Oak's Plaza. Concurrently, I was transitioned to work for Crystal Lake Development Ltd., of which Mr. Handler is an officer and

director. Since 2018, my salary has been paid by Crystal Lake Development Ltd., where I am employed as an office assistant.

7. Since the time that Schinkel Properties took over the day-to-day management of Oak's Plaza, I have continued to look after most administrative matters concerning the Partnership (namely, everything with the exception of accounting, which is handled by BDO Canada LLP). My longstanding role in that regard was not assumed by Schinkel Properties when it became property manager of Oak's Plaza.

My Previous Correspondence with the Limited Partners

8. Since 2014, I have sent correspondence by mail to each of the Limited Partners from time to time. In particular, in consultation with Lori L. Ricard of BDO Canada LLP ("**Ms. Ricard**"), accountant to the Partnership, I sent dividend cheques (issued from the Partnership's bank account) to each of the Limited Partners, on occasion, as dividends were declared. In a few instances, the dividend cheques that I sent to certain of the Limited Partners went uncashed, and the associated payments had to be reversed and reallocated to the accounts of the corresponding Limited Partners. Attached hereto and marked as **Exhibit "B"** is a list of

the Limited Partners and the mailing address that I had on file for each of them as of June 2021.

9. Although I would send correspondence to the Limited Partners from time to time, as noted above, I never received anything in response from the Limited Partners, with a few exceptions, as described in greater detail hereafter.

10. On May 11, 2016, I received an email from Virginia Lok, who identified herself as the daughter of Shan Lok, one of the Limited Partners. Attached to Virginia Lok's email was a letter from Shan Lok to the Partnership dated May 10, 2016, wherein Shan Lok advised of a change of address, and made certain requests with respect to the payment of dividends and a transfer of interest in the Partnership. An individual by the name of "Vickey Lok" was copied on Virginia Lok's email, using the email address "topmac@netvigator.com" (I note that this is the same email address that is indicated at the top of Shan Lok's letter dated May 10, 2016). Shan Lok's requested transfer of interest was not ultimately pursued or completed. Attached hereto and marked as **Exhibit "C"** is Virginia Lok's email of May 11, 2016, together with Shan Lok's letter dated May 10, 2016.

11. In January 2018, I received an email from Andy Chen, who identified himself as the son of Tsu-Fen Chen, one of the Limited Partners. Andy Chen advised in the said email that his father, Tsu-Fen Chen, passed away on April 10, 2017, and he requested that Tsu-Fen Chen's interest in the Partnership be transferred to his surviving spouse, Liu Ching-Ping Chen. The requested transfer of interest was not subsequently recorded in the records of the Partnership. Attached hereto and marked as **Exhibit "D"** is a chain of emails exchanged between Andy Chen, Mr. Handler and me in January 2018.

12. In May 2019, I received an email from a woman by the name of "Phyllis", who identified herself as a family member of Terence Lo, one of the Limited Partners. Phyllis advised in the said email that Terence Lo was interested in selling his interest in the Partnership, and that he wanted to know the price at which he could do so. The requested sale of Terence Lo's interest in the Partnership did not ultimately proceed. Attached hereto and marked collectively as **Exhibit "E"** are the emails that were exchanged between Phyllis, Mr. Handler and me between May 2019 and January 2020.

My Recent Attempts to Contact the Limited Partners

13. On June 28 and 29, 2021, at the request of Collin LeGall, a Licensed Insolvency Trustee with Lazer Grant Inc. ("**Mr. LeGall**"), I sent a letter with two enclosures to each of the Limited Partners, to the most recent addresses available in the records of the Partnership. Attached hereto and marked collectively as **Exhibit "F"** are copies of the 25 letters that I sent to the Limited Partners at Mr. LeGall's request, as aforesaid.

14. Enclosed with each of the 25 letters that I sent to the Limited Partners were two documents, namely: (i) a form entitled "Approval by Limited Partner of The Oaks Limited Partnership" (the "**Approval Form**"); and (ii) a one-page excerpt (page 24) from the Partnership Agreement pertaining to the Partnership (the "**Partnership Agreement Excerpt**"). Attached hereto and marked collectively as **Exhibit "G"** are copies of the Approval Form and the Partnership Agreement Excerpt.

15. Of the 25 letters the I sent to the Limited Partners:

- (a) six were sent via Canada Post Xpresspost to international addresses (the "**Overseas Letters**"); and

- (b) 19 were sent via registered mail with Canada Post to Canadian addresses (the "**Domestic Letters**").

16. Each of the International Letters was successfully delivered to the intended recipients in early July 2021.

17. Of the Domestic Letters:

- (a) four were returned to K-Stone's office in Oakbank, Manitoba as "Unclaimed" (namely, those addressed to Kuen Wah Ng, Shui Sang Wong, Sek Lei Chau and Sie Wie Cheung); and

- (b) 15 were successfully delivered.

18. However, one of the 15 Domestic Letters that was successfully delivered (namely, the letter addressed to Shao Tang Ho) was subsequently returned to K-Stone's office, with the address on the envelope having been crossed out in pen, and the word "Moved" written on it.

19. Attached hereto and marked as **Exhibits "H" and "I"**, respectively, are the following:

- (a) tracking details for each of the International Letters and Domestic Letters, which I obtained from the Canada Post website on October 28, 2021 (Exhibit "H"); and
- (b) photocopies of the five envelopes that were returned to K-Stone's office (Exhibit "I").

20. I note that on page 3 of Exhibit "H", the first two entries read "Item available for pickup at Post Office." I initially believed that this meant that the letters in question were available for pickup *by the addressees* at a Post Office nearest to their respective residences. However, in early November 2021, after downloading the attached tracking details from the Canada Post website, I realized that the two letters in question were in fact available for pickup *by me* at the Post Office in Oakbank, as they had been returned unclaimed (these are two of the four unclaimed letters that I reference above in paragraph 17). On November 2, 2021, I retrieved the two letters in question from the Post Office in Oakbank.

21. I have caused for the five envelopes that were returned to K-Stone's office to be sent to Mr. LeGall.

22. The Partnership has email addresses associated with only a small number of the Limited Partners, the particulars of which are as follows:

<u>Limited Partner</u>	<u>Email Address(es) on File</u>
Hon Wing (Jon) Lok (Toronto, Ontario)	samuel.lok@gmail.com
Shan Lok (Hong Kong)	virginia.lok@gmail.com topmac@netvigator.com (As noted above, virginia.lok@gmail.com is the email address of Shan Lok's daughter, Virginia Lok)
Tsu-Fen Chen (Burnaby, B.C.)	andiichen0212@hotmail.com (As noted above, this is the email address of Tsu-Fen Chen's son, Andy Chen)
Terence Lo (Toronto, Ontario)	tophyllisho@gmail.com (As noted above, this is the email address of Terence Lo's relative, "Phyllis")
Ju-Tien Chen (Richmond, British Columbia)	ardin_c@yahoo.com

Wei Ping Hsieh (Surrey, British Columbia)	winnieweiping@gmail.com (As referenced in paragraph 26 to the LeGall Affidavit)
Chi Ping Liu (Burnaby, British Columbia)	cindyliu3838546@yahoo.com.tw (As referenced in paragraph 26 to the LeGall Affidavit)
Mark Chen (Taipei, Taiwan)	mark.chen@elitechtw.com (As referenced in paragraph 26 to the LeGall Affidavit)
To Yun Keung (Hong Kong)	ketto9328@gmail.com (As referenced in paragraph 28 to the LeGall Affidavit)

23. On January 6, 2022, I sent an email to the addresses associated with each of the following individuals, as listed in the table above (paragraph 22): (i) Hon Wing (Jon) Lok; (ii) Shan Lok; (iii) Tsu-Fen Chen; (iv) Terence Lo; and (v) Ju-Tien Chen. Attached to each of the emails was a copy of the corresponding letter that I sent to the Limited Partners in late June 2021. In each of the emails, I asked that the recipient

confirm that the letter was received by mail. I requested a "Read" receipt for each of the emails, but none of the recipients returned one. I did not request "Delivery" receipts, as I was unsure how to do so using my email provider (MTS). Attached hereto and marked collectively as **Exhibit "J"** are copies of the emails that I sent on January 6, 2022.

24. I note that, in my January 6, 2022 email to Shan Lok, I incorrectly inputted the address "topmac@netvigator.com". On January 7, 2022, upon receiving an undeliverable notification in response to the aforementioned email, I re-sent the email to the correct address. Attached hereto and marked as **Exhibit "K"** is a copy of my January 7, 2022 email to "topmac@netvigator.com".

25. I only received one response to the aforementioned emails that I sent on January 6 and 7, 2022. Namely, on January 24, 2022, I received an email from Ju-Tien Chen (ardin_c@yahoo.com), who advised of a change of address. On January 25, 2022, I responded to Ju-Tien Chen by email, wherein I requested confirmation that the letter that I sent in late June 2021 had been received. On January 27, 2022, at Ju-Tien Chen's request, I sent a copy of the June 11, 2021 letter and its enclosure to Ju-Tien Chen by email. Attached hereto and marked

collectively as **Exhibit "L"** are copies of the emails that I exchanged with Ju-Tien Chen on January 24 - 27, 2022.

26. I make this Affidavit *bona fide* in support of Lazer Grant Inc.'s motion for advice and direction.

AFFIRMED BEFORE ME
at the Town of Oakbank, in the
Province of Manitoba, this 10th day of
February, 2022.

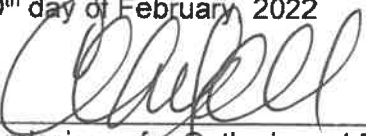
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A Commissioner for Oaths in and
for the Province of Manitoba
My Commission Expires: May 29,
2023


CATHIE GOWRYLUK

This is **Exhibit "A"** referred to in the Affidavit
of **CATHIE GOWRYLUK** affirmed before me at
the Town of Oakbank, in the Province of Manitoba,
this 10th day of February, 2022



A Commissioner for Oaths in and for the
Province of Manitoba
My Commission expires: May 29, 2023

The Corporations Act
NOTICE OF CHANGE OF OFFICERS



K-Stone Construction Inc. Attn: 109919	NAME OF CORPORATION
700 - 330 ST. MARY AVENUE WINNIPEG, MB R3C 3Z5	Address (include postal code) and telephone

Notice is hereby given that the following persons ceased to be officers of the above corporation:

FULL NAME	ADDRESS	POSITION HELD

RECEIVED REÇU
JUL 07 2021
COMPANIES OFFICE/
OFFICE DES COMPAGNIES

Notice is hereby given that the following persons became officers of the above corporation:

FULL NAME	ADDRESS	POSITION HELD
Susan Deluca	12410 53rd Avenue N Plymouth, MN 55442	Secretary

201695430

Attach a schedule, if needed

Date

29 June 2021

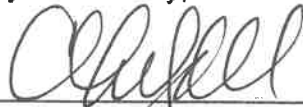
(Signature of director or officer of the corporation)

Business Number 120198213

and/or Registry Number 614581

ZZ1L

This is **Exhibit "B"** referred to in the Affidavit
of **CATHIE GOWRYLUK** affirmed before me at
the Town of Oakbank, in the Province of Manitoba,
this 10th day of February, 2022



A Commissioner for Oaths in and for the
Province of Manitoba
My Commission expires: May 29, 2023

KIN MAN YEUNG
FLAT A&B, 18F, BLOCK 13
LAGUNA CITY, CHA KWO LING
HONG KONG

TSAO CHI FU
240 CHUNG-CHEN RD.
CHUNG-LI CITY
TAIWAN

YEN KEUNG TO
FLATE, 17/F BLOCK 9
TSEUN KING GARDEN
TSEUN WAN, N.T.
HONG KONG

LAN HO SO
47 VICTORIA WOOD AVE
MARKHAM ONTARIO
L3S 1K2

MARK CHEN
NO. 3-2, SEC. 2
Chih-Shan Road
SHIH-LIN TAIPEI
TAIWAN

WAI TING LOK
13 TURNBERRY CRES.
UNIONVILLE, ONTARIO
L3R 0R7

SIE WIE CHEUNG
5 LASER COURT
RICHMOND HILL, ONTARIO
L4B 1R7

YUEH PEO YU
208 BOAKE TRAIL
RICHMOND HILL, ONTARIO
L4B 3Z6

TERRANCE LO
2697 Kennedy Road
Toronto Ontario
M1T 3H8

HELEN LOK
13 TURNBERRY CRES.
UNIONVILLE ONTARIO
L3R 0R7

RAYMOND NG
26 JAMES PARK SQUARE
SCARBOROUGH ONTARIO
M1V 2E6

SHAO TANG HO
7260 FROBISHER DR.
RICHMOND, BC
V7C 4N5

CHANG MAU LIN
No. 51, Lane 159, Lin-Sen N. Rd.,
Taipei Taiwan

TSU FEN CHEN
#212-7418 Bymepark Walk
Burnaby, BC
V3N 0B3

HON WING (JON) LOK
22 RENATA ROYALWAY
TORONTO ONTARIO
M2H 1K9

JU TIEN CHEN
6060 TAKLA PLACE
RICHMOND, BC
V7C 2N1

TEH CHING, CHANG
1380 EAST 55TH AVE.
VANCOUVER, BC
V5X 1P5

LEE FU CHIANG HUANG
621 Cliff Ave..
BURNABY, BC V5A 2J2

WEI PING HSIEH
6358 - 121 STREET
SURREY, BC V3X 1Y6

JOSEPHINE LO
C/O STUART LAW
56 SUNVALLEY DR.
RICHMOND HILL, ONT.
4S2 2E4

CHI PING LIU
6C-6128 PATTERSON AVE.
BURNABY, BC
V5H 4P3

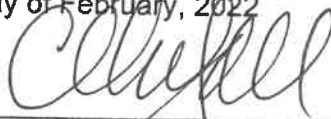
KUEN WAH NG
25 EMELINE CRES.
MARKHAM, ONTARIO
L3P 4G2

SHUI SANG WONG
55 BAMBURGH CIRCLE - APT.#1213
TORONTO ONTARIO
M1W 3V4

SEK LEI CHAU
77 CALDERBRIDGE CRES
MARKHAM ONTARIO
L3S 9M8

SHAN LOK
15/F Flat B, 26 Nassau St. Stage 6
Mei Foo Sun Chuen, Kowloon,
HONG KONG

This is **Exhibit "C"** referred to in the Affidavit
of **CATHIE GOWRYLUK** affirmed before me at
the Town of Oakbank, in the Province of Manitoba,
this 10th day of February, 2022



A Commissioner for Oaths in and for the
Province of Manitoba

My Commission expires: May 29, 2023

Chantale DeBlois

Subject:

FW: Shan LOK's request of address change and further dividen payments arrangement

Attachments:

Request from Shan LOK.pdf

----- Original Message -----

Subject: Shan LOK's request of address change and further dividen payments arrangement

Date: Wed, 11 May 2016 14:15:21 +0800

From: Virginia Lok <virginia.lok@gmail.com>

To: oaksmall@handler.ca

Cc: Vickey Lok <topmac@netvigator.com>

Dear Sir:

My father, Shan LOK who would like to request your assistance on making arrangment of the dividen payments, contact correspondence and transfer of his shares. Kindly find the attached letter from my dad for your action. For question, you may contact me via the email listed on the request letter.

Thank you for your assistance!

Sincerely,

Virginia Lok

Mobile: 852 9846 4248

15/F, Flat B, 26 Nassau Street, Stage 6, Mei Foo Sun Chuen, Kowloon, Hong Kong
Phone No. 9123-6646, email address: topmac@netvigator.com

10th May 2016

THE OAKS LIMITED PARTNERSHIP
BOX 503, 200-449 MAIN ST. OAKBANK,
MANITOBA, CANADA, R0E 1J0

Attn : The Account Manager
Email: oaksmall@handler.ca

Dear Sirs:

Re : LOK Shan – Requesting 1/Change of Address, 2/ Future dividend payments to Hong Kong via Telegraphic (T/T) and 3/ Application for transfer of shares as a Gift to my daughter

I am bringing a situation to your attention and seeking your help on resolving as follows as:-

1/ Due to my health and aging problems, I have been moved back to Hong Kong since 23 years ago. I, LOK Shan of sin no. [REDACTED] requesting change of my mailing address to:-LOK Shan

15/F, FLAT B, 26 NASSAU STREET,
STAGE 6, MEI FOO SUN CHUEN,
KOWLOON, HONG KONG

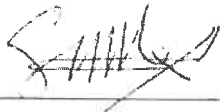
2/ Please kindly note my banker below information I provided to you and remit future dividend payments to Hong Kong via telegraphic transfer(T/T).

Name of MY Banker	: CHINA CITIC BANK INTERNATIONAL LIMITED
Account Name	: LOK Shan, LUI Lai Ying, LOK Wai Kei
Banker Address	: 232 Des Voeux Road Central, Hong Kong
Account No. (\$CAD)	: 018-711-1-30565-5-09
SWIFT CODE	: KWHKHKHH

I enclose a returned cheque in the amount of CAD\$500.00 for you, so please remit the dividend via telegraphic transfer (T/T); and,

3/ In addition, I am almost 81 years old and lack of my ability to handle my errands, I decided to transfer of my shares with your Company as a Gift to my daughter LOK Wai Fun, Gimmy. Could you please send me documents to sign for ownership changing?

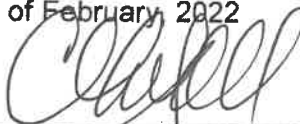
Yours faithfully

A handwritten signature in black ink, appearing to be 'LOK Shan', written over a horizontal line.

LOK Shan

Encl. - A Returned Cheque in the amount of CAD\$500.00 will send to you by mail.

This is **Exhibit "D"** referred to in the Affidavit
of **CATHIE GOWRYLUK** affirmed before me at
the Town of Oakbank, in the Province of Manitoba,
this 10th day of February, 2022



A Commissioner for Oaths in and for the
Province of Manitoba
My Commission expires: May 29, 2023

Chantale DeBlois

From: Eric Blouw
Subject: FW: Tsu-Fen Chen

----- Original Message -----
Subject: Re: Death of Shareholder
Date: Thu, 18 Jan 2018 15:49:51 -0500
From: oaksmall@handler.ca
To: andiichen0212@hotmail.com

Hello Andy,

i met with our lawyer yesterday about various matters, and how to handle your inquiry was one of them. I am awaiting his response to an email i sent him earlier today. The email i sent him forwarded your original request asking how to transfer the share to your Mom. Basically, you advise us of the transfer to your Mom, and i will amend the records of the OLP accordingly. My email to him was asking if your original email was sufficient for that purpose. Perhaps he will suggest something more formal from you. I will know later today or tomorrow, i believe. Then, i will advise you of his advice. It may be that nothing further is needed from you. In that case i will simply update our records of the Limited Partners, and advise you accordingly. Finally Andy, please accept, belatedly, my deepest condolences your Father's passing. I realized a few moments ago in reviewing all the emails in this chain that my father, Robert, died only 2 days prior, on April 8th, than did your Dad, Mr Tsu-fen Chen. I am sorry for your and your Mother's loss.

sincerely,
micheal handler
204.444.3600

On Thu, 18 Jan 2018 19:49:20 +0000, Andy Chen wrote:

Hi Cathie,

Just wondering if you've had a chance to get any updates or new information?

From:
oaksmall@handler.ca

Sent:
January 11, 2018 1:49:59 PM

To:
andiichen0212@hotmail.com

Subject: Re: Death of Shareholder

Hi Andy

I am so sorry for not getting back to you before now.

Micheal and I have discussed this briefly and must look into the policy/procedure further, for having the shareholder amended from your Father names to your Mothers.

We will reply to you next week once we have the answer/ and more information for you.

thank u for your patience

Cathie

204.444.3600

On Tue, 9 Jan 2018 21:21:31 +0000, Andy Chen wrote:

okay thanks Cathie

From:
oaksmall@handler.ca

Sent:
January 9, 2018 7:08:45 AM

To:
andiichen0212@hotmail.com

Subject: Re: Death of Shareholder

Hello Andy

My apologies for the late response.

Micheal and I had no chance to discuss yesterday, but we will look into this today, and I will respond to you before end of day with some information hopefully.

Cathie

204.444.3600

On Tue, 9 Jan 2018 04:52:19 +0000, Andy Chen wrote:

Hi Cathie,

Please find attached a copy of the certified english translation and notarized true copy of original of my dad, Tsu-fen Chen, death certificate.

Feel free to contact me for any additional information at this email or at (604)505-3011.

Thanks,

Andy

From:
oaksmall@handler.ca

Sent:
January 4, 2018 7:09:10 AM

To:
andiichen0212@hotmail.com

Subject: Re: Death of Shareholder

Hello Andy

I am so sorry to hear this news of your father.

Please accept my sincerest condolences to you and your family.

I will speak to Micheal and return an email to you, on the procedure.

Best regards,

Cathie

204.444.3600

On Wed, 3 Jan 2018 22:31:02 +0000, Andy Chen wrote:

Hi Cathie,

I would like to report the death of my father, Tsu-Fen Chen, on April 10, 2017.

His unit: #008

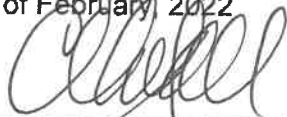
Address: 212-7418 Byrnepark Walk, Burnaby, B.C., V3N 0B3

Please let me know what you require in order to begin the process of transferring the name and shares to his spouse, Liu Ching-Ping Chen.

Thanks,

Andy

This is **Exhibit "E"** referred to in the Affidavit
of **CATHIE GOWRYLUK** affirmed before me at
the Town of Oakbank, in the Province of Manitoba,
this 10th day of February, 2022



A Commissioner for Oaths in and for the
Province of Manitoba
My Commission expires: May 29, 2023

Chantale DeBlois

From: Eric Blouw
Subject: FW: Re: Oaks Limited Partnership

----- Original Message -----
Subject: Re: Oaks Limited Partnership
Date: Thu, 09 Jan 2020 16:16:19 -0500
From: tophyllisho <tophyllisho@gmail.com>
To: oaksmall@handler.ca

Sure, my cell is 416-9997546

Thanks

Phyllis

Sent from my Samsung Galaxy smartphone.

----- Original message -----
From: oaksmall@handler.ca
Date: 2020-01-09 4:00 p.m. (GMT-05:00)
To: tophyllisho@gmail.com
Subject: Re: Oaks Limited Partnership

Hello Phyllis

Can you provide your phone number again.
Sorry

Thanks
Cathie

204.444.3600

On Thu, 9 Jan 2020 15:35:44 -0500, P h <tophyllisho@gmail.com> wrote:

hi, Cathy,

According to our telephone conversation today, Please follow up on my case. The first email was sent on June 4 2019 and its been onths now.

Thanks

Regards,
Phyllis

On Fri, Aug 30, 2019 at 11:27 AM P h <tophyllisho@gmail.com> wrote:

Hi, Michael,

How are you? I would like to follow up on my previous email. Next week is Sept and it had been almost 2 months since our last communication.

Regards,
Phyllis

On Thu, Jul 4, 2019 at 11:49 PM P h <tophyllisho@gmail.com> wrote:

Ok Micheal,

Thanks for feedback. I will wait for your answer.

Regards
Phyllis

On Thu, Jun 27, 2019 at 2:23 PM <oaksmall@handler.ca> wrote:

hi Phyllis,

i am investigating what the process is when a Limited Partner wishes to sell their share/interest in the Partnership; this question/issue has not been raised before; you or Terence will have your own copies of the Partnership Agreement and the Offering Memorandum; have you looked at them? in any event, if you can't find them or do not wish to, i will in the very near future be able to tell you the process that was agreed on originally.

micheal handler
204.444.3600

On Tue, 11 Jun 2019 15:01:43 -0400, P h wrote:

Hi, Michael,

Terence told me that your dad used to quote him an amount before but he did not accept it cause the amount was not idea to him. However he is thinking to sell the share this year and that is why come back to your company again. I think we should set up a target date to discuss this again. I understand you need to investigate it since you were not the one to start the project 31 years ago. How about we set it at the end of this month first? Without a day for discussion, the subject will become no answer foever.

Thanks for your time to find it out.

Regards,
Phyllis

On Tue, Jun 4, 2019 at 1:29 PM tophyllisho <tophyllisho@gmail.com> wrote:

Hi. Michael,

Nice to meet you, okey will looking forward to hearing your answer soon.

Regards,
Phyllis

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: oaksmall@handler.ca

Date: 2019-06-04 12:25 p.m. (GMT-05:00)

To: tophyllisho@gmail.com

Subject: Oaks Limited Partnership

hello Phyllis,

my name is Micheal Handler, i am the (eldest) son of Robert Handler; after a good & long life, my Dad passed away just over 2 years ago.

Therefore i am responding. I do not know the answer to your question.

I will begin to do the research tomorrow. I am unaware what provisions are in the various agreements that pertain to this. I believe this is the first such request we have received. Once i have an answer, i will let you know the details. Feel free to email anytime. I expect to be able to answer your question soon.

micheal handler
204.444.3600

Chantale DeBlois

From: Eric Blouw
Subject: FW: The shareholder of 449 Main St Oakbank

----- Original Message -----

Subject: The shareholder of 449 Main St Oakbank
Date: Fri, 17 May 2019 21:19:11 -0400
From: P h <tophyllisho@gmail.com>
To: oaksmall@handler.ca

Hi,

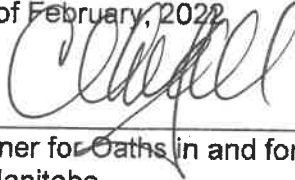
This is the email for Robert Handler. My name is Phyllis and I am the family member of Terence Lo. I believed Terence had spoken to you few years ago.

Terence and I would like to know if we want to sell our shares now, how much of the money we can get? I Have google the mall and seeing the property is well maintain with beautiful appearance. Lots of professional office are there. You guys are doing good job!

By the way, please let me know how much we can get at this moment. Thanks so much
This is my email and my cell is 416-9997546

Regards,
Phyllis

This is **Exhibit "F"** referred to in the Affidavit
of **CATHIE GOWRYLUK** affirmed before me at
the Town of Oakbank, in the Province of Manitoba,
this 10th day of February, 2022



A Commissioner for Oaths in and for the
Province of Manitoba
My Commission expires: May 29, 2023

K-STONE CONSTRUCTION INC.

P: (204) 444-3600
F: (204) 444-3772
E: oaksmall@handler.ca

Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021

SHAN LOK
15/F Flat B, 26 Nassau St.
Stage 6 Mei Foo Sun Chuen,
Kowloon, HONG KONG

Dear Sir/Madam:

Re: The Oaks Limited Partnership (the "Partnership")

As you know, K-Stone Construction Inc. ("K-Stone") is the General Partner of the Partnership which owns a strip mall in the Town of Oakbank, Manitoba. We are writing to you in your capacity as a limited partner of the Partnership.

K-Stone is insolvent, and is considering an assignment into bankruptcy. Upon dissolution of the Partnership, properties of the Partnership shall be sold by K-Stone pursuant to Article V of the Partnership Agreement.

K-Stone has consulted an experienced licensed insolvency trustee, who is willing to be appointed for K-Stone; and, if appointed, would facilitate a sales process to liquidate the assets of the Partnership in a commercially reasonable manner to maximize recovery to all stakeholders.

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If you are prepared to approve the nomination, please sign the Approval Notice where indicated, and email the signed Approval to K-Stone at the following email address cleall@lazergrant.ca or care of Lazer Grant Inc., 300 - 309 McDermot Avenue, Winnipeg, Manitoba, R3A 1T3, Attention: Collin LeGall. We ask that the Approval be returned on or before July 5, 2021.

Please note that the nomination will not be effective unless it is approved by 2/3 of the limited partners of the Partnership and will not take effect until an assignment into bankruptcy of K-Stone.

Yours truly,

K-Stone Construction Inc.

Per: K-Stone Construction Inc. - General Partner
Michael Handler, Director

K-STONE CONSTRUCTION INC.

P: (204) 444-3600
F: (204) 444-3772
E: oaksmall@handler.ca

Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021

SEK LEI CHAU
77 CALDERBRIDGE CRES
MARKHAM ONTARIO
L3S 9M8

Dear Sir/Madam:

Re: The Oaks Limited Partnership (the "Partnership")

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K-Stone Construction Inc.

Per: K-Stone Construction Inc. - General Partner
Michael Handler, Director

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F: (204) 444-3772
E: oaksmall@handler.ca

Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021

SHUI SANG WONG
55 BAMBURGH CIRCLE - APT.#1213
TORONTO ONTARIO
M1W 3V4

Dear Sir/Madam:

Re: The Oaks Limited Partnership (the "Partnership")

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K-Stone Construction Inc.

K-Stone Construction Inc. - General Partner

Per: _____
Michael Handler, Director

K-STONE CONSTRUCTION INC.

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F: (204) 444-3772
E: oaksmall@handler.ca

Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021

KUEN WAH NG
25 EMELINE CRES.
MARKHAM, ONTARIO
L3P 4G2

Dear Sir/Madam:

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K-Stone Construction Inc.

K-Stone Construction Inc. General Partner

Per: _____
Michael Handler, Director

K-STONE CONSTRUCTION INC.

P: (204) 444-3600
F: (204) 444-3772
E: oaksmall@handler.ca

Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021

CHI PING LIU
6C-6128 PATTERSON AVE.
BURNABY, BC
V5H 4P3

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K-Stone Construction Inc.

KStone Construction Inc. General Partner

Per: _____

Michael Handler, Director

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E: oaksmall@handler.ca

Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021

JOSEPHINE LO
C/O STUART LAW
56 SUNVALLEY DR.
RICHMOND HILL, ONT.
4S2 2E4

Dear Sir/Madam:

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K-Stone Construction Inc.

K-Stone Construction Inc. - General Partner
Per: Michael Handler, Director

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F: (204) 444-3772
E: oaksmall@handler.ca

Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021

WEI PING HSIEH
6358 - 121 STREET
SURREY, BC V3X 1Y6

Dear Sir/Madam:

Re: The Oaks Limited Partnership (the "Partnership")

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K-Stone Construction Inc.

Per: K-Stone Construction Inc. - General Partner
Michael Handler, Director

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Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021

LEE FU CHIANG HUANG
621 Cliff Ave..
BURNABY, BC V5A 2J2

Dear Sir/Madam:

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K-Stone Construction Inc.

K-Stone Construction Inc. General Partner

Per: _____
Michael Handler, Director

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Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021

TEH CHING, CHANG
1380 EAST 55TH AVE.
VANCOUVER, BC
V5X 1P5

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KStone Construction Inc. - General Partner

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Michael Handler, Director

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Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021

JU TIEN CHEN
6060 TAKLA PLACE
RICHMOND, BC
V7C 2N1

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K-Stone Construction Inc.

K-Stone Construction Inc - General Partner

Per: _____
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Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021

HON WING (JON) LOK
22 RENATA ROYALWAY
TORONTO ONTARIO
M2H 1K9

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KStone Construction Inc General Partner

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Michael Handler, Director

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Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021

TSU FEN CHEN
#212-7418 Bymepark Walk
Burnaby, BC
V3N 0B3

Dear Sir/Madam:

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K-Stone Construction Inc. General Partner

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Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021

CHANG MAU LIN
No. 51, Lane 159, Lin-Sen N. Rd.,
Taipei Taiwan

Dear Sir/Madam:

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K-Stone Construction Inc. General Partner

Per: _____
Michael Handler, Director

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F: (204) 444-3772
E: oaksmall@handler.ca

Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021.

SHAO TANG HO
7260 FROBISHER DR.
RICHMOND, BC
V7C 4N5

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KStone Construction Inc. General Partner

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Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021

RAYMOND NG
26 JAMES PARK SQUARE
SCARBOROUGH ONTARIO
M1V 2E6

Dear Sir/Madam:

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Please note that the nomination will not be effective unless it is approved by 2/3 of the limited partners of the Partnership and will not take effect until an assignment into bankruptcy of K-Stone.

Yours truly,

K-Stone Construction Inc.

K-Stone Construction Inc. General Partner

Per: _____
Michael Handler, Director

K-STONE CONSTRUCTION INC.

P: (204) 444-3600
F: (204) 444-3772
E: oaksmall@handler.ca

Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021

HELEN LOK
13 TURNBERRY CRES.
UNIONVILLE ONTARIO
L3R 0R7

Dear Sir/Madam:

Re: The Oaks Limited Partnership (the "Partnership")

As you know, K-Stone Construction Inc. ("K-Stone") is the General Partner of the Partnership which owns a strip mall in the Town of Oakbank, Manitoba. We are writing to you in your capacity as a limited partner of the Partnership.

K-Stone is insolvent, and is considering an assignment into bankruptcy. Upon dissolution of the Partnership, properties of the Partnership shall be sold by K-Stone pursuant to Article V of the Partnership Agreement.

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K-Stone Construction Inc.

KStone Construction Inc General Partner

Per: _____
Michael Handler, Director

K-STONE CONSTRUCTION INC.

P: (204) 444-3600
F: (204) 444-3772
E: oaksmall@handler.ca

Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021

TERRANCE LO
2697 Kennedy Road
Toronto Ontario
M1T 3H8

Dear Sir/Madam:

Re: The Oaks Limited Partnership (the "Partnership")

As you know, K-Stone Construction Inc. ("K-Stone") is the General Partner of the Partnership which owns a strip mall in the Town of Oakbank, Manitoba. We are writing to you in your capacity as a limited partner of the Partnership.

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K-Stone Construction Inc.

K-Stone Construction Inc. General Partner

Per: _____
Michael Handler, Director

K-STONE CONSTRUCTION INC.

P: (204) 444-3600
F: (204) 444-3772
E: oaksmall@handler.ca

Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021

YUEH PEO YU
208 BOAKE TRAIL
RICHMOND HILL, ONTARIO
L4B 3Z6

Dear Sir/Madam:

Re: The Oaks Limited Partnership (the "Partnership")

As you know, K-Stone Construction Inc. ("K-Stone") is the General Partner of the Partnership which owns a strip mall in the Town of Oakbank, Manitoba. We are writing to you in your capacity as a limited partner of the Partnership.

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K-Stone Construction Inc.

KStone Construction Inc. General Partner

Per: _____
Michael Handler, Director

K-STONE CONSTRUCTION INC.

P: (204) 444-3600
F: (204) 444-3772
E: oaksmall@handler.ca

Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021

SIE WIE CHEUNG
5 LASER COURT
RICHMOND HILL, ONTARIO
L4B 1R7

Dear Sir/Madam:

Re: The Oaks Limited Partnership (the "Partnership")

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Yours truly,

K-Stone Construction Inc.

K-Stone Construction Inc. General Partner

Per: _____
Michael Handler, Director

K-STONE CONSTRUCTION INC.

P: (204) 444-3600
F: (204) 444-3772
E: oaksmall@handler.ca

Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021

WAI TING LOK
13 TURNBERRY CRES.
UNIONVILLE, ONTARIO
L3R 0R7

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Yours truly,

K-Stone Construction Inc.

K-Stone Construction Inc. General Partner

Per: _____
Michael Handler, Director

K-STONE CONSTRUCTION INC.

P: (204) 444-3600
F: (204) 444-3772
E: oaksmall@handler.ca

Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021

MARK CHEN
NO. 3-2, SEC. 2
Chih-Shan Road
SHIH-LIN TAIPEI
TAIWAN

Dear Sir/Madam:

Re: The Oaks Limited Partnership (the "Partnership")

As you know, K-Stone Construction Inc. ("K-Stone") is the General Partner of the Partnership which owns a strip mall in the Town of Oakbank, Manitoba. We are writing to you in your capacity as a limited partner of the Partnership.

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Yours truly,

K-Stone Construction Inc.

K-Stone Construction Inc. General Partner

Per: _____
Michael Handler, Director

K-STONE CONSTRUCTION INC.

P: (204) 444-3600
F: (204) 444-3772
E: oaksmall@handler.ca

Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021

LAN HO SO
47 VICTORIA WOOD AVE
MARKHAM ONTARIO
L3S 1K2

Dear Sir/Madam:

Re: The Oaks Limited Partnership (the "Partnership")

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Yours truly,

K-Stone Construction Inc.

K-Stone Construction Inc. General Partner

Per: _____
Michael Handler, Director

K-STONE CONSTRUCTION INC.

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E: oaksmall@handler.ca

Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021

YEN KEUNG TO
FLAT E, 17/F BLOCK 9
TSEUN KING GARDEN
TSEUN WAN, N.T.
HONG KONG

Dear Sir/Madam:

Re: The Oaks Limited Partnership (the "Partnership")

As you know, K-Stone Construction Inc. ("K-Stone") is the General Partner of the Partnership which owns a strip mall in the Town of Oakbank, Manitoba. We are writing to you in your capacity as a limited partner of the Partnership.

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K-Stone Construction Inc.

K-Stone Construction Inc. General Partner

Per: _____
Michael Handler, Director

K-STONE CONSTRUCTION INC.

P: (204) 444-3600
F: (204) 444-3772
E: oaksmall@handler.ca

Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021

TSAO CHI FU
240 CHUNG-CHEN RD.
CHUNG-LI CITY
TAIWAN

Dear Sir/Madam:

Re: The Oaks Limited Partnership (the "Partnership")

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Yours truly,

K-Stone Construction Inc.

K-Stone Construction Inc. - General Partner

Per:

Michael Handler, Director

K-STONE CONSTRUCTION INC.

P: (204) 444-3600
F: (204) 444-3772
E: oaksmall@handler.ca

Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

VIA REGULAR AND REGISTERED MAIL

June 11, 2021

KIN MAN YEUNG
FLAT A&B, 18F, BLOCK 13
LAGUNA CITY, CHA KWO LING
HONG KONG

Dear Sir/Madam:

Re: The Oaks Limited Partnership (the "Partnership")

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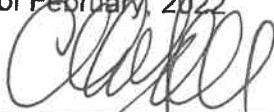
Yours truly,

K-Stone Construction Inc.

K-Stone Construction Inc. General Partner

Per: _____
Michael Handler, Director

This is **Exhibit "G"** referred to in the Affidavit
of **CATHIE GOWRYLUK** affirmed before me at
the Town of Oakbank, in the Province of Manitoba,
this 10th day of February, 2022



A Commissioner for Oaths in and for the
Province of Manitoba
My Commission expires: May 29, 2023

APPROVAL BY LIMITED PARTNER OF THE OAKS LIMITED PARTNERSHIP

(the "Partnership")

WHEREAS:

- A. K-Stone Construction Inc. ("K-Stone ") is the General Partner of the Partnership;
- B. K-Stone is insolvent and is contemplating assigning itself into bankruptcy;
- C. The Limited Partnership Agreement for the Partnership (the "Agreement") specifies that the Partnership will automatically be dissolved upon the bankruptcy of K-Stone;
- D. The Agreement provides that, on the dissolution of the Partnership, a liquidating trustee shall sell the properties of the Partnership and, after paying or making provision for the payment of the debts of the Partnership, the remaining proceeds shall be distributed to the partners;
- E. The Agreement provides that the liquidating trustee is to be nominated by two-thirds of the Limited Partners;
- F. An independent Licensed Insolvency Trustee, Lazer Grant Inc., is prepared to act as liquidating trustee for the Partnership if it is nominated by two-thirds in interest of the Limited Partners;

NOW THEREFORE the undersigned Limited Partner of the Partnership by their signature below hereby:

- 1. approves the nomination of Lazer Grant Inc. as liquidating trustee for the Partnership;
- 2. acknowledges that the nomination will not be effective:
 - a) unless it is approved by two-thirds of the Limited Partners;
 - b) until the bankruptcy of K-Stone;
- 3. consents to the receipt of future communication from the Partnership by email (if an email address is completed below).

Date:

Signature:

Name:

Email:

V. DISSOLUTION

1. The Partnership shall be dissolved on the first to occur of the following:

- (a) the dissolution, bankruptcy or assignment for the benefit of creditors of the General Partner; or
- (b) 90 days following the end of a three year period (hereinafter called the "Holding Period") which period begins to run from the time the monies are transferred to the Partnership from the escrow agent who held the funds in escrow for the Limited Partners.

Subject where applicable to compliance with the provisions of The Partnership Act and for the renewal thereof, the Partnership shall not dissolve or terminate on the death, bankruptcy, assignment of property in trust for the benefit of creditors, or adjudication of incompetency or insanity, legal incapacity, withdrawal or attempted withdrawal, of or by any Limited Partner, or the admission of any additional or substituted Limited Partners.

2. On the dissolution of the Partnership, the properties of the Partnership shall be sold by the General Partner (or if dissolution is pursuant to paragraph (1)(a), by the nominee of two-thirds in interest of the Limited Partners) who shall have full power to sell, assign or encumber any or all of the Partnership assets, as liquidating trustee, and the proceeds remaining after the payment of or provision for the debts of the Partnership shall be distributed to the partners in proportion to their respective capital contributions to the Partnership as determined herein.

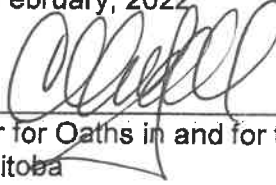
3. The General Partner may not, nor may any Limited Partner without the written consent of the General Partner, withdraw from the Partnership.

4. No Limited Partner, without the written consent of the General Partner, shall sell, assign, transfer, pledge, hypothecate or encumber his/her interest in the Partnership.

5. On the death or legal incapacity of a Limited Partner, his/her interest shall descend to and vest in his/her legal representatives with full power in them or his/her heirs or legatees to become substituted as Limited Partners in his/her place.

6. A General Partner may assign all or any part of its interest in the profits and losses of the Partnership but no

This is **Exhibit "H"** referred to in the Affidavit
of **CATHIE GOWRYLUK** affirmed before me at
the Town of Oakbank, in the Province of Manitoba,
this 10th day of February, 2022.



A Commissioner for Oaths in and for the
Province of Manitoba
My Commission expires: May 29, 2023

RN306041165CA	Hon Wing (jon) Lok	Toronto Ont
RN306041134CA	Ju Tien Chen	Richmond BC
RN306041125CA	The Ching, Chang	Vancouver BC
RN306041117CA	Lee Fu Chiang Huang	Burnaby BC
RN306041103CA	Shao Tang Ho	Richmond BC
RN306041094CA	Raymond Ng	Scarborough Ont
RN306041085CA	Helen Lok	Unionville Ont
RN306041077CA	Lan Ho So	Markham Ont
RN306041063CA	Yueh Peo Yu	Richmond Hill Ont
RN306041050CA	Sie Wie Cheung	Richmond Hill Ont
RN306041240CA	Wai Ting Lok	Unionville Ont
RN306041032CA	Terrance Lo	Toronto Ont
RN306041179CA	Josephine Lo	Toronto Ont
RN306041236CA	Chi Ping Liu	Burnaby BC
RN306041222CA	Kuen Wah Ng	Markham Ont
RN306041196CA	Shui Sang Wong	Toronto Ont
RN306041182CA	Sek Lei Chau	Markham Ont
RN306041148CA	Tsu Fen Chen	Burnaby BC
RN306041151CA	Wei Ping Hsieh	Surrey BC
EE185112820CA		
EE126339037CA		
EE126339054CA		
EE126339068CA		
EE126339099CA		
EE126339085CA		

Date of download

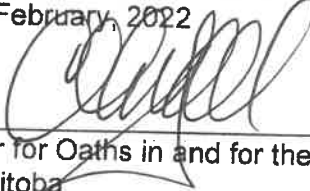
10/28/2021

Item	Details	Duty	and/or taxes	owed	Expected delivery date	Expected delivery time	Last updated
EE126339054CA	Item	successfully delivered				7/12/2021	
EE126339099CA	Item	successfully delivered				7/6/2021	
EE185112820CA	Item	successfully delivered				7/5/2021	
EE126339085CA	Item	successfully delivered				7/5/2021	
EE126339068CA	Item	successfully delivered				7/5/2021	
EE126339037CA	Item	successfully delivered				7/5/2021	

Date of download 10/28/2021

Item	Details	Duty and/or taxes owed	Expected delivery date	Expected delivery time	Last updated
RN306041182CA	Item available for pickup at Post Office				8/4/2021
RN306041050CA	Item available for pickup at Post Office				8/4/2021
RN306041196CA	The item was successfully returned to the sender.				7/28/2021
RN306041222CA	The item was successfully returned to the sender.				7/28/2021
RN306041103CA	Delivered		7/14/2021		
RN306041148CA	Delivered		7/11/2021		
RN306041165CA	Delivered		7/7/2021		
RN306041179CA	Delivered		7/7/2021		
RN306041117CA	Delivered		7/6/2021		
RN306041077CA	Delivered		7/6/2021		
RN306041236CA	Delivered		7/6/2021		
RN306041151CA	Delivered		7/6/2021		
RN306041125CA	Delivered		7/5/2021		
RN306041240CA	"Delivered to your community mailbox, parcel locker or apt./condo mailbox"				
	7/5/2021				
RN306041085CA	"Delivered to your community mailbox, parcel locker or apt./condo mailbox"				
	7/5/2021				
RN306041063CA	Delivered		7/2/2021		
RN306041134CA	Delivered		7/2/2021		
RN306041094CA	Delivered		7/2/2021		
RN306041032CA	Delivered		7/2/2021		

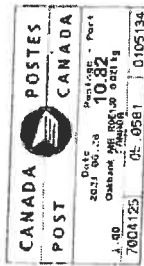
This is **Exhibit "I"** referred to in the Affidavit
of **CATHIE GOWRYLUK** affirmed before me at
the Town of Oakbank, in the Province of Manitoba,
this 10th day of February, 2022



A Commissioner for Oaths in and for the
Province of Manitoba
My Commission expires: May 29, 2023

P.O. BOX 503, 449 MAIN STREET
OAKBANK, MANITOBA R0E 1J0

25



Do not cover attention
Ne couvrez pas le destinataire

4113

KUEN WAH NG
25 EMELINE CRES.
MARKHAM, ONTARIO
L3P 4G2

Return to Sender
Retour à l'expéditeur

This item is being returned because:
Envoi retourné pour la raison suivante:

Unclaimed	<input checked="" type="checkbox"/> Non réclamé
No such Address	<input type="checkbox"/> Adresse inexistante
Address incomplete	<input type="checkbox"/> Adresse incomplète
Moved/Unknown	<input type="checkbox"/> Déménagé / Inconnu
No such Post Office	<input type="checkbox"/> Bureau inexistant
Refused	<input type="checkbox"/> Refusé

REGISTERED
CPC Tracking Number / Numéro de suivi
RN 306 041 222 CA



RN 306 041 22

P.O. BOX 503, 449 MAIN ST
OAKBANK, MANITOBA R0E 1J0



Do not cover attention
Ne couvrez pas le destinataire

This item is being returned because:
Envoi retourné pour la raison suivante:

Unclaimed ☒ Non réclamé

No such Address	<input type="checkbox"/> Adresse inexistante
Address incomplete	<input type="checkbox"/> Adresse incomplète
Moved/Unknown	<input type="checkbox"/> Déménagé / Inconnu
No such Post Office	<input type="checkbox"/> Bureau inexistant
Refused	<input type="checkbox"/> Refusé

SHUI SANG WONG
55 BAMBURGH CIRCLE - APT.#1213
TORONTO ONTARIO
M1W 3V4

Amount Due / Montant dû: \$ 103107
33-000-048 (08-04)

07 783 694 347

WARDEN CENTRE PO
SHOPPERS DRUG MART #0647
7060 WARDEN AVE
MARKHAM ON L3R 5Y0

REGISTERED RECOMMANDÉ
CPC Tracking Number / Numéro de suivi de la SCP
RN 306 041 196 CA



RN 306 041 196
RN 306 041 196

P.O. BOX 503, 449 MAIN STREET
OAKBANK, MANITOBA R0E 1J0

← RETURN TO



Do not cover attention
Ne couvrez pas le destinataire

27

SHAO TANG HO
7260 FROBITSHER DR.
RICHMOND BC
V7C 4N5

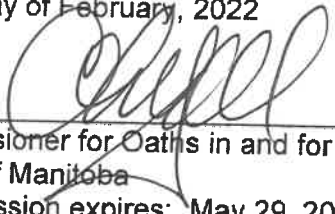
Moved

409

REGISTERED RECOMMANDÉ
CPC Tracking Number / Numéro de suivi de la SCP
RN 306 041 183 CA



This is **Exhibit "J"** referred to in the Affidavit
of **CATHIE GOWRYLUK** affirmed before me at
the Town of Oakbank, in the Province of Manitoba,
this 10th day of February, 2022



A Commissioner for Oaths in and for the
Province of Manitoba
My Commission expires: May 29, 2023

Chantale DeBlois

Subject: FW: Hon Wing (Jon) Lok - Limited Partner Letter
Attachments: Hon Wing LOK (Jon)01062022.pdf

----- Original Message -----

Subject: Hon Wing (Jon) Lok - Limited Partner Letter
Date: Thu, 06 Jan 2022 17:07:18 -0500
From: oaksmall@handler.ca
To: samuel.lok@gmail.com

Dear Hon Wing Lok (samuel lok),

In June of 2021, our office sent the attached letter via Canada post registered mail to your address.
Can you confirm that you received the envelope ?

I look forward to hearing from you.

Thankyou,

Cathie @ 204-444-3600
oaksmall@handler.ca

Oaksmall - Oaks Plaza
Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

Chantale DeBlois

Subject: FW: Limited Partners letter
Attachments: shan lok letter.pdf

----- Original Message -----
Subject: Limited Partners letter
Date: Thu, 06 Jan 2022 16:42:50 -0500
From: oaksmall@handler.ca
To: virginia.lok@gmail.com, topmac@netigator.com

Dear Virginia and Vickey,

In late June 2021, our office sent the attached letter to Shan Lok, by Canada Post / Xpresspost.

Would you be able to confirm that Shan Lok received the attached letter in the mail? Or forward this email to him, and ask him to respond to our office, here at this email.

I look forward to hearing back from you.

..thank you.

Cathie @ 204-444-3600
oaksmall@handler.ca
Oaksmall - Oaks Plaza
Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

Chantale DeBlois

Subject:

FW: Andii Chen - Tsu Fen Chen Limited Partner Letter

Attachments:

andii01062022.pdf

----- Original Message -----

Subject: Andii Chen - Tsu Fen Chen Limited Partner Letter

Date: Thu, 06 Jan 2022 17:15:17 -0500

From: oaksmall@handler.ca

To: andiichen0212@hotmail.com

Re: letter to Tsu Fen Chen,

Hello Andii,

In June of 2021, our office sent the attached letter via Canada post registered mail to your address.

Can you confirm that you received the envelope ?

I look forward to hearing from you.

Thankyou,

Cathie @ 204-444-3600

oaksmall@handler.ca

Oaksmall - Oaks Plaza

Box 503, 200-449 Main St.

Oakbank, Manitoba

Canada R0E 1J0

Chantale DeBlois

Subject: FW: Terrance Lo - Limited Partner Letter
Attachments: terrance . phyllis01062022.pdf

----- Original Message -----
Subject: Terrance Lo - Limited Partner Letter
Date: Thu, 06 Jan 2022 17:12:53 -0500
From: oaksmall@handler.ca
To: tophyllisho@gmail.com

Dear Terrance Lo (C/O Phyllis email)

In June of 2021, our office sent the attached letter via Canada post registered mail to your address.
Can you confirm that you received the envelope ?

I look forward to hearing from you.

Thankyou,

Cathie @ 204-444-3600
oaksmall@handler.ca

Oaksmall - Oaks Plaza
Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

Chantale DeBlois

Subject:

FW: Ju Tien Chen Limited Partner Letter

Attachments:

Ju Tien Chen01062022.pdf

----- Original Message -----

Subject: Ju Tien Chen Limited Partner Letter

Date: Thu, 06 Jan 2022 17:00:00 -0500

From: oaksmall@handler.ca

To: ardin_c@yahoo.com

Dear Ju Tien,

In June of 2021, our office sent the attached letter via Canada post registered mail to your address..

Can you confirm that you received the envelope ?

I look forward to hearing from you.

Thankyou,

Cathie @ 204-444-3600

oaksmall@handler.ca

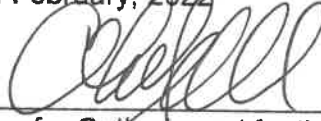
Oaksmall - Oaks Plaza

Box 503, 200-449 Main St.

Oakbank, Manitoba

Canada R0E 1J0

This is **Exhibit "K"** referred to in the Affidavit
of **CATHIE GOWRYLUK** affirmed before me at
the Town of Oakbank, in the Province of Manitoba,
this 10th day of February, 2022



A Commissioner for Oaths in and for the
Province of Manitoba
My Commission expires: May 29, 2023

Chantale DeBlois

Subject: FW: Limited Partners letter
Attachments: shan lok letter.pdf

----- Original Message -----
Subject: Fwd: Limited Partners letter
Date: Fri, 07 Jan 2022 16:31:30 -0500
From: oaksmall@handler.ca
To: topmac@netvigator.com

To: virginia.lok@gmail.com, topmac@netigator.com

Dear Virginia and Vickey,

In late June 2021, our office sent the attached letter to Shan Lok, by Canada Post / Xpresspost.

Would you be able to confirm that Shan Lok received the attached letter in the mail? Or forward this email to him, and ask him to respond to our office, here at this email.

I look forward to hearing back from you.

..thank you.

Cathie @ 204-444-3600
oaksmall@handler.ca
Oaksmall - Oaks Plaza
Box 503, 200-449 Main St.
Oakbank, Manitoba
Canada R0E 1J0

This is **Exhibit "L"** referred to in the Affidavit
of **CATHIE GOWRYLUK** affirmed before me at
the Town of Oakbank, in the Province of Manitoba,
this 10th day of February, 2022



A Commissioner for Oaths in and for the
Province of Manitoba
My Commission expires: May 29, 2023

Chantale DeBlois

Subject:

FW: 回覆: Re: change mailing address

----- Original Message -----

Subject: 回覆 : Re: change mailing address
Date: Thu, 27 Jan 2022 18:21:24 +0000 (UTC)
From: ardin <ardin_c@yahoo.com>
To: oaksmall@handler.ca

hi Cathie
email received, thanks
I will read it and reply .

truly
J.T

傳送自 Yahoo奇摩電子信箱 Android 版

在 2022 年 1 月 月 27 日週四, 時間 : 10:15 , oaksmall@handler.ca
<oaksmall@handler.ca> 寫道 :

Hello Ju-Tien Chen

Please see attached documents.

The attached documents are what was sent via registered mail in June.

Please acknowledge receipt of this email, and if you are or are not in favour of dissolution.

thank you,

Cathie @ 204-444-3600
Crystal Lake Development
Oaks Plaza - Oaks Mall

On Wed, 26 Jan 2022 23:11:40 +0000 (UTC), ardin <ardin_c@yahoo.com> wrote:

hi Cathie:

I am sorry I really have no idea about the "dissolution of Oaksmall".
would you please send a email or a paper letter about it.
I will reply as soon as I read it.

thanks

JU-Tien Chen

On Tuesday, January 25, 2022, 08:11:45 PM PST, ardin <ardin_c@yahoo.com> wrote:

----- Forwarded Message -----

From: ardin <ardin_c@yahoo.com>

To: "oaksmall@handler.ca" <oaksmall@handler.ca>

Sent: Monday, January 24, 2022, 09:59:34 AM PST

Subject: change mailing address

Hi Mr. Handle :

I am a shareholder of the Oaks Limited Partnership,
starting from February 01 2022, please change my mailing address to :

604-8100 SABA ROAD
RICHMOND BC
V6Y 4H1

please reconfirm
Thank you

truly yours
Ju-Tien Chen

Chantale DeBlois

Subject:

FW: Re: change mailing address

----- Original Message -----
Subject: Re: change mailing address
Date: Tue, 25 Jan 2022 16:00:29 -0500
From: oaksmall@handler.ca
To: ardin_c@yahoo.com

Hello Ju-Tien Chen,

Thank you for your email, we will update our records with the new address.

Ju-Tien, can you please confirm you received the email from January 6, 2022, re: dissolution of Oaksmall.

A registered letter pertaining to this had also been sent to you in June of 2021.

We would appreciate a reply as to if you received the email and / or letter, and if you are in agreement to the dissolution.

Thank you, we look forward to hearing from you.

Cathie @ 204-444-3600
Crystal Lake Development
Oaks Plaza - Oaks Mall

On Mon, 24 Jan 2022 17:59:34 +0000 (UTC), ardin wrote:

Hi Mr. Handle :

I am a shareholder of the Oaks Limited Partnership,

starting from February 01 2022, please change my mailing address to :

604-8100 SABA ROAD

RICHMOND BC

V6Y 4H1

please reconfirm

Thank you

truly yours

Ju-Tien Chen