



Affidavit #1 of Monisha Goddard
April 7, 2026

No. S-262220
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

OPTRUST JOYCE FINANCING CORP.

PETITIONER

AND:

5055 JOYCE HOLDINGS INC.

and

5055 JOYCE PROPERTY INC.

RESPONDENTS

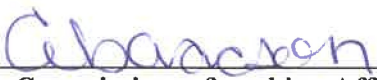
AFFIDAVIT

I, Monisha Goddard, legal administrative assistant, care of #200 - 2955 Gladwin Road, Abbotsford, British Columbia, AFFIRM THAT:

1. I am a legal administrative assistant employed by the law firm Baker Newby LLP, lawyers for Heidelberg Materials Canada Limited herein, and as such, have personal knowledge of the matters hereinafter deposed to, save and except where stated to be made upon information and belief, and as to such matters, I verily believe them to be true.

2. Attached and marked as **Exhibit "A"** to this my Affidavit is a copy of the claim of lien registered by the Heidelberg Materials Canada Limited against 5055 Joyce Street, Vancouver British Columbia, bearing PID: 024-143-111 on DATE, under no. CB2668179.

AFFIRMED BEFORE ME at the City of
Abbotsford, in the Province of British
Columbia, this 7th day of April, 2026.


A Commissioner for taking Affidavits
for British Columbia

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Monisha Goddard

Courtney Isaacson
Commissioner for taking Affidavits
For British Columbia
200 - 2955 Gladwin Road
Abbotsford, BC V2T 5T4
Expiry: January 31, 2028



Application

Document Fees: \$0.00

Baker Newby LLP, Attention: Benjamin J. Lorimer
blorimer@bakernewby.com &
estewart@bakernewby.com
200 – 2955 Gladwin Road
Abbotsford BC V2T 5T4
604-852-3646

FILE NO. 26-1180 HMC v 5055 Joyce

I, Kayla Mitchell of Baker Newby LLP 200 – 2955 Gladwin Road, Abbotsford BC V2T 5T4, agent of the lien claimant state that:

1. Heidelberg Materials Canada Limited , Inc No A0104638

of 13980 Mitchell Road 200 – 2955 Gladwin Road, Richmond BC V6V 1M5 claims a lien against the following land:

PID/Plan Number	Legal Description
024-143-111	LOT I BLOCK 17 DISTRICT LOT 51 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP37967

2. A general description of the work done or material supplied, or to be done or supplied, or both, is as follows:

Supply of ready-mix, aggregates, and/or construction related materials and/or services

3. The person who engaged the lien claimant, or to whom the lien claimant supplied material, and who is or will become indebted to the lien claimant is:

5055 Joyce Holdings Inc c/o ICON West Construction Corp

4. The sum of \$60,958.50 is or will become due and owing to Heidelberg Materials Canada Limited on 2026-03-10

5. The lien claimant's address for service is:

Baker Newby LLP, Attention: Benjamin J. Lorimer 200 – 2955 Gladwin Road, Abbotsford BC V2T 5T4

Signature

X

Date (YYYY-MM-DD)

2026-03-10

Note: Section 45 of the *Builders Lien Act* provides as follows:

45 (1) A person who knowingly files or causes an agent to file claim of lien containing a false statement commits an offence.

(2) A person who commits an offence under subsection (1) is liable to a fine not exceeding the greater of \$2,000 and the amount by which the stated claim exceeds the actual claim.

Electronic Signature

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

**Benjamin Jay
Lorimer ST3G9T**

**Digitally signed by
Benjamin Jay Lorimer
ST3G9T
Date: 2026-03-10
15:16:46 -07:00**

This is Exhibit "A" referred to in the Affidavit
of Monisha Goddard made before me at the City
of Abbotsford, Province of British Columbia,
this 7th day of April, 2026

A Commissioner for taking Affidavits in the
Province of British Columbia

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RESPONDENTS

AFFIDAVIT #1 OF MONISHA GODDARD

Benjamin J. Lorimer
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