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File No. 566681.000001

July 14, 2022

DELIVERED VIA EMAIL (jason@gratlandcompany.com)

Gratl & Company
511 – 55 East Cordova Street
Vancouver, BC V6A 0A5

Attention: Jason Gratl

Dear Sirs/Mesdames:

Re: Cease and Desist Trespass Into Deep Water Recovery Property and Airspace

We are legal counsel for Deep Water Recovery Ltd. ("**Deep Water Recovery**") and Union Bay Industries Ltd. ("**Union Bay**"). Union Bay is the registered owner of lands and premises located at 5084 Island Highway South, Union Bay, British Columbia (the "**Property**"). Deep Water Recovery is the tenant at the Property. As you know, the Property is an active barge loading facility, storage and works yard and warehousing facility, waterfront freight handling facility, and marine vessel services site.

We write to you regarding information we received in respect of your client's unauthorized entry into our clients' land and airspace, as well as her unauthorized surveillance and recording of our clients' Property, business activities and operations, and employees.

The Infringing Conduct

We have been informed that your client has physically entered onto the Property without our clients' permission on numerous occasions. We have also been informed that your client has flown a drone into the Property's airspace without permission on numerous occasions. Your client's conduct and acts endanger or are likely to endanger the safety of Deep Water Recovery, its employees, and/or others.

Further, we understand that the drone your client has used is equipped with a high resolution camera, which she has directed upon our clients, their employees, and their Property while conducting these intrusions, with the result that our clients' business activities, operations, employees, and Property are repeatedly surveilled and recorded by your client without permission. We understand that your client has disseminated and made the images and recordings of our clients, their business activities,

operations, employees, and the Property available to the public and third parties on the web including, but not limited to, on your client's YouTube channel.

All that being the case, your client's conduct and acts substantially and unreasonably interfere with our clients' use and enjoyment of the Property. Your client's conduct constitutes, collectively and individually, acts of trespass and nuisance. Further, the use of a surveillance camera to record our clients' business activities, operations, and employees on private property constitutes a wilful, flagrant invasion of our clients' privacy.

Deep Water Recovery has made it clear to your client that intrusions onto the Property and into the airspace above the Property are not permitted and need to cease immediately. In addition, we understand that Deep Water Recovery has repeatedly reported the occurrence of your client's wrongful activities to the Royal Canadian Mounted Police (the "RCMP"). We have been informed that the RCMP has instructed your client to stop.

Shockingly, it appears your client has continued to trespass, cause a nuisance, and invade our clients' privacy in complete disregard for the law and the instructions of the RCMP.

In light of the foregoing, and on behalf of Deep Water Recovery and Union Bay, we hereby demand that your client take the following steps in respect of her illegal activities:

1. **Immediately cease and desist** from any further trespassing onto our clients' Property;
2. **Immediately cease and desist** from any further trespassing into our clients' airspace, including by performing any further drone operations into the Property's airspace, and any further acts of nuisance in relation to the Property;
3. **Immediately cease and desist** any further violations of our clients' privacy rights, including by recording, collecting, and publishing images and recordings of our clients, their operations and activities, their employees and the Property obtained by way of your client's illegal drone operations; and
4. **Remove** all images, recordings, and data which your client has published in respect of our clients, their operations and activities, their employees and the Property, and provide written confirmation of the steps taken **within 15 days**.

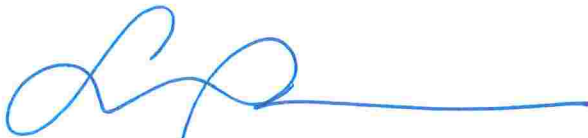
If your client fails to do so, we expect to receive instructions from our clients to immediately take all necessary steps to protect their interests and prevent further harmful conduct, which would include, but would not be limited to, pursuing injunctive relief.

This letter is not an exhaustive statement of Deep Water Recovery and Union Bay's legal position or intended remedies, and in no way should be construed to restrict Deep Water Recovery or Union Bay from enforcing any of their rights with respect to the Property. Our clients reserve all of their rights and remedies.

Yours truly,

Borden Ladner Gervais LLP

By:



FOR: Matthew Swanson
MGS/SMP