



FORM 109 (RULE 22-2 (2) AND (7))

This is the 1st Affidavit
of GEMMA POTTS in this case
and was made on FEBRUARY 14, 2023

No. H-230123
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

PACIFICA MORTGAGE INVESTMENT CORPORATION

Petitioner

AND:

LINDA GI WASHINGTON also known as SHAO QI WANG
AMY BARSHA WASHINGTON also known as FENG YUN SHAO
CTJ INVESTMENTS INC.
PLW INVESTMENT LTD.
JOHN DOE

Respondents

AFFIDAVIT

I, GEMMA POTTS, of 2900 – 733 Seymour Street, in the City of Vancouver, in the Province of British Columbia, AFFIRM THAT:

1. I am a legal assistant with the law firm of Owen Bird Law Corporation, solicitors for the petitioner, PACIFICA MORTGAGE INVESTMENT CORPORATION, and as such have personal knowledge of the matters and facts hereinafter deposed to, except where the same are stated to be based upon information and belief, and where so stated I verily believe the same to be true.
2. Capitalized terms are as defined in the petition.
3. Attached as Exhibit "A" are copies of the title searches for the Lands.

4. Attached as Exhibit "B" is a copy of a property tax certificate for the Lands.

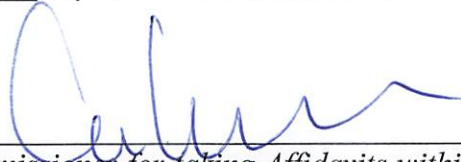
AFFIRMED BEFORE ME at the City of)
Vancouver, in the Province of British)
Columbia, this 14th day of FEBRUARY,)
2023.)

A Commissioner for taking Affidavits)
within British Columbia)

GEMMA POTTS)

ALAN A. FRYDENLUND, K.C.
Barrister & Solicitor
P.O. Box 1
2900-733 SEYMOUR STREET
VANCOUVER, B.C. V6B 0S6
(604) 691-7511

This is Exhibit "A" referred to in the Affidavit of GEMMA POTTS, affirmed before me in the City of Vancouver, in the Province of British Columbia, this 14th day of FEBRUARY, 2023.

A handwritten signature in blue ink, appearing to be 'C. L. ...', written over a horizontal line.

A Commissioner for taking Affidavits within British Columbia

TITLE SEARCH PRINT

File Reference: 22905-0454

Declared Value \$4560000

2023-02-11, 14:55:03⁴

Requestor: Anna Liguori

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CA7180081
From Title Number	CA4484060
Application Received	2018-11-08
Application Entered	2018-11-22
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	LINDA GI WASHINGTON, SALES ASSOCIATE 1376 WEST 26TH AVENUE VANCOUVER, BC V6H 2B1
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	024-010-499
Legal Description:	STRATA LOT 69 OF THE PUBLIC HARBOUR OF BURRARD INLET NEW WESTMINSTER DISTRICT STRATA PLAN LMS3057 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	
	HERETO IS ANNEXED EASEMENT BL388818 OVER PART OF LOT 1 PLAN LMP12354 SHOWN ON EXPLANATORY PLAN LMP35807
	HERETO IS ANNEXED EASEMENT BL427632 OVER PART (1165M2) PLAN LMP36278 AND PART (831M2) PLAN LMP36279 OF THE COMMON PROPERTY OF STRATA PLAN LMS3033
	HERETO IS ANNEXED EASEMENT BJ83814 OVER LOT 8 OF THE PUBLIC HARBOUR OF BURRARD INLET PLAN LMP12354

TITLE SEARCH PRINT

File Reference: 22905-0454

Declared Value \$4560000

2023-02-11, 14:55:03⁵

Requestor: Anna Liguori

Charges, Liens and Interests

Nature: COVENANT
Registration Number: BG374272
Registration Date and Time: 1993-10-15 14:55
Registered Owner: CITY OF VANCOUVER
HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA
Remarks: INTER ALIA
L.T.A. SEC. 215

Nature: STATUTORY RIGHT OF WAY
Registration Number: BL347880
Registration Date and Time: 1997-10-10 12:16
Registered Owner: BC TEL
Remarks: INTER ALIA
PLAN LMP35190

Nature: EASEMENT
Registration Number: BL388819
Registration Date and Time: 1997-11-18 12:57
Remarks: INTER ALIA
PART SHOWN ON EXPLANATORY PLAN LMP35807
APPURTENANT TO LOT 1 PLAN LMP12354

Nature: COVENANT
Registration Number: BL411970
Registration Date and Time: 1997-12-05 13:21
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA
PLAN LMP36095

Nature: MORTGAGE
Registration Number: CA7180083
Registration Date and Time: 2018-11-08 13:04
Registered Owner: PACIFICA MORTGAGE INVESTMENT CORPORATION
INCORPORATION NO. BC0477035
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7180084
Registration Date and Time: 2018-11-08 13:04
Registered Owner: PACIFICA MORTGAGE INVESTMENT CORPORATION
INCORPORATION NO. BC0477035
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 22905-0454

Declared Value \$4560000

2023-02-11, 14:55:03⁶

Requestor: Anna Liguori

Nature: MORTGAGE
Registration Number: CA7180085
Registration Date and Time: 2018-11-08 13:04
Registered Owner: CTJ INVESTMENTS INC.
INCORPORATION NO. BC0985326
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7180086
Registration Date and Time: 2018-11-08 13:04
Registered Owner: CTJ INVESTMENTS INC.
INCORPORATION NO. BC0985326
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7180718
Registration Date and Time: 2018-11-08 16:04
Remarks: INTER ALIA
GRANTING CA7180083 PRIORITY OVER CA7180085 AND
CA7180086

Nature: PRIORITY AGREEMENT
Registration Number: CA7180719
Registration Date and Time: 2018-11-08 16:04
Remarks: INTER ALIA
GRANTING CA7180084 PRIORITY OVER CA7180085 AND
CA7180086

Nature: MORTGAGE
Registration Number: CA7651464
Registration Date and Time: 2019-07-29 16:28
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7651465
Registration Date and Time: 2019-07-29 16:28
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA9970151
Registration Date and Time: 2022-05-31 14:28
Registered Owner: PACIFICA MORTGAGE INVESTMENT CORPORATION
INCORPORATION NO. BC0477035
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 22905-0454

Declared Value \$4560000

2023-02-11, 14:55:03⁷

Requestor: Anna Liguori

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

CERTIFICATE OF PENDING LITIGATION

CB224804

2022-09-15 16:21

PLW INVESTMENT LTD.

INCORPORATION NO. BC1189338

INTER ALIA

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference: 22905-0454

2023-02-11, 14:56:14⁸

Requestor: Anna Liguori

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CA7180082
From Title Number	CA4484061
Application Received	2018-11-08
Application Entered	2018-11-22
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	LINDA GI WASHINGTON, SALES ASSOCIATE 1376 WEST 26TH AVENUE VANCOUVER, BC V6H 2B1
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	024-010-502
Legal Description:	STRATA LOT 70 OF THE PUBLIC HARBOUR OF BURRARD INLET NEW WESTMINSTER DISTRICT STRATA PLAN LMS3057 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	
	HERETO IS ANNEXED EASEMENT BL388818 OVER PART OF LOT 1 PLAN LMP12354 SHOWN ON EXPLANATORY PLAN LMP35807
	HERETO IS ANNEXED EASEMENT BL427632 OVER PART (1165M2) PLAN LMP36278 AND PART (831M2) PLAN LMP36279 OF THE COMMON PROPERTY OF STRATA PLAN LMS3033
	HERETO IS ANNEXED EASEMENT BJ83814 OVER LOT 8 OF THE PUBLIC HARBOUR OF BURRARD INLET PLAN LMP12354

TITLE SEARCH PRINT

File Reference: 22905-0454

2023-02-11, 14:56:14⁹

Requestor: Anna Liguori

Charges, Liens and Interests

Nature: COVENANT
Registration Number: BG374272
Registration Date and Time: 1993-10-15 14:55
Registered Owner: CITY OF VANCOUVER
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Remarks: INTER ALIA
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Nature: EASEMENT
Registration Number: BL388819
Registration Date and Time: 1997-11-18 12:57
Remarks: INTER ALIA
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Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA
PLAN LMP36095

Nature: MORTGAGE
Registration Number: CA7180083
Registration Date and Time: 2018-11-08 13:04
Registered Owner: PACIFICA MORTGAGE INVESTMENT CORPORATION
INCORPORATION NO. BC0477035
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7180084
Registration Date and Time: 2018-11-08 13:04
Registered Owner: PACIFICA MORTGAGE INVESTMENT CORPORATION
INCORPORATION NO. BC0477035
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 22905-0454

2023-02-11, 14:56:14¹⁰
Requestor: Anna Liguori

Nature: MORTGAGE
Registration Number: CA7180085
Registration Date and Time: 2018-11-08 13:04
Registered Owner: CTJ INVESTMENTS INC.
INCORPORATION NO. BC0985326
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7180086
Registration Date and Time: 2018-11-08 13:04
Registered Owner: CTJ INVESTMENTS INC.
INCORPORATION NO. BC0985326
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7180718
Registration Date and Time: 2018-11-08 16:04
Remarks: INTER ALIA
GRANTING CA7180083 PRIORITY OVER CA7180085 AND
CA7180086

Nature: PRIORITY AGREEMENT
Registration Number: CA7180719
Registration Date and Time: 2018-11-08 16:04
Remarks: INTER ALIA
GRANTING CA7180084 PRIORITY OVER CA7180085 AND
CA7180086

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA9970151
Registration Date and Time: 2022-05-31 14:28
Registered Owner: PACIFICA MORTGAGE INVESTMENT CORPORATION
INCORPORATION NO. BC0477035
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

This is Exhibit "B" referred to in the Affidavit of GEMMA POTTS, affirmed before me in the City of Vancouver, in the Province of British Columbia, this 14th day of FEBRUARY, 2023.



A Commissioner for taking Affidavits within British Columbia

453 West 12th Avenue
Vancouver BC V5Y 1V4

CITY OF VANCOUVER
PROPERTY TAX CERTIFICATE

Printed: Feb 14, 2023
Number: 292094

Within Vancouver, call 3-1-2
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
22905-0454

Owner	Property
WASHINGTON, LINDA G 4491 CAMBIE ST VANCOUVER BC V5Z 2Y8	Folio: 573-114-98-0069 Pid: 024-010-499 Additional Pids: 024-010-502 Civic: 1203 535 NICOLA ST Legal: LOT 69 PLAN LMS3057 DISTRICT LOT PHBI NWD 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, STRATA LOT 70, PLAN LMS3057, DISTRICT LOT PHBI, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN Status: ACTIVE
	LTO No.: CA7180081 MHR No.:

2023 Assessments					
Value Set	Assessment Class	Value Type	Land	Improvements	Total
GENERAL	Residential	GROSS	3,960,000	988,000	4,948,000
GENERAL	Residential	EXEMPT	0	0	0
2022 Levies, Grants, Deferrals		Property Taxes Owing As At Feb 14, 2023		2023 Instalments	
Total Levy	18,694.96	Delinquent (2020)	0.00	Payments Made	0.00
Grant Available		Arrears 2 (2021)	0.00	Interest Earned	0.00
65 and over	0.00	Arrears (2022)	0.00	Adjustments	0.00
Under 65	0.00	Interest to Feb 14, 2023	0.00	Balance as at	
		Current (2023)	0.00	Feb 14, 2023	0.00
Grant Claimed	0.00		0.00		
Deferred	0.00	Penalties	467.35		
		Total Taxes Owing	467.35		
2023 Advance Levy	9,347.00				
(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.
ADDITIONAL SCHOOL TAX	Please note that this property will be subject to the Additional School Tax charged to residential properties with an assessment over \$3 million. Because of this, the 2022 taxes may not be indicative of the 2023 taxes for this property. Please be sure to include these new Additional School Taxes when predicting the 2023 tax levies.

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

IN THE SUPREME COURT OF BRITISH COLUMBIA

No. _____
Vancouver Registry

BETWEEN:

PACIFICA MORTGAGE INVESTMENT CORPORATION

Petitioner

AND:

LINDA GI WASHINGTON also known as SHAO QI WANG
AMY BARSHA WASHINGTON also known as FENG YUN SHAO
CTJ INVESTMENTS INC.
PLW INVESTMENT LTD.
JOHN DOE

Respondents

AFFIDAVIT

OWEN BIRD LAW CORPORATION

P.O. Box 1
Vancouver Centre II
2900 – 733 Seymour Street
Vancouver, BC V7B 0S6
Attention: Alan A. Frydenlund, K.C.
File No. 22905-0454
