



This is the first affidavit of  
Beckett Reinecke in this case and  
was made on November 7, 2024  
No. S-246994  
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN

**KINGSETT MORTGAGE CORPORATION**

PETITIONER

AND

**DISTRICT NORTHWEST LIMITED PARTNERSHIP**

and

**105 UNIVERSITY VIEW HOMES LTD.**

RESPONDENTS

AFFIDAVIT

I, Beckett Reinecke, legal assistant, of 1055 Dunsmuir Street, Suite 3000, Vancouver, British Columbia, AFFIRM THAT:

1. I am a legal assistant with the law firm Osler, Hoskin & Harcourt LLP ("**Osler**"), counsel to the Petitioner, KingSett Mortgage Corporation, and such have personal knowledge of the matter to which I now depose except where stated to be based on information and belief and where so stated I state the source of my information and believe them to be true.

2. Attached as **Exhibit A** to this affidavit is a true copy of an email exchange among Megan Farrell, Brendan Sallis, and Justin Walton between the dates of September 12, 2024 and September 16, 2024.

3. Attached as **Exhibit B** to this affidavit is a true copy of an email exchange between Megan Farrell and Brendan Sallis between the dates of August 21, 2024 and August 21, 2024.

AFFIRMED BEFORE ME at Vancouver,  
British Columbia, on November 7, 2024



A Commissioner for taking Affidavits for  
British Columbia, Lucas Hodgson



Beckett Reinecke

**LUCAS HODGSON**  
**BARRISTER & SOLICITOR**  
**Osler, Hoskin & Harcourt LLP**  
Suite 3000, Bentall Four  
1055 Dunsmuir Street  
Vancouver, BC V7X 1K8  
TELEPHONE: 236.466.2643

This is Exhibit "A" referred to in the  
Affidavit #1 of Beckett Reinecke, affirmed before me at  
Vancouver, BC, this 7<sup>th</sup> day of November, 2024



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A Commissioner/Notary Public  
for the Province of British Columbia

## Hodgson, Lucas

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**From:** Brendan Sallis <brendan@thind.ca>  
**Sent:** Monday, September 16, 2024 2:13 PM  
**To:** Justin Walton; Megan Farrell; Sheeva Bali; Daljit Thind; Paul Thind  
**Cc:** Sam Perera; 'kulwant@sevilleinvestments.ca'; Routly, Myles  
**Subject:** Re: Cash in lieu LC Facilities

I agree this is the way it *should* be done. But it appears it wasn't in this case.

---

**From:** Justin Walton <JWalton@kingsettcapital.com>  
**Sent:** Monday, September 16, 2024 2:08:11 p.m.  
**To:** Brendan Sallis <brendan@thind.ca>; Megan Farrell <MFarrell@kingsettcapital.com>; Sheeva Bali <sheeva@thind.ca>; Daljit Thind <daljit@thind.ca>; Paul Thind <paul@thind.ca>  
**Cc:** Sam Perera <sperera@abacusnorth.com>; 'kulwant@sevilleinvestments.ca' <kulwant@sevilleinvestments.ca>; Routly, Myles <myles.routly@tdam.com>  
**Subject:** RE: Cash in lieu LC Facilities

BTY on the initial funding confirmed that all costs posted under the Bond/LC were included in the budget. This is the only way we fund LC's and always get confirmation of this prior to issuing our LC's. So unless BTY misrepresented this in some form, money should have paid down the corresponding LC facility. This is how these facilities have always worked with any Lender.

**Justin Walton** | Managing Director, Mortgage Investments | KingSett Capital  
 T. 416 687 6757 | M. 416 770 0434

**From:** Brendan Sallis <brendan@thind.ca>  
**Sent:** Monday, September 16, 2024 4:42 PM  
**To:** Justin Walton <JWalton@kingsettcapital.com>; Megan Farrell <MFarrell@kingsettcapital.com>; Sheeva Bali <sheeva@thind.ca>; Daljit Thind <daljit@thind.ca>; Paul Thind <paul@thind.ca>  
**Cc:** Sam Perera <sperera@abacusnorth.com>; 'kulwant@sevilleinvestments.ca' <kulwant@sevilleinvestments.ca>; Routly, Myles <myles.routly@tdam.com>  
**Subject:** RE: Cash in lieu LC Facilities

The funds were used to pay for costs that were anticipated by all involved (e.g. civil work, remediation, etc) but not included in budgets. Right or wrong, historically the bond amounts were included in the budget but not the related costs (these are budgets created before my time). The bond amounts would be drawn in the first draw, leaving no budget to draw on later on for the actual performance of the related services. So when bond money was received we used it to partially pay those costs (remainder came out of pocket). It was our plan to pay down the LC facilities along with the construction loans with closing funds.

**From:** Justin Walton <JWalton@kingsettcapital.com>  
**Sent:** September 16, 2024 1:29 PM  
**To:** Brendan Sallis <brendan@thind.ca>; Megan Farrell <MFarrell@kingsettcapital.com>; Sheeva Bali <sheeva@thind.ca>; Daljit Thind <daljit@thind.ca>; Paul Thind <paul@thind.ca>  
**Cc:** Sam Perera <sperera@abacusnorth.com>; 'kulwant@sevilleinvestments.ca' <kulwant@sevilleinvestments.ca>;

Routly, Myles <[myles.routly@tdam.com](mailto:myles.routly@tdam.com)>

**Subject:** RE: Cash in lieu LC Facilities

So in summary, any funds that were released from the City which should have been used to repay our outstanding Letter of Credit obligations have been used to fund additional costs that were never known about or approved by KingSett?

This means our current exposure is now \$10.6M higher than we currently accounted for, not including the \$7.5M in GST liability which was not paid for on Highline unit closings – this also takes priority over our current indebtedness.

We are having a conversation internally on this and will let you know our thoughts on moving forward. I suggest you talk with Allen and Mr. Liu on if they plan on bringing in additional equity per our conversation last week as this will have a bearing on next steps for us.

**Justin Walton** | Managing Director, Mortgage Investments | KingSett Capital  
T. 416 687 6757 | M. 416 770 0434

**From:** Brendan Sallis <[brendan@thind.ca](mailto:brendan@thind.ca)>

**Sent:** Monday, September 16, 2024 4:16 PM

**To:** Megan Farrell <[MFarrell@kingsettcapital.com](mailto:MFarrell@kingsettcapital.com)>; Sheeva Bali <[sheeva@thind.ca](mailto:sheeva@thind.ca)>; Daljit Thind <[daljit@thind.ca](mailto:daljit@thind.ca)>; Paul Thind <[paul@thind.ca](mailto:paul@thind.ca)>

**Cc:** Sam Perera <[sperera@abacusnorth.com](mailto:sperera@abacusnorth.com)>; Justin Walton <[JWalton@kingsettcapital.com](mailto:JWalton@kingsettcapital.com)>;

'kulwant@sevilleinvestments.ca' <[kulwant@sevilleinvestments.ca](mailto:kulwant@sevilleinvestments.ca)>

**Subject:** RE: Cash in lieu LC Facilities

Hi Megan,

Sorry for the delay. Our contact is Erin Balzer ([Erin.Balzer@burnaby.ca](mailto:Erin.Balzer@burnaby.ca)).

Here are our summaries of bonds, funds returned, and how they were spent for Lumina and Highline.

Lumina (Waterfall/Starling/Eclipse)

	Bond				Related Costs	In buc
	Original	Returned		Total		
		Tower A/B	Tower C			
Offsite civil	\$ 3,171,908	\$ 1,630,415		\$ 1,630,415	\$ 7,240,006	2,851
Remediation	3,246,075	2,148,825	478,800	2,627,625	17,820,804	12,436
Public art	1,000,000	1,000,000		1,000,000	743,578	
Hoarding/Shoring/Wheelwash	74,102	62,684		62,684	In budget	
Transit passes	380,232	226,176		226,176	-	
Car share	278,040	170,520		170,520	-	
EV charging stations	378,700	238,000		238,000	In budget	
Demolition	79,580	42,000		42,000	In budget	
Other	4,800	4,800		4,800	-	
	<u>\$8,613,437</u>	<u>\$5,523,420</u>	<u>\$ 478,800</u>	<u>\$ 6,002,220</u>	<u>\$ 25,804,388</u>	

## Highline

	Bond		Costs
	Total	Returned	
Offsite civil	\$ 3,521,953	\$ 3,046,124	\$ 3,190,008
Public art	930,000	930,000	1,021,271
Hoarding/Shoring/Wheelwash	636,310	636,310	In budget
Transit passes	251,136	-	-
Electric vehicle	73,830	-	-
EV charging stations	295,600	-	In budget
Other	4,711	486	-
	<u>\$ 5,713,540</u>	<u>\$ 4,612,920</u>	<u>\$ 4,211,279</u>

Here are Erin's summaries:

See information for remaining bonds for 2381 Beta Ave (Eclipse/Lumina):

Invoice no.	Total	Balance	Description
INV-12111604	12,957.12	12,957.12	Future Works
INV-12111568	23,112.00	23,112.00	Bond - Planning - Transit Pass
INV-12111564	15,700.00	15,700.00	Bond - Planning - EV Charging Station
INV-12006425	18,280.00	18,280.00	Damage Deposit
2018-015	1,047,375.00	217,875.00	Site Remediation - Lot 2
2018-014	2,671,898.35	1,144,603.75	Engineering Servicing (highlighted items were secured by Letter of Credit)
N05858	260,650.00	260,650.00	2425 BETA AVE
N05857	6,000.00	6,000.00	2425 BETA AVENUE
N04655	19,300.00	19,300.00	2463 BETA AVE
N04654	19,300.00	19,300.00	2463 BETA AVE
N04243	11,000.00	11,000.00	2316-2425 BETA AVE
G06916	107,520.00	107,520.00	MODO CAR SHARE PROGRAM (LOT 2)
G06912	125,000.00	125,000.00	ELECTRIC VEHICLE CHARGE STNS (LOT 2)
G06910	130,944.00	130,944.00	ALTERNATE TRANSPORTATION BOND: TRANSLINK COMPASS PASS(LOT 2)
G06908	879,375.00	400,575.00	SITE REMEDIATION-LOT 1 & 2 (FUTURE ALASKA RD ALLWANCE LOT 3)
G06902	82,000.00	82,000.00	STORM WATER MANAGEMENT BONDING MAINTENANCE AND CONSTRUCTION
G06901	82,000.00	16,400.00	STORM WATER MANAGEMENT BONDING MAINTENANCE AND CONSTRUCTION

I took a look in our system and from what I can see, granted that all invoices were made out to "6511 SUSSEX HEIGHTS DEVELOPMENT LTD", these are the remaining bonds being held for the project:

	Total	Balance	
INV-11832062	10,000.00	10,000.00	Damage Deposit
INV-11832060	5,000.00	5,000.00	Construction Meter Deposit Fee
INV-11814516	96,000.00	96,000.00	Bond - Planning - Transit Pass
INV-11814514	251,136.00	251,136.00	Bond - Planning - Transit Pass
INV-11814510	102,750.00	102,750.00	Bond - Planning - Pedestrian Walkways (prvt prty)
INV-11814507	40,600.00	40,600.00	Bond - Planning - EV Charging Station
INV-11814506	73,830.00	73,830.00	Bond - Planning - Electric Vehicles
INV-11814358	114,000.00	114,000.00	Bond - Engineering - Storm Water Management
INV-11814358	90,000.00	18,000.00	Bond - Engineering - Storm Water Management

INV-11812276	3,175,203.00	204,548.32	Bond - Engineering - Misc. Performance(city asset)
INV-11811883	4,225.00	4,225.00	Bond - Building - Tree (Private Property)
INV-11811755	10,000.00	10,000.00	Damage Deposit
INV-11811754	10,000.00	10,000.00	Damage Deposit
INV-11811753	10,000.00	10,000.00	Damage Deposit

I think the city is missing something on Highline because we show \$1.1M left and the city only says \$950K. Also they've included one (\$96K transit passes) that applies to non-market.

Thanks,  
Brendan

**From:** Megan Farrell <[MFarrell@kingsettcapital.com](mailto:MFarrell@kingsettcapital.com)>

**Sent:** September 16, 2024 12:04 PM

**To:** Brendan Sallis <[brendan@thind.ca](mailto:brendan@thind.ca)>; Sheeva Bali <[sheeva@thind.ca](mailto:sheeva@thind.ca)>; Daljit Thind <[daljit@thind.ca](mailto:daljit@thind.ca)>; Paul Thind <[paul@thind.ca](mailto:paul@thind.ca)>

**Cc:** Sam Perera <[sperera@abacusnorth.com](mailto:sperera@abacusnorth.com)>; Justin Walton <[JWalton@kingsettcapital.com](mailto:JWalton@kingsettcapital.com)>

**Subject:** RE: Cash in lieu LC Facilities

Hi Brendan,

Just following up on this – can we please have the contact information noted below?

Thank you,

**Megan Farrell** | Associate Director, Mortgage Underwriting & Funding | KingSett Capital  
T. 416 687 6745 | M. 416 262 2268

KingSett Mortgage Corporation  
Mortgage Agent Level 2 | Licence No. 11330 and 11897

**From:** Megan Farrell

**Sent:** Friday, September 13, 2024 12:42 PM

**To:** Brendan Sallis <[brendan@thind.ca](mailto:brendan@thind.ca)>; Sheeva Bali <[sheeva@thind.ca](mailto:sheeva@thind.ca)>; Daljit Thind <[daljit@thind.ca](mailto:daljit@thind.ca)>; Paul Thind <[paul@thind.ca](mailto:paul@thind.ca)>

**Cc:** Sam Perera <[sperera@abacusnorth.com](mailto:sperera@abacusnorth.com)>; Justin Walton <[JWalton@kingsettcapital.com](mailto:JWalton@kingsettcapital.com)>

**Subject:** RE: Cash in lieu LC Facilities

Hi Brendan,

To expedite this, could you please provide us your contact at the respective cities so we can confirm the outstanding amounts match what we have on file? We would like to reach out to them directly. The amounts we are looking to confirm are \$8.6M for Eclipse and \$6.5M for Highline.

Please let us know as soon as possible.

Thank you,

**Megan Farrell** | Associate Director, Mortgage Underwriting & Funding | KingSett Capital  
T. 416 687 6745 | M. 416 262 2268

KingSett Mortgage Corporation  
Mortgage Agent Level 2 | Licence No. 11330 and 11897

**From:** Brendan Sallis <[brendan@thind.ca](mailto:brendan@thind.ca)>  
**Sent:** Thursday, September 12, 2024 1:47 PM  
**To:** Megan Farrell <[MFarrell@kingsettcapital.com](mailto:MFarrell@kingsettcapital.com)>; Sheeva Bali <[sheeva@thind.ca](mailto:sheeva@thind.ca)>; Daljit Thind <[daljit@thind.ca](mailto:daljit@thind.ca)>; Paul Thind <[paul@thind.ca](mailto:paul@thind.ca)>  
**Cc:** Sam Perera <[sperera@abacusnorth.com](mailto:sperera@abacusnorth.com)>; Justin Walton <[JWalton@kingsettcapital.com](mailto:JWalton@kingsettcapital.com)>; Kulwant Chauhan <[kulwant@sevilleinvestments.ca](mailto:kulwant@sevilleinvestments.ca)>  
**Subject:** RE: Cash in lieu LC Facilities

We've put in the request to the city but judging by past experience they take a week just to get back to us. I don't think we're likely to receive anything from them today.

**From:** Megan Farrell <[MFarrell@kingsettcapital.com](mailto:MFarrell@kingsettcapital.com)>  
**Sent:** September 12, 2024 10:10 AM  
**To:** Brendan Sallis <[brendan@thind.ca](mailto:brendan@thind.ca)>; Sheeva Bali <[sheeva@thind.ca](mailto:sheeva@thind.ca)>; Daljit Thind <[daljit@thind.ca](mailto:daljit@thind.ca)>; Paul Thind <[paul@thind.ca](mailto:paul@thind.ca)>  
**Cc:** Sam Perera <[sperera@abacusnorth.com](mailto:sperera@abacusnorth.com)>; Justin Walton <[JWalton@kingsettcapital.com](mailto:JWalton@kingsettcapital.com)>; Kulwant Chauhan <[kulwant@sevilleinvestments.ca](mailto:kulwant@sevilleinvestments.ca)>  
**Subject:** RE: Cash in lieu LC Facilities

Hi Brendan,

For Brentwood Tower C as noted and Highline.

Thank you,

**Megan Farrell** | Associate Director, Mortgage Underwriting & Funding | KingSett Capital  
T. 416 687 6745 | M. 416 262 2268

KingSett Mortgage Corporation  
Mortgage Agent Level 2 | Licence No. 11330 and 11897

**From:** Brendan Sallis <[brendan@thind.ca](mailto:brendan@thind.ca)>  
**Sent:** Thursday, September 12, 2024 1:07 PM  
**To:** Megan Farrell <[MFarrell@kingsettcapital.com](mailto:MFarrell@kingsettcapital.com)>; Sheeva Bali <[sheeva@thind.ca](mailto:sheeva@thind.ca)>; Daljit Thind <[daljit@thind.ca](mailto:daljit@thind.ca)>; Paul Thind <[paul@thind.ca](mailto:paul@thind.ca)>  
**Cc:** Sam Perera <[sperera@abacusnorth.com](mailto:sperera@abacusnorth.com)>; Justin Walton <[JWalton@kingsettcapital.com](mailto:JWalton@kingsettcapital.com)>; Kulwant Chauhan <[kulwant@sevilleinvestments.ca](mailto:kulwant@sevilleinvestments.ca)>  
**Subject:** RE: Cash in lieu LC Facilities

Hi Megan,

I assume you're looking for Lumina/Alpha/Highline from the city of Burnaby. Are you also wanting to see District NW (City of Surrey) and Minoru (City of Richmond)?

Thanks,  
Brendan



**From:** Megan Farrell <[MFarrell@kingsettcapital.com](mailto:MFarrell@kingsettcapital.com)>

**Sent:** September 12, 2024 7:11 AM

**To:** Sheeva Bali <[sheeva@thind.ca](mailto:sheeva@thind.ca)>; Brendan Sallis <[brendan@thind.ca](mailto:brendan@thind.ca)>; Daljit Thind <[daljit@thind.ca](mailto:daljit@thind.ca)>; Paul Thind <[paul@thind.ca](mailto:paul@thind.ca)>

**Cc:** Sam Perera <[sperera@abacusnorth.com](mailto:sperera@abacusnorth.com)>; Justin Walton <[JWalton@kingsettcapital.com](mailto:JWalton@kingsettcapital.com)>; Kulwant Chauhan <[kulwant@sevilleinvestments.ca](mailto:kulwant@sevilleinvestments.ca)>

**Subject:** Cash in lieu LC Facilities

Hi Sheeva & team,

Can you please provide verification directly from the city of the cash in lieu LC amounts currently outstanding / with the city today? Additionally, can you please advise what the necessary steps are in getting the cash in lieu LC's released & what the expected timeline is?

Thank you,

**Megan Farrell** | Associate Director, Mortgage Underwriting & Funding | KingSett Capital  
T. 416 687 6745 | M. 416 262 2268

KingSett Mortgage Corporation  
Mortgage Agent Level 2 | Licence No. 11330 and 11897



This is Exhibit "B" referred to in the  
Affidavit #1 of Beckett Reinecke, affirmed before me at  
Vancouver, BC, this 7<sup>th</sup> day of November, 2024

A handwritten signature in black ink, appearing to be 'Y. A.' followed by a horizontal line.

---

A Commissioner/Notary Public  
for the Province of British Columbia

**Hodgson, Lucas**

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**From:** Brendan Sallis <brendan@thind.ca>  
**Sent:** Thursday, August 22, 2024 5:12 PM  
**To:** Megan Farrell; Paul Thind; Daljit Thind; 'Al'; Sheeva Bali  
**Cc:** Sam Perera; Justin Walton  
**Subject:** RE: Highline GST Payments  
**Attachments:** BV CRA payments.xlsx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Megan,

This goes back to late 2020 when the excess proceeds from the closing of Waterfall and Starling went to pay down Highline's loan. This may have been completely valid but it left the company unable to pay the \$18M tax bill for the tax year 2020 (filed in mid 2021). Since then we have made almost \$12M in principal and interest payments (attached) out of pocket as we were always pressured to pay our oldest debt over anything new. Thus the Highline GST from January 2024 to date remains unpaid.

Below is the what our CRA representative (who we have been working with for the last 2 years) has agreed to:

- Payment of Beta View Homes o/s GST of \$49K by end of September
- Payment of 6511 Sussex GST balance (\$6.8M) by end of December
- Payment of the remaining Beta View Homes corporate tax balance (\$11.5M) once inventory loans are paid off
- ~10 Eclipse units (once complete) will be pledged to CRA as security (i.e. these units will be left out of the inventory loan)

Thanks,  
 Brendan

**From:** Megan Farrell <MFarrell@kingsettcapital.com>  
**Sent:** August 22, 2024 11:35 AM  
**To:** Paul Thind <paul@thind.ca>; Daljit Thind <daljit@thind.ca>; Brendan Sallis <brendan@thind.ca>; 'Al' <alan@lowandco.ca>; Sheeva Bali <sheeva@thind.ca>  
**Cc:** Sam Perera <sperera@abacusnorth.com>; Justin Walton <JWalton@kingsettcapital.com>  
**Subject:** RE: Highline GST Payments

Hi all,

Further to the discussion between Daljit & Justin last night, please provide correspondence directly from CRA noting all GST payments made regarding Highline along with corporate taxes and any prescribed payment plans agreed upon with CRA. Verbal agreements are not satisfactory, and if it has all been verbal we will need to contact the CRA directly on this matter.

Please provide an answer by end of day today.

Thank you,

**Megan Farrell** | Associate Director, Mortgage Underwriting & Funding | KingSett Capital

KingSett Mortgage Corporation  
Mortgage Agent Level 2 | Licence No. 11330 and 11897



T. 416 687 6745 | M. 416 262 2268

KingSett Mortgage Corporation  
Mortgage Agent Level 2 | Licence No. 11330 and 11897

**From:** Megan Farrell

**Sent:** Wednesday, August 21, 2024 4:14 PM

**To:** Paul Thind <[paul@thind.ca](mailto:paul@thind.ca)>; Daljit Thind <[daljit@thind.ca](mailto:daljit@thind.ca)>; Brendan Sallis <[brendan@thind.ca](mailto:brendan@thind.ca)>; 'Al' <[alan@lowandco.ca](mailto:alan@lowandco.ca)>; Sheeva Bali <[sheeva@thind.ca](mailto:sheeva@thind.ca)>

**Cc:** Sam Perera <[sperera@abacusnorth.com](mailto:sperera@abacusnorth.com)>; Justin Walton <[JWalton@kingsettcapital.com](mailto:JWalton@kingsettcapital.com)>

**Subject:** RE: Highline GST Payments

Hi all,

Further to my email below, Brendan has confirmed that the \$1.3M of funds allocated to pay GST from unit closings has gone towards payables on Highline. Please provide a detailed reconciliation on what payables this has gone towards.

We need confirmation that the \$6,227,760 of funds that would have been remitted to your team to pay GST for all the Highline pre-sale closings when the inventory loan closed was remitted to the CRA. We will not proceed with another Eclipse advance until this has been verified and need this information as soon as possible.

Thank you,

**Megan Farrell** | Associate Director, Mortgage Underwriting & Funding | KingSett Capital  
T. 416 687 6745 | M. 416 262 2268

KingSett Mortgage Corporation  
Mortgage Agent Level 2 | Licence No. 11330 and 11897

**From:** Megan Farrell

**Sent:** Wednesday, August 21, 2024 11:48 AM

**To:** Paul Thind <[paul@thind.ca](mailto:paul@thind.ca)>; Daljit Thind <[daljit@thind.ca](mailto:daljit@thind.ca)>; Brendan Sallis <[brendan@thind.ca](mailto:brendan@thind.ca)>

**Cc:** Sam Perera <[sperera@abacusnorth.com](mailto:sperera@abacusnorth.com)>; Justin Walton <[JWalton@kingsettcapital.com](mailto:JWalton@kingsettcapital.com)>

**Subject:** Highline GST Payments

**Importance:** High

All,

I have just been advised by your counsel that \$1,303,465 of funds allocated to pay GST has been sent to Thind for all unit closings which have incurred since funding the inventory loan. It has been Thind's responsibility to remit these funds to the CRA. However, in previous correspondence, we were advised that the funds were not going to be paid to the CRA until October and that there were not funds available to do so.

Has the \$1.3M been paid to the CRA? If not, where is this money currently?

Thank you,

**Megan Farrell** | Associate Director, Mortgage Underwriting & Funding | KingSett Capital  
T. 416 687 6745 | M. 416 262 2268