



This is the 1st Affidavit
of Ashley Kumar in this case
and was made on April 19, 2023

No. H220369
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

PLW INVESTMENT LTD.

PETITIONER

AND:

1025332 B.C. LTD. and others

RESPONDENTS


AFFIDAVIT


I, Ashley Kumar, of 2900 – 550 Burrard Street, Vancouver , B.C., SWEAR THAT:

1. I am a legal assistant at Fasken DuMoulin LLP ("**Fasken**"), legal counsel for the Petitioner, PLW Investment Ltd. in this matter, and as such have personal knowledge of the facts hereinafter deposed to except where stated to be on information and belief, in which those cases I verily believe them to be true.
2. Now shown to me and attached as **Exhibit "A"** to my affidavit is a true copy of an email exchange with attachments between September 2, 2022 and October 21, 2022 between Kibben Jackson, Partner with Fasken, and Neil Kornfeld and Daniel Parlow of Kornfeld LLP, counsel for the Respondents.
3. Now shown to me and attached as **Exhibit "B"** to my affidavit is a true copy of an email exchange with attachments between September 2, 2022 and October 24, 2022 between Mr. Jackson, partner with Fasken, and Neil Kornfeld and Daniel Parlow of Kornfeld LLP, counsel for the Respondents.

PID: 030-880-548, PID: 030-879-515, PID: 030-880-033, PID: 030-880-084, PID: 030-879-451, PID: 030-880-076, PID: 030-880-122, PID: 030-880-645, PID: 030-879-469, PID: 030-880-114, PID: 030-880-696, PID: 030-880-068, PID: 030-880-700.

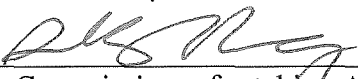
SWORN BEFORE ME at the City of Vancouver in)
the Province of British Columbia this ____ day of)
April, 2023.)


A Commissioner for taking Affidavits for British Columbia


ASHLEY KUMAR

REBECCA BARCLAY NGUINAMBAYE
Barrister & Solicitor
Fasken Martineau DuMoulin LLP
2900 - 550 Burrard Street
Vancouver, BC V6C 0A3
604 631 3245

This is Exhibit " A " referred to in the
Affidavit of Ashley Kumar
sworn before me at Vancouver
this 19 day of April, 2023



A Commissioner for taking Affidavits
for British Columbia

From: [Kibben Jackson](#)
To: [Dan Parlow](#)
Cc: [Neil Kornfeld](#); [Mishaal Gill](#)
Subject: RE: [EXT] RE: PLW Investment Ltd. v. 1045332 BC Ltd. et al
Date: October-24-22 4:25:48 PM
Attachments: [97320781_v\(3\)_Receivership Order.DOCX](#)
[97329812_v\(1\)_Comparison - PLW Receivership Order - v.3 to v.2.DOCX](#)

Dan:

Further to our call today, attached is an updated draft of the order to include the judgments being sought (along with some other clean-up).

Comparison to the last version attached as well for ease of review.

Kibben Jackson*

PARTNER

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*Law Corporation

From: Kibben Jackson

Sent: October-21-22 2:32 PM

To: Dan Parlow <dparlow@kornfeldllp.com>

Cc: Neil Kornfeld <nkornfeld@kornfeldllp.com>; Mishaal Gill <mgill@fasken.com>

Subject: RE: [EXT] RE: PLW Investment Ltd. v. 1045332 BC Ltd. et al

Dan:

Here you go, along with a comparison to the model receivership order.

Note we are waiting for feedback from the proposed receiver as to the amounts for:

- Limits on sales before court approval is required. I would expect we are talking \$50,000 with a cap of \$500,000(?). I doubt we'll see any sales other than of lands, which will exceed the cap, I presume!
- The initial cap on borrowings. I have suggested \$250,000.

Let me know if any questions or if you wish to discuss.

When do you think you will get us your clients' response materials?

Kibben Jackson*

PARTNER

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*Law Corporation

From: Kibben Jackson <kjackson@fasken.com>

Sent: October-20-22 5:44 PM

To: Dan Parlow <dparlow@kornfeldllp.com>

Cc: Neil Kornfeld <nkornfeld@kornfeldllp.com>; Mishaal Gill <mgill@fasken.com>

Subject: Re: [EXT] RE: PLW Investment Ltd. v. 1045332 BC Ltd. et al

I will get you something tomorrow. It's the model form of receivership order.

Get [Outlook for iOS](#)

From: Dan Parlow <dparlow@kornfeldllp.com>

Sent: Thursday, October 20, 2022 5:41:21 PM

To: Kibben Jackson <kjackson@fasken.com>

Cc: Neil Kornfeld <nkornfeld@kornfeldllp.com>

Subject: RE: [EXT] RE: PLW Investment Ltd. v. 1045332 BC Ltd. et al

Hi Kibben,

I'm back from vacation now. I don't seem to have received the form of order you're actually looking for. I checked with Neil and he doesn't appear yet to have received it either.

Would you kindly send that as indicated below, so that we can better understand the relief you are seeking and the basis for it?

Thank you,

Dan Parlow*

Kornfeld LLP

*Law Corporation

d:604.331.8322 | c:778.389.0050 | f:604.683.0570

From: Kibben Jackson <kjackson@fasken.com>

Sent: October 7, 2022 12:14 PM

To: Dan Parlow <dparlow@kornfeldllp.com>

Cc: Neil Kornfeld <nkornfeld@kornfeldllp.com>

Subject: RE: [EXT] RE: PLW Investment Ltd. v. 1045332 BC Ltd. et al

Microsoft Word

EXTERNAL EMAIL

Hi Dan. Hope you're well.

There are (as there usually are in these types of proceedings) a bunch of relief around declarations as to the validity of security, etc., which is important only if someone actually seeks to contest it at some point. I don't expect that will happen, but it's worth having.

What we are really focussed on for the application is judgment against each of the debtors in the amounts sought and the appointment of a receiver and manager over the Charged Property (see para. 30). That includes all of the lands and related assets subject to our client's mortgages and

GSA's. The idea is the receiver would: (i) secure the properties, to the extent necessary (I gather there are some bare lands); (ii) collect rents from the properties; and (iii) market and sell the properties.

Perhaps the easiest thing to do is for us to send you a draft receivership order. It will look very much like the model order, but the schedule will enumerate the lands over which the receiver is to be appointed. I can try to get that to you by early next week, noting that you are away, though at least Neil will have it.

Kibben Jackson*

PARTNER

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*Law Corporation

From: Dan Parlow <dparlow@kornfeldllp.com>

Sent: October-07-22 11:57 AM

To: Kibben Jackson <kjackson@fasken.com>

Cc: Mihai Tomos <mtomos@fasken.com>; Ricci Cheung <richeung@fasken.com>; Neil Kornfeld <nkornfeld@kornfeldllp.com>

Subject: [EXT] RE: PLW Investment Ltd. v. 1045332 BC Ltd. et al

Hi Kibben,

I did have a look at your material but I cannot discern from it what specific relief you are actually looking for. ... to appoint a receiver to do what on what terms?

Can you please get back to me today? As you know I am leaving town this weekend, not back in office until Oct. 19. Please copy Neil as well.

Regards,

Dan Parlow*

Kornfeld LLP

*Law Corporation

d:604.331.8322 | c:778.389.0050 | f:604.683.0570

From: Kibben Jackson <kjackson@fasken.com>

Sent: September 2, 2022 4:24 PM

To: Neil Kornfeld <nkornfeld@kornfeldllp.com>; Dan Parlow <dparlow@kornfeldllp.com>

Cc: Mihai Tomos <mtomos@fasken.com>; Ricci Cheung <richeung@fasken.com>

Subject: PLW Investment Ltd. v. 1045332 BC Ltd. et al

EXTERNAL EMAIL

Neil/Dan:

Please see attached. Our instructions are to file (and serve on you as counsel for the debtors) the attached on Wednesday, September 7, 2022 unless a forbearance agreement acceptable to our client is executed before then.

@Dan Parlow – We are intending to set this down for hearing in the week of September 26 or October 3, 2022. Please let me know if there are any dates in there that are not convenient for you.

Sincerely,



Kibben Jackson*
PARTNER



Fasken Martineau DuMoulin LLP
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kjackson@fasken.com | www.fasken.com/en/Kibben-Jackson
550 Burrard Street, Suite 2900, Vancouver, British Columbia V6C 0A3
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Fasken has a COVID-19 management plan in place. We prioritize maintaining a safe workplace; encourage social distancing and uphold privacy and confidentiality for those we work with. We have reduced the need to attend our offices to necessary visits, and are minimizing in-person meetings. We have enhanced digital communications with you through telephone & web conferencing, secure email, Fasken Edge, etc.

Please do not visit our offices without an appointment in advance; and please excuse us if we do not shake your hand. In the event the risk of COVID-19 increases and affects our ability to provide legal services or representation, we will make the best arrangements within our power to obtain time extensions and/or adjournments. We appreciate your understanding.

> COVID-19 Resource Centre for Businesses

Ce message contient des renseignements confidentiels ou privilégiés et est destiné seulement à la personne à qui il est adressé. Si vous avez reçu ce courriel par erreur, S.V.P. le retourner à l'expéditeur et le détruire. Une version détaillée des modalités et conditions d'utilisation se retrouve à l'adresse suivante : <https://www.fasken.com/fr/terms-of-use-email/>.

Fasken dispose d'un plan de gestion de la situation en lien avec la COVID-19. Notre priorité est de maintenir un milieu de travail sécuritaire, d'encourager la distanciation sociale et d'assurer la protection des renseignements personnels et de la confidentialité au nom des personnes pour lesquelles nous travaillons. Nous avons réduit le nombre de visites nécessaires à nos bureaux et réduit au strict minimum les réunions en personne. Nous avons amélioré les communications numériques par téléphone, par vidéoconférence, par courrier électronique sécurisé, par l'intermédiaire de Fasken Plus, etc.

Nous vous prions de ne pas vous présenter au bureau sans rendez-vous et veuillez nous excuser d'avance si nous ne vous serrons pas la main. Si le risque de propagation du virus COVID-19 augmente et atteint notre capacité à fournir des services juridiques ou de représenter nos clients, nous ferons tout en notre pouvoir pour prendre les meilleures dispositions afin d'obtenir des reports et/ou des ajournements. Nous vous remercions pour votre compréhension.

> Centre de ressources sur la COVID-19 pour les entreprises

No. H-220369
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

PLW INVESTMENT LTD.

PETITIONER

AND:

1025332 B.C. LTD., 1025334 B.C. LTD., 1025336 B.C. LTD.,
CHONGYE DEVELOPMENTS LTD., WASHINGTON
PROPERTIES (POINT GREY) INC., WASHINGTON
PROPERTIES (QEP) INC., LUCKY FIVE INVESTMENTS
LTD., 1094321 B.C. LTD., PRARDA DEVELOPMENTS
CORPORATION, 1256306 B.C. LTD., 1256319 B.C. LTD.,
AMY BARSHA WASHINGTON (a.k.a. FENGYUN SHAO),
EDISON WASHINGTON (a.k.a. QIANG WANG), LINDA
WASHINGTON, 35 PARK PARKING INC. and EARLSTON
MORTGAGE CORP.

RESPONDENTS

ORDER MADE AFTER APPLICATION

BEFORE THE HONOURABLE

)
)
)
)

[●], 2022

ON THE APPLICATION of the Petitioner for an Order pursuant to Section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the “**BIA**”) and Section 39 of the *Law and Equity Act*, R.S.B.C. 1996 c. 253, as amended (the “**LEA**”) appointing Alvarez & Marsal Canada Inc. as receiver and manager without security, of certain lands and other assets, undertakings and property of the Respondents, 1025332 B.C. Ltd. (“**5332**”), 1025334 B.C. Ltd. (“**5334**”), 1025336 B.C. Ltd. (“**5336**”), Chongye Developments Ltd. (“**Chongye**”), Washington Properties (Point Grey) Inc. (“**Properties (PG)**”), Washington Properties (QEP) Inc. (“**Properties (QEP)**”), Lucky Five Investments Ltd. (“**Lucky Five**”), 1094321 B.C. Ltd. (“**109**”), Prarda Developments Corporation (“**Prarda**”), 1256306 B.C. Ltd. (“**125**”), 1256319

B.C. Ltd. (“**319**”), Amy Barsha Washington (a.k.a. Fengyun Shao) (“**Amy**”), Edison Washington (a.k.a. Qiang Wang) (“**Edison**”), Linda Washington (“**Linda**”, and together with 5332, 5334, 5336, Chongye, Point Grey, QEP, Lucky Five, 109, Prada, 306, 319, Amy, Edison and Linda the “**Debtors**”) coming on for hearing this day at Vancouver, British Columbia.

AND ON READING the Affidavit #1 of Peter Pu sworn September 14, 2022 and the consent of Alvarez & Marsal Canada Inc. to act as the Receiver; AND ON HEARING Kibben Jackson Counsel for the Petitioner and other counsel as listed on Schedule “A” hereto, and no one else appearing, although duly served.

THIS COURT ORDERS AND DECLARES that:

APPOINTMENT

1. Pursuant to Section 243(1) of the BIA and Section 39 of the LEA, Alvarez & Marsal Canada Inc. (hereafter, the “**Receiver**”) is appointed receiver and manager, without security, of those lands enumerated in Schedule “B” hereto (collectively, the “**Lands**”) and all personal property of the Debtors located at, related to or derived from the Lands (the “**Property**”).

RECEIVER’S POWERS

2. The Receiver is empowered and authorized, but not obligated, to act at once in respect of the Property and, without in any way limiting the generality of the foregoing, the Receiver is expressly empowered and authorized to do any of the following where the Receiver considers it necessary or desirable to:
 - (a) take possession of and exercise control over the Property and any and all receipts and disbursements arising out of or from the Property;
 - (b) receive, preserve and protect the Property, or any part or parts thereof, including, but not limited to, changing locks and security codes, relocation of Property, engaging independent security personnel, taking physical inventories and placing insurance coverage;
 - (c) enter into any agreements and incur any obligations in the name and on the behalf of the Debtors, cease to carry on all or any part of the business of the Debtors, or cease to perform any contracts of the Debtors;
 - (d) engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver’s powers and duties, including, without limitation, those conferred by this Order;
 - (e) purchase or lease such machinery, equipment, inventories, supplies, premises or other assets to continue the business of the Debtors or any part or parts thereof;

- (f) receive and collect all monies and accounts now owed or hereafter owing to any of the Debtors and to exercise all remedies of the Debtors in collecting these amounts, including, without limitation, enforcement of any security held by the Debtors;
- (g) settle, extend or compromise any indebtedness owing to any of the Debtors;
- (h) execute, assign, issue and endorse documents of whatever nature in respect of any of the Property, whether in the Receiver's name or in the name and on behalf of any of the Debtors, for any purpose pursuant to this Order;
- (i) undertake environmental or workers' health and safety assessments of the Property and operations of the Debtors;
- (j) initiate, manage and direct all legal proceedings now pending or hereafter pending (including appeals or applications for judicial review) in respect of any of the Debtors, the Property or the Receiver, including initiating, prosecuting, continuing, defending, settling or compromising the proceedings;
- (k) market any or all of the Property, including advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver considers appropriate;
- (l) sell, convey, transfer, lease or assign the Property or any part or parts thereof out of the ordinary course of business:
 - (i) without the approval of this Court in respect of a single transaction for consideration up to \$[●] provided that the aggregate consideration for all such transactions does not exceed \$[●]; and
 - (ii) with the approval of this Court in respect of any transaction in which the individual or aggregate purchase price exceeds the limits set out in subparagraph (i) above,and in each such case notice under Section 59(10) of the *Personal Property Security Act*, R.S.B.C. 1996, c. 359 shall not be required;
- (m) apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof to a purchaser or purchasers, free and clear of any liens or encumbrances;
- (n) report to, meet with and discuss with such affected Persons (as defined below) as the Receiver considers appropriate on all matters relating to the Property and the receivership, and to share information, subject to confidentiality terms as the Receiver considers appropriate;
- (o) register a copy of this Order and any other Orders in respect of the Property against title to any of the Property;

- (p) apply for any permits, licences, approvals or permissions as may be required by any governmental authority and any renewals thereof for and on behalf of and, if considered necessary or appropriate by the Receiver, in the name of any of the Debtors;
- (q) enter into agreements with any trustee in bankruptcy appointed in respect of any of the Debtors, including, without limitation, the ability to enter into occupation agreements for any property owned or leased by any of the Debtors;
- (r) exercise any shareholder, partnership, joint venture or other rights which any of the Debtors may have; and
- (s) take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations,

and in each case where the Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons (as defined below), including the Debtors, and without interference from any other Person.

DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER

3. Each of (i) the Debtors; (ii) all of the Debtors' current and former directors, officers, employees, agents, accountants, legal counsel and shareholders, and all other persons acting on its instructions or behalf; and (iii) all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order (collectively, "**Persons**" and each a "**Person**") shall forthwith advise the Receiver of the existence of any Property in such Person's possession or control, shall grant immediate and continued access to the Property to the Receiver, and shall deliver all such Property (excluding Property subject to liens the validity of which is dependent on maintaining possession) to the Receiver upon the Receiver's request.
4. All Persons, other than governmental authorities, shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records and information of any kind related to the business or affairs of the Debtors involving the Property, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (collectively, the "**Records**") in that Person's possession or control. Upon request, governmental authorities shall advise the Receiver of the existence of any Records in that Person's possession or control.
5. Upon request, all Persons shall provide to the Receiver or permit the Receiver to make, retain and take away copies of the Records and grant to the Receiver unfettered access to and use of accounting, computer, software and physical facilities, provided however that nothing in paragraphs 4, 5 or 6 of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Receiver due to solicitor client privilege or statutory provisions prohibiting such disclosure.

6. If any Records are stored or otherwise contained on a computer or other electronic system of information storage, whether by an independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Receiver for the purpose of allowing the Receiver to recover and fully copy all of the information contained therein whether by way of printing the information or making copies of computer disks or such other manner of retrieving and copying the information as the Receiver in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Receiver. Further, for the purposes of this paragraph, all Persons shall provide the Receiver with all such assistance in gaining immediate access to the information in the Records as the Receiver may require including, without limitation, providing the Receiver with instructions on the use of any computer or other system and providing the Receiver with any and all access codes, account names and account numbers that may be required to gain access to the information.

NO PROCEEDINGS AGAINST THE RECEIVER

7. No proceeding or enforcement process in any court or tribunal (each, a **“Proceeding”**), shall be commenced or continued against the Receiver except with the written consent of the Receiver or with leave of this Court.

NO PROCEEDINGS AGAINST THE PROPERTY

8. No Proceeding against or in respect of the Property shall be commenced or continued except with the written consent of the Receiver or with leave of this Court and any and all Proceedings currently under way against or in respect of any of the Property are stayed and suspended pending further Order of this Court; provided, however, that nothing in this Order shall prevent any Person from commencing a Proceeding regarding a claim that might otherwise become barred by statute or an existing agreement if such Proceeding is not commenced before the expiration of the stay provided by this paragraph and provided that no further step shall be taken in respect of the Proceeding except for service of the initiating documentation on the applicable Debtor and the Receiver.

NO EXERCISE OF RIGHTS OR REMEDIES

9. All rights and remedies (including, without limitation, set-off rights) against the any of Debtors (in relation to the Property), the Receiver, or affecting the Property, are stayed and suspended except with the written consent of the Receiver or leave of this Court, provided however that nothing in this Order shall (i) empower the Receiver or the Debtors to carry on any business which the Debtors are not lawfully entitled to carry on, (ii) affect the rights of any regulatory body as set forth in section 69.6(2) of the BIA, (iii) prevent the filing of any registration to preserve or perfect a security interest, or (iv) prevent the registration of a claim for lien. This stay and suspension shall not apply in respect of any “eligible financial contract” as defined in the BIA.

NO INTERFERENCE WITH THE RECEIVER

10. No Person shall discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement, licence or permit in favour of or held by the any of Debtors, in relation to the Property, without written consent of the Receiver or leave of this Court. Nothing in this Order shall prohibit any party to an eligible financial contract from closing out and terminating such contract in accordance with its terms.

CONTINUATION OF SERVICES

11. All Persons having oral or written agreements with any of the Debtors or statutory or regulatory mandates for the supply of goods and/or services in relation to the Property, including without limitation, all computer software, communication and other data services, centralized banking services, payroll services, insurance, transportation services, utility or other services to the any of Debtors are restrained until further Order of this Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Receiver, and the Receiver shall be entitled to the continued use of the Debtors' current telephone numbers, facsimile numbers, internet addresses and domain names, provided in each case that the normal prices or charges for all such goods or services received after the date of this Order are paid by the Receiver in accordance with normal payment practices of the applicable Debtor or such other practices as may be agreed upon by the supplier or service provider and the Receiver, or as may be ordered by this Court.

RECEIVER TO HOLD FUNDS

12. All funds, monies, cheques, instruments, and other forms of payments received or collected by the Receiver from and after the making of this Order from any source whatsoever including, without limitation, the sale of all or any of the Property and the collection of any accounts receivable, in whole or in part, whether in existence on the date of this Order or hereafter coming into existence, shall be deposited into one or more new accounts to be opened by the Receiver (the "**Post-Receivership Accounts**") and the monies standing to the credit of such Post-Receivership Accounts from time to time, net of any disbursements provided for herein, shall be held by the Receiver to be paid in accordance with the terms of this Order or any further order of this Court.

EMPLOYEES

13. Subject to the employees' right to terminate their employment, all employees of the Debtors shall remain the employees of the Debtors until such time as the Receiver, on the applicable Debtor's behalf, may terminate the employment of such employees. The Receiver shall not be liable for any employee-related liabilities of the Debtors, including any successor employer liabilities as referred to in Section 14.06(1.2) of the BIA, other than amounts the Receiver may specifically agree in writing to pay or in respect of obligations imposed specifically on receivers by applicable legislation, including sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*, S.C.

18. Notwithstanding anything in federal or provincial law, but subject to paragraph 17 of this Order, where an order is made which has the effect of requiring the Receiver to remedy any environmental condition or environmental damage affecting the Property, if the Receiver complies with the BIA section 14.06(4), the Receiver is not personally liable for the failure to comply with the order and is not personally liable for any costs that are or would be incurred by any Person in carrying out the terms of the order.

LIMITATION ON THE RECEIVER'S LIABILITY

19. The Receiver shall incur no liability or obligation as a result of its appointment or the carrying out the provisions of this Order, save and except:
- (a) any gross negligence or wilful misconduct on its part; or
 - (b) amounts in respect of obligations imposed specifically on receivers by applicable legislation.

Nothing in this Order shall derogate from the protections afforded the Receiver by Section 14.06 of the BIA or by any other applicable legislation.

RECEIVER'S ACCOUNTS

20. The Receiver and its legal counsel, if any, are granted a charge (the "**Receiver's Charge**") on the Property as security for the payment of their fees and disbursements, in each case at their standard rates, in respect of these proceedings, whether incurred before or after the making of this Order. The Receiver's Charge shall form a first charge on the Property in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate to any valid and perfected security interests in the Property which rank ahead of the Petitioner's interests therein (the "**Prior-Ranking Charges**"); and (ii) the charges, if any, created pursuant to Sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.
21. The Receiver and its legal counsel shall pass their accounts from time to time, and for this purpose the accounts of the Receiver and its legal counsel are referred to a judge of the Supreme Court of British Columbia and may be heard on a summary basis.
22. Prior to the passing of its accounts, the Receiver shall be at liberty from time to time to apply reasonable amounts, out of the monies in its hands, against its fees and disbursements, including legal fees and disbursements, incurred at the standard rates and charges of the Receiver or its counsel, and such amounts shall constitute advances against its remuneration and disbursements when and as approved by this Court.

FUNDING OF THE RECEIVERSHIP

23. The Receiver is authorized and empowered to borrow by way of a revolving credit or otherwise, such monies from time to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed \$[] (or such greater amount as this Court may by further Order authorize) at any time, at such rate or rates of


interest as the Receiver deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver by this Order, including interim expenditures. The whole of the Property shall be and is charged by way of a fixed and specific charge (the “**Receiver’s Borrowings Charge**”) as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to: (i) the Prior-Ranking Charges; (ii) the Receiver’s Charge; and (iii) the charges, if any, created pursuant to Sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.

24. Neither the Receiver’s Borrowings Charge nor any other security granted by the Receiver in connection with its borrowings under this Order shall be enforced without leave of this Court.
25. The Receiver is authorized to issue certificates substantially in the form annexed as Schedule “C” hereto (the “**Receiver’s Certificates**”) for any amount borrowed by it pursuant to this Order.
26. The monies from time to time borrowed by the Receiver pursuant to this Order or any further order of this Court and any and all Receiver’s Certificates evidencing the same or any part thereof shall rank on a *pari passu* basis, unless otherwise agreed to by the holders of any prior issued Receiver’s Certificates.

ALLOCATION

27. Any interested party may apply to this Court on notice to any other party likely to be affected for an order allocating the Receiver’s Charge and Receiver’s Borrowings Charge amongst the Property.

SERVICE AND NOTICE OF MATERIALS

28. The Receiver shall establish and maintain a website in respect of these proceedings at:  (the “**Website**”) and shall post there as soon as practicable:
 - (a) all materials prescribed by statute or regulation to be made publicly available, including pursuant to Rule 10-2 of the *Supreme Court Civil Rules*; and,
 - (b) all applications, reports, affidavits, orders and other materials filed in these proceedings by or on behalf of the Receiver, except such materials as are confidential and the subject of a sealing order or pending application for a sealing order.
29. Any Person who is served with a copy of this Order and that wishes to be served with any future application or other materials in these proceedings must send a written request, which may be by way of email, to counsel for the Receiver asking that the Receiver add them to a service list to be maintained by the Receiver (the “**Service List**”). The Receiver shall post and maintain an up-to-date form of the Service List on the Website.

30. The Receiver and the Petitioner need only provide further notice in respect of these proceedings to Persons that have properly requested that they be added to the Service List. The failure of any Person to make written request to be added to the Service List in accordance with this Order releases the Receiver and the Petitioner from any requirement to provide further notice in respect of these proceedings to such Person, unless and until such Person makes a proper written request to be added to the Service List.
31. Any interested party, including the Receiver, may serve any court materials in these proceedings by facsimile or by emailing a PDF or other electronic copy of such materials to the numbers or addresses, as applicable, set out on the Service List. Any interested party, including the Receiver, may serve any court materials in these proceedings by mail to any party on the Service List that has not provided a facsimile number or email address, and materials delivered by mail shall be deemed received five (5) days after mailing.
32. Notwithstanding paragraph 31 of this Order, service of the Petition and any affidavits filed in support shall be made on the Federal and British Columbia Crowns in accordance with the *Crown Liability and Proceedings Act*, R.S.C. 1985, c.C-50 and its regulations for the Federal Crown and the *Crown Proceedings Act*, R.S.B.C. 1996 c.89 in respect of the British Columbia Crown.
33. The Receiver and its counsel are authorised to serve or distribute this Order, any other orders and any other materials as may be reasonably required in these proceedings, including any notices or other correspondence, by forwarding copies by facsimile or by email to the Debtor's creditors or other interested parties and their advisors. For greater certainty, any such distribution or service shall be deemed to be in satisfaction of any legal or juridical obligation and notice requirements within the meaning of clause 3(c) of the *Electronic Commerce Protection Regulations*.

GENERAL

34. Any interested party may apply to this Court to vary or amend this Order on not less than seven (7) clear business days' notice to the Service List and to any other party who may be affected by the variation or amendment, or upon such other notice, if any, as this Court may order.
35. The Receiver may from time to time apply to this Court for advice and directions in the discharge of its powers and duties hereunder.
36. Nothing in this Order shall prevent the Receiver from acting as a trustee in bankruptcy of any of the Debtors.
37. This Court requests the aid, recognition and assistance of any court, tribunal, regulatory or administrative body having jurisdiction, wherever located, to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All such courts, tribunals and regulatory and administrative bodies are respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this

Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

38. The Receiver is authorized and empowered to apply to any court, tribunal or regulatory or administrative body, wherever located, for recognition of this Order and for assistance in carrying out the terms of this Order and the Receiver is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.
39. The Petitioner shall have its costs of this motion, up to and including entry and service of this Order, as provided for by the terms of the Petitioner's security or, if not so provided by the Petitioner's security, then on a substantial indemnity basis to be paid by the Receiver from the Debtors' estate with such priority and at such time as this Court may determine.
40. Endorsement of this Order by counsel appearing on this application other than the Petitioner is dispensed with.

THE FOLLOWING PARTIES APPROVE OF THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:

APPROVED BY:

Signature of Kibben Jackson
lawyer for the Petitioner

BY THE COURT

DISTRICT REGISTRAR

SCHEDULE "A"
LIST OF COUNSEL

Schedule "B"**LANDS**

- PID: 010-577-441
Lot 9 Block 19 Capilano Estates Plan 7525
- PID: 030-880-548
Strata Lot 163 Block 839 District Lot 526 Group 1 New Westminster District Strata Plan EPS4950
- PID: 030-879-515
Strata Lot 60 Block 839 District Lot 526 Group 1 New Westminster District Strata Plan EPS4950
- PID: 008-116-059
Lot 11 Block 740 District Lot 526 Plan 6539
- PID: 010-858-296
Lot 2 Block 1 District Lot 140 Plan 6583
- PID: 010-858-300
Lot 3 Block 1 District Lot 140 Plan 6583
- PID: 010-858-288
Lot 1, except part in explanatory plan 3376 Block 1 District Lot 140 Plan 6583
- PID: 010-871-438
Lot 10 Block 720 District Lot 526 Plan 6539
- PID: 010-871-471
Lot 11 Block 720 District Lot 526 Plan 6539
- PID: 030-880-033
Strata Lot 112 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-084
Strata Lot 117 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-879-451
Strata Lot 54 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-076
Strata Lot 116 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950

- PID: 030-880-122
Strata Lot 121 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-645
Strata Lot 173 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-879-469
Strata Lot 55 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-114
Strata Lot 120 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-696
Strata Lot 178 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-068
Strata Lot 115 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-700
Strata Lot 179 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 009-467-904
Lot 8 Block 700 District Lot 526 Plan 6539
- PID: 024-010-499
Strata Lot 69 of the Public Harbour of Burrard Inlet NWD Strata Plan LMS3057
- PID: 013-255-495
Lot 9 of Lot 3 Block 138 District Lot 540 Plan 2992

Schedule "C"

RECEIVER CERTIFICATE

CERTIFICATE NO. _____

AMOUNT

\$ _____

1. THIS IS TO CERTIFY that Alvarez & Marsal Canada Inc. (the "**Receiver**"), the receiver and manager of certain lands and related assets of 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prarda Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Amy Barsha Washington (a.k.a. Fengyun Shao), Edison Washington (a.k.a. Qiang Wang), Linda Washington (collectively, the "**Debtors**") as set out in the Order of the Supreme Court of British Columbia (the "Court") dated [●], 2022 made in SCBC Action No. H-220369 (the "Order"), including all proceeds thereof (collectively, the "Property"), has received as Receiver from the holder of this certificate (the "Lender") the principal sum of \$ _____, being part of the total principal sum of \$[●] which the Receiver is authorized to borrow under and pursuant to the Order.
2. The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded monthly not in advance on the last day of each month after the date hereof at a notional rate per annum equal to the rate of [●] per cent above the prime commercial lending rate of [●] from time to time.
3. Such principal sum with interest thereon is, by the terms of the Order, together with the principal sums and interest thereon of all other certificates issued by the Receiver pursuant to the Order or to any further order of the Court, a charge upon the whole of the Property, in priority to the security interests of any other person, but subject to the priority of the charges set out in the Order and in the *Bankruptcy and Insolvency Act*, and the right of the Receiver to indemnify itself out of the Property in respect of its remuneration and expenses.
4. All sums payable in respect of principal and interest under this certificate are payable at the main office of the Lender at [●].
5. Until all liability in respect of this certificate has been terminated, no certificates creating charges ranking or purporting to rank in priority to this certificate shall be issued by the Receiver to any person other than the holder of this certificate without the prior written consent of the holder of this certificate.
6. The charge securing this certificate shall operate to permit the Receiver to deal with the Property as authorized by the Order and as authorized by any further or other order of the Court.

7. The Receiver does not undertake, and it is not under any personal liability, to pay any sum under this Certificate in respect of which it may issue certificates under the terms of the Order.

DATED the _____ day of _____, 2022.

Alvarez & Marsal Canada Inc., solely in its
capacity as Receiver of the Property, and not
in its personal capacity

Per:
Name:
Title:

B.C. MODEL RECEIVERSHIP ORDERNo. H-220369 Vancouver Registry**~~IN THE SUPREME COURT OF BRITISH COLUMBIA~~****~~[PLAINTIFF/PETITIONER][†]~~**~~Plaintiff/~~**~~IN THE SUPREME COURT OF BRITISH COLUMBIA~~**BETWEEN:PLW INVESTMENT LTD.

PETITIONER

—and—

~~[DEFENDANT/RESPONDENT]~~

Defendant/Respondent

Action No. Estate No. **~~IN THE SUPREME COURT OF BRITISH COLUMBIA~~**
~~IN BANKRUPTCY AND INSOLVENCY~~**~~IN THE MATTER OF THE RECEIVERSHIP OF~~****~~[THE DEBTOR]~~**AND:

[†]—In British Columbia, unless the order is by consent (BCSC Rule 17-1), a receivership application may be commenced by an “application” (BIA s. 243(1)) brought in proceedings commenced either by Petition or brought by Notice of Application within a proceeding commenced by Notice of Civil Claim. If the proceeding was commenced by Notice of Civil Claim, upon the application being made under section 243 of the BIA, the BCSC Bankruptcy Court jurisdiction should also be invoked by adding the additional style of cause noted above.

1025332 B.C. LTD., 1025334 B.C. LTD., 1025336 B.C. LTD.,
CHONGYE DEVELOPMENTS LTD., WASHINGTON
PROPERTIES (POINT GREY) INC., WASHINGTON
PROPERTIES (OEP) INC., LUCKY FIVE INVESTMENTS
LTD., 1094321 B.C. LTD., PRARDA DEVELOPMENTS
CORPORATION, 1256306 B.C. LTD., 1256319 B.C. LTD.,
AMY BARSHA WASHINGTON (a.k.a. FENGYUN SHAO),
EDISON WASHINGTON (a.k.a. QIANG WANG), LINDA
WASHINGTON, 35 PARK PARKING INC. and EARLSTON
MORTGAGE CORP.

RESPONDENTS

ORDER MADE AFTER APPLICATION²

BEFORE THE HONOURABLE)

JUSTICE)

DD/MM/YEAR[] 1, 2022)

ON THE APPLICATION of [Plaintiff/Applicant]³ the Petitioner for an Order pursuant to Section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the "BIA") ~~and/or~~ Section 39 of the *Law and Equity Act*, R.S.B.C. 1996 c. 253, as amended (the "LEA") appointing [RECEIVER'S NAME] Alvarez & Marsal Canada Inc. as [Receiver receiver and/or Receiver and Manager] (in such capacity, the "Receiver") manager without security, of all of the certain lands and other assets, undertakings and property of [DEBTOR'S NAME] (the Respondents, 1025332 B.C. Ltd. ("5332"), 1025334 B.C. Ltd. ("5334"), 1025336 B.C. Ltd. ("5336"), Chongye Developments Ltd. ("Chongye"), Washington Properties (Point Grey) Inc. ("Properties (PG)"), Washington Properties (OEP) Inc. ("Properties (OEP)"), Lucky Five Investments Ltd. ("Lucky Five"), 1094321 B.C. Ltd. ("109"), Prarda Developments Corporation ("Prarda"), 1256306 B.C. Ltd. ("125"), 1256319 B.C. Ltd. ("319"), Amy Barsha Washington (a.k.a. Fengyun Shao) ("Amy"), Edison Washington (a.k.a. Qiang Wang) ("Edison"), Linda Washington ("Linda", and together with 5332, 5334, 5336, Chongye, Point Grey, OEP, Lucky Five, 109, Prarda, 306, 319, Amy, Edison and Linda the "Debtor") acquired for, or used in

²—This model order is not in any way determinative of the applicant's entitlement to the relief set out in this model order. It is the responsibility of counsel to ensure that the form of order they propose is appropriate in the circumstances and to justify the relief sought, including providing the necessary evidentiary support and judicial authority. The footnotes in this model order identify some, but not all, of the issues that might arise in respect of the relief sought.

³—Section 243(1) of the BIA provides that the Court may appoint a receiver "on application by a secured creditor".

relation to a business carried on by the Debtor, Debtors") coming on for hearing this day at Vancouver, British Columbia.

AND ON READING the Affidavit # 1 of [NAME] Peter Pu sworn [DATE] September 14, 2022 and the consent of [RECEIVER'S NAME] Alvarez & Marsal Canada Inc. to act as the Receiver; AND ON HEARING Kibben Jackson Counsel for [NAME] the Petitioner and other counsel as listed on Schedule "A" hereto, and no one else appearing, although duly served.⁴

THIS COURT ORDERS AND DECLARES that:

APPOINTMENT

1. Pursuant to Section 243(1) of the BIA ~~{and/or}~~ Section 39 of the LEA [RECEIVER'S NAME], Alvarez & Marsal Canada Inc. (hereafter, the "Receiver") is appointed Receiver, receiver and manager, without security, of those lands enumerated in Schedule "B" hereto (collectively, the "Lands") and all of the assets, undertakings and personal property of the Debtor,⁵ including all proceeds Debtors located at, related to or derived from the Lands (the "Property").⁶

RECEIVER'S POWERS⁷

2. The Receiver is empowered and authorized, but not obligated, to act at once in respect of the Property and, without in any way limiting the generality of the foregoing, the Receiver is expressly empowered and authorized to do any of the following where the Receiver considers it necessary or desirable to:
 - (a) ~~to~~ take possession of and exercise control over the Property and any and all receipts and disbursements arising out of or from the Property;

⁴ If the application is brought *ex parte*, or service has been brought on short notice, the Order should reflect that. If the application is brought *ex parte*, counsel should also consider whether or not all of the relief sought is appropriate on a without notice basis. Specifically, pursuant to the BIA s.243(6), a charge for the receiver's fees and disbursements (Paragraph 20) can only be made if the Court is satisfied that the secured creditors who would be materially affected were given reasonable notice and an opportunity to make submissions.

⁵ If the Order is made only under section 243(1) of the BIA, the wording "acquired for, or used in relation to a business carried on by the Debtor" should be added at this point in the paragraph to reflect the specific wording of section 243 of the BIA.

⁶ This definition of "Property" is expansive and is intended to include all real and personal property, including anything arising or derived from such property. There may be circumstances where a narrower definition or carve-outs is preferable. Given the expansive definition of Property, counsel should be cognizant of the scope of the appointing creditor's security. In particular, counsel should consider whether the creditor's application is based on their security pursuant to the BIA s.243 or equity pursuant to the LEA s.39, or some combination. Counsel should also bear in mind the differing tests for appointment depending on the nature and extent of the creditor's security.

⁷ Counsel should consider whether all of the powers sought in Paragraph 2 are appropriate on an initial basis, particularly if the application is brought without notice. Counsel should also consider whether there is sufficient evidence for granting such powers on an initial basis.

- (b) ~~to~~ receive, preserve and protect the Property, or any part or parts thereof, including, but not limited to, changing locks and security codes, relocation of Property, engaging independent security personnel, taking physical inventories and placing insurance coverage;
- (c) ~~to manage, operate and carry on the business of the Debtor, including the powers to enter into any agreements, and incur any obligations in the ordinary course of businessname and on the behalf of the Debtors,~~ cease to carry on all or any part of the business of the Debtors, or cease to perform any contracts of the ~~Debtor~~Debtors;
- (d) ~~to~~ engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including, without limitation, those conferred by this Order;
- (e) ~~to~~ purchase or lease such machinery, equipment, inventories, supplies, premises or other assets to continue the business of the ~~Debtor~~Debtors or any part or parts thereof;
- (f) ~~to~~ receive and collect all monies and accounts now owed or hereafter owing to any of the DebtorDebtors and to exercise all remedies of the ~~Debtor~~Debtors in collecting these amounts, including, without limitation, enforcement of any security held by the ~~Debtor~~Debtors;
- (g) ~~to~~ settle, extend or compromise any indebtedness owing to any of the DebtorDebtors;
- (h) ~~to~~ execute, assign, issue and endorse documents of whatever nature in respect of any of the Property, whether in the Receiver's name or in the name and on behalf of any of the DebtorDebtors, for any purpose pursuant to this Order;
- (i) ~~to~~ undertake environmental or workers' health and safety assessments of the Property and operations of the ~~Debtor~~Debtors;
- (j) ~~to~~ initiate, manage and direct all legal proceedings now pending or hereafter pending (including appeals or applications for judicial review) in respect of any of the DebtorDebtors, the Property or the Receiver, including initiating, prosecuting, continuing, defending, settling or compromising the proceedings;
- (k) ~~to~~ market any or all of the Property, including advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver considers appropriate;

- (l) ~~to~~ sell, convey, transfer, lease or assign the Property or any part or parts thereof out of the ordinary course of business:⁸
 - (i) without the approval of this Court in respect of a single transaction for consideration up to \$; \$~~111~~ provided that the aggregate consideration for all such transactions does not exceed \$; \$~~111~~; and
 - (ii) with the approval of this Court in respect of any transaction in which the individual or aggregate purchase price exceeds the limits set out in subparagraph (i) above,

and in each such case notice under Section 59(10) of the *Personal Property Security Act*, R.S.B.C. 1996, c. 359 shall not be required;

- (m) ~~to~~ apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof to a purchaser or purchasers, free and clear of any liens or encumbrances;
- (n) ~~to~~ report to, meet with and discuss with such affected Persons (as defined below) as the Receiver considers appropriate on all matters relating to the Property and the receivership, and to share information, subject to confidentiality terms as the Receiver considers appropriate;
- (o) ~~to~~ register a copy of this Order and any other Orders in respect of the Property against title to any of the Property;
- (p) ~~to~~ apply for any permits, licences, approvals or permissions as may be required by any governmental authority and any renewals thereof for and on behalf of and, if considered necessary or appropriate by the Receiver, in the name of any of the DebtorDebtors;
- (q) ~~to~~ enter into agreements with any trustee in bankruptcy appointed in respect of any of the DebtorDebtors, including, without limitation, the ability to enter into occupation agreements for any property owned or leased by any of the DebtorDebtors;
- (r) ~~to~~ exercise any shareholder, partnership, joint venture or other rights which any of the DebtorDebtors may have; and
- (s) ~~to~~ take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations,

and in each case where the Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons (as

⁸As noted above, counsel should consider whether there is sufficient basis for granting this power on an initial basis.

defined below), including the ~~Debtor~~Debtors, and without interference from any other Person.

DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER

3. Each of (i) the ~~Debtor~~Debtors; (ii) all of the ~~Debtor's~~Debtors' current and former directors, officers, employees, agents, accountants, legal counsel and shareholders, and all other persons acting on its instructions or behalf; and (iii) all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order (collectively, "**Persons**" and each a "**Person**") shall forthwith advise the Receiver of the existence of any Property in such Person's possession or control, shall grant immediate and continued access to the Property to the Receiver, and shall deliver all such Property (excluding Property subject to liens the validity of which is dependent on maintaining possession) to the Receiver upon the Receiver's request.
4. All Persons, other than governmental authorities, shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records and information of any kind related to the business or affairs of the ~~Debtor~~Debtors involving the Property, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (collectively, the "**Records**") in that Person's possession or control. Upon request, governmental authorities shall advise the Receiver of the existence of any Records in that Person's possession or control.
5. Upon request, all Persons shall provide to the Receiver or permit the Receiver to make, retain and take away copies of the Records and grant to the Receiver unfettered access to and use of accounting, computer, software and physical facilities, provided however that nothing in paragraphs 4, 5 or 6 of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Receiver due to solicitor client privilege or statutory provisions prohibiting such disclosure.
6. If any Records are stored or otherwise contained on a computer or other electronic system of information storage, whether by an independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Receiver for the purpose of allowing the Receiver to recover and fully copy all of the information contained therein whether by way of printing the information or making copies of computer disks or such other manner of retrieving and copying the information as the Receiver in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Receiver. Further, for the purposes of this paragraph, all Persons shall provide the Receiver with all such assistance in gaining immediate access to the information in the Records as the Receiver may require including, without limitation, providing the Receiver with instructions on the use of any computer or other system and providing the Receiver with any and all access codes, account names and account numbers that may be required to gain access to the information.

NO PROCEEDINGS AGAINST THE RECEIVER

7. No proceeding or enforcement process in any court or tribunal (each, a “**Proceeding**”), shall be commenced or continued against the Receiver except with the written consent of the Receiver or with leave of this Court.

NO PROCEEDINGS AGAINST THE ~~DEBTOR OR THE~~ PROPERTY

8. No Proceeding against or in respect of ~~the Debtor or the~~ Property shall be commenced or continued except with the written consent of the Receiver or with leave of this Court and any and all Proceedings currently under way against or in respect of ~~the Debtor or any of~~ the Property are stayed and suspended pending further Order of this Court; provided, however, that nothing in this Order shall prevent any Person from commencing a Proceeding regarding a claim that might otherwise become barred by statute or an existing agreement if such Proceeding is not commenced before the expiration of the stay provided by this paragraph and provided that no further step shall be taken in respect of the Proceeding except for service of the initiating documentation on the applicable Debtor and the Receiver.

NO EXERCISE OF RIGHTS OR REMEDIES

9. All rights and remedies (including, without limitation, set-off rights) against the ~~Debtor, any of Debtors (in relation to the Property),~~ the Receiver, or affecting the Property, are stayed and suspended except with the written consent of the Receiver or leave of this Court, provided however that nothing in this Order shall (i) empower the Receiver or the ~~Debtor~~ Debtors to carry on any business which the ~~Debtor is~~ Debtors are not lawfully entitled to carry on, (ii) affect the rights of any regulatory body as set forth in section 69.6(2) of the BIA,⁹ (iii) prevent the filing of any registration to preserve or perfect a security interest, or (iv) prevent the registration of a claim for lien. This stay and suspension shall not apply in respect of any “eligible financial contract” as defined in the BIA.

NO INTERFERENCE WITH THE RECEIVER

10. No Person shall discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement, licence or permit in favour of or held by the ~~Debtor~~ any of Debtors, in relation to the Property, without written consent of the Receiver or leave of this Court. Nothing in this Order shall prohibit any party to an eligible financial contract from closing out and terminating such contract in accordance with its terms.

⁹ Counsel should consider whether, on an initial or subsequent application, they should apply to extend the stay of proceedings to specific regulatory bodies under section 69.6 (3) of the BIA, other applicable statutes or the inherent jurisdiction of the Court.

CONTINUATION OF SERVICES

11. All Persons having oral or written agreements with any of the Debtor~~Debtors~~ or statutory or regulatory mandates for the supply of goods and/or services in relation to the Property, including without limitation, all computer software, communication and other data services, centralized banking services, payroll services, insurance, transportation services, utility or other services to the ~~Debtor~~any of Debtors are restrained until further Order of this Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Receiver, and the Receiver shall be entitled to the continued use of the ~~Debtor's~~Debtors' current telephone numbers, facsimile numbers, internet addresses and domain names, provided in each case that the normal prices or charges for all such goods or services received after the date of this Order are paid by the Receiver in accordance with normal payment practices of the applicable Debtor or such other practices as may be agreed upon by the supplier or service provider and the Receiver, or as may be ordered by this Court.

RECEIVER TO HOLD FUNDS

12. All funds, monies, cheques, instruments, and other forms of payments received or collected by the Receiver from and after the making of this Order from any source whatsoever including, without limitation, the sale of all or any of the Property and the collection of any accounts receivable, in whole or in part, whether in existence on the date of this Order or hereafter coming into existence, shall be deposited into one or more new accounts to be opened by the Receiver (the "**Post-Receivership Accounts**") and the monies standing to the credit of such Post-Receivership Accounts from time to time, net of any disbursements provided for herein, shall be held by the Receiver to be paid in accordance with the terms of this Order or any further order of this Court.

EMPLOYEES

13. Subject to the employees' right to terminate their employment, all employees of the ~~Debtor~~Debtors shall remain the employees of the ~~Debtor~~Debtors until such time as the Receiver, on the applicable Debtor's behalf, may terminate the employment of such employees. The Receiver shall not be liable for any employee-related liabilities of the ~~Debtor~~Debtors, including any successor employer liabilities as referred to in Section 14.06(1.2) of the BIA, other than amounts the Receiver may specifically agree in writing to pay or in respect of obligations imposed specifically on receivers by applicable legislation, including sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*, S.C. 2005, c.47. The Receiver shall be liable for any employee-related liabilities, including wages, severance pay, termination pay, vacation pay, and pension or benefit amounts relating to any employees that the Receiver may hire in accordance with the terms and conditions of such employment by the Receiver.

PERSONAL INFORMATION

14. Pursuant to Section 7(3)(c) of the *Personal Information Protection and Electronic Documents Act*, S.C. 2000, c. 5 or Section 18(1)(o) of the *Personal Information*

Protection Act, S.B.C. 2003, c. 63, the Receiver may disclose personal information of identifiable individuals to prospective purchasers or bidders for the Property and to their advisors, but only to the extent desirable or required to negotiate and attempt to complete one or more sales of the Property (each, a “Sale”). Each prospective purchaser or bidder to whom such personal information is disclosed shall maintain and protect the privacy of such information and limit the use of such information to its evaluation of the Sale, and if it does not complete a Sale, shall return all such information to the Receiver, or in the alternative destroy all such information. The purchaser of any Property shall be entitled to continue to use the personal information provided to it, and related to the Property purchased, in a manner which is in all material respects identical to the prior use of such information by the ~~Debtor~~Debtors, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed.

LIMITATION ON ENVIRONMENTAL LIABILITIES

15. Nothing in this Order shall require the Receiver to occupy or to take control, care, charge, possession or management (separately and/or collectively, “**Possession**”) of any of the Property that might be environmentally contaminated, might be a pollutant or a contaminant, or might cause or contribute to a spill, discharge, release, or deposit of a substance contrary to any federal, provincial or other law relating to the protection, conservation, enhancement, remediation or rehabilitation of the environment or relating to the disposal of waste or other contamination (collectively “**Environmental Legislation**”), provided however that nothing herein shall exempt the Receiver from any duty to report or make disclosure imposed by applicable Environmental Legislation.
16. The Receiver shall not, as a result of this Order or anything done in pursuance of the Receiver’s duties and powers under this Order, be deemed to be in Possession of any of the Property within the meaning of any Environmental Legislation, unless the Receiver is actually in possession.
17. Notwithstanding anything in federal or provincial law, the Receiver is not personally liable in that position for any environmental condition that arises or environmental damage that occurred:
 - (a) before the Receiver’s appointment; or,
 - (b) after the Receiver’s appointment, unless it is established that the condition arose or the damage occurred as a result of the Receiver’s gross negligence or wilful misconduct.
18. Notwithstanding anything in federal or provincial law, but subject to paragraph 17 of this Order, where an order is made which has the effect of requiring the Receiver to remedy any environmental condition or environmental damage affecting the Property, if the Receiver complies with the BIA section 14.06(4), the Receiver is not personally liable for the failure to comply with the order and is not personally liable for any costs that are or would be incurred by any Person in carrying out the terms of the order.

LIMITATION ON THE RECEIVER’S LIABILITY

19. The Receiver shall incur no liability or obligation as a result of its appointment or the carrying out of the provisions of this Order, save and except:
- (a) any gross negligence or wilful misconduct on its part; or
 - (b) amounts in respect of obligations imposed specifically on receivers by applicable legislation.⁴⁰

Nothing in this Order shall derogate from the protections afforded the Receiver by Section 14.06 of the BIA or by any other applicable legislation.

RECEIVER'S ACCOUNTS

20. The Receiver and its legal counsel, if any, are granted a charge (the "**Receiver's Charge**") on the Property as security for the payment of their fees and disbursements, in each case at their standard rates, in respect of these proceedings, whether incurred before or after the making of this Order. The Receiver's Charge shall form a first charge on the Property in priority to all security interests, trusts,⁴¹ liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subject to any valid and perfected security interests in the Property which rank ahead of the Petitioner's interests therein (the "Prior-Ranking Charges"); and (ii) the charges, if any, created pursuant to Sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.⁴²
21. The Receiver and its legal counsel shall pass their accounts from time to time, and for this purpose the accounts of the Receiver and its legal counsel are referred to a judge of the Supreme Court of British Columbia and may be heard on a summary basis.
22. Prior to the passing of its accounts, the Receiver shall be at liberty from time to time to apply reasonable amounts, out of the monies in its hands, against its fees and disbursements, including legal fees and disbursements, incurred at the standard rates and charges of the Receiver or its counsel, and such amounts shall constitute advances against its remuneration and disbursements when and as approved by this Court.⁴³

⁴⁰ For example, and without limitation, Sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*.

⁴¹ The reference to "trusts" is to trusts, including statutory trusts, which secure the performance of an obligation.

⁴² Subsection 243(6) of the BIA provides that the Court may not make such an order "unless it is satisfied that the secured creditors who would be materially affected by the order were given reasonable notice and an opportunity to make representations". Accordingly, counsel should give notice of the application to all secured creditors whose security interests would rank subordinate to the proposed Receivers Charge, including any beneficiaries of statutory trusts.

⁴³ This Order's reference to "standard rates and charges" is not approval of the reasonableness of those fees and charges. The fees and charges of the Receiver and its legal counsel remain subject to Court approval in accordance with paragraph 21. The Court's approval of fees and charges will include an assessment of whether the amounts charged are fair and reasonable in the circumstances.

FUNDING OF THE RECEIVERSHIP

23. The Receiver is authorized and empowered to borrow by way of a revolving credit or otherwise, such monies from time to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed \$ (or such greater amount as this Court may by further Order authorize) at any time, at such rate or rates of interest as the Receiver deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver by this Order, including interim expenditures. The whole of the Property shall be and is charged by way of a fixed and specific charge (the **"Receiver's Borrowings Charge"**) as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts,⁴⁴ liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to: (i) the Prior-Ranking Charges; (ii) the Receiver's Charge; and (iii) the charges as set out in, if any, created pursuant to Sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.
24. Neither the Receiver's Borrowings Charge nor any other security granted by the Receiver in connection with its borrowings under this Order shall be enforced without leave of this Court.
25. The Receiver is authorized to issue certificates substantially in the form annexed as Schedule "A-C" hereto (the **"Receiver's Certificates"**) for any amount borrowed by it pursuant to this Order.
26. The monies from time to time borrowed by the Receiver pursuant to this Order or any further order of this Court and any and all Receiver's Certificates evidencing the same or any part thereof shall rank on a *pari passu* basis, unless otherwise agreed to by the holders of any prior issued Receiver's Certificates.

ALLOCATION

27. Any interested party may apply to this Court on notice to any other party likely to be affected for an order allocating the Receiver's Charge and Receiver's Borrowings Charge amongst the Property.

SERVICE AND NOTICE OF MATERIALS

28. The Receiver shall establish and maintain a website in respect of these proceedings at: [WEB ADDRESS] (the **"Website"**) and shall post there as soon as practicable:
 - (a) all materials prescribed by statute or regulation to be made publicly available, including pursuant to Rule 10-2 of the *Supreme Court Civil Rules*; and,

⁴⁴ ~~The reference to "trusts" is to trusts, including statutory trusts, which secure the performance of an obligation.~~

- (b) all applications, reports, affidavits, orders and other materials filed in these proceedings by or on behalf of the Receiver, except such materials as are confidential and the subject of a sealing order or pending application for a sealing order.

29. Any Person who is served with a copy of this Order and that wishes to be served with any future application or other materials in these proceedings must send a written request, which may be by way of email, to counsel for the Receiver asking that the Receiver add them to a service list to be maintained by the Receiver (the "Service List"). The Receiver shall post and maintain an up-to-date form of the Service List on the Website, provide to counsel for each of the Receiver and the Applicant a demand for notice in the form attached as Schedule B (the "Demand for Notice").¹⁵ ~~The Receiver and the Applicant need only provide further notice in respect of these proceedings to Persons that have delivered a properly completed Demand for Notice. The failure of any Person to provide a properly completed Demand for Notice releases the Receiver and the Applicant from any requirement to provide further notice in respect of these proceedings until such Person delivers a properly completed Demand for Notice.~~¹⁶
30. ~~The Receiver shall maintain a service list identifying all parties that have delivered a properly completed Demand for Notice (the "Service List"). The Receiver and the Petitioner need only provide further notice in respect of these proceedings to Persons that have properly requested that they be added to the Service List. The failure of any Person to make written request to be added to the Service List in accordance with this Order releases the Receiver and the Petitioner from any requirement to provide further notice in respect of these proceedings to such Person, unless and until such Person makes a proper written request to be added to the Service List.~~
30. ~~The Receiver shall post and maintain an up-to-date form of the Service List on the Website.~~
31. Any interested party, including the Receiver, may serve any court materials in these proceedings by facsimile or by emailing a PDF or other electronic copy of such materials to the numbers or addresses, as applicable, set out on the Service List. Any interested party, including the Receiver, may serve any court materials in these proceedings by mail to any party on the Service List that has not provided a facsimile number or email address, and materials delivered by mail shall be deemed received five (5) days after mailing.

¹⁵ It is important to note that the restriction on notice created by this section only applies to parties that are served with a copy of the Receivership Order.

¹⁶ This provision (and paragraph 31 confirming service by email or fax) is intended to simplify and streamline service of applications in receivership proceedings, particularly since many applications may need to be heard on short notice. Although this Order alters the service requirements for future applications in accordance with the Rules of Court, where a party's interests are directly affected by the relief sought on an application, the Committee is of the view that it would be best practice to serve those parties, even if they were served with the Receivership Order and did not deliver a Demand for Notice. In such cases, the Court may require service on those affected parties, notwithstanding this provision.

32. Notwithstanding paragraph 31 of this Order, service of the Petition [~~OR the Notice of Application~~] and any affidavits filed in support shall be made on the Federal and British Columbia Crowns⁴⁷ in accordance with the *Crown Liability and Proceedings Act*, R.S.C. 1985, c.C-50 and its regulations for the Federal Crown and the *Crown Proceedings Act*, R.S.B.C. 1996 c.89 in respect of the British Columbia Crown.⁴⁸
33. The Receiver and its counsel are authorised to serve or distribute this Order, any other orders and any other materials as may be reasonably required in these proceedings, including any notices or other correspondence, by forwarding copies by facsimile or by email to the Debtor's creditors or other interested parties and their advisors. For greater certainty, any such distribution or service shall be deemed to be in satisfaction of any legal or juridical obligation and notice requirements within the meaning of clause 3(c) of the *Electronic Commerce Protection Regulations*.

GENERAL

34. Any interested party may apply to this Court to vary or amend this Order on not less than seven (7) clear business days' notice to the Service List and to any other party who may be affected by the variation or amendment, or upon such other notice, if any, as this Court may order.
35. The Receiver may from time to time apply to this Court for advice and directions in the discharge of its powers and duties hereunder.
36. Nothing in this Order shall prevent the Receiver from acting as a trustee in bankruptcy of any of the DebtorDebtors.
37. This Court requests the aid, recognition and assistance of any court, tribunal, regulatory or administrative body having jurisdiction, wherever located, to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All such

⁴⁷ Counsel should consider whether the Debtor has property in any other provinces and, if so, consider whether it is appropriate to include a reference to those Provinces and the relevant legislation in those Provinces with respect to service.

⁴⁸ ~~The Crown Proceeding Act~~, R.S.B.C. 1996, c. 89, s. 8 provides for service on the British Columbia Crown, as follows:

8. ~~A document to be served on the government~~

(a) ~~must be served on the Attorney General at the Ministry of the Attorney General in the City of Victoria,~~
and

(b) ~~is sufficiently served if~~

(i) ~~left there during office hours with a solicitor on the staff of the Attorney General at Victoria,~~
or

(ii) ~~mailed by registered mail to the Deputy Attorney General at Victoria.~~

A similar provision relating to the Federal Crown is found at s. 23(2) of the *Crown Liability and Proceeding Act*, R.S. 1985, c. C-50, which provides for service on the Deputy Attorney General of Canada or the chief executive officer of the agency in whose name the proceedings are taken, as the case may be. The Federal Crown requests that service of documents be by delivery to Department of Justice, 900—840 Howe Street, Vancouver, B.C. V6Z 2S9

courts, tribunals and regulatory and administrative bodies are respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

38. The Receiver is authorized and empowered to apply to any court, tribunal or regulatory or administrative body, wherever located, for recognition of this Order and for assistance in carrying out the terms of this Order and the Receiver is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.
39. The ~~[Plaintiff/Applicant]~~Petitioner shall have its costs of this motion, up to and including entry and service of this Order, as provided for by the terms of the ~~[Plaintiff/Applicant]'s~~Petitioner's security or, if not so provided by the ~~[Plaintiff/Applicant]'s~~Petitioner's security, then on a substantial indemnity basis to be paid by the Receiver from the ~~Debtor's~~Debtors' estate with such priority and at such time as this Court may determine.
40. Endorsement of this Order by counsel appearing on this application other than the ~~[Plaintiff/Applicant]~~Petitioner is dispensed with.

THE FOLLOWING PARTIES APPROVE OF THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:

APPROVED BY:

Signature of {type of print name}Kibben
Jackson

lawyer for ~~[Plaintiff/Applicant]~~the Petitioner

BY THE COURT

DISTRICT REGISTRAR

SCHEDULE "A"

LIST OF COUNSEL

Schedule "B"LANDS

- PID: 010-577-441
Lot 9 Block 19 Capilano Estates Plan 7525
- PID: 030-880-548
Strata Lot 163 Block 839 District Lot 526 Group 1 New Westminster District Strata Plan EPS4950
- PID: 030-879-515
Strata Lot 60 Block 839 District Lot 526 Group 1 New Westminster District Strata Plan EPS4950
- PID: 008-116-059
Lot 11 Block 740 District Lot 526 Plan 6539
- PID: 010-858-296
Lot 2 Block 1 District Lot 140 Plan 6583
- PID: 010-858-300
Lot 3 Block 1 District Lot 140 Plan 6583
- PID: 010-858-288
Lot 1, except part in explanatory plan 3376 Block 1 District Lot 140 Plan 6583
- PID: 010-871-438
Lot 10 Block 720 District Lot 526 Plan 6539
- PID: 010-871-471
Lot 11 Block 720 District Lot 526 Plan 6539
- PID: 030-880-033
Strata Lot 112 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-084
Strata Lot 117 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-879-451
Strata Lot 54 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-076
Strata Lot 116 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950

- PID: 030-880-122
Strata Lot 121 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-645
Strata Lot 173 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-879-469
Strata Lot 55 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-114
Strata Lot 120 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-696
Strata Lot 178 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-068
Strata Lot 115 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-700
Strata Lot 179 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 009-467-904
Lot 8 Block 700 District Lot 526 Plan 6539
- PID: 024-010-499
Strata Lot 69 of the Public Harbour of Burrard Inlet NWD Strata Plan LMS3057
- PID: 013-255-495
Lot 9 of Lot 3 Block 138 District Lot 540 Plan 2992

Schedule "C"**RECEIVER CERTIFICATE**

CERTIFICATE NO. _____

AMOUNT

\$ _____

1. THIS IS TO CERTIFY that [RECEIVER'S NAME], Alvarez & Marsal Canada Inc. (the "Receiver"), the receiver and/or Receiver manager of certain lands and Manager (the "Receiver") of all of the related assets, undertakings and properties of [DEBTOR'S NAME] acquired for, or used of 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongve Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prada Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Amy Barsha Washington (a.k.a. Fengyun Shao), Edison Washington (a.k.a. Qiang Wang), Linda Washington (collectively, the "Debtors") as set out in relation to a business carried on by the Debtor, including all proceeds thereof (collectively, the "Property") appointed by the Order of the Supreme Court of British Columbia and/or the Supreme Court of British Columbia (In Bankruptcy and Insolvency) (the "Court") dated the _____ day of _____, 201____ (the "Order") [1, 2022 made in SCBC Action No. _____ and/or SCBC Action No. _____/Estate No. _____] H-220369 (the "Order"), including all proceeds thereof (collectively, the "Property"), has received as such Receiver from the holder of this certificate (the "Lender") the principal sum of \$_____, \$_____ being part of the total principal sum of \$_____ \$[] which the Receiver is authorized to borrow under and pursuant to the Order.
2. The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded [daily] [monthly] not in advance on the _____ last day of each month after the date hereof at a notional rate per annum equal to the rate of _____ [] per cent above the prime commercial lending rate of _____ [] from time to time.
3. Such principal sum with interest thereon is, by the terms of the Order, together with the principal sums and interest thereon of all other certificates issued by the Receiver pursuant to the Order or to any further order of the Court, a charge upon the whole of the Property, in priority to the security interests of any other person, but subject to the priority of the charges set out in the Order and in the *Bankruptcy and Insolvency Act*, and the right of the Receiver to indemnify itself out of the Property in respect of its remuneration and expenses.
4. All sums payable in respect of principal and interest under this certificate are payable at the main office of the Lender at _____ []

5. Until all liability in respect of this certificate has been terminated, no certificates creating charges ranking or purporting to rank in priority to this certificate shall be issued by the Receiver to any person other than the holder of this certificate without the prior written consent of the holder of this certificate.
6. The charge securing this certificate shall operate to permit the Receiver to deal with the Property as authorized by the Order and as authorized by any further or other order of the Court.

7. The Receiver does not undertake, and it is not under any personal liability, to pay any sum under this Certificate in respect of which it may issue certificates under the terms of the Order.

DATED the _____ day of _____, 201_____, 2022.

[RECEIVER'S NAME], Alvarez & Marsal
Canada Inc., solely in its capacity as Receiver
of the Property, and not in its personal
capacity

Per:
Name:
Title:

Schedule "B"

Demand for Notice

TO: _____ [Name of Applicant]
 _____ c/o [Name of Counsel to the Applicant]
 _____ Attention:
 _____ Email:

AND TO: _____ [Name of Receiver]
 _____ c/o [Name of Counsel to the Receiver]
 _____ Attention:
 _____ Email:

Re: ~~In the matter of the Receivership of [DEBTOR]~~

I hereby request that notice of all further proceedings in the above Receivership be sent to me in the following manner:

1. ~~By email, at the following address (or addresses):~~

OR

2. ~~By facsimile, at the following facsimile number (or numbers):~~

OR

3. ~~By mail, at the following address:~~

Name of Creditor: _____

Name of Counsel (if any): _____

Creditor's Contact Address: _____

Creditor's Contact Phone Number: _____

Action No. _____

IN THE SUPREME COURT OF BRITISH
COLUMBIA

BETWEEN:

[PLAINTIFF/PETITIONER]

Plaintiff/Petitioner

—and—

[DEFENDANT/RESPONDENT]

Defendant/Respondent

AND:

Action No. _____

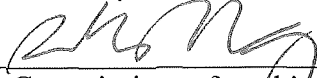
Estate No. _____

IN THE SUPREME COURT OF BRITISH
COLUMBIA
IN BANKRUPTCY AND INSOLVENCY

IN THE MATTER OF THE RECEIVERSHIP OF
[THE DEBTOR]

B.C. MODEL RECEIVERSHIP ORDER VERSION
NO. 3, _____, 2015

This is Exhibit " **B** " referred to in the
Affidavit of Ashley Kumar
sworn before me at Vancouver
this 19 day of April, 2023



A Commissioner for taking Affidavits
for British Columbia

From: [Kibben Jackson](#)
To: [Dan Parlow](#)
Cc: [Neil Kornfeld](#); [Mishaal Gill](#)
Subject: RE: [EXT] RE: PLW Investment Ltd. v. 1045332 BC Ltd. et al
Date: October-24-22 4:25:48 PM
Attachments: [97320781_v\(3\)_Receivership Order.DOCX](#)
[97329812_v\(1\)_Comparison - PLW Receivership Order - v.3 to v.2.DOCX](#)

Dan:

Further to our call today, attached is an updated draft of the order to include the judgments being sought (along with some other clean-up).

Comparison to the last version attached as well for ease of review.

Kibben Jackson*
 PARTNER
 T. +1 604 631 4786 | F. +1 604 632 4786
 *Law Corporation

From: Kibben Jackson
Sent: October-21-22 2:32 PM
To: Dan Parlow <dparlow@kornfeldllp.com>
Cc: Neil Kornfeld <nkornfeld@kornfeldllp.com>; Mishaal Gill <mgill@fasken.com>
Subject: RE: [EXT] RE: PLW Investment Ltd. v. 1045332 BC Ltd. et al

Dan:

Here you go, along with a comparison to the model receivership order.

Note we are waiting for feedback from the proposed receiver as to the amounts for:

- Limits on sales before court approval is required. I would expect we are talking \$50,000 with a cap of \$500,000(?). I doubt we'll see any sales other than of lands, which will exceed the cap, I presume!
- The initial cap on borrowings. I have suggested \$250,000.

Let me know if any questions or if you wish to discuss.

When do you think you will get us your clients' response materials?

Kibben Jackson*
 PARTNER
 T. +1 604 631 4786 | F. +1 604 632 4786
 *Law Corporation

From: Kibben Jackson <kjackson@fasken.com>

Sent: October-20-22 5:44 PM

To: Dan Parlow <dparlow@kornfeldllp.com>

Cc: Neil Kornfeld <nkornfeld@kornfeldllp.com>; Mishaal Gill <mgill@fasken.com>

Subject: Re: [EXT] RE: PLW Investment Ltd. v. 1045332 BC Ltd. et al

I will get you something tomorrow. It's the model form of receivership order.

Get [Outlook for iOS](#)

From: Dan Parlow <dparlow@kornfeldllp.com>

Sent: Thursday, October 20, 2022 5:41:21 PM

To: Kibben Jackson <kjackson@fasken.com>

Cc: Neil Kornfeld <nkornfeld@kornfeldllp.com>

Subject: RE: [EXT] RE: PLW Investment Ltd. v. 1045332 BC Ltd. et al

Hi Kibben,

I'm back from vacation now. I don't seem to have received the form of order you're actually looking for. I checked with Neil and he doesn't appear yet to have received it either.

Would you kindly send that as indicated below, so that we can better understand the relief you are seeking and the basis for it?

Thank you,

Dan Parlow*

Kornfeld LLP

*Law Corporation

d:604.331.8322 | c:778.389.0050 | f:604.683.0570

From: Kibben Jackson <kjackson@fasken.com>

Sent: October 7, 2022 12:14 PM

To: Dan Parlow <dparlow@kornfeldllp.com>

Cc: Neil Kornfeld <nkornfeld@kornfeldllp.com>

Subject: RE: [EXT] RE: PLW Investment Ltd. v. 1045332 BC Ltd. et al

EXTERNAL EMAIL

Hi Dan. Hope you're well.

There are (as there usually are in these types of proceedings) a bunch of relief around declarations as to the validity of security, etc., which is important only if someone actually seeks to contest it at some point. I don't expect that will happen, but it's worth having.

What we are really focussed on for the application is judgment against each of the debtors in the amounts sought and the appointment of a receiver and manager over the Charged Property (see para. 30). That includes all of the lands and related assets subject to our client's mortgages and

GSA's. The idea is the receiver would: (i) secure the properties, to the extent necessary (I gather there are some bare lands); (ii) collect rents from the properties; and (iii) market and sell the properties.

Perhaps the easiest thing to do is for us to send you a draft receivership order. It will look very much like the model order, but the schedule will enumerate the lands over which the receiver is to be appointed. I can try to get that to you by early next week, noting that you are away, though at least Neil will have it.

Kibben Jackson*

PARTNER

T. +1 604 631 4786 | F. +1 604 632 4786

*Law Corporation

From: Dan Parlow <dparlow@kornfeldllp.com>

Sent: October-07-22 11:57 AM

To: Kibben Jackson <kjackson@fasken.com>

Cc: Mihai Tomos <mtomos@fasken.com>; Ricci Cheung <richeung@fasken.com>; Neil Kornfeld <nkornfeld@kornfeldllp.com>

Subject: [EXT] RE: PLW Investment Ltd. v. 1045332 BC Ltd. et al

Hi Kibben,

I did have a look at your material but I cannot discern from it what specific relief you are actually looking for. ... to appoint a receiver to do what on what terms?

Can you please get back to me today? As you know I am leaving town this weekend, not back in office until Oct. 19. Please copy Neil as well.

Regards,

Dan Parlow*

Kornfeld LLP

*Law Corporation

d:604.331.8322 | c:778.389.0050 | f:604.683.0570

From: Kibben Jackson <kjackson@fasken.com>

Sent: September 2, 2022 4:24 PM

To: Neil Kornfeld <nkornfeld@kornfeldllp.com>; Dan Parlow <dparlow@kornfeldllp.com>

Cc: Mihai Tomos <mtomos@fasken.com>; Ricci Cheung <richeung@fasken.com>

Subject: PLW Investment Ltd. v. 1045332 BC Ltd. et al

EXTERNAL EMAIL

Neil/Dan:

Please see attached. Our instructions are to file (and serve on you as counsel for the debtors) the attached on Wednesday, September 7, 2022 unless a forbearance agreement acceptable to our client is executed before then.

@Dan Parlow – We are intending to set this down for hearing in the week of September 26 or October 3, 2022. Please let me know if there are any dates in there that are not convenient for you.

Sincerely,

 Kibben Jackson*
PARTNER



Fasken Martineau DuMoulin LLP

T. +1 604 631 4786 | F. +1 604 632 4786

kjackson@fasken.com | www.fasken.com/en/Kibben-Jackson

550 Burrard Street, Suite 2900, Vancouver, British Columbia V6C 0A3

*Law Corporation

This email contains privileged or confidential information and is intended only for the named recipients. If you have received this email in error or are not a named recipient, please notify the sender and destroy the email. A detailed statement of the terms of use can be found at the following address: <https://www.fasken.com/en/terms-of-use-email/>.

Fasken has a COVID-19 management plan in place. We prioritize maintaining a safe workplace; encourage social distancing and uphold privacy and confidentiality for those we work with. We have reduced the need to attend our offices to necessary visits, and are minimizing in-person meetings. We have enhanced digital communications with you through telephone & web conferencing, secure email, Fasken Edge, etc.

Please do not visit our offices without an appointment in advance; and please excuse us if we do not shake your hand. In the event the risk of COVID-19 increases and affects our ability to provide legal services or representation, we will make the best arrangements within our power to obtain time extensions and/or adjournments. We appreciate your understanding.

> [COVID-19 Resource Centre for Businesses](#)

Ce message contient des renseignements confidentiels ou privilégiés et est destiné seulement à la personne à qui il est adressé. Si vous avez reçu ce courriel par erreur, S.V.P. le retourner à l'expéditeur et le détruire. Une version détaillée des modalités et conditions d'utilisation se retrouve à l'adresse suivante : <https://www.fasken.com/fr/terms-of-use-email/>.

Fasken dispose d'un plan de gestion de la situation en lien avec la COVID-19. Notre priorité est de maintenir un milieu de travail sécuritaire, d'encourager la distanciation sociale et d'assurer la protection des renseignements personnels et de la confidentialité au nom des personnes pour lesquelles nous travaillons. Nous avons réduit le nombre de visites nécessaires à nos bureaux et réduit au strict minimum les réunions en personne. Nous avons amélioré les communications numériques par téléphone, par vidéoconférence, par courrier électronique sécurisé, par l'intermédiaire de Fasken Plus, etc.

Nous vous prions de ne pas vous présenter au bureau sans rendez-vous et veuillez nous excuser d'avance si nous ne vous serrons pas la main. Si le risque de propagation du virus COVID-19 augmente et atteint notre capacité à fournir des services juridiques ou de représenter nos clients, nous ferons tout en notre pouvoir pour prendre les meilleures dispositions afin d'obtenir des reports et/ou des ajournements. Nous vous remercions pour votre compréhension.

> [Centre de ressources sur la COVID-19 pour les entreprises](#)

No. H-220369
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

PLW INVESTMENT LTD.

PETITIONER

AND:

1025332 B.C. LTD., 1025334 B.C. LTD., 1025336 B.C. LTD.,
CHONGYE DEVELOPMENTS LTD., WASHINGTON
PROPERTIES (POINT GREY) INC., WASHINGTON
PROPERTIES (QEP) INC., LUCKY FIVE INVESTMENTS
LTD., 1094321 B.C. LTD., PRARDA DEVELOPMENTS
CORPORATION, 1256306 B.C. LTD., 1256319 B.C. LTD.,
AMY BARSHA WASHINGTON (a.k.a. FENGYUN SHAO),
EDISON WASHINGTON (a.k.a. QIANG WANG), LINDA
WASHINGTON, 35 PARK PARKING INC. and EARLSTON
MORTGAGE CORP.

RESPONDENTS

ORDER MADE AFTER APPLICATION

BEFORE THE HONOURABLE MR.
JUSTICE GIASCHI

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OCTOBER 27, 2022

ON THE APPLICATION of the Petitioner for an Order pursuant to Section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the “**BIA**”) and Section 39 of the *Law and Equity Act*, R.S.B.C. 1996 c. 253, as amended (the “**LEA**”) appointing Alvarez & Marsal Canada Inc. as receiver and manager without security, of certain lands and other assets, undertakings and property of the Respondents, 1025332 B.C. Ltd. (“**5332**”), 1025334 B.C. Ltd. (“**5334**”), 1025336 B.C. Ltd. (“**5336**”), Chongye Developments Ltd. (“**Chongye**”), Washington Properties (Point Grey) Inc. (“**Properties (PG)**”), Washington Properties (QEP) Inc. (“**Properties (QEP)**”), Lucky Five Investments Ltd. (“**Lucky Five**”), 1094321 B.C. Ltd. (“**109**”), Prarda Developments Corporation (“**Prarda**”), 1256306 B.C. Ltd. (“**125**”), 1256319

B.C. Ltd. ("**319**"), Amy Barsha Washington (a.k.a. Fengyun Shao) ("**Amy**"), Edison Washington (a.k.a. Qiang Wang) ("**Edison**"), Linda Washington ("**Linda**", and together with 5332, 5334, 5336, Chongye, Point Grey, QEP, Lucky Five, 109, Prarda, 306, 319, Amy, Edison and Linda the "**Debtors**") coming on for hearing this day at Vancouver, British Columbia.

AND ON READING the Affidavit #1 of Peter Pu sworn September 14, 2022 and the consent of Alvarez & Marsal Canada Inc. to act as the Receiver; AND ON HEARING Kibben Jackson Counsel for the Petitioner and other counsel as listed on Schedule "A" hereto, and no one else appearing, although duly served.

THIS COURT ORDERS AND DECLARES that:

APPOINTMENT

1. Pursuant to Section 243(1) of the BIA and Section 39 of the LEA, Alvarez & Marsal Canada Inc. (hereafter, the "**Receiver**") is appointed receiver and manager, without security, of those lands enumerated in Schedule "B" hereto (collectively, the "**Lands**") and all personal property of the Debtors located at, related to or derived from the Lands (the "**Property**").

RECEIVER'S POWERS

2. The Receiver is empowered and authorized, but not obligated, to act at once in respect of the Property and, without in any way limiting the generality of the foregoing, the Receiver is expressly empowered and authorized to do any of the following where the Receiver considers it necessary or desirable to:
 - (a) take possession of and exercise control over the Property and any and all receipts and disbursements arising out of or from the Property;
 - (b) receive, preserve and protect the Property, or any part or parts thereof, including, but not limited to, changing locks and security codes, relocation of Property, engaging independent security personnel, taking physical inventories and placing insurance coverage;
 - (c) enter into any agreements and incur any obligations in the name and on the behalf of the Debtors, cease to carry on all or any part of the business of the Debtors, or cease to perform any contracts of the Debtors;
 - (d) engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including, without limitation, those conferred by this Order;
 - (e) purchase or lease such machinery, equipment, inventories, supplies, premises or other assets to continue the business of the Debtors or any part or parts thereof;

- (f) receive and collect all monies and accounts now owed or hereafter owing to any of the Debtors and to exercise all remedies of the Debtors in collecting these amounts, including, without limitation, enforcement of any security held by the Debtors;
- (g) settle, extend or compromise any indebtedness owing to any of the Debtors;
- (h) execute, assign, issue and endorse documents of whatever nature in respect of any of the Property, whether in the Receiver's name or in the name and on behalf of any of the Debtors, for any purpose pursuant to this Order;
- (i) undertake environmental or workers' health and safety assessments of the Property and operations of the Debtors;
- (j) initiate, manage and direct all legal proceedings now pending or hereafter pending (including appeals or applications for judicial review) in respect of any of the Debtors, the Property or the Receiver, including initiating, prosecuting, continuing, defending, settling or compromising the proceedings;
- (k) market any or all of the Property, including advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver considers appropriate;
- (l) sell, convey, transfer, lease or assign the Property or any part or parts thereof out of the ordinary course of business:
 - (i) without the approval of this Court in respect of a single transaction for consideration up to \$50,000 provided that the aggregate consideration for all such transactions does not exceed \$250,000; and
 - (ii) with the approval of this Court in respect of any transaction in which the individual or aggregate purchase price exceeds the limits set out in subparagraph (i) above,

and in each such case notice under Section 59(10) of the *Personal Property Security Act*, R.S.B.C. 1996, c. 359 shall not be required;

- (m) apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof to a purchaser or purchasers, free and clear of any liens or encumbrances;
- (n) report to, meet with and discuss with such affected Persons (as defined below) as the Receiver considers appropriate on all matters relating to the Property and the receivership, and to share information, subject to confidentiality terms as the Receiver considers appropriate;
- (o) register a copy of this Order and any other Orders in respect of the Property against title to any of the Property;

- (p) apply for any permits, licences, approvals or permissions as may be required by any governmental authority and any renewals thereof for and on behalf of and, if considered necessary or appropriate by the Receiver, in the name of any of the Debtors;
- (q) enter into agreements with any trustee in bankruptcy appointed in respect of any of the Debtors, including, without limitation, the ability to enter into occupation agreements for any property owned or leased by any of the Debtors;
- (r) exercise any shareholder, partnership, joint venture or other rights which any of the Debtors may have; and
- (s) take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations,

and in each case where the Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons (as defined below), including the Debtors, and without interference from any other Person.

DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER

- 3. Each of (i) the Debtors; (ii) all of the Debtors' current and former directors, officers, employees, agents, accountants, legal counsel and shareholders, and all other persons acting on its instructions or behalf; and (iii) all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order (collectively, "**Persons**" and each a "**Person**") shall forthwith advise the Receiver of the existence of any Property in such Person's possession or control, shall grant immediate and continued access to the Property to the Receiver, and shall deliver all such Property (excluding Property subject to liens the validity of which is dependent on maintaining possession) to the Receiver upon the Receiver's request.
- 4. All Persons, other than governmental authorities, shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records and information of any kind related to the business or affairs of the Debtors involving the Property, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (collectively, the "**Records**") in that Person's possession or control. Upon request, governmental authorities shall advise the Receiver of the existence of any Records in that Person's possession or control.
- 5. Upon request, all Persons shall provide to the Receiver or permit the Receiver to make, retain and take away copies of the Records and grant to the Receiver unfettered access to and use of accounting, computer, software and physical facilities, provided however that nothing in paragraphs 4, 5 or 6 of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Receiver due to solicitor client privilege or statutory provisions prohibiting such disclosure.

6. If any Records are stored or otherwise contained on a computer or other electronic system of information storage, whether by an independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Receiver for the purpose of allowing the Receiver to recover and fully copy all of the information contained therein whether by way of printing the information or making copies of computer disks or such other manner of retrieving and copying the information as the Receiver in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Receiver. Further, for the purposes of this paragraph, all Persons shall provide the Receiver with all such assistance in gaining immediate access to the information in the Records as the Receiver may require including, without limitation, providing the Receiver with instructions on the use of any computer or other system and providing the Receiver with any and all access codes, account names and account numbers that may be required to gain access to the information.

NO PROCEEDINGS AGAINST THE RECEIVER

7. No proceeding or enforcement process in any court or tribunal (each, a **"Proceeding"**), shall be commenced or continued against the Receiver except with the written consent of the Receiver or with leave of this Court.

NO PROCEEDINGS AGAINST THE PROPERTY

8. No Proceeding against or in respect of the Property shall be commenced or continued except with the written consent of the Receiver or with leave of this Court and any and all Proceedings currently under way against or in respect of any of the Property are stayed and suspended pending further Order of this Court; provided, however, that nothing in this Order shall prevent any Person from commencing a Proceeding regarding a claim that might otherwise become barred by statute or an existing agreement if such Proceeding is not commenced before the expiration of the stay provided by this paragraph and provided that no further step shall be taken in respect of the Proceeding except for service of the initiating documentation on the applicable Debtor and the Receiver.

NO EXERCISE OF RIGHTS OR REMEDIES

9. All rights and remedies (including, without limitation, set-off rights) against the any of Debtors (in relation to the Property), the Receiver, or affecting the Property, are stayed and suspended except with the written consent of the Receiver or leave of this Court, provided however that nothing in this Order shall (i) empower the Receiver or the Debtors to carry on any business which the Debtors are not lawfully entitled to carry on, (ii) affect the rights of any regulatory body as set forth in section 69.6(2) of the BIA, (iii) prevent the filing of any registration to preserve or perfect a security interest, or (iv) prevent the registration of a claim for lien. This stay and suspension shall not apply in respect of any "eligible financial contract" as defined in the BIA.

NO INTERFERENCE WITH THE RECEIVER

10. No Person shall discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement, licence or permit in favour of or held by the any of Debtors, in relation to the Property, without written consent of the Receiver or leave of this Court. Nothing in this Order shall prohibit any party to an eligible financial contract from closing out and terminating such contract in accordance with its terms.

CONTINUATION OF SERVICES

11. All Persons having oral or written agreements with any of the Debtors or statutory or regulatory mandates for the supply of goods and/or services in relation to the Property, including without limitation, all computer software, communication and other data services, centralized banking services, payroll services, insurance, transportation services, utility or other services to the any of Debtors are restrained until further Order of this Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Receiver, and the Receiver shall be entitled to the continued use of the Debtors' current telephone numbers, facsimile numbers, internet addresses and domain names, provided in each case that the normal prices or charges for all such goods or services received after the date of this Order are paid by the Receiver in accordance with normal payment practices of the applicable Debtor or such other practices as may be agreed upon by the supplier or service provider and the Receiver, or as may be ordered by this Court.

RECEIVER TO HOLD FUNDS

12. All funds, monies, cheques, instruments, and other forms of payments received or collected by the Receiver from and after the making of this Order from any source whatsoever including, without limitation, the sale of all or any of the Property and the collection of any accounts receivable, in whole or in part, whether in existence on the date of this Order or hereafter coming into existence, shall be deposited into one or more new accounts to be opened by the Receiver (the "**Post-Receivership Accounts**") and the monies standing to the credit of such Post-Receivership Accounts from time to time, net of any disbursements provided for herein, shall be held by the Receiver to be paid in accordance with the terms of this Order or any further order of this Court.

EMPLOYEES

13. Subject to the employees' right to terminate their employment, all employees of the Debtors shall remain the employees of the Debtors until such time as the Receiver, on the applicable Debtor's behalf, may terminate the employment of such employees. The Receiver shall not be liable for any employee-related liabilities of the Debtors, including any successor employer liabilities as referred to in Section 14.06(1.2) of the BIA, other than amounts the Receiver may specifically agree in writing to pay or in respect of obligations imposed specifically on receivers by applicable legislation, including sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*, S.C.

2005, c.47. The Receiver shall be liable for any employee-related liabilities, including wages, severance pay, termination pay, vacation pay, and pension or benefit amounts relating to any employees that the Receiver may hire in accordance with the terms and conditions of such employment by the Receiver.

PERSONAL INFORMATION

14. Pursuant to Section 7(3)(c) of the *Personal Information Protection and Electronic Documents Act*, S.C. 2000, c. 5 or Section 18(1)(o) of the *Personal Information Protection Act*, S.B.C. 2003, c. 63, the Receiver may disclose personal information of identifiable individuals to prospective purchasers or bidders for the Property and to their advisors, but only to the extent desirable or required to negotiate and attempt to complete one or more sales of the Property (each, a “Sale”). Each prospective purchaser or bidder to whom such personal information is disclosed shall maintain and protect the privacy of such information and limit the use of such information to its evaluation of the Sale, and if it does not complete a Sale, shall return all such information to the Receiver, or in the alternative destroy all such information. The purchaser of any Property shall be entitled to continue to use the personal information provided to it, and related to the Property purchased, in a manner which is in all material respects identical to the prior use of such information by the Debtors, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed.

LIMITATION ON ENVIRONMENTAL LIABILITIES

15. Nothing in this Order shall require the Receiver to occupy or to take control, care, charge, possession or management (separately and/or collectively, “**Possession**”) of any of the Property that might be environmentally contaminated, might be a pollutant or a contaminant, or might cause or contribute to a spill, discharge, release, or deposit of a substance contrary to any federal, provincial or other law relating to the protection, conservation, enhancement, remediation or rehabilitation of the environment or relating to the disposal of waste or other contamination (collectively “**Environmental Legislation**”), provided however that nothing herein shall exempt the Receiver from any duty to report or make disclosure imposed by applicable Environmental Legislation.
16. The Receiver shall not, as a result of this Order or anything done in pursuance of the Receiver’s duties and powers under this Order, be deemed to be in Possession of any of the Property within the meaning of any Environmental Legislation, unless the Receiver is actually in possession.
17. Notwithstanding anything in federal or provincial law, the Receiver is not personally liable in that position for any environmental condition that arises or environmental damage that occurred:
 - (a) before the Receiver’s appointment; or,
 - (b) after the Receiver’s appointment, unless it is established that the condition arose or the damage occurred as a result of the Receiver’s gross negligence or wilful misconduct.

18. Notwithstanding anything in federal or provincial law, but subject to paragraph 17 of this Order, where an order is made which has the effect of requiring the Receiver to remedy any environmental condition or environmental damage affecting the Property, if the Receiver complies with the BIA section 14.06(4), the Receiver is not personally liable for the failure to comply with the order and is not personally liable for any costs that are or would be incurred by any Person in carrying out the terms of the order.

LIMITATION ON THE RECEIVER'S LIABILITY

19. The Receiver shall incur no liability or obligation as a result of its appointment or the carrying out the provisions of this Order, save and except:
- (a) any gross negligence or wilful misconduct on its part; or
 - (b) amounts in respect of obligations imposed specifically on receivers by applicable legislation.

Nothing in this Order shall derogate from the protections afforded the Receiver by Section 14.06 of the BIA or by any other applicable legislation.

RECEIVER'S ACCOUNTS

20. The Receiver and its legal counsel, if any, are granted a charge (the "**Receiver's Charge**") on the Property as security for the payment of their fees and disbursements, in each case at their standard rates, in respect of these proceedings, whether incurred before or after the making of this Order. The Receiver's Charge shall form a first charge on the Property in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate to any valid and perfected security interests in the Property which rank ahead of the Petitioner's interests therein (the "**Prior-Ranking Charges**"); and (ii) the charges, if any, created pursuant to Sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.
21. The Receiver and its legal counsel shall pass their accounts from time to time, and for this purpose the accounts of the Receiver and its legal counsel are referred to a judge of the Supreme Court of British Columbia and may be heard on a summary basis.
22. Prior to the passing of its accounts, the Receiver shall be at liberty from time to time to apply reasonable amounts, out of the monies in its hands, against its fees and disbursements, including legal fees and disbursements, incurred at the standard rates and charges of the Receiver or its counsel, and such amounts shall constitute advances against its remuneration and disbursements when and as approved by this Court.

FUNDING OF THE RECEIVERSHIP

23. The Receiver is authorized and empowered to borrow by way of a revolving credit or otherwise, such monies from time to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed \$250,000 (or such greater amount as this Court may by further Order authorize) at any time, at such rate or rates of

interest as the Receiver deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver by this Order, including interim expenditures. The whole of the Property shall be and is charged by way of a fixed and specific charge (the “**Receiver’s Borrowings Charge**”) as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to: (i) the Prior-Ranking Charges; (ii) the Receiver’s Charge; and (iii) the charges, if any, created pursuant to Sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.

24. Neither the Receiver’s Borrowings Charge nor any other security granted by the Receiver in connection with its borrowings under this Order shall be enforced without leave of this Court.
25. The Receiver is authorized to issue certificates substantially in the form annexed as Schedule “C” hereto (the “**Receiver’s Certificates**”) for any amount borrowed by it pursuant to this Order.
26. The monies from time to time borrowed by the Receiver pursuant to this Order or any further order of this Court and any and all Receiver’s Certificates evidencing the same or any part thereof shall rank on a *pari passu* basis, unless otherwise agreed to by the holders of any prior issued Receiver’s Certificates.

ALLOCATION

27. Any interested party may apply to this Court on notice to any other party likely to be affected for an order allocating the Receiver’s Charge and Receiver’s Borrowings Charge amongst the Property.

SERVICE AND NOTICE OF MATERIALS

28. The Receiver shall establish and maintain a website in respect of these proceedings at: [●] (the “**Website**”) and shall post there as soon as practicable:
 - (a) all materials prescribed by statute or regulation to be made publicly available, including pursuant to Rule 10-2 of the *Supreme Court Civil Rules*; and,
 - (b) all applications, reports, affidavits, orders and other materials filed in these proceedings by or on behalf of the Receiver, except such materials as are confidential and the subject of a sealing order or pending application for a sealing order.
29. Any Person who is served with a copy of this Order and that wishes to be served with any future application or other materials in these proceedings must send a written request, which may be by way of email, to counsel for the Receiver asking that the Receiver add them to a service list to be maintained by the Receiver (the “**Service List**”). The Receiver shall post and maintain an up-to-date form of the Service List on the Website.

30. The Receiver and the Petitioner need only provide further notice in respect of these proceedings to Persons that have properly requested that they be added to the Service List. The failure of any Person to make written request to be added to the Service List in accordance with this Order releases the Receiver and the Petitioner from any requirement to provide further notice in respect of these proceedings to such Person, unless and until such Person makes a proper written request to be added to the Service List.
31. Any interested party, including the Receiver, may serve any court materials in these proceedings by facsimile or by emailing a PDF or other electronic copy of such materials to the numbers or addresses, as applicable, set out on the Service List. Any interested party, including the Receiver, may serve any court materials in these proceedings by mail to any party on the Service List that has not provided a facsimile number or email address, and materials delivered by mail shall be deemed received five (5) days after mailing.
32. Notwithstanding paragraph 31 of this Order, service of the Petition and any affidavits filed in support shall be made on the Federal and British Columbia Crowns in accordance with the *Crown Liability and Proceedings Act*, R.S.C. 1985, c.C-50 and its regulations for the Federal Crown and the *Crown Proceedings Act*, R.S.B.C. 1996 c.89 in respect of the British Columbia Crown.
33. The Receiver and its counsel are authorised to serve or distribute this Order, any other orders and any other materials as may be reasonably required in these proceedings, including any notices or other correspondence, by forwarding copies by facsimile or by email to the Debtor's creditors or other interested parties and their advisors. For greater certainty, any such distribution or service shall be deemed to be in satisfaction of any legal or juridical obligation and notice requirements within the meaning of clause 3(c) of the *Electronic Commerce Protection Regulations*.

GENERAL

34. Any interested party may apply to this Court to vary or amend this Order on not less than seven (7) clear business days' notice to the Service List and to any other party who may be affected by the variation or amendment, or upon such other notice, if any, as this Court may order.
35. The Receiver may from time to time apply to this Court for advice and directions in the discharge of its powers and duties hereunder.
36. Nothing in this Order shall prevent the Receiver from acting as a trustee in bankruptcy of any of the Debtors.
37. This Court requests the aid, recognition and assistance of any court, tribunal, regulatory or administrative body having jurisdiction, wherever located, to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All such courts, tribunals and regulatory and administrative bodies are respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this

Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

38. The Receiver is authorized and empowered to apply to any court, tribunal or regulatory or administrative body, wherever located, for recognition of this Order and for assistance in carrying out the terms of this Order and the Receiver is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.
39. The Petitioner is hereby granted judgment against Amy Barsha Washington, aka Fengun Shao, 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd. and Washington Properties (Point Grey) Inc., jointly and severally, in the amount of \$35,023,312.14.
40. The Petitioner is hereby granted judgment against Amy Barsha Washington, aka Fengyun Shao, 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd. and Prarda Developments Corporation, jointly and severally, in the amount of \$38,714,573.58.
41. The Petitioner is hereby granted judgment against Edison Washington, aka Qiang Wang, in the amount of \$73,751,804.02.
42. The Petitioner is hereby granted judgment against Linda Washington in the amount of \$8,216,986.55.
43. The Petitioner shall have its costs of this motion, up to and including entry and service of this Order, as provided for by the terms of the Petitioner's security or, if not so provided by the Petitioner's security, then on a substantial indemnity basis to be paid by the Receiver from the Debtors' estate with such priority and at such time as this Court may determine.
44. Endorsement of this Order by counsel appearing on this application other than the Petitioner is dispensed with.

THE FOLLOWING PARTIES APPROVE OF THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:

APPROVED BY:

Signature of Kibben Jackson
lawyer for the Petitioner

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BY THE COURT

DISTRICT REGISTRAR

SCHEDULE "A"
LIST OF COUNSEL

Schedule "B"**LANDS**

- PID: 010-577-441
Lot 9 Block 19 Capilano Estates Plan 7525
- PID: 030-880-548
Strata Lot 163 Block 839 District Lot 526 Group 1 New Westminster District Strata Plan EPS4950
- PID: 030-879-515
Strata Lot 60 Block 839 District Lot 526 Group 1 New Westminster District Strata Plan EPS4950
- PID: 008-116-059
Lot 11 Block 740 District Lot 526 Plan 6539
- PID: 010-858-296
Lot 2 Block 1 District Lot 140 Plan 6583
- PID: 010-858-300
Lot 3 Block 1 District Lot 140 Plan 6583
- PID: 010-858-288
Lot 1, except part in explanatory plan 3376 Block 1 District Lot 140 Plan 6583
- PID: 010-871-438
Lot 10 Block 720 District Lot 526 Plan 6539
- PID: 010-871-471
Lot 11 Block 720 District Lot 526 Plan 6539
- PID: 030-880-033
Strata Lot 112 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-084
Strata Lot 117 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-879-451
Strata Lot 54 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-076
Strata Lot 116 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950

- PID: 030-880-122
Strata Lot 121 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-645
Strata Lot 173 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-879-469
Strata Lot 55 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-114
Strata Lot 120 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-696
Strata Lot 178 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-068
Strata Lot 115 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-700
Strata Lot 179 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 009-467-904
Lot 8 Block 700 District Lot 526 Plan 6539
- PID: 024-010-499
Strata Lot 69 of the Public Harbour of Burrard Inlet NWD Strata Plan LMS3057
- PID: 013-255-495
Lot 9 of Lot 3 Block 138 District Lot 540 Plan 2992

Schedule "C"

RECEIVER CERTIFICATE

CERTIFICATE NO. _____

AMOUNT

\$ _____

1. THIS IS TO CERTIFY that Alvarez & Marsal Canada Inc. (the "**Receiver**"), the receiver and manager of certain lands and related assets of 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prarda Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Amy Barsha Washington (a.k.a. Fengyun Shao), Edison Washington (a.k.a. Qiang Wang), Linda Washington (collectively, the "**Debtors**") as set out in the Order of the Supreme Court of British Columbia (the "**Court**") dated [●], 2022 made in SCBC Action No. H-220369 (the "**Order**"), including all proceeds thereof (collectively, the "**Property**"), has received as Receiver from the holder of this certificate (the "**Lender**") the principal sum of \$ _____, being part of the total principal sum of \$[●] which the Receiver is authorized to borrow under and pursuant to the Order.
2. The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded monthly not in advance on the last day of each month after the date hereof at a notional rate per annum equal to the rate of [●] per cent above the prime commercial lending rate of [●] from time to time.
3. Such principal sum with interest thereon is, by the terms of the Order, together with the principal sums and interest thereon of all other certificates issued by the Receiver pursuant to the Order or to any further order of the Court, a charge upon the whole of the Property, in priority to the security interests of any other person, but subject to the priority of the charges set out in the Order and in the *Bankruptcy and Insolvency Act*, and the right of the Receiver to indemnify itself out of the Property in respect of its remuneration and expenses.
4. All sums payable in respect of principal and interest under this certificate are payable at the main office of the Lender at [●].
5. Until all liability in respect of this certificate has been terminated, no certificates creating charges ranking or purporting to rank in priority to this certificate shall be issued by the Receiver to any person other than the holder of this certificate without the prior written consent of the holder of this certificate.
6. The charge securing this certificate shall operate to permit the Receiver to deal with the Property as authorized by the Order and as authorized by any further or other order of the Court.

7. The Receiver does not undertake, and it is not under any personal liability, to pay any sum under this Certificate in respect of which it may issue certificates under the terms of the Order.

DATED the _____ day of _____, 2022.

Alvarez & Marsal Canada Inc., solely in its
capacity as Receiver of the Property, and not
in its personal capacity

Per:
Name:
Title:

B.C. Ltd. (“**319**”), Amy Barsha Washington (a.k.a. Fengyun Shao) (“**Amy**”), Edison Washington (a.k.a. Qiang Wang) (“**Edison**”), Linda Washington (“**Linda**”, and together with 5332, 5334, 5336, Chongye, Point Grey, QEP, Lucky Five, 109, Prada, 306, 319, Amy, Edison and Linda the “**Debtors**”) coming on for hearing this day at Vancouver, British Columbia.

AND ON READING the Affidavit #1 of Peter Pu sworn September 14, 2022 and the consent of Alvarez & Marsal Canada Inc. to act as the Receiver; AND ON HEARING Kibben Jackson Counsel for the Petitioner and other counsel as listed on Schedule “A” hereto, and no one else appearing, although duly served.

THIS COURT ORDERS AND DECLARES that:

APPOINTMENT

1. Pursuant to Section 243(1) of the BIA and Section 39 of the LEA, Alvarez & Marsal Canada Inc. (hereafter, the “**Receiver**”) is appointed receiver and manager, without security, of those lands enumerated in Schedule “B” hereto (collectively, the “**Lands**”) and all personal property of the Debtors located at, related to or derived from the Lands (the “**Property**”).

RECEIVER’S POWERS

2. The Receiver is empowered and authorized, but not obligated, to act at once in respect of the Property and, without in any way limiting the generality of the foregoing, the Receiver is expressly empowered and authorized to do any of the following where the Receiver considers it necessary or desirable to:
 - (a) take possession of and exercise control over the Property and any and all receipts and disbursements arising out of or from the Property;
 - (b) receive, preserve and protect the Property, or any part or parts thereof, including, but not limited to, changing locks and security codes, relocation of Property, engaging independent security personnel, taking physical inventories and placing insurance coverage;
 - (c) enter into any agreements and incur any obligations in the name and on the behalf of the Debtors, cease to carry on all or any part of the business of the Debtors, or cease to perform any contracts of the Debtors;
 - (d) engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver’s powers and duties, including, without limitation, those conferred by this Order;
 - (e) purchase or lease such machinery, equipment, inventories, supplies, premises or other assets to continue the business of the Debtors or any part or parts thereof;

- (f) receive and collect all monies and accounts now owed or hereafter owing to any of the Debtors and to exercise all remedies of the Debtors in collecting these amounts, including, without limitation, enforcement of any security held by the Debtors;
- (g) settle, extend or compromise any indebtedness owing to any of the Debtors;
- (h) execute, assign, issue and endorse documents of whatever nature in respect of any of the Property, whether in the Receiver's name or in the name and on behalf of any of the Debtors, for any purpose pursuant to this Order;
- (i) undertake environmental or workers' health and safety assessments of the Property and operations of the Debtors;
- (j) initiate, manage and direct all legal proceedings now pending or hereafter pending (including appeals or applications for judicial review) in respect of any of the Debtors, the Property or the Receiver, including initiating, prosecuting, continuing, defending, settling or compromising the proceedings;
- (k) market any or all of the Property, including advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver considers appropriate;
- (l) sell, convey, transfer, lease or assign the Property or any part or parts thereof out of the ordinary course of business:
 - (i) without the approval of this Court in respect of a single transaction for consideration up to \$50,000 provided that the aggregate consideration for all such transactions does not exceed \$250,000; and
 - (ii) with the approval of this Court in respect of any transaction in which the individual or aggregate purchase price exceeds the limits set out in subparagraph (i) above,and in each such case notice under Section 59(10) of the *Personal Property Security Act*, R.S.B.C. 1996, c. 359 shall not be required;
- (m) apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof to a purchaser or purchasers, free and clear of any liens or encumbrances;
- (n) report to, meet with and discuss with such affected Persons (as defined below) as the Receiver considers appropriate on all matters relating to the Property and the receivership, and to share information, subject to confidentiality terms as the Receiver considers appropriate;
- (o) register a copy of this Order and any other Orders in respect of the Property against title to any of the Property;

- (p) apply for any permits, licences, approvals or permissions as may be required by any governmental authority and any renewals thereof for and on behalf of and, if considered necessary or appropriate by the Receiver, in the name of any of the Debtors;
- (q) enter into agreements with any trustee in bankruptcy appointed in respect of any of the Debtors, including, without limitation, the ability to enter into occupation agreements for any property owned or leased by any of the Debtors;
- (r) exercise any shareholder, partnership, joint venture or other rights which any of the Debtors may have; and
- (s) take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations,

and in each case where the Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons (as defined below), including the Debtors, and without interference from any other Person.

DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER

3. Each of (i) the Debtors; (ii) all of the Debtors' current and former directors, officers, employees, agents, accountants, legal counsel and shareholders, and all other persons acting on its instructions or behalf; and (iii) all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order (collectively, "**Persons**" and each a "**Person**") shall forthwith advise the Receiver of the existence of any Property in such Person's possession or control, shall grant immediate and continued access to the Property to the Receiver, and shall deliver all such Property (excluding Property subject to liens the validity of which is dependent on maintaining possession) to the Receiver upon the Receiver's request.
4. All Persons, other than governmental authorities, shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records and information of any kind related to the business or affairs of the Debtors involving the Property, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (collectively, the "**Records**") in that Person's possession or control. Upon request, governmental authorities shall advise the Receiver of the existence of any Records in that Person's possession or control.
5. Upon request, all Persons shall provide to the Receiver or permit the Receiver to make, retain and take away copies of the Records and grant to the Receiver unfettered access to and use of accounting, computer, software and physical facilities, provided however that nothing in paragraphs 4, 5 or 6 of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Receiver due to solicitor client privilege or statutory provisions prohibiting such disclosure.

6. If any Records are stored or otherwise contained on a computer or other electronic system of information storage, whether by an independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Receiver for the purpose of allowing the Receiver to recover and fully copy all of the information contained therein whether by way of printing the information or making copies of computer disks or such other manner of retrieving and copying the information as the Receiver in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Receiver. Further, for the purposes of this paragraph, all Persons shall provide the Receiver with all such assistance in gaining immediate access to the information in the Records as the Receiver may require including, without limitation, providing the Receiver with instructions on the use of any computer or other system and providing the Receiver with any and all access codes, account names and account numbers that may be required to gain access to the information.

NO PROCEEDINGS AGAINST THE RECEIVER

7. No proceeding or enforcement process in any court or tribunal (each, a **"Proceeding"**), shall be commenced or continued against the Receiver except with the written consent of the Receiver or with leave of this Court.

NO PROCEEDINGS AGAINST THE PROPERTY

8. No Proceeding against or in respect of the Property shall be commenced or continued except with the written consent of the Receiver or with leave of this Court and any and all Proceedings currently under way against or in respect of any of the Property are stayed and suspended pending further Order of this Court; provided, however, that nothing in this Order shall prevent any Person from commencing a Proceeding regarding a claim that might otherwise become barred by statute or an existing agreement if such Proceeding is not commenced before the expiration of the stay provided by this paragraph and provided that no further step shall be taken in respect of the Proceeding except for service of the initiating documentation on the applicable Debtor and the Receiver.

NO EXERCISE OF RIGHTS OR REMEDIES

9. All rights and remedies (including, without limitation, set-off rights) against the any of Debtors (in relation to the Property), the Receiver, or affecting the Property, are stayed and suspended except with the written consent of the Receiver or leave of this Court, provided however that nothing in this Order shall (i) empower the Receiver or the Debtors to carry on any business which the Debtors are not lawfully entitled to carry on, (ii) affect the rights of any regulatory body as set forth in section 69.6(2) of the BIA, (iii) prevent the filing of any registration to preserve or perfect a security interest, or (iv) prevent the registration of a claim for lien. This stay and suspension shall not apply in respect of any "eligible financial contract" as defined in the BIA.

NO INTERFERENCE WITH THE RECEIVER

10. No Person shall discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement, licence or permit in favour of or held by the any of Debtors, in relation to the Property, without written consent of the Receiver or leave of this Court. Nothing in this Order shall prohibit any party to an eligible financial contract from closing out and terminating such contract in accordance with its terms.

CONTINUATION OF SERVICES

11. All Persons having oral or written agreements with any of the Debtors or statutory or regulatory mandates for the supply of goods and/or services in relation to the Property, including without limitation, all computer software, communication and other data services, centralized banking services, payroll services, insurance, transportation services, utility or other services to the any of Debtors are restrained until further Order of this Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Receiver, and the Receiver shall be entitled to the continued use of the Debtors' current telephone numbers, facsimile numbers, internet addresses and domain names, provided in each case that the normal prices or charges for all such goods or services received after the date of this Order are paid by the Receiver in accordance with normal payment practices of the applicable Debtor or such other practices as may be agreed upon by the supplier or service provider and the Receiver, or as may be ordered by this Court.

RECEIVER TO HOLD FUNDS

12. All funds, monies, cheques, instruments, and other forms of payments received or collected by the Receiver from and after the making of this Order from any source whatsoever including, without limitation, the sale of all or any of the Property and the collection of any accounts receivable, in whole or in part, whether in existence on the date of this Order or hereafter coming into existence, shall be deposited into one or more new accounts to be opened by the Receiver (the "**Post-Receivership Accounts**") and the monies standing to the credit of such Post-Receivership Accounts from time to time, net of any disbursements provided for herein, shall be held by the Receiver to be paid in accordance with the terms of this Order or any further order of this Court.

EMPLOYEES

13. Subject to the employees' right to terminate their employment, all employees of the Debtors shall remain the employees of the Debtors until such time as the Receiver, on the applicable Debtor's behalf, may terminate the employment of such employees. The Receiver shall not be liable for any employee-related liabilities of the Debtors, including any successor employer liabilities as referred to in Section 14.06(1.2) of the BIA, other than amounts the Receiver may specifically agree in writing to pay or in respect of obligations imposed specifically on receivers by applicable legislation, including sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*, S.C.

2005, c.47. The Receiver shall be liable for any employee-related liabilities, including wages, severance pay, termination pay, vacation pay, and pension or benefit amounts relating to any employees that the Receiver may hire in accordance with the terms and conditions of such employment by the Receiver.

PERSONAL INFORMATION

14. Pursuant to Section 7(3)(c) of the *Personal Information Protection and Electronic Documents Act*, S.C. 2000, c. 5 or Section 18(1)(o) of the *Personal Information Protection Act*, S.B.C. 2003, c. 63, the Receiver may disclose personal information of identifiable individuals to prospective purchasers or bidders for the Property and to their advisors, but only to the extent desirable or required to negotiate and attempt to complete one or more sales of the Property (each, a “**Sale**”). Each prospective purchaser or bidder to whom such personal information is disclosed shall maintain and protect the privacy of such information and limit the use of such information to its evaluation of the Sale, and if it does not complete a Sale, shall return all such information to the Receiver, or in the alternative destroy all such information. The purchaser of any Property shall be entitled to continue to use the personal information provided to it, and related to the Property purchased, in a manner which is in all material respects identical to the prior use of such information by the Debtors, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed.

LIMITATION ON ENVIRONMENTAL LIABILITIES

15. Nothing in this Order shall require the Receiver to occupy or to take control, care, charge, possession or management (separately and/or collectively, “**Possession**”) of any of the Property that might be environmentally contaminated, might be a pollutant or a contaminant, or might cause or contribute to a spill, discharge, release, or deposit of a substance contrary to any federal, provincial or other law relating to the protection, conservation, enhancement, remediation or rehabilitation of the environment or relating to the disposal of waste or other contamination (collectively “**Environmental Legislation**”), provided however that nothing herein shall exempt the Receiver from any duty to report or make disclosure imposed by applicable Environmental Legislation.
16. The Receiver shall not, as a result of this Order or anything done in pursuance of the Receiver’s duties and powers under this Order, be deemed to be in Possession of any of the Property within the meaning of any Environmental Legislation, unless the Receiver is actually in possession.
17. Notwithstanding anything in federal or provincial law, the Receiver is not personally liable in that position for any environmental condition that arises or environmental damage that occurred:
 - (a) before the Receiver’s appointment; or,
 - (b) after the Receiver’s appointment, unless it is established that the condition arose or the damage occurred as a result of the Receiver’s gross negligence or wilful misconduct.

18. Notwithstanding anything in federal or provincial law, but subject to paragraph 17 of this Order, where an order is made which has the effect of requiring the Receiver to remedy any environmental condition or environmental damage affecting the Property, if the Receiver complies with the BIA section 14.06(4), the Receiver is not personally liable for the failure to comply with the order and is not personally liable for any costs that are or would be incurred by any Person in carrying out the terms of the order.

LIMITATION ON THE RECEIVER'S LIABILITY

19. The Receiver shall incur no liability or obligation as a result of its appointment or the carrying out the provisions of this Order, save and except:
- (a) any gross negligence or wilful misconduct on its part; or
 - (b) amounts in respect of obligations imposed specifically on receivers by applicable legislation.

Nothing in this Order shall derogate from the protections afforded the Receiver by Section 14.06 of the BIA or by any other applicable legislation.

RECEIVER'S ACCOUNTS

20. The Receiver and its legal counsel, if any, are granted a charge (the "**Receiver's Charge**") on the Property as security for the payment of their fees and disbursements, in each case at their standard rates, in respect of these proceedings, whether incurred before or after the making of this Order. The Receiver's Charge shall form a first charge on the Property in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate to any valid and perfected security interests in the Property which rank ahead of the Petitioner's interests therein (the "**Prior-Ranking Charges**"); and (ii) the charges, if any, created pursuant to Sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.
21. The Receiver and its legal counsel shall pass their accounts from time to time, and for this purpose the accounts of the Receiver and its legal counsel are referred to a judge of the Supreme Court of British Columbia and may be heard on a summary basis.
22. Prior to the passing of its accounts, the Receiver shall be at liberty from time to time to apply reasonable amounts, out of the monies in its hands, against its fees and disbursements, including legal fees and disbursements, incurred at the standard rates and charges of the Receiver or its counsel, and such amounts shall constitute advances against its remuneration and disbursements when and as approved by this Court.

FUNDING OF THE RECEIVERSHIP

23. The Receiver is authorized and empowered to borrow by way of a revolving credit or otherwise, such monies from time to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed \$250,000 (or such greater amount as this Court may by further Order authorize) at any time, at such rate or rates of


interest as the Receiver deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver by this Order, including interim expenditures. The whole of the Property shall be and is charged by way of a fixed and specific charge (the “**Receiver’s Borrowings Charge**”) as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to: (i) the Prior-Ranking Charges; (ii) the Receiver’s Charge; and (iii) the charges, if any, created pursuant to Sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.

24. Neither the Receiver’s Borrowings Charge nor any other security granted by the Receiver in connection with its borrowings under this Order shall be enforced without leave of this Court.
25. The Receiver is authorized to issue certificates substantially in the form annexed as Schedule “C” hereto (the “**Receiver’s Certificates**”) for any amount borrowed by it pursuant to this Order.
26. The monies from time to time borrowed by the Receiver pursuant to this Order or any further order of this Court and any and all Receiver’s Certificates evidencing the same or any part thereof shall rank on a *pari passu* basis, unless otherwise agreed to by the holders of any prior issued Receiver’s Certificates.

ALLOCATION

27. Any interested party may apply to this Court on notice to any other party likely to be affected for an order allocating the Receiver’s Charge and Receiver’s Borrowings Charge amongst the Property.

SERVICE AND NOTICE OF MATERIALS

28. The Receiver shall establish and maintain a website in respect of these proceedings at:  (the “**Website**”) and shall post there as soon as practicable:
 - (a) all materials prescribed by statute or regulation to be made publicly available, including pursuant to Rule 10-2 of the *Supreme Court Civil Rules*; and,
 - (b) all applications, reports, affidavits, orders and other materials filed in these proceedings by or on behalf of the Receiver, except such materials as are confidential and the subject of a sealing order or pending application for a sealing order.
29. Any Person who is served with a copy of this Order and that wishes to be served with any future application or other materials in these proceedings must send a written request, which may be by way of email, to counsel for the Receiver asking that the Receiver add them to a service list to be maintained by the Receiver (the “**Service List**”). The Receiver shall post and maintain an up-to-date form of the Service List on the Website.

30. The Receiver and the Petitioner need only provide further notice in respect of these proceedings to Persons that have properly requested that they be added to the Service List. The failure of any Person to make written request to be added to the Service List in accordance with this Order releases the Receiver and the Petitioner from any requirement to provide further notice in respect of these proceedings to such Person, unless and until such Person makes a proper written request to be added to the Service List.
31. Any interested party, including the Receiver, may serve any court materials in these proceedings by facsimile or by emailing a PDF or other electronic copy of such materials to the numbers or addresses, as applicable, set out on the Service List. Any interested party, including the Receiver, may serve any court materials in these proceedings by mail to any party on the Service List that has not provided a facsimile number or email address, and materials delivered by mail shall be deemed received five (5) days after mailing.
32. Notwithstanding paragraph 31 of this Order, service of the Petition and any affidavits filed in support shall be made on the Federal and British Columbia Crowns in accordance with the *Crown Liability and Proceedings Act*, R.S.C. 1985, c.C-50 and its regulations for the Federal Crown and the *Crown Proceedings Act*, R.S.B.C. 1996 c.89 in respect of the British Columbia Crown.
33. The Receiver and its counsel are authorised to serve or distribute this Order, any other orders and any other materials as may be reasonably required in these proceedings, including any notices or other correspondence, by forwarding copies by facsimile or by email to the Debtor's creditors or other interested parties and their advisors. For greater certainty, any such distribution or service shall be deemed to be in satisfaction of any legal or juridical obligation and notice requirements within the meaning of clause 3(c) of the *Electronic Commerce Protection Regulations*.

GENERAL

34. Any interested party may apply to this Court to vary or amend this Order on not less than seven (7) clear business days' notice to the Service List and to any other party who may be affected by the variation or amendment, or upon such other notice, if any, as this Court may order.
35. The Receiver may from time to time apply to this Court for advice and directions in the discharge of its powers and duties hereunder.
36. Nothing in this Order shall prevent the Receiver from acting as a trustee in bankruptcy of any of the Debtors.
37. This Court requests the aid, recognition and assistance of any court, tribunal, regulatory or administrative body having jurisdiction, wherever located, to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All such courts, tribunals and regulatory and administrative bodies are respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this

Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

38. The Receiver is authorized and empowered to apply to any court, tribunal or regulatory or administrative body, wherever located, for recognition of this Order and for assistance in carrying out the terms of this Order and the Receiver is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.
39. The Petitioner is hereby granted judgment against Amy Barsha Washington, aka Fengun Shao, 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd. and Washington Properties (Point Grey) Inc., jointly and severally, in the amount of \$35,023,312.14.
40. The Petitioner is hereby granted judgment against Amy Barsha Washington, aka Fengyun Shao, 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd. and Prarda Developments Corporation, jointly and severally, in the amount of \$38,714,573.58.
41. The Petitioner is hereby granted judgment against Edison Washington, aka Qiang Wang, in the amount of \$73,751,804.02.
42. The Petitioner is hereby granted judgment against Linda Washington in the amount of \$8,216,986.55.
43. The Petitioner shall have its costs of this motion, up to and including entry and service of this Order, as provided for by the terms of the Petitioner's security or, if not so provided by the Petitioner's security, then on a substantial indemnity basis to be paid by the Receiver from the Debtors' estate with such priority and at such time as this Court may determine.
44. Endorsement of this Order by counsel appearing on this application other than the Petitioner is dispensed with.

THE FOLLOWING PARTIES APPROVE OF THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:

APPROVED BY:

Signature of Kibben Jackson

lawyer for the Petitioner

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BY THE COURT

DISTRICT REGISTRAR

SCHEDULE "A"
LIST OF COUNSEL

Schedule "B"**LANDS**

- PID: 010-577-441
Lot 9 Block 19 Capilano Estates Plan 7525
- PID: 030-880-548
Strata Lot 163 Block 839 District Lot 526 Group 1 New Westminster District Strata Plan EPS4950
- PID: 030-879-515
Strata Lot 60 Block 839 District Lot 526 Group 1 New Westminster District Strata Plan EPS4950
- PID: 008-116-059
Lot 11 Block 740 District Lot 526 Plan 6539
- PID: 010-858-296
Lot 2 Block 1 District Lot 140 Plan 6583
- PID: 010-858-300
Lot 3 Block 1 District Lot 140 Plan 6583
- PID: 010-858-288
Lot 1, except part in explanatory plan 3376 Block 1 District Lot 140 Plan 6583
- PID: 010-871-438
Lot 10 Block 720 District Lot 526 Plan 6539
- PID: 010-871-471
Lot 11 Block 720 District Lot 526 Plan 6539
- PID: 030-880-033
Strata Lot 112 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-084
Strata Lot 117 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-879-451
Strata Lot 54 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-076
Strata Lot 116 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950

- PID: 030-880-122
Strata Lot 121 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-645
Strata Lot 173 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-879-469
Strata Lot 55 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-114
Strata Lot 120 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-696
Strata Lot 178 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-068
Strata Lot 115 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 030-880-700
Strata Lot 179 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950
- PID: 009-467-904
Lot 8 Block 700 District Lot 526 Plan 6539
- PID: 024-010-499
Strata Lot 69 of the Public Harbour of Burrard Inlet NWD Strata Plan LMS3057
- PID: 013-255-495
Lot 9 of Lot 3 Block 138 District Lot 540 Plan 2992

Schedule "C"

RECEIVER CERTIFICATE

CERTIFICATE NO. _____

AMOUNT

\$ _____

1. THIS IS TO CERTIFY that Alvarez & Marsal Canada Inc. (the "**Receiver**"), the receiver and manager of certain lands and related assets of 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prarda Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Amy Barsha Washington (a.k.a. Fengyun Shao), Edison Washington (a.k.a. Qiang Wang), Linda Washington (collectively, the "**Debtors**") as set out in the Order of the Supreme Court of British Columbia (the "Court") dated [●], 2022 made in SCBC Action No. H-220369 (the "Order"), including all proceeds thereof (collectively, the "Property"), has received as Receiver from the holder of this certificate (the "Lender") the principal sum of \$ _____, being part of the total principal sum of \$[●] which the Receiver is authorized to borrow under and pursuant to the Order.
2. The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded monthly not in advance on the last day of each month after the date hereof at a notional rate per annum equal to the rate of [●] per cent above the prime commercial lending rate of [●] from time to time.
3. Such principal sum with interest thereon is, by the terms of the Order, together with the principal sums and interest thereon of all other certificates issued by the Receiver pursuant to the Order or to any further order of the Court, a charge upon the whole of the Property, in priority to the security interests of any other person, but subject to the priority of the charges set out in the Order and in the *Bankruptcy and Insolvency Act*, and the right of the Receiver to indemnify itself out of the Property in respect of its remuneration and expenses.
4. All sums payable in respect of principal and interest under this certificate are payable at the main office of the Lender at [●].
5. Until all liability in respect of this certificate has been terminated, no certificates creating charges ranking or purporting to rank in priority to this certificate shall be issued by the Receiver to any person other than the holder of this certificate without the prior written consent of the holder of this certificate.
6. The charge securing this certificate shall operate to permit the Receiver to deal with the Property as authorized by the Order and as authorized by any further or other order of the Court.


7. The Receiver does not undertake, and it is not under any personal liability, to pay any sum under this Certificate in respect of which it may issue certificates under the terms of the Order.

DATED the _____ day of _____, 2022.

Alvarez & Marsal Canada Inc., solely in its
capacity as Receiver of the Property, and not
in its personal capacity

Per:
Name:
Title:

This is Exhibit " C " referred to in the
Affidavit of Ashley Kumar
sworn before me at Vancouver
this 19 day of April, 2023



A Commissioner for taking Affidavits
for British Columbia

453 West 12th Avenue
Vancouver BC V5Y 1V4

CITY OF VANCOUVER
PROPERTY TAX CERTIFICATE

Printed: Apr 17, 2023
Number: 294943

Within Vancouver, call 3-1-1
Outside Vancouver, call 604.873.7000
TTY Service, call 7-1-1
Fax: 604.873.7051

*** PLEASE REVIEW THE 'IMPORTANT PROPERTY COMMENTS' IN CONJUNCTION WITH THE OTHER INFORMATION BELOW.***

For BC ONLINE
313022.00006

Owner	Property
1256306 BC LTD 1460-701 GEORGIA ST W VANCOUVER BC V7Y 1E4	Folio: 170-734-05-0055 Pid: 030-879-469 Civic: 505 4963 CAMBIE ST Legal: STRATA LOT 55 BLOCK 839 PLAN EPS4950 DISTRICT LOT 526 NWD GROUP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE Status: ACTIVE
	LTO No.: CA8411384 MHR No.:

2023 Assessments					
Value Set	Assessment Class	Value Type	Land	Improvements	Total
GENERAL	Residential	GROSS	1,131,000	511,000	1,642,000
GENERAL	Residential	EXEMPT	0	0	0

2022 Levies, Grants, Deferrals		Property Taxes Owing As At Apr 17, 2023		2023 Instalments	
Total Levy	4,179.42	Delinquent (2020)	0.00	Payments Made	0.00
Grant Available		Arrears 2 (2021)	2,413.14	Interest Earned	0.00
65 and over	845.00	Arrears (2022)	4,490.24	Adjustments	0.00
Under 65	570.00	Interest to Apr 17, 2023	176.06	Balance as at	
		Current (2023)	0.00	Apr 17, 2023	0.00
Grant Claimed	0.00		7,079.44		
Deferred	0.00	Penalties	104.50		
		Total Taxes Owing	7,183.94		

2023 Advance Levy 2,090.00
(Due Feb 2, 2023)

Empty Homes Tax (Vacancy Tax)

Potential Liabilities

Reference Period	Declaration Status	Amount Notes
2023	Declaration period not yet open	
2022	DECLARED OCCUPIED	
2021	DECLARED OCCUPIED	41,820.00 Audit Open

Important Property Comments

STRATA ACCTS	UTILITY CHARGES TO THIS STRATA PROPERTY ARE BILLED TO THE STRATA CORPORATION.
GENERAL	*** THE BALANCE ON THIS TAX ACCOUNT AS OF TODAY'S DATE IS THE SUM OF THE "2023 ADVANCE LEVY" FIGURE ABOVE (IF ANY) AND THE "TOTAL TAXES OWING" FIGURE ABOVE.***
GENERAL	Information on local improvements, meter or other charges should not be overlooked by the realtors, conveyancers or purchasers. Property purchasers should be afforded all information which can be obtained on their behalf. Please contact the Tax Office for further enquiries.
TAX	Daily interest on Arrears and Delinquent taxes is \$ 1.645

This information has been generated from our computerized records and to the best of our knowledge is complete and up to date. However, the City of Vancouver assumes no responsibility should any information be inaccurate or misleading as a result of negligence or otherwise. The City shall not be estopped from enforcing its rights to the fullest, as though this information had not been relied upon.

End of Certificate - E & O/E

453 West 12th Avenue
Vancouver BC V5Y 1V4

CITY OF VANCOUVER
PROPERTY TAX CERTIFICATE

Printed: Apr 17, 2023
Number: 294940

Within Vancouver, call 3-1-1
Outside Vancouver, call 604.873.7000
TTY Service, call 7-1-1
Fax: 604.873.7051

*** PLEASE REVIEW THE 'IMPORTANT PROPERTY COMMENTS' IN CONJUNCTION WITH THE OTHER INFORMATION BELOW.***

For BC ONLINE
313022.00006

Owner	Property
1256306 BC LTD 1460-701 GEORGIA ST W VANCOUVER BC V7Y 1E4	Folio: 170-734-05-0116 Pid: 030-880-076 LTO No.: CA8411409 MHR No.: Civic: 505 5033 CAMBIE ST Legal: STRATA LOT 116 BLOCK 839 PLAN EPS4950 DISTRICT LOT 526 NWD GROUP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE Status: ACTIVE

2023 Assessments					
Value Set	Assessment Class	Value Type	Land	Improvements	Total
GENERAL	Residential	GROSS	1,141,000	514,000	1,655,000
GENERAL	Residential	EXEMPT	0	0	0

2022 Levies, Grants, Deferrals		Property Taxes Owing As At Apr 17, 2023		2023 Instalments	
Total Levy	4,209.05	Delinquent (2020)	0.00	Payments Made	0.00
Grant Available		Arrears 2 (2021)	2,422.65	Interest Earned	0.00
65 and over	845.00	Arrears (2022)	4,521.80	Adjustments	0.00
Under 65	570.00	Interest to Apr 17, 2023	177.11	Balance as at	
		Current (2023)	0.00	Apr 17, 2023	0.00
Grant Claimed	0.00		7,121.56		
Deferred	0.00	Penalties	105.25		
		Total Taxes Owing	7,226.81		

2023 Advance Levy 2,105.00
(Due Feb 2, 2023)

Empty Homes Tax (Vacancy Tax)

Potential Liabilities

Reference Period	Declaration Status	Amount	Notes
2023	Declaration period not yet open		
2022	DECLARED OCCUPIED		

Important Property Comments

STRATA ACCTS	UTILITY CHARGES TO THIS STRATA PROPERTY ARE BILLED TO THE STRATA CORPORATION.
GENERAL	*** THE BALANCE ON THIS TAX ACCOUNT AS OF TODAY'S DATE IS THE SUM OF THE "2023 ADVANCE LEVY" FIGURE ABOVE (IF ANY) AND THE "TOTAL TAXES OWING" FIGURE ABOVE.***
GENERAL	Information on local improvements, meter or other charges should not be overlooked by the realtors, conveyancers or purchasers. Property purchasers should be afforded all information which can be obtained on their behalf. Please contact the Tax Office for further enquiries.
TAX	Daily interest on Arrears and Delinquent taxes is \$ 1.655

This information has been generated from our computerized records and to the best of our knowledge is complete and up to date. However, the City of Vancouver assumes no responsibility should any information be inaccurate or misleading as a result of negligence or otherwise. The City shall not be estopped from enforcing its rights to the fullest, as though this information had not been relied upon.

End of Certificate - E & O/E

453 West 12th Avenue
Vancouver BC V5Y 1V4

CITY OF VANCOUVER
PROPERTY TAX CERTIFICATE

Printed: Apr 17, 2023
Number: 294945

Within Vancouver, call 3-1-1
Outside Vancouver, call 604.873.7000
TTY Service, call 7-1-1
Fax: 604.873.7051

*** PLEASE REVIEW THE 'IMPORTANT PROPERTY COMMENTS' IN CONJUNCTION WITH THE OTHER INFORMATION BELOW.***

For BC ONLINE
313022.00006

Owner	Property
1256306 BC LTD 1460-701 GEORGIA ST W VANCOUVER BC V7Y 1E4	Folio: 170-734-05-0178 Pid: 030-880-696 LTO No.: CA8411456 MHR No.: Civic: 501 5077 CAMBIE ST Legal: STRATA LOT 178 BLOCK 839 PLAN EPS4950 DISTRICT LOT 526 NWD GROUP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE Status: ACTIVE

2023 Assessments					
Value Set	Assessment Class	Value Type	Land	Improvements	Total
GENERAL	Residential	GROSS	1,140,000	512,000	1,652,000
GENERAL	Residential	EXEMPT	0	0	0

2022 Levies, Grants, Deferrals		Property Taxes Owing As At Apr 17, 2023		2023 Instalments	
Total Levy	4,200.97	Delinquent (2020)	0.00	Payments Made	0.00
Grant Available		Arrears 2 (2021)	2,415.28	Interest Earned	0.00
65 and over	845.00	Arrears (2022)	4,512.92	Adjustments	0.00
Under 65	570.00	Interest to Apr 17, 2023	176.70	Balance as at	
		Current (2023)	0.00	Apr 17, 2023	0.00
Grant Claimed	0.00		7,104.90		
Deferred	0.00	Penalties	105.00		
		Total Taxes Owing	7,209.90		

2023 Advance Levy 2,100.00
(Due Feb 2, 2023)

Empty Homes Tax (Vacancy Tax)

Potential Liabilities

Reference Period	Declaration Status	Amount	Notes
2023	Declaration period not yet open		
2022	DECLARED OCCUPIED		

Important Property Comments

STRATA ACCTS	UTILITY CHARGES TO THIS STRATA PROPERTY ARE BILLED TO THE STRATA CORPORATION.
GENERAL	*** THE BALANCE ON THIS TAX ACCOUNT AS OF TODAY'S DATE IS THE SUM OF THE "2023 ADVANCE LEVY" FIGURE ABOVE (IF ANY) AND THE "TOTAL TAXES OWING" FIGURE ABOVE.***
GENERAL	Information on local improvements, meter or other charges should not be overlooked by the realtors, conveyancers or purchasers. Property purchasers should be afforded all information which can be obtained on their behalf. Please contact the Tax Office for further enquiries.
TAX	Daily interest on Arrears and Delinquent taxes is \$ 1.651

This information has been generated from our computerized records and to the best of our knowledge is complete and up to date. However, the City of Vancouver assumes no responsibility should any information be inaccurate or misleading as a result of negligence or otherwise. The City shall not be estopped from enforcing its rights to the fullest, as though this information had not been relied upon.

End of Certificate - E & O/E

453 West 12th Avenue
Vancouver BC V5Y 1V4

CITY OF VANCOUVER
PROPERTY TAX CERTIFICATE

Printed: Apr 17, 2023
Number: 294942

Within Vancouver, call 3-1-1
Outside Vancouver, call 604.873.7000
TTY Service, call 7-1-1
Fax: 604.873.7051

*** PLEASE REVIEW THE 'IMPORTANT PROPERTY COMMENTS' IN CONJUNCTION WITH THE OTHER INFORMATION BELOW.***

For BC ONLINE
313022.00006

Owner	Property
1256306 BC LTD 1460-701 GEORGIA ST W VANCOUVER BC V7Y 1E4	Folio: 170-734-05-0173 Pid: 030-880-645 LTO No.: CA8411453 MHR No.: Civic: 502 5077 CAMBIE ST Legal: STRATA LOT 173 BLOCK 839 PLAN EPS4950 DISTRICT LOT 526 NWD GROUP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE Status: ACTIVE

2023 Assessments				
Value Set	Assessment Class	Value Type	Land	Improvements
GENERAL	Residential	GROSS	936,000	416,000
GENERAL	Residential	EXEMPT	0	0
			Total	
			1,352,000	

2022 Levies, Grants, Deferrals		Property Taxes Owing As At Apr 17, 2023		2023 Instalments	
Total Levy	3,406.56	Delinquent (2020)	0.00	Payments Made	0.00
Grant Available		Arrears 2 (2021)	1,992.69	Interest Earned	0.00
65 and over	845.00	Arrears (2022)	3,660.99	Adjustments	0.00
Under 65	570.00	Interest to Apr 17, 2023	144.19	Balance as at	
		Current (2023)	0.00	Apr 17, 2023	0.00
Grant Claimed	0.00		5,797.87		
Deferred	0.00	Penalties	85.15		
		Total Taxes Owing	5,883.02		

2023 Advance Levy 1,703.00
(Due Feb 2, 2023)

Empty Homes Tax (Vacancy Tax)

Potential Liabilities

Reference Period	Declaration Status	Amount Notes
2023	Declaration period not yet open	
2022	DECLARED OCCUPIED	
2021	DECLARED OCCUPIED	34,530.00 Audit Open

Important Property Comments

STRATA ACCTS	UTILITY CHARGES TO THIS STRATA PROPERTY ARE BILLED TO THE STRATA CORPORATION.
GENERAL	*** THE BALANCE ON THIS TAX ACCOUNT AS OF TODAY'S DATE IS THE SUM OF THE "2023 ADVANCE LEVY" FIGURE ABOVE (IF ANY) AND THE "TOTAL TAXES OWING" FIGURE ABOVE.***
GENERAL	Information on local improvements, meter or other charges should not be overlooked by the realtors, conveyancers or purchasers. Property purchasers should be afforded all information which can be obtained on their behalf. Please contact the Tax Office for further enquiries.
TAX	Daily interest on Arrears and Delinquent taxes is \$ 1.348

This information has been generated from our computerized records and to the best of our knowledge is complete and up to date. However, the City of Vancouver assumes no responsibility should any information be inaccurate or misleading as a result of negligence or otherwise. The City shall not be estopped from enforcing its rights to the fullest, as though this information had not been relied upon.

End of Certificate - E & O/E

453 West 12th Avenue
Vancouver BC V5Y 1V4

CITY OF VANCOUVER
PROPERTY TAX CERTIFICATE

Printed: Apr 17, 2023
Number: 294947

Within Vancouver, call 3-1-1
Outside Vancouver, call 604.873.7000
TTY Service, call 7-1-1
Fax: 604.873.7051

*** PLEASE REVIEW THE 'IMPORTANT PROPERTY COMMENTS' IN CONJUNCTION WITH THE OTHER INFORMATION BELOW.***

For BC ONLINE
313022.00006

Owner

1256306 BC LTD
1460-701 GEORGIA ST W
VANCOUVER BC V7Y 1E4

Property

Folio: 170-734-05-0179 LTO No.: CA8411459
Pid: 030-880-700 MHR No.:
Civic: 602 5077 CAMBIE ST
Legal: STRATA LOT 179 BLOCK 839 PLAN EPS4950 DISTRICT LOT 526
NWD GROUP 1 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE
STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Status: ACTIVE

2023 Assessments					
Value Set	Assessment Class	Value Type	Land	Improvements	Total
GENERAL	Residential	GROSS	1,543,000	564,000	2,107,000
GENERAL	Residential	EXEMPT	0	0	0
2022 Levies, Grants, Deferrals		Property Taxes Owing As At Apr 17, 2023		2023 Instalments	
Total Levy	5,498.97	Delinquent (2020)	0.00	Payments Made	0.00
Grant Available		Arrears 2 (2021)	3,569.32	Interest Earned	0.00
65 and over	510.00	Arrears (2022)	5,910.27	Adjustments	0.00
Under 65	235.00	Interest to Apr 17, 2023	241.77	Balance as at	
		Current (2023)	0.00	Apr 17, 2023	0.00
Grant Claimed	0.00		9,721.36		
Deferred	0.00	Penalties	137.45		
		Total Taxes Owing	9,858.81		
2023 Advance Levy (Due Feb 2, 2023)	2,749.00				

Empty Homes Tax (Vacancy Tax)

Potential Liabilities

Reference Period	Declaration Status	Amount Notes
2023	Declaration period not yet open	
2022	DECLARED OCCUPIED	
2021	DECLARED OCCUPIED	55,980.00 Audit Open

Important Property Comments

STRATA ACCTS	UTILITY CHARGES TO THIS STRATA PROPERTY ARE BILLED TO THE STRATA CORPORATION.
GENERAL	*** THE BALANCE ON THIS TAX ACCOUNT AS OF TODAY'S DATE IS THE SUM OF THE "2023 ADVANCE LEVY" FIGURE ABOVE (IF ANY) AND THE "TOTAL TAXES OWING" FIGURE ABOVE.***
GENERAL	Information on local improvements, meter or other charges should not be overlooked by the realtors, conveyancers or purchasers. Property purchasers should be afforded all information which can be obtained on their behalf. Please contact the Tax Office for further enquiries.
TAX	Daily interest on Arrears and Delinquent taxes is \$ 2.260

This information has been generated from our computerized records and to the best of our knowledge is complete and up to date. However, the City of Vancouver assumes no responsibility should any information be inaccurate or misleading as a result of negligence or otherwise. The City shall not be estopped from enforcing its rights to the fullest, as though this information had not been relied upon.

End of Certificate - E & O/E

453 West 12th Avenue
Vancouver BC V5Y 1V4

CITY OF VANCOUVER
PROPERTY TAX CERTIFICATE

Printed: Apr 17, 2023
Number: 294946

Within Vancouver, call 3-1-1
Outside Vancouver, call 604.873.7000
TTY Service, call 7-1-1
Fax: 604.873.7051

*** PLEASE REVIEW THE 'IMPORTANT PROPERTY COMMENTS' IN CONJUNCTION WITH THE OTHER INFORMATION BELOW.***

For BC ONLINE
313022.00006

Owner	Property
1256306 BC LTD 1460-701 GEORGIA ST W VANCOUVER BC V7Y 1E4	Folio: 170-734-05-0115 Pid: 030-880-068 LTO No.: CA8411404 MHR No.: Civic: 504 5033 CAMBIE ST Legal: STRATA LOT 115 BLOCK 839 PLAN EPS4950 DISTRICT LOT 526 NWD GROUP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE Status: ACTIVE

2023 Assessments					
Value Set	Assessment Class	Value Type	Land	Improvements	Total
GENERAL	Residential	GROSS	1,249,000	548,000	1,797,000
GENERAL	Residential	EXEMPT	0	0	0
2022 Levies, Grants, Deferrals		Property Taxes Owing As At Apr 17, 2023		2023 Instalments	
Total Levy	4,556.45	Delinquent (2020)	0.00	Payments Made	0.00
Grant Available		Arrears 2 (2021)	2,667.43	Interest Earned	0.00
65 and over	845.00	Arrears (2022)	4,896.92	Adjustments	0.00
Under 65	570.00	Interest to Apr 17, 2023	192.92	Balance as at	
		Current (2023)	0.00	Apr 17, 2023	0.00
Grant Claimed	0.00		7,757.27		
Deferred	0.00	Penalties	113.90		
		Total Taxes Owing	7,871.17		
2023 Advance Levy (Due Feb 2, 2023)	2,278.00				

Empty Homes Tax (Vacancy Tax)

Potential Liabilities

Reference Period	Declaration Status	Amount Notes
2023	Declaration period not yet open	
2022	DECLARED OCCUPIED	
2021	DECLARED OCCUPIED	46,260.00 Audit Open

Important Property Comments

STRATA ACCTS	UTILITY CHARGES TO THIS STRATA PROPERTY ARE BILLED TO THE STRATA CORPORATION.
GENERAL	*** THE BALANCE ON THIS TAX ACCOUNT AS OF TODAY'S DATE IS THE SUM OF THE "2023 ADVANCE LEVY" FIGURE ABOVE (IF ANY) AND THE "TOTAL TAXES OWING" FIGURE ABOVE.***
GENERAL	Information on local improvements, meter or other charges should not be overlooked by the realtors, conveyancers or purchasers. Property purchasers should be afforded all information which can be obtained on their behalf. Please contact the Tax Office for further enquiries.
TAX	Daily interest on Arrears and Delinquent taxes is \$ 1.803

This information has been generated from our computerized records and to the best of our knowledge is complete and up to date. However, the City of Vancouver assumes no responsibility should any information be inaccurate or misleading as a result of negligence or otherwise. The City shall not be estopped from enforcing its rights to the fullest, as though this information had not been relied upon.

End of Certificate - E & O/E

453 West 12th Avenue
Vancouver BC V5Y 1V4

CITY OF VANCOUVER
PROPERTY TAX CERTIFICATE

Printed: Apr 17, 2023
Number: 294944

Within Vancouver, call 3-1-1
Outside Vancouver, call 604.873.7000
TTY Service, call 7-1-1
Fax: 604.873.7051

*** PLEASE REVIEW THE 'IMPORTANT PROPERTY COMMENTS' IN CONJUNCTION WITH THE OTHER INFORMATION BELOW.***

For BC ONLINE
313022.00006

Owner	Property
1256306 BC LTD 1460-701 GEORGIA ST W VANCOUVER BC V7Y 1E4	Folio: 170-734-05-0120 Pid: 030-880-114 LTO No.: CA8411430 MHR No.: Civic: 604 5033 CAMBIE ST Legal: STRATA LOT 120 BLOCK 839 PLAN EPS4950 DISTRICT LOT 526 NWD GROUP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE Status: ACTIVE

2023 Assessments					
Value Set	Assessment Class	Value Type	Land	Improvements	Total
GENERAL	Residential	GROSS	1,538,000	556,000	2,094,000
GENERAL	Residential	EXEMPT	0	0	0

2022 Levies, Grants, Deferrals		Property Taxes Owing As At Apr 17, 2023		2023 Instalments	
Total Levy	5,447.79	Delinquent (2020)	0.00	Payments Made	0.00
Grant Available		Arrears 2 (2021)	3,508.32	Interest Earned	0.00
65 and over	605.00	Arrears (2022)	5,854.23	Adjustments	0.00
Under 65	330.00	Interest to Apr 17, 2023	238.79	Balance as at	
		Current (2023)	0.00	Apr 17, 2023	0.00
Grant Claimed	0.00		9,601.34		
Deferred	0.00	Penalties	136.20		
		Total Taxes Owing	9,737.54		

2023 Advance Levy 2,724.00
(Due Feb 2, 2023)

Empty Homes Tax (Vacancy Tax)

Potential Liabilities

Reference Period	Declaration Status	Amount Notes
2023	Declaration period not yet open	
2022	DECLARED OCCUPIED	
2021	DECLARED OCCUPIED	55,050.00 Audit Open

Important Property Comments

STRATA ACCTS	UTILITY CHARGES TO THIS STRATA PROPERTY ARE BILLED TO THE STRATA CORPORATION.
GENERAL	*** THE BALANCE ON THIS TAX ACCOUNT AS OF TODAY'S DATE IS THE SUM OF THE "2023 ADVANCE LEVY" FIGURE ABOVE (IF ANY) AND THE "TOTAL TAXES OWING" FIGURE ABOVE.***
GENERAL	Information on local improvements, meter or other charges should not be overlooked by the realtors, conveyancers or purchasers. Property purchasers should be afforded all information which can be obtained on their behalf. Please contact the Tax Office for further enquiries.
TAX	Daily interest on Arrears and Delinquent taxes is \$ 2.232

This information has been generated from our computerized records and to the best of our knowledge is complete and up to date. However, the City of Vancouver assumes no responsibility should any information be inaccurate or misleading as a result of negligence or otherwise. The City shall not be estopped from enforcing its rights to the fullest, as though this information had not been relied upon.

End of Certificate - E & O/E

453 West 12th Avenue
Vancouver BC V5Y 1V4

CITY OF VANCOUVER
PROPERTY TAX CERTIFICATE

Printed: Apr 17, 2023
Number: 294980

Within Vancouver, call 3-1-1
Outside Vancouver, call 604.873.7000
TTY Service, call 7-1-1
Fax: 604.873.7051

*** PLEASE REVIEW THE 'IMPORTANT PROPERTY COMMENTS' IN CONJUNCTION WITH THE OTHER INFORMATION BELOW.***

For BC ONLINE
321880.00002

Owner	Property
1256306 BC LTD 1460-701 GEORGIA ST W VANCOUVER BC V7Y 1E4	Folio: 170-734-05-0054 Pid: 030-879-451 Civic: 504 4963 CAMBIE ST Legal: STRATA LOT 54 BLOCK 839 PLAN EPS4950 DISTRICT LOT 526 NWD GROUP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE Status: ACTIVE
	LTO No.: CA8411372 MHR No.:

2023 Assessments				
Value Set	Assessment Class	Value Type	Land	Improvements
GENERAL	Residential	GROSS	1,279,000	575,000
GENERAL	Residential	EXEMPT	0	0
				Total
				1,854,000

2022 Levies, Grants, Deferrals		Property Taxes Owing As At Apr 17, 2023		2023 Instalments	
Total Levy	4,731.47	Delinquent (2020)	0.00	Payments Made	0.00
Grant Available		Arrears 2 (2021)	2,762.16	Interest Earned	0.00
65 and over	845.00	Arrears (2022)	5,084.74	Adjustments	0.00
Under 65	570.00	Interest to Apr 17, 2023	200.13	Balance as at	
		Current (2023)	0.00	Apr 17, 2023	0.00
Grant Claimed	0.00		8,047.03		
Deferred	0.00	Penalties	118.30		
		Total Taxes Owing	8,165.33		

2023 Advance Levy (Due Feb 2, 2023) 2,366.00

Empty Homes Tax (Vacancy Tax)

Potential Liabilities

Reference Period	Declaration Status	Amount Notes
2023	Declaration period not yet open	
2022	DECLARED OCCUPIED	
2021	DECLARED OCCUPIED	47,910.00 Audit Open

Important Property Comments

STRATA ACCTS	UTILITY CHARGES TO THIS STRATA PROPERTY ARE BILLED TO THE STRATA CORPORATION.
GENERAL	*** THE BALANCE ON THIS TAX ACCOUNT AS OF TODAY'S DATE IS THE SUM OF THE "2023 ADVANCE LEVY" FIGURE ABOVE (IF ANY) AND THE "TOTAL TAXES OWING" FIGURE ABOVE.***
GENERAL	Information on local improvements, meter or other charges should not be overlooked by the realtors, conveyancers or purchasers. Property purchasers should be afforded all information which can be obtained on their behalf. Please contact the Tax Office for further enquiries.
TAX	Daily interest on Arrears and Delinquent taxes is \$ 1.870

This information has been generated from our computerized records and to the best of our knowledge is complete and up to date. However, the City of Vancouver assumes no responsibility should any information be inaccurate or misleading as a result of negligence or otherwise. The City shall not be estopped from enforcing its rights to the fullest, as though this information had not been relied upon.

End of Certificate - E & O/E

453 West 12th Avenue
Vancouver BC V5Y 1V4

CITY OF VANCOUVER
PROPERTY TAX CERTIFICATE

Printed: Apr 17, 2023
Number: 294976

Within Vancouver, call 3-1-1
Outside Vancouver, call 604.873.7000
TTY Service, call 7-1-1
Fax: 604.873.7051

*** PLEASE REVIEW THE 'IMPORTANT PROPERTY COMMENTS' IN CONJUNCTION WITH THE OTHER INFORMATION BELOW.***

For BC ONLINE
321880.00002

Owner	Property
WASHINGTON, AMY B 4491 CAMBIE ST VANCOUVER BC V5Z 2Y8	Folio: 170-734-05-0163 Pid: 030-880-548 LTO No.: CA7695247 MHR No.: Civic: 301 5077 CAMBIE ST Legal: STRATA LOT 163 BLOCK 839 PLAN EPS4950 DISTRICT LOT 526 NWD GROUP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE Status: ACTIVE

2023 Assessments					
Value Set	Assessment Class	Value Type	Land	Improvements	Total
GENERAL	Residential	GROSS	770,000	358,000	1,128,000
GENERAL	Residential	EXEMPT	0	0	0

2022 Levies, Grants, Deferrals		Property Taxes Owing As At Apr 17, 2023		2023 Instalments	
Total Levy	2,881.43	Delinquent (2020)	0.00	Payments Made	0.00
Grant Available		Arrears 2 (2021)	3,242.78	Interest Earned	0.00
65 and over	845.00	Arrears (2022)	3,096.45	Adjustments	0.00
Under 65	570.00	Interest to Apr 17, 2023	161.67	Balance as at	
		Current (2023)	0.00	Apr 17, 2023	0.00
Grant Claimed	0.00		6,500.90		
Deferred	0.00	Penalties	72.05		
		Total Taxes Owing	6,572.95		

2023 Advance Levy 1,441.00
(Due Feb 2, 2023)

Empty Homes Tax (Vacancy Tax)

Potential Liabilities

Reference Period	Declaration Status	Amount	Notes
2023	Declaration period not yet open		
2022	DECLARED OCCUPIED		

Important Property Comments

STRATA ACCTS	UTILITY CHARGES TO THIS STRATA PROPERTY ARE BILLED TO THE STRATA CORPORATION.
GENERAL	*** THE BALANCE ON THIS TAX ACCOUNT AS OF TODAY'S DATE IS THE SUM OF THE "2023 ADVANCE LEVY" FIGURE ABOVE (IF ANY) AND THE "TOTAL TAXES OWING" FIGURE ABOVE.***
GENERAL	Information on local improvements, meter or other charges should not be overlooked by the realtors, conveyancers or purchasers. Property purchasers should be afforded all information which can be obtained on their behalf. Please contact the Tax Office for further enquiries.
TAX	Daily interest on Arrears and Delinquent taxes is \$ 1.511

This information has been generated from our computerized records and to the best of our knowledge is complete and up to date. However, the City of Vancouver assumes no responsibility should any information be inaccurate or misleading as a result of negligence or otherwise. The City shall not be estopped from enforcing its rights to the fullest, as though this information had not been relied upon.

End of Certificate - E & O/E

453 West 12th Avenue
Vancouver BC V5Y 1V4

CITY OF VANCOUVER
PROPERTY TAX CERTIFICATE

Printed: Apr 17, 2023
Number: 294977

Within Vancouver, call 3-1-1
Outside Vancouver, call 604.873.7000
TTY Service, call 7-1-1
Fax: 604.873.7051

*** PLEASE REVIEW THE 'IMPORTANT PROPERTY COMMENTS' IN CONJUNCTION WITH THE OTHER INFORMATION BELOW.***

For BC ONLINE
321880.00002

Owner	Property
WASHINGTON, AMY B 4491 CAMBIE ST VANCOUVER BC V5Z 2Y8	Folio: 170-734-05-0060 Pid: 030-879-515 LTO No.: CA7695144 MHR No.: Civic: 605 4963 CAMBIE ST Legal: STRATA LOT 60 BLOCK 839 PLAN EPS4950 DISTRICT LOT 526 NWD GROUP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE Status: ACTIVE

2023 Assessments					
Value Set	Assessment Class	Value Type	Land	Improvements	Total
GENERAL	Residential	GROSS	1,423,000	520,000	1,943,000
GENERAL	Residential	EXEMPT	0	0	0

2022 Levies, Grants, Deferrals		Property Taxes Owing As At Apr 17, 2023		2023 Instalments	
Total Levy	5,057.33	Delinquent (2020)	0.00	Payments Made	0.00
Grant Available		Arrears 2 (2021)	5,549.04	Interest Earned	0.00
65 and over	845.00	Arrears (2022)	5,431.90	Adjustments	0.00
Under 65	570.00	Interest to Apr 17, 2023	280.06	Balance as at	
		Current (2023)	0.00	Apr 17, 2023	0.00
Grant Claimed	0.00		11,261.00		
Deferred	0.00	Penalties	126.45		
		Total Taxes Owing	11,387.45		

2023 Advance Levy 2,529.00
(Due Feb 2, 2023)

Empty Homes Tax (Vacancy Tax)

Potential Liabilities

Reference Period	Declaration Status	Amount	Notes
2023	Declaration period not yet open		
2022	DECLARED OCCUPIED		

Important Property Comments

STRATA ACCTS	UTILITY CHARGES TO THIS STRATA PROPERTY ARE BILLED TO THE STRATA CORPORATION.
GENERAL	*** THE BALANCE ON THIS TAX ACCOUNT AS OF TODAY'S DATE IS THE SUM OF THE "2023 ADVANCE LEVY" FIGURE ABOVE (IF ANY) AND THE "TOTAL TAXES OWING" FIGURE ABOVE.***
GENERAL	Information on local improvements, meter or other charges should not be overlooked by the realtors, conveyancers or purchasers. Property purchasers should be afforded all information which can be obtained on their behalf. Please contact the Tax Office for further enquiries.
TAX	Daily interest on Arrears and Delinquent taxes is \$ 2.617

This information has been generated from our computerized records and to the best of our knowledge is complete and up to date. However, the City of Vancouver assumes no responsibility should any information be inaccurate or misleading as a result of negligence or otherwise. The City shall not be estopped from enforcing its rights to the fullest, as though this information had not been relied upon.

End of Certificate - E & O/E

453 West 12th Avenue
Vancouver BC V5Y 1V4

CITY OF VANCOUVER
PROPERTY TAX CERTIFICATE

Printed: Apr 17, 2023
Number: 294979

Within Vancouver, call 3-1-1
Outside Vancouver, call 604.873.7000
TTY Service, call 7-1-1
Fax: 604.873.7051

*** PLEASE REVIEW THE 'IMPORTANT PROPERTY COMMENTS' IN CONJUNCTION WITH THE OTHER INFORMATION BELOW.***

For BC ONLINE
321880.00002

Owner	Property
1256306 BC LTD 1460-701 GEORGIA ST W VANCOUVER BC V7Y 1E4	Folio: 170-734-05-0117 Pid: 030-880-084 LTO No.: CA8411998 MHR No.: Civic: 601 5033 CAMBIE ST Legal: STRATA LOT 117 BLOCK 839 PLAN EPS4950 DISTRICT LOT 526 NWD GROUP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE Status: ACTIVE

2023 Assessments					
Value Set	Assessment Class	Value Type	Land	Improvements	Total
GENERAL	Residential	GROSS	1,440,000	531,000	1,971,000
GENERAL	Residential	EXEMPT	0	0	0

2022 Levies, Grants, Deferrals		Property Taxes Owing As At Apr 17, 2023		2023 Instalments	
Total Levy	5,143.49	Delinquent (2020)	0.00	Payments Made	0.00
Grant Available		Arrears 2 (2021)	3,363.99	Interest Earned	0.00
65 and over	845.00	Arrears (2022)	5,529.16	Adjustments	0.00
Under 65	570.00	Interest to Apr 17, 2023	226.82	Balance as at	
		Current (2023)	0.00	Apr 17, 2023	0.00
Grant Claimed	0.00		9,119.97		
Deferred	0.00	Penalties	128.60		
		Total Taxes Owing	9,248.57		

2023 Advance Levy 2,572.00
(Due Feb 2, 2023)

Empty Homes Tax (Vacancy Tax)

Potential Liabilities

Reference Period	Declaration Status	Amount Notes
2023	Declaration period not yet open	
2022	DECLARED OCCUPIED	
2021	DECLARED OCCUPIED	52,770.00 Audit Open

Important Property Comments

STRATA ACCTS	UTILITY CHARGES TO THIS STRATA PROPERTY ARE BILLED TO THE STRATA CORPORATION.
GENERAL	*** THE BALANCE ON THIS TAX ACCOUNT AS OF TODAY'S DATE IS THE SUM OF THE "2023 ADVANCE LEVY" FIGURE ABOVE (IF ANY) AND THE "TOTAL TAXES OWING" FIGURE ABOVE.***
GENERAL	Information on local improvements, meter or other charges should not be overlooked by the realtors, conveyancers or purchasers. Property purchasers should be afforded all information which can be obtained on their behalf. Please contact the Tax Office for further enquiries.
TAX	Daily interest on Arrears and Delinquent taxes is \$ 2.120

This information has been generated from our computerized records and to the best of our knowledge is complete and up to date. However, the City of Vancouver assumes no responsibility should any information be inaccurate or misleading as a result of negligence or otherwise. The City shall not be estopped from enforcing its rights to the fullest, as though this information had not been relied upon.

End of Certificate - E & O/E

453 West 12th Avenue
Vancouver BC V5Y 1V4

CITY OF VANCOUVER
PROPERTY TAX CERTIFICATE

Printed: Apr 17, 2023
Number: 294978

Within Vancouver, call 3-1-1
Outside Vancouver, call 604.873.7000
TTY Service, call 7-1-1
Fax: 604.873.7051

*** PLEASE REVIEW THE 'IMPORTANT PROPERTY COMMENTS' IN CONJUNCTION WITH THE OTHER INFORMATION BELOW.***

For BC ONLINE
321880.00002

Owner	Property
1256306 B C LTD 1460-701 GEORGIA ST W VANCOUVER BC V7Y 1E4	Folio: 170-734-05-0112 Pid: 030-880-033 LTO No.: CA8411398 MHR No.: Civic: 501 5033 CAMBIE ST Legal: STRATA LOT 112 BLOCK 839 PLAN EPS4950 DISTRICT LOT 526 NWD GROUP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE Status: ACTIVE

2023 Assessments					
Value Set	Assessment Class	Value Type	Land	Improvements	Total
GENERAL	Residential	GROSS	1,179,000	515,000	1,694,000
GENERAL	Residential	EXEMPT	0	0	0

2022 Levies, Grants, Deferrals		Property Taxes Owing As At Apr 17, 2023		2023 Instalments	
Total Levy	4,281.76	Delinquent (2020)	0.00	Payments Made	0.00
Grant Available		Arrears 2 (2021)	2,504.65	Interest Earned	0.00
65 and over	845.00	Arrears (2022)	4,601.55	Adjustments	0.00
Under 65	570.00	Interest to Apr 17, 2023	181.24	Balance as at	
		Current (2023)	0.00	Apr 17, 2023	0.00
Grant Claimed	0.00		7,287.44		
Deferred	0.00	Penalties	107.05		
		Total Taxes Owing	7,394.49		

2023 Advance Levy 2,141.00
(Due Feb 2, 2023)

Empty Homes Tax (Vacancy Tax)

Potential Liabilities

Reference Period	Declaration Status	Amount	Notes
2023	Declaration period not yet open		
2022	DECLARED OCCUPIED		
2021	DECLARED OCCUPIED	43,410.00	Audit Open

Important Property Comments

STRATA ACCTS	UTILITY CHARGES TO THIS STRATA PROPERTY ARE BILLED TO THE STRATA CORPORATION.
GENERAL	*** THE BALANCE ON THIS TAX ACCOUNT AS OF TODAY'S DATE IS THE SUM OF THE "2023 ADVANCE LEVY" FIGURE ABOVE (IF ANY) AND THE "TOTAL TAXES OWING" FIGURE ABOVE.***
GENERAL	Information on local improvements, meter or other charges should not be overlooked by the realtors, conveyancers or purchasers. Property purchasers should be afforded all information which can be obtained on their behalf. Please contact the Tax Office for further enquiries.
TAX	Daily interest on Arrears and Delinquent taxes is \$ 1.694

This information has been generated from our computerized records and to the best of our knowledge is complete and up to date. However, the City of Vancouver assumes no responsibility should any information be inaccurate or misleading as a result of negligence or otherwise. The City shall not be estopped from enforcing its rights to the fullest, as though this information had not been relied upon.

End of Certificate - E & O/E

453 West 12th Avenue
Vancouver BC V5Y 1V4

CITY OF VANCOUVER
PROPERTY TAX CERTIFICATE

Printed: Apr 17, 2023
Number: 294941

Within Vancouver, call 3-1-1
Outside Vancouver, call 604.873.7000
TTY Service, call 7-1-1
Fax: 604.873.7051

*** PLEASE REVIEW THE 'IMPORTANT PROPERTY COMMENTS' IN CONJUNCTION WITH THE OTHER INFORMATION BELOW.***

For BC ONLINE
313022.00006

Owner	Property
1256306 BC LTD 1460-701 GEORGIA ST W VANCOUVER BC V7Y 1E4	Folio: 170-734-05-0121 Pid: 030-880-122 Civic: 605 5033 CAMBIE ST Legal: STRATA LOT 121 BLOCK 839 PLAN EPS4950 DISTRICT LOT 526 NWD GROUP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE Status: ACTIVE
	LTO No.: CA8411437 MHR No.:

2023 Assessments				
Value Set	Assessment Class	Value Type	Land	Improvements
GENERAL	Residential	GROSS	1,429,000	523,000
GENERAL	Residential	EXEMPT	0	0
			Total	
			1,952,000	

2022 Levies, Grants, Deferrals		Property Taxes Owing As At Apr 17, 2023		2023 Instalments	
Total Levy	5,081.56	Delinquent (2020)	0.00	Payments Made	0.00
Grant Available		Arrears 2 (2021)	3,214.79	Interest Earned	0.00
65 and over	845.00	Arrears (2022)	5,458.04	Adjustments	0.00
Under 65	570.00	Interest to Apr 17, 2023	221.19	Balance as at	
		Current (2023)	0.00	Apr 17, 2023	0.00
Grant Claimed	0.00		8,894.02		
Deferred	0.00	Penalties	127.05		
		Total Taxes Owing	9,021.07		

2023 Advance Levy 2,541.00
(Due Feb 2, 2023)

Empty Homes Tax (Vacancy Tax)

Potential Liabilities

Reference Period	Declaration Status	Amount Notes
2023	Declaration period not yet open	
2022	DECLARED OCCUPIED	
2021	DECLARED OCCUPIED	50,250.00 Audit Open

Important Property Comments

STRATA ACCTS	UTILITY CHARGES TO THIS STRATA PROPERTY ARE BILLED TO THE STRATA CORPORATION.
GENERAL	*** THE BALANCE ON THIS TAX ACCOUNT AS OF TODAY'S DATE IS THE SUM OF THE "2023 ADVANCE LEVY" FIGURE ABOVE (IF ANY) AND THE "TOTAL TAXES OWING" FIGURE ABOVE.***
GENERAL	Information on local improvements, meter or other charges should not be overlooked by the realtors, conveyancers or purchasers. Property purchasers should be afforded all information which can be obtained on their behalf. Please contact the Tax Office for further enquiries.
TAX	Daily interest on Arrears and Delinquent taxes is \$ 2.067

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End of Certificate - E & O/E