



This is the 2nd affidavit
of Avic Arenas in this case
and was made on 29 / JUN / 2023

NO. H220369
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

AFFIDAVIT

I, **AVIC ARENAS**, of 250 Howe Street, 20th Floor, Vancouver, BC, Paralegal, SWEAR (OR AFFIRM) THAT:

1. I am employed by the law firm of Dentons Canada LLP, solicitors for Alvarez & Marsal Canada Inc., in its capacity as court appointed receiver and manager (the "**Receiver**"), and as such have personal knowledge of the matters herein deposed to, except those facts which I say are based upon information and belief and as to those facts I truly believe them to be true.
2. Now shown to me and attached hereto as **Exhibit "A"** is a copy of an offer to purchase the property that is located at 4883 Belmont Avenue, Vancouver, British Columbia, dated June 8, 2023, for the sum of \$22,800,000.00 (the "**Purchase Agreement**"), including Schedule A thereto.
3. Now shown to me and attached hereto as **Exhibit "B"** is a copy of the confirmation of payment of deposit pursuant to the Purchase Agreement, dated June 16, 2023.

4. Now shown to me and attached hereto as **Exhibit "C"** is a copy of a title search of PID 010-858-300.

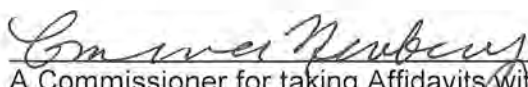
5. Now shown to me and attached hereto as **Exhibit "D"** is a copy of the marketing history report prepared by Malcom Hasman of Angell Hasman & Associates.

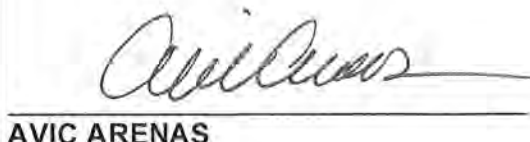
6. Now shown to me and attached hereto as **Exhibit "E"** are copies of titles searches of the following PIDs:

- (a) 030-879-451;
- (b) 030-879-469;
- (c) 030-880-033;
- (d) 030-880-068;
- (e) 030-880-076;
- (f) 030-880-084;
- (g) 030-880-114;
- (h) 030-880-696;
- (i) 030-880-645; and
- (j) 030-880-700.

7. Now shown to me and attached hereto as **Exhibit "F"** is an email from Lucya Kowaleski of Clark Wilson LLP, counsel to The Owners, Strata Plan EPS4950, sent on June 20, 2023, which I received a copy of.

SWORN (OR AFFIRMED) BEFORE ME at
Vancouver, BC, on 29/06/2023,


A Commissioner for taking Affidavits within
British Columbia


AVIC ARENAS

EMMA T.T.Y. NEWBERY
Barrister & Solicitor
DENTONS CANADA LLP
20th Floor, 250 Howe Street
Vancouver, B.C. V6C 3R8
Telephone (604) 687-4460

This is **Exhibit "A"** referred to in the affidavit of
Avic Arenas sworn before me at Vancouver, BC
this 29 day of June, 2023


A Commissioner for taking Affidavits
For British Columbia

EMMA T.T.Y. NEWBERY
Barrister & Solicitor
DENTONS CANADA LLP
20th Floor, 250 Howe Street
Vancouver, B.C. V6C 3R8
Telephone (604) 587-4460

INFORMATION ABOUT THE CONTRACT OF PURCHASE AND SALE RESIDENTIAL

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE CONTRACT AND SHOULD NOT AFFECT THE PROPER INTERPRETATION OF ANY OF ITS TERMS.

1. **CONTRACT:** This document, when signed by both parties, is a legally binding contract. READ IT CAREFULLY. The parties should ensure that everything that is agreed to is in writing.

Notwithstanding the foregoing, under Section 42 of the *Property Law Act* a purchaser of "residential real property" (as defined in the *Home Buyer Rescission Period Regulation*) that is not exempt may rescind (cancel) the Contract of Purchase and Sale by serving written notice to the seller within the prescribed period after the date that the acceptance of the offer is signed. If the buyer exercises their right of rescission within the prescribed time and in the prescribed manner, this Contract of Purchase and Sale will be of no further force and effect, except for provisions relating to payment of the deposits, if any.

2. **DEPOSIT(S):** In the *Real Estate Services Act*, under Section 28 it requires that money held by a brokerage in respect of a real estate transaction for which there is an agreement between the parties for the acquisition and disposition of the real estate be held by the brokerage as a stakeholder. The money is held for the real estate transaction and not on behalf of one of the parties. If a party does not remove one or more conditions, the brokerage requires the written agreement of both parties in order to release the deposit. If both parties do not sign the authorization to release the deposit, then the parties will have to apply to court for a determination of the deposit issue.

Notwithstanding the foregoing, if the buyer exercises their rescission rights under Section 42 of the *Property Law Act* and a deposit has been paid to the seller or the seller's brokerage or anyone else, the prescribed amount that the buyer is required to pay in connection with the exercise of their rescission right will be paid to the seller from the deposit and the balance, if any, will be paid to the buyer without any further direction or agreement of the parties.

3. **COMPLETION:** (Section 4) Unless the parties are prepared to meet at the Land Title Office and exchange title documents for the purchase price, it is, in every case, advisable for the completion of the sale to take place in the following sequence:

- (a) The buyer pays the purchase price or down payment in trust to the buyer's lawyer or notary (who should advise the buyer of the exact amount required) several days before the completion date and the buyer signs the documents.
- (b) The buyer's lawyer or notary prepares the documents and forwards them for signature to the seller's lawyer or notary who returns the documents to the buyer's lawyer or notary.
- (c) The buyer's lawyer or notary then attends to the deposit of the signed title documents (and any mortgages) in the appropriate Land Title Office.
- (d) The buyer's lawyer or notary releases the sale proceeds at the buyer's lawyer's or notary's office.

Since the seller is entitled to the seller's proceeds on the completion date, and since the sequence described above takes a day or more, it is strongly recommended that the buyer deposits the money and the signed documents at least two days before the completion date, or at the request of the conveyancer, and that the seller delivers the signed transfer documents no later than the morning of the day before the completion date.

While it is possible to have a Saturday completion date using the Land Title Office's electronic filing system, parties are strongly encouraged not to schedule a Saturday completion date as it will restrict their access to fewer lawyers or notaries who operate on Saturdays; lenders will generally not fund new mortgages on Saturdays; lenders with existing mortgages may not accept payouts on Saturdays; and other offices necessary as part of the closing process may not be open.

4. **POSSESSION:** (Section 5) The buyer should make arrangements through the REALTORS® for obtaining possession. The seller will not generally let the buyer move in before the seller has received the sale proceeds. Where residential tenants are involved, buyers and sellers should consult the *Residential Tenancy Act*.
5. **TITLE:** (Section 9) It is up to the buyer to satisfy the buyer on matters of zoning or building or use restrictions, toxic or environmental hazards, encroachments on or by the property and any encumbrances which are staying on title before becoming legally bound. It is up to the seller to specify in the contract if there are any encumbrances, other than those listed in section 9, which are staying on title before becoming legally bound. If you as the buyer are taking

INFORMATION ABOUT THE CONTRACT OF PURCHASE AND SALE RESIDENTIAL (continued)

out a mortgage, make sure that title, zoning and building restrictions are all acceptable to your mortgage company. In certain circumstances, the mortgage company could refuse to advance funds. If you as the seller are allowing the buyer to assume your mortgage, you may still be responsible for payment of the mortgage, unless arrangements are made with your mortgage company.

6. **CUSTOMARY COSTS:** (Section 15) In particular circumstances there may be additional costs, but the following costs are applicable in most circumstances:

Costs to be Borne by the Seller

Lawyer or notary Fees and Expenses:
- attending to execution documents

Costs of clearing title, including:

- investigating title,
- discharge fees charged by encumbrance holders,
- prepayment penalties.

Real Estate Commission (plus GST).

Goods and Services Tax (If applicable).

Costs to be Borne by the Buyer

Lawyer or notary Fees and Expenses:

- searching title,
- drafting documents.

Land Title Registration fees.

Survey Certificate (If required).

Costs of Mortgage, including:

- mortgage company's lawyer/notary,
- appraisal (If applicable),
- Land Title Registration fees.

Fire Insurance Premium.

Sales Tax (If applicable).

Property Transfer Tax.

Goods and Services Tax (If applicable).

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In addition to the above costs there maybe financial adjustments between the seller and the buyer pursuant to section 6 and additional taxes payable by one or more of the parties in respect of the property or the transaction contemplated hereby (eg. Empty Home Tax and Speculation Tax).

7. **CLOSING MATTERS:** The closing documents referred to in Sections 11, 11A and 11B of this contract will, in most cases, be prepared by the buyer's lawyer or notary and provided to the seller's lawyer or notary for review and approval. Once settled, the lawyers/notaries will arrange for execution by the parties and delivery on or prior to the completion date. The matters addressed in the closing documents referred to in sections 11A and 11B will assist the lawyers/notaries as they finalize and attend to various closing matters arising in connection with the purchase and sale contemplated by this contract.
8. **RISK:** (Section 16) The buyer should arrange for insurance to be effective as of 12:01 am on the completion date.
9. **FORM OF CONTRACT:** This Contract of Purchase and Sale is designed primarily for the purchase and sale of freehold residences. If your transaction involves: a house or other building under construction, a lease, a business, an assignment, other special circumstances (including the acquisition of land situated on a First Nations reserve), additional provisions, not contained in this form, may be needed, and professional advice should be obtained. In some instances, a Contract of Purchase and Sale specifically related to these circumstances may be available. Please check with your REALTOR® or legal professional for more information. A Property Disclosure Statement completed by the seller may be available.
10. **REALTOR® Code, Article 11:** A REALTOR® shall not buy or sell, or attempt to buy or sell an interest in property either directly or indirectly for himself or herself, any member of his or her immediate family, or any entity in which the REALTOR® has a financial interest, without making the REALTOR®'s position known to the buyer or seller in writing. Among the obligations included in Section 53 of the Real Estate Services Rules: If a licensee acquires, directly or indirectly, or disposes of real estate, or if the licensee assists an associate in acquiring, directly or indirectly, or disposing of real estate, the licensee must make a disclosure in writing to the opposite party before entering into any agreement for the acquisition or disposition of the real estate.
11. **RESIDENCY:** When completing their residency and citizenship status, the buyer and the seller should confirm their residency and citizenship status and the tax implications thereof with their lawyer/accountant.
12. **AGENCY DISCLOSURE:** (Section 21) All designated agents with whom the seller or the buyer has an agency relationship should be listed. If additional space is required, list the additional designated agents on an addendum to the Contract of Purchase and Sale.

BCREA
British Columbia
Real Estate AssociationTHE CANADIAN
BAR ASSOCIATION
British Columbia Branch**CONTRACT OF PURCHASE AND SALE**

BROKERAGE: Sutton Group - Vancouver First Realty DATE: June 8 2023
 ADDRESS: #205 - 2607 East 49th Avenue Vancouver BC V5S1J9 PHONE: (604) 434-8117
 PREPARED BY: Winnie Lam MLS® NO: R2782722



BUYER: 1419788 B.C. Ltd.

BUYER: _____

BUYER: _____

ADDRESS: on file
507-1283 Howe St, Vancouver, BC, V6Z 0E3, Canada.

FI _____ PC: _____

SELLER: ~~Alvarez & Marsal Canada Inc.~~  
 SELLER: Alvarez & Marsal Canada Inc. in its capacity as
 SELLER: Court Appointed Receiver of 1025332 B.C. LTD.,
 SELLER: 1025334 B.C. LTD., 1025336 B.C. LTD. and not in
 ADDRESS: its personal capacity.

PC: _____
 This may not be the Seller's address for the purpose of giving notice to exercise the Rescission Right. See address in Section 26.

PROPERTY:

4883

Belmont Avenue

UNIT NO.
Vancouver

ADDRESS OF PROPERTY

BC V6T 1A8

POSTAL CODE

CITY/TOWN/MUNICIPALITY
010-858-300

PID OTHER PID(S)

LOT 3, BLOCK 1, PLAN VAP6583, DISTRICT LOT 140, NEW WESTMINSTER LAND DISTRICT

LEGAL DESCRIPTION

The Buyer agrees to purchase the Property from the Seller on the following terms and subject to the following conditions:

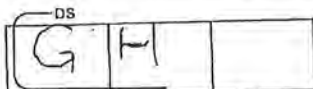
1. **PURCHASE PRICE:** The Purchase Price of the Property will be \$22,800,000.00
Twenty-Two Million Eight Hundred Thousand

_____ DOLLARS (Purchase Price)

and, If the Property is "residential real property" (as defined in the *Home Buyer Rescission Period Regulation*) that is not exempt from the Rescission Right (as defined below) and the Buyer exercises the Rescission Right the amount payable by the Buyer to the Seller will be \$ 57,000.00

- _____ (Rescission Amount). The parties acknowledge and agree that if the Buyer exercises the Rescission Right, the Buyer will pay (or cause to be paid) the Rescission Amount to the Seller promptly and in any event within 14 days after the Buyer exercises the Rescission Right.
2. **DEPOSIT:** A deposit of \$2,280,000.00 which will form part of the Purchase Price, will be paid **within 24 hours of acceptance** unless agreed as follows:
within 3 business days of acceptance by way of bank draft

All monies paid pursuant to this Section (Deposit) will be paid in accordance with Section 10 or by uncertified cheque



BUYER'S INITIALS



SELLER'S INITIALS

4883 Belmont Avenue

Vancouver

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PROPERTY ADDRESS

except as otherwise set out in this Section 2 and will be delivered in trust to Sutton Group Vancouver First Realty and held in trust in accordance with the provisions of the *Real Estate Services Act*. In the event the Buyer fails to pay the Deposit as required by this Contract, the Seller may, at the Seller's option, terminate this Contract. The party who receives the Deposit is authorized to pay all or any portion of the Deposit to the Buyer's or Seller's conveyancer (the "Conveyancer") without further written direction of the Buyer or Seller, provided that:

- A. the Conveyancer is a Lawyer or Notary;
- B. such money is to be held in trust by the Conveyancer as stakeholder pursuant to the provisions of the *Real Estate Services Act* pending the completion of the transaction and not on behalf of any of the principals to the transaction; and

The parties acknowledge and agree that if the Buyer exercises the Rescission Right within the prescribed period and in the prescribed manner and the Deposit has been paid by the Buyer, the prescribed amount that the Buyer is required to pay in connection with the exercise of the Rescission Right will be paid to the Seller from the Deposit and the balance of the Deposit, if any, will be paid to the Buyer, all without any further direction or agreement of the parties. If the Deposit is less than the prescribed amount required to be paid by the Buyer, the Buyer must promptly pay the shortfall to the Seller in accordance with the *Home Buyer Rescission Period Regulation* and this Contract of Purchase and Sale.

3. TERMS AND CONDITIONS: The purchase and sale of the Property includes the following terms and is subject to the following conditions:

- ☒ This contract of purchase and sale is subject to the Seller obtaining court approval for the sole benefit of the Seller.
- ☒ The Buyer(s) has received and is satisfied with the title search.
- ☒ The Buyer(s) accepts the property as is, where is.
- ☒ The Buyer(s) has received the Schedule A and agreed with all the terms. It is deemed to be incorporated into and form part of this contract.
- ☒ The Buyer(s) has received the expired survey provided by the listing agent.
- ☒ The Buyer(s) acknowledges that they have been advised to seek independent GST advice concerning the application of any tax to collect and/or remit GST exemptions or the right to apply for a rebate (if applicable). The purchase price does not include any applicable GST.
- ☒ The Seller(s) and Buyer(s) acknowledge that the real estate licensees are not qualified to give accounting or tax advice, and that any questions regarding legal documents, including charges registered against title, accounting or taxes payable should be answered by independent legal counsel and/or accountants. The Buyer(s) Seller(s) acknowledge that they have been advised to seek independent professional advice regarding this contract of purchase and sale and any and all related documentation.

☒ See the attached Schedule A.

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Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the *Real Estate Services Act*.

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BUYER'S INITIALS

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SELLER'S INITIALS

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Vancouver

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PROPERTY ADDRESS

4. **COMPLETION:** The sale will be completed on August 31, yr. 2023 (Completion Date) at the appropriate Land Title Office.
5. **POSSESSION:** The Buyer will have vacant possession of the Property at 11 o'clock a.m. on September 1, yr. 2023 (Possession Date) or, subject to the following existing tenancies, if any:
6. **ADJUSTMENTS:** The Buyer will assume and pay all taxes, rates, local improvement assessments, fuel utilities and other charges from, and including, the date set for adjustments, and all adjustments both incoming and outgoing of whatsoever nature will be made as of September 1, yr. 2023 (Adjustment Date).
7. **INCLUDED ITEMS:** The Purchase Price includes any buildings, improvements, fixtures, appurtenances and attachments thereto, and all blinds, awnings, screen doors and windows, curtain rods, tracks and valances, fixed mirrors, fixed carpeting, electric, plumbing, heating and air conditioning fixtures and all appurtenances and attachments thereto as viewed by the Buyer at the date of inspection, INCLUDING:
- _____
- _____
- _____
- _____
- BUT EXCLUDING:** _____
- _____
8. **VIEWED:** The Property and all Included Items will be in substantially the same condition at the Possession Date as when viewed by the Buyer on May 28, yr. 2023
9. **TITLE:** Free and clear of all encumbrances except subsisting conditions, provisos, restrictions exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, existing tenancies set out in Section 5, if any, and except as otherwise set out herein.
10. **TENDER:** Tender or payment of monies by the Buyer to the Seller will be by certified cheque, bank draft, wire transfer or Lawyer's/Notary's or real estate brokerage's trust cheque.
11. **DOCUMENTS:** All documents required to give effect to this Contract will be delivered in registrable form where necessary and will be lodged for registration in the appropriate Land Title Office by 4 pm on the Completion Date.
- 11A. **SELLER'S PARTICULARS AND RESIDENCY:** The Seller shall deliver to the Buyer on or before the Completion Date a statutory declaration of the Seller containing: (1) particulars regarding the Seller that are required to be included in the Buyer's Property Transfer Tax Return to be filed in connection with the completion of the transaction contemplated by this Contract (and the Seller hereby consents to the Buyer inserting such particulars on such return); (2) a declaration regarding the Vancouver Vacancy By-Law for residential properties located in the City of Vancouver; and (3) if the Seller is not a non-resident of Canada as described in the non-residency provisions of the *Income Tax Act*, confirmation that the Seller is not then, and on the Completion Date will not be, a non-resident of Canada. If on the Completion Date the Seller is a non-resident of Canada as described in the residency provisions of the *Income Tax Act*, the Buyer shall be entitled to hold back from the Purchase Price the amount provided for under Section 116 of the *Income Tax Act*.
- 11B. **GST CERTIFICATE:** If the transaction contemplated by this Contract is exempt from the payment of Goods and Services Tax ("GST"), the Seller shall execute and deliver to the Buyer on or before the Completion Date, an appropriate GST exemption certificate to relieve the parties of their obligations to pay, collect and remit GST in respect of the

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transaction. If the transaction contemplated by this Contract is not exempt from the payment of GST, the Seller and the Buyer shall execute and deliver to the other party on or before the Completion Date an appropriate GST certificate in respect of the transaction.

12. **TIME:** Time will be of the essence hereof, and unless the balance of the payment is paid and such formal agreements to pay the balance as may be necessary is entered into on or before the Completion Date, the Seller may, at the Seller's option, terminate this Contract, and, in such event, the amount paid by the Buyer will be non-refundable and absolutely forfeited to the Seller, subject to the provisions under the *Real Estate Services Act*, on account of damages, without prejudice to the Seller's other remedies.
13. **BUYER FINANCING:** If the Buyer is relying upon a new mortgage to finance the Purchase Price, the Buyer, while still required to pay the Purchase Price on the Completion Date, may wait to pay the Purchase Price to the Seller until after the transfer and new mortgage documents have been lodged for registration in the appropriate Land Title Office, but only if, before such lodging, the Buyer has: (a) made available for tender to the Seller that portion of the Purchase Price not secured by the new mortgage, and (b) fulfilled all the new mortgagee's conditions for funding except lodging the mortgage for registration, and (c) made available to the Seller, a Lawyer's or Notary's undertaking to pay the Purchase Price upon the lodging of the transfer and new mortgage documents and the advance by the mortgagee of the mortgage proceeds pursuant to the Canadian Bar Association (BC Branch) (Real Property Section) standard undertakings (the "CBA Standard Undertakings").
14. **CLEARING TITLE:** If the Seller has existing financial charges to be cleared from title, the Seller, while still required to clear such charges, may wait to pay and discharge existing financial charges until immediately after receipt of the Purchase Price, but in this event, the Seller agrees that payment of the Purchase Price shall be made by the Buyer's Lawyer or Notary to the Seller's Lawyer or Notary, on the CBA Standard Undertakings to pay out and discharge the financial charges, and remit the balance, if any, to the Seller.
15. **COSTS:** The Buyer will bear all costs of the conveyance and, if applicable, any costs related to arranging a mortgage and the Seller will bear all costs of clearing title.
16. **RISK:** All buildings on the Property and all other items included in the purchase and sale will be, and remain, at the risk of the Seller until 12:01 am on the Completion Date. After that time, the Property and all included items will be at the risk of the Buyer.
17. **PLURAL:** In this Contract, any reference to a party includes that party's heirs, executors, administrators, successors and assigns; singular includes plural and masculine includes feminine.
18. **REPRESENTATIONS AND WARRANTIES:** There are no representations, warranties, guarantees, promises or agreements other than those set out in this Contract and the representations contained in the Property Disclosure Statement if incorporated into and forming part of this Contract, all of which will survive the completion of the sale.
19. **PERSONAL INFORMATION:** The Buyer and the Seller hereby consent to the collection, use and disclosure by the Brokerages and by the Managing Broker(s), Associate Broker(s) and representative(s) of those Brokerages (collectively the "Designated Agent(s)") described in Section 21, the real estate boards of which those Brokerages and Licensees are members and, if the Property is listed on a Multiple Listing Service®, the real estate board that operates the Multiple Listing Service®, of personal information about the Buyer and the Seller:
 - A. for all purposes consistent with the transaction contemplated herein;
 - B. if the Property is listed on a Multiple Listing Service®, for the purpose of the compilation, retention and publication by the real estate board that operates the Multiple Listing Service® and other real estate boards of any statistics including historical Multiple Listing Service® data for use by persons authorized to use the Multiple Listing Service® of that real estate board and other real estate boards;

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- C. for enforcing codes of professional conduct and ethics for members of real estate boards; and
 D. for the purposes (and to the recipients) described in the British Columbia Real Estate Association's Privacy Notice and Consent form.

The personal information provided by the Buyer and Seller may be stored on databases outside Canada, in which case it would be subject to the laws of the jurisdiction in which it is located.

20. **ASSIGNMENT OF REMUNERATION:** The Buyer and the Seller agree that the Seller's authorization and instruction set out in Section 26(c) below is a confirmation of the equitable assignment by the Seller in the listing contract and is notice of the equitable assignment to anyone acting on behalf of the Buyer or Seller.

20A. **RESTRICTION ON ASSIGNMENT OF CONTRACT:** The Buyer and the Seller agree that this Contract: (a) must not be assigned without the written consent of the Seller; and (b) the Seller is entitled to any profit resulting from an assignment of the Contract by the Buyer or any subsequent assignee.

21. **AGENCY DISCLOSURE:** The Seller and the Buyer acknowledge and confirm as follows (initial appropriate box(es) and complete details as applicable):

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INITIALS

A. The Seller acknowledges having received, read and understood the BC Financial Services Authority (BCFSA) form entitled "Disclosure of Representation in Trading Services" and hereby confirms that the Seller has an agency relationship with Malcolm Hasman/ Jack Z. Liu PREC*
 DESIGNATED AGENT(S)

who is/are licensed in relation to Angell, Hasman & Associates (Malcolm Hasman) Realty Ltd.
 BROKERAGE

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INITIALS

B. The Buyer acknowledges having received, read and understood the BCFSA form entitled "Disclosure of Representation in Trading Services" and hereby confirms that the Buyer has an agency relationship with Winnie Lam/ Jing Xu
 DESIGNATED AGENT(S)

who is/are licensed in relation to Sutton Group Vancouver First Realty
 BROKERAGE

INITIALS

C. The Seller and the Buyer each acknowledge having received, read and understood the BCFSA form entitled "Disclosure of Risks Associated with Dual Agency" and hereby confirm that they each consent to a dual agency relationship with _____
 DESIGNATED AGENT(S)

who is/are licensed in relation to _____
 BROKERAGE

having signed a dual agency agreement with such Designated Agent(s) dated _____

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INITIALS

D. If only (A) has been completed, the Buyer acknowledges having received, read and understood the BCFSA form "Disclosure of Risks to Unrepresented Parties" from the Seller's agent listed in (A) and hereby confirms that the Buyer has no agency relationship.

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INITIALS

E. If only (B) has been completed, the Seller acknowledges having received, read and understood the BCFSA form "Disclosure of Risks to Unrepresented Parties" from the Buyer's agent listed in (B) and hereby confirms that the Seller has no agency relationship.

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BUYER'S INITIALS

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SELLER'S INITIALS

4883 Belmont Avenue

Vancouver

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PROPERTY ADDRESS

22. ACCEPTANCE IRREVOCABLE (Buyer and Seller):


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 BUYER'S INITIALS

The Seller and the Buyer specifically confirm that this Contract of Purchase and Sale, whether executed and sealed by hand or by digital or electronic signature and seal, or otherwise, is hereby executed under seal, which is evidenced by each of the Buyer and the Seller making the deliberate, intentional and conscious act of inserting their initials (whether by hand or electronically) in the appropriate space provided beside this Section 22. The parties intend that the act of inserting their initials as set out above is to have the same effect as if this Contract of Purchase and Sale had been physically sealed by wax, stamp, embossing, sticker or any other manner. It is agreed and understood that, without limiting the foregoing, the Seller's acceptance is irrevocable including without limitation during the period prior to the date specified for the Buyer to either:

- A. fulfill or waive the terms and conditions herein contained; and/or
- B. exercise any option(s) herein contained.

23. **DISCLOSURE OF BUYER'S RESCISSION RIGHT** The Seller and the Buyer hereby acknowledge that, unless the Property is exempt from the Rescission Right, the Buyer is entitled pursuant to Section 42(1) of the *Property Law Act* (British Columbia) to rescind (cancel) this Contract of Purchase and Sale by serving written notice of the rescission on the Seller within the prescribed period and in the prescribed manner (the "Rescission Right") and the parties hereby acknowledge the following:

- A. the Buyer cannot waive the Rescission Right;
- B. the Rescission Right may only be exercised by the Buyer giving notice on any day within three (3) business days (being any day other than a Saturday, a Sunday or a holiday in British Columbia) after the Final Acceptance Date (defined below);
- C. If the Buyer exercises the Rescission Right, the Buyer must promptly pay to the Seller the Rescission Amount, being 0.25% of the Purchase Price, as calculated and set out in Section 1 of this Contract of Purchase and Sale.
- D. If the Buyer has paid a Deposit, the Rescission Amount will be promptly paid from the Deposit and the balance of the Deposit, if any, will be paid to the Buyer, all without any further direction or agreement of the parties. If the Deposit is less than the Rescission Amount, the Buyer will be required to pay the shortfall; and
- E. the following are exempt from the Rescission Right:
 - (i) residential real property that is located on leased lands;
 - (ii) a leasehold interest in residential real property;
 - (iii) residential real property that is sold at auction;
 - (iv) residential real property that is sold under a court order or the supervision of the court; and
 - (v) a Contract of Purchase and Sale to which Section 21 of the *Real Estate Development Marketing Act* applies.

The Buyer and the Seller each acknowledge that the foregoing constitutes disclosure made pursuant to Section 57.1 of the Real Estate Services Rules.


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 BUYER'S INITIALS


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 SELLER'S INITIALS

24. **THIS IS A LEGAL DOCUMENT. READ THIS ENTIRE DOCUMENT AND INFORMATION PAGE BEFORE YOU SIGN.**


 DS
 G H
 BUYER'S INITIALS


 DS
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 SELLER'S INITIALS

4883 Belmont Avenue

Vancouver

BC V6T 1A8 PAGE 7 of 7 PAGES

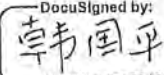
PROPERTY ADDRESS

25. **OFFER:** This offer, or counter-offer, will be open for acceptance until 8 o'clock P.m. on June 13, yr. 2023 (unless withdrawn in writing with notification to the other party of such revocation prior to notification of its acceptance), and upon acceptance of the offer, or counter-offer, by accepting in writing and notifying the other party of such acceptance, there will be a binding Contract of Purchase and Sale on the terms and conditions set forth.

If the Buyer is an individual, the Buyer declares that they are a Canadian citizen or a permanent resident as defined in the *Immigration and Refugee Protection Act*:

YES ☒ ☐ ☐ INITIALS

NO ☐ ☐ ☐ INITIALS

DocuSigned by:

 46BF08D02050489...

BUYER
 1419788 B.C. Ltd.
 PRINT NAME

WITNESS

BUYER

PRINT NAME

WITNESS

BUYER

PRINT NAME

WITNESS

26. **ACCEPTANCE:** The Seller (a) hereby accepts the above offer and agrees to complete the sale upon the terms and conditions set out above, (b) agrees to pay a commission as per the Listing Contract, and (c) authorizes and instructs the Buyer and anyone acting on behalf of the Buyer or Seller to pay the commission out of the proceeds of sale and forward copies of the Seller's Statement of Adjustments to the Cooperating/Listing Brokerage, as requested forthwith after Completion. Seller's acceptance is dated 13/June/2023, yr. _____

The Seller declares their residency:

RESIDENT OF CANADA

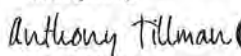
☐ ☐ ☐ INITIALS

NON-RESIDENT OF CANADA

☐ ☐ ☐ INITIALS

as defined under the *Income Tax Act*.

DocuSigned by:


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SELLER

SELLER

SELLER

~~Alvarez & Hernandez Canada Inc.~~
 Alvarez & Hernandez Canada Inc. in its
 capacity as Court Appointed Receiver of
 025332 B.C. LTD., 1025334 B.C. LTD.,
 025336 B.C. LTD. and not in its
 personal capacity.

PRINT NAME

WITNESS

PRINT NAME

WITNESS

NOTICE FOR BUYER'S RESCISSION RIGHT: If the Buyer is entitled to exercise the Rescission Right, the Seller's mailing address, email address and/or fax number for notice of rescission is as follows:

Attention: _____

Address: _____

Email: _____ Fax: _____

Any notice of rescission given by the Buyer will be deemed to have been delivered on the day it was sent if delivered in accordance with the Home Buyer Rescission Period Regulation.

The date of acceptance of this contract is 13/June/2023 (the "Final Acceptance Date") and, if applicable, the date by which the Buyer must exercise the Rescission Right, is _____.

*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

BC2057 REV. JAN 2023

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PLW Investment Ltd. v. 1025332 B.C. Ltd. et al;
SCBC Vancouver Registry No. H220369

SCHEDULE "A"
(Court Approved Sale)

DATE: [] 13/June/2023

The following terms replace, modify, and where applicable override the terms of the attached contract of purchase and sale (the "**Contract**"). Where a conflict arises between the terms of this Schedule and the Contract, the terms of this Schedule will apply.

1. The vesting order will describe the Buyer exactly as the Buyer appears at the upper left on the first page of the Contract, so the Buyer as described at the upper left on the first page of the Contract will appear as the owner of the Property after completion of the sale. The Seller will not be bound by any term in the Contract describing the Buyer otherwise, or allowing the Buyer to complete the sale with a different name.
2. The references in this Schedule to specific clauses in the Contract are references to the clause numbers in the standard form MLS contracts of purchase and sale (the "**MLS Contract**") used by the Chilliwack, Fraser Valley and Vancouver Real Estate Associations. If the Contract has different clause numbers than those contained in the MLS Contract, the terms of this Schedule will apply with the necessary changes and with equal effect notwithstanding the different clause numbers.
3. All references to the "**Property**" in the Contract and in this Schedule will be read as references to:
4883 Belmont Ave, Vancouver, BC, V6T 1A8
[]
4. All references to the "**Seller**" in the Contract and in this Schedule will be read as references to Alvarez & Marsal Canada Inc., in its capacity as court appointed receiver and manager (the "**Receiver**"), the party having conduct of sale of the Property pursuant to a Receivership Order, granted on October 27, 2022 and amended November 7, 2022 (the "**Receivership Order**"), by the Supreme Court of British Columbia in proceedings commenced in the Vancouver Registry, Proceeding No. H220369 (the "**Proceedings**").
5. This Contract may be terminated at the Seller's sole option if at any time:
 - (a) if the Receiver is discharged as receiver on or before the Closing Date, or if the Receivership Order is stayed at the time of the Closing Date; or
 - (b) the Seller determines it is inadvisable to present the offer to the Court, andIn any such event the Seller shall have no further obligations or liability to the Buyer under the Contract or otherwise.
6. **Clause 3** (Terms and Conditions) of the Contract is deleted and replaced by the following:
 - (a) Schedule A to this contract of purchase and sale is included and forms a part of this contract;

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- (b) This contract of purchase and sale is subject to court approval. This condition is for the sole benefit of the Seller;
- (c) This contract of purchase and sale is subject to the Buyer delivering to the Seller, on or before the Completion Date, a statutory declaration, made by each Buyer, stating that such Buyer is not a "non-Canadian" as defined in the *Purchase of Residential Property by Non-Canadians Act*, S.C. 2022, c. 10, s. 235 (the "**PSPNCA**"), or that the purchase of the Property by the Buyers is otherwise exempt from Section 4 of the PSPNCA. This condition is for the sole benefit of the Seller; and
- (d) Each condition, if so indicated, is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefitting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the Real Estate Services Act.

7. The following is added to **Clause 5** (Possession) of the Contract:

If the Property is occupied by anyone, then the Seller, while still required to deliver vacant possession to the Buyer, may wait to deliver vacant possession until after conclusion of the Seller's enforcement of a court order for vacant possession. The Buyer acknowledges that if vacant possession is unavailable on the Possession Date, then the Buyer must complete the purchase of the Property in any event in accordance with the terms of this Contract and allow the Seller a reasonable period of time thereafter to deliver vacant possession through writ of possession or such other lawful enforcement means as the Seller considers advisable. In such event the Buyer agrees that the Seller shall not be liable to the Buyer for any losses or damages arising or related in any way to the Seller's failure to deliver vacant possession to the Buyer on the Possession Date.

8. **Clause 7** (Included Items) of the Contract is deleted and replaced by the following:

- (a) The assets to be purchased under this contract do not include any personal property or chattels;
- (a) The Buyer accepts the Property "**as is, where is**" as of the Possession Date and saves the Seller harmless from all claims resulting from or relating to the age, fitness, condition, zoning, lawful use, or circumstances and location of the Property, and agrees to accept the Property subject to any outstanding work orders or notices or infractions as to the date of closing and subject to the existing municipal or other governmental by-laws, restrictions or orders affecting its use, including subdivision agreement and easements; and
- (b) The Buyer acknowledges that although home warranty insurance coverage may be required under the provisions of the *BC Homeowner Protection Act* in respect of the Property, the Seller shall have no obligation to arrange such coverage. The Buyer accepts and assumes the obligation to acquire such insurance coverage in the event it is required. If the Property is a "new home" (as defined in the *BC Homeowner Protection Act*) then the Buyer will provide the Homeowner Protection Office (the "**HPO**"), prior to approval of this offer by the Court, with evidence satisfactory to the HPO that the Buyer

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- 3 -

or the Buyer's residential builder has arranged or will arrange coverage for the Property by home warranty insurance provided by a home warranty provider. The Seller's obligation to complete a sale of the Property to the Buyer is conditional on the Buyer complying with the foregoing. The Seller shall have no further obligations or liability to the Buyer under the Contract or otherwise in respect of *BC Homeowner Protection Act* or arising from any omission to acquire home warranty insurance coverage and the Buyer exclusively accepts and assumes all risks of loss or damage arising from any omission to acquire home warranty insurance coverage.

9. **Clause 8** (Viewed) is deleted and replaced by the following:

The Property is being purchased "as is - where is" as of the Possession Date, and without limitation to the foregoing, without any representation or warranty as to the age, fitness, condition, zoning, lawful use, or circumstances and location of the Property, and agrees to accept the Property subject to any outstanding work orders or notices or infractions as to the date of closing and subject to the existing municipal or other governmental bylaws, restrictions or orders affecting its use, including subdivision agreement and easements. The Seller makes no representation or warranty that any personal property located at, related to or derived from the Property is owned by the registered owner(s) of the Property.

10. **Clause 9** (Title) of the Contract is deleted and replaced by the following:

Title: Free and clear of all encumbrances of the parties to the Proceedings, in accordance with a vesting order to be made in the Proceedings except: subsisting conditions, provisos, restrictions, exceptions and reservations, including royalties contained in the original grant or contained in any other grant or disposition from the Crown registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, existing tenancies, if any, and except as otherwise set out herein.

11. **Clause 10** (Tender) of the Contract is deleted and replaced by the following:

Tender or payment of monies by the Buyer to the Seller will be by certified cheque or bank draft.

12. **Clause 12** (Time) of the Contract is deleted and replaced by the following:

Time will be of the essence hereof, and unless the balance of the cash payment is paid and such formal agreement to pay the balance as may be necessary is entered into on or before the Completion Date, the Seller may at the Seller's option either terminate or reaffirm this Contract, and in either event the amount paid by the Buyer, including without limitation the deposit, will be absolutely forfeited to the Seller on account of damages without prejudice to the Seller's other remedies.

13. No property condition disclosure statement concerning the Property forms part of the Contract whether or not such a statement is attached to it.

14. **Clause 24** (Acceptance) of the Contract is deleted and replaced by the following:

- 4 -

The acceptance of this offer by the Seller is pursuant to a Receivership Order in respect of the Property and not as owner of the Property. The acceptance of this offer by the Seller is subject to the approval of the Supreme Court of British Columbia ("**Court**") and will become effective from the time an order is made approving this offer. The Seller hereby advises the Buyer that the Seller's obligations in connection with this offer, until it is approved by the Court are limited to putting this offer before the Court. Thereafter, the Seller is subject to the jurisdiction and discretion of the Court to entertain other offers and to any further orders the Court may make regarding the Property. Given the Seller's position and the Seller's relationship to other parties in the Proceedings, the Seller may be compelled to advocate that the Court consider other offers in order to obtain the highest price for the Property. The Seller gives no undertaking to advocate the acceptance of this offer. In that regard, the Buyer must make its own arrangements to support this offer in court. The Buyer also acknowledges and agrees that the normal and expected practice of the Court on an application for an Order approving a sale, when faced with more than one bid, is to direct all bidders (including the original bidder) to then each submit one final bid in a judicial sealed bid auction. The Buyer further acknowledges that the Court has jurisdiction to deviate from the normal and expected practice when faced with more than one bid and all bidders (including the original bidder) are subject to the direction of the Court with respect to any other method for submitting and considering bids which may be directed by the Court from time to time. The Buyer further acknowledges and agrees that such a sealed bid auction (or any other practice as may be directed by the Court from time to time if deviating from the normal and expected practice) may well result on an application to Court for an Order approving this offer.

15. The Seller is not and will not be liable to the Buyer nor to anyone claiming by, through or under the Buyer for any damages, costs or expenses for damage caused to the Lands by the registered owner of the Lands or their tenants, guests, assigns, agents or by persons unknown.
16. The Seller makes no representations as to residency of the registered owner(s) of the Property and will make no representations or declarations at closing. The Buyer represents and agrees that: (i) it has made its own reasonable inquiries as to the residency of the registered owner(s); (ii) it has no reason to believe the registered owner(s) is/are not resident in Canada; and (iii) it will pay the Seller the adjusted full purchase price owing on completion of the sale under the Contract without holdback under s.116 of the *Income Tax Act* or related sections.
17. The Buyer acknowledges and agrees that time will be of the essence hereof, and unless the balance of the cash payment is paid and such format agreement to pay the balance as may be necessary is entered into on or before the Completion Date, the seller may at its option either terminate or reaffirm this Contract, and in either event the amount paid by the Buyer, including without limitation the deposit, will be absolutely forfeited to the Seller on account of damages, and not in substitution therefore, without prejudice to the Seller's other remedies.
18. The Buyer acknowledges and agrees that it is acquiring the Property on an "as is, where is" basis, without any representation or warranty on the part of the Seller. The Seller shall not be required to provide any certificate or statutory declaration in respect of any fact or matter related to the Property. The Seller may, at the request of the Buyer, request that the registered owner provide a certificate or statutory declaration in respect of any fact or matter related to the Property, but delivery of such shall not be a condition to closing.

- 5 -

19. The Seller may, at its sole discretion, extend the Completion Date by up to ten days.

BUYERS:

DocuSigned by:
[Signature]
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Witness

[NAME OF BUYER HERE] 1419788 B.C. Ltd

Witness

[NAME OF BUYER HERE]

Alvarez & Marsal Canada Inc. in its capacity as
Court Appointed Receiver of 1025332 B.C. LTD.,
1025334 B.C. LTD., 1025336 B.C. LTD. and not in its
personal capacity.

SELLER:

~~ALVAREZ & MARSAL CANADA INC., solely in
its capacity as court appointed receiver and
manager, and not in its personal capacity.~~

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[Signature] H

DocuSigned by:

[Signature]
AA0A9CF532EB41D...

Witness

Per:



PRIVACY NOTICE AND CONSENT

To help you sell, buy or lease real estate, REALTORS®, brokerages and real estate boards need to collect, use and disclose some of your personal information. This form provides you with information about, and obtains your consent to, such information handling practices.

DEFINITIONS

Personal Information means any identifiable information about you, including your name, address, phone number, financial information and may include information about your property (such as listing and selling price, lease rate, listing term, etc.).

A **REALTOR®** is a member of a real estate board, the British Columbia Real Estate Association (BCREA) and of The Canadian Real Estate Association (CREA). REALTORS® in BC are licensed under the *Real Estate Services Act*. **Brokerage** refers to the real estate company where your REALTOR® is licensed. The **boards** are British Columbia real estate boards that are members of BCREA. REALTORS® provide MLS® services, which are professional services to effect the purchase and sale of real estate as part of a co-operative selling system, otherwise known as an MLS® System. A **MLS® System** is a member-to-member cooperative selling system for the purchase, sale or lease of real estate that is owned or controlled by a board, includes an inventory of listings of participating REALTORS®, and ensures a certain level of accuracy of information, professionalism, and cooperation amongst REALTOR® members.

How is my personal information collected?

Most personal information will be collected directly from you through the contracts and other documents you fill out (e.g., Multiple Listing Contract, Contract of Purchase and Sale, Offer to Lease, seller's Property Disclosure Statement) and through discussions you have with the REALTOR® to whom you are giving this consent. Some information may be collected from other sources such as government departments and agencies (e.g., Land Title Offices, BC Assessment), financial institutions and mortgage brokers.

To whom may my personal information be disclosed?

Your information may be disclosed to (or may be accessible by) the boards and their staff and members, other REALTORS® and their clients, government departments and agencies, financial institutions, legal advisors, service providers, BCREA, the BC Financial Services Authority (BCFSA), CREA and members of the public, for the purposes described below.

Not all of your information will be accessible to each of the above-mentioned entities. For example, once the listing term has ended, the general public will not have access to your information, unless it is otherwise available through public registries or publications (e.g., Land Title Offices, BC Assessment, REALTOR.ca).

Your personal information may be transferred to or stored in a foreign country, in which case the governments, courts, law enforcement, or regulatory agencies of that country may be able to obtain access to your personal information through the laws of that foreign country.

Why is my personal information collected, used and disclosed?

Your personal information may be collected, used and disclosed for some or all of the primary uses set out below.

- 1a) To list/market your property on the MLS® System in accordance with the terms and conditions of the MLS® System and the boards.
- 1b) To allow members of real estate boards (including REALTORS® and appraisers) to value your property.
- 1c) To market your property through any other media (both print and electronic).
- 1d) To help you locate a suitable property to buy or lease.

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INITIALS

- 1e) To facilitate the purchase and sale or lease transaction both before and after the completion of your transaction or entering into of your lease (including by cooperating with financial institutions, legal advisors, government departments and agencies and third parties engaged in connection with the purchase and sale or lease transaction, such as photographers, appraisers and other service providers, and by communicating with you to coordinate any of the foregoing or to ensure your satisfaction with any of the foregoing and the real estate services provided to you in connection with the transaction)
- 1f) To allow the boards (including REALTORS®) to compile current and historical statistics on sales and property prices and lease rates, and to conduct comparative market analyses. Information about your property will be retained in the MLS® System and handled in accordance with its and the boards' terms and conditions, and published by the boards from time to time for these purposes after your property has sold or leased or your listing has expired (if you are a seller/landlord) and after you have purchased or leased your property (if you are a buyer/tenant).
- 1g) To enforce codes of professional conduct and ethics for REALTORS® (by cooperating with the boards, BCREA, BCFSA, CREA and other regulatory bodies).
- 1h) To comply with legal requirements and to act pursuant to legal authorizations.

The above-mentioned primary uses are a necessary part of your relationship with the REALTOR® to whom you are giving this consent.

Will my personal information be collected, used and disclosed for any other purposes?

Your personal information may also be collected, used and disclosed for the secondary uses set out below. These secondary uses are optional. If you do not want your personal information used or disclosed for any of these secondary uses, you may opt out of granting consent to any of them by initialing the "Opt Out" box(es) to the right of the secondary use(s) to which you do not want to consent.

- 2a) The REALTOR® to whom you are giving this consent (or their brokerage) may communicate with you in the future to determine whether you require additional real estate services.
- 2b) The REALTOR® to whom you are giving this consent (or their brokerage) may communicate with you to provide information about other products or services that may interest you.
- 2c) Other REALTORS® may communicate with you to determine if you require additional real estate services.
- 2d) The boards, and other REALTORS® or their brokerage (and survey firms on their behalf) may communicate with you to participate in surveys.

OPT OUT

INITIALS

You may withdraw your consent to any or all of the secondary uses in the future by contacting the REALTOR® to whom you are giving this consent or that REALTOR®'s board's privacy officer.

Contact information for all boards can be obtained from BCREA (website www.bcrea.bc.ca or telephone 604.683.7702).

ACKNOWLEDGEMENT

I / We consent to the collection, use and disclosure of personal information as described in this Privacy Notice and Consent form.

1419788 B.C. Ltd.

DocuSigned by:

PRINT NAME

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SIGNATURE

JUNE 8 2023

DATE

Winnie Lam/ Jing Xu

REALTOR®

PRINT NAME

SIGNATURE

DATE

Sutton Group - Vancouver First Realty

BROKERAGE

PRINT NAME

SIGNATURE

DATE

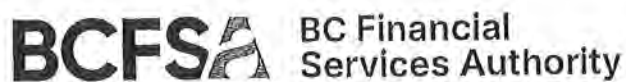
*PREC represents Personal Real Estate Corporation

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BC1002 REV. JAN 2023

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Your Relationship with a Real Estate Professional

Real estate professionals have a regulatory requirement to present you with this consumer information before providing services to you.

This information explains the different relationships you can have with a real estate professional to buy, sell or lease property. Before you disclose confidential information to a real estate professional regarding a real estate transaction, you should understand what type of business relationship you have with that individual.

You can work with a real estate professional in one of the following ways:

AS A CLIENT

If you are the client of a real estate professional, they work on your behalf. The real estate professional representing you has special legal duties to you, including:

- **Loyalty.** They will act only in your best interests.
- **Full disclosure.** They must tell you everything they know that might influence your decision in a transaction.
- **Avoid conflicts of interest.** They must avoid any situation that would affect their duty to act in your best interests.
- **Confidentiality.** They must not reveal your private information without your permission, even after your relationship ends. That includes:
 - your reasons for buying, selling or leasing
 - your minimum/maximum price
 - any preferred terms and conditions you may want to include in a contract

When you become a client, you may be asked to sign a written agreement setting out your and the real estate professional's responsibilities.

AS A NON-CLIENT

A real estate professional who is not representing you as a client does not owe you special legal duties:

- **No loyalty.** They may be representing a client with competing interests to yours in a transaction. They must be loyal to their client, not you.
- **No duty of full disclosure.** They do not have a duty to give you all relevant information.
- **No duty to avoid conflicts.** They are not acting in your interests.
- **No confidentiality.** They must share any information you tell them with their clients in a transaction.

As a non-client, a real estate professional may give you only limited services.

Whenever a real estate professional works with you in a real estate transaction, whether you are their client or not, they have a responsibility to act honestly and with reasonable care and skill.

Did you know buyers have a right to cancel a contract to purchase some types of residential real property in B.C.?
To learn more about the Home Buyer Rescission Period, visit www.bcfesa.ca or talk to your real estate licensee, a lawyer, or a notary.

Your Relationship with a Real Estate Professional

DISCLOSURE OF REPRESENTATION IN TRADING SERVICES

This is a required disclosure form in compliance with sections 54 of the Real Estate Services Rules. Your real estate professional must present the Your Relationship with a Real Estate Professional Information page to you along with this disclosure form.

REAL ESTATE PROFESSIONAL DISCLOSURE DETAILS

I disclose that I am (check one):

- ☒ representing you as my client
☐ not representing you as a client

Jing Xu/ Winnie Lam

Name

Team name and members, if applicable. The duties of a real estate professional as outlined in this form apply to all team members.

Sutton Group Vancouver First Realty

Brokerage

Signature

Date

Notes:

CONSUMER ACKNOWLEDGMENT:

This is NOT a contract

I acknowledge that I have received the Your Relationship with a Real Estate Professional consumer information page and this disclosure form.

1419788 B.C. Ltd.

Name (optional)

[G H]

Initials (optional)

6/8/2023

Date

Name (optional)

Initials (optional)

Date

A copy of this disclosure is not required to be provided to BC Financial Services Authority unless it is specifically requested.



TEAM DISCLOSURE APPENDIX A

Property Address:

4883 BELMONT AVENUE, VANCOUVER, B.C.

In accordance with the British Columbia Financial Services Authority Rules, Section 54 which requires the names of all licensed members of a 'Real Estate Team' be disclosed to the Seller(s) and/or the Buyer(s).

The following REALTORS are Designated Agents for the Seller(s) ☐ or Buyer(s) ☒.

TEAM NAME: The Winning Team

Team Members:

- | | | |
|------------------------|------------------------|-----------------------|
| 1. Winnie Lam | 2. Edgar Sung | 3. Angela Cheng PREC* |
| 4. Jessica Tam PREC* | 5. Terence Leung PREC* | 6. Daniel Pang PREC* |
| 7. Jerry Park | 8. Leo Zhao PREC* | 9. Amy Liu |
| 10. Helena Zhang PREC* | 11. Vincent Pang | 12. Chen Zhao PREC* |
| 13. Man Ni Kwok | 14. Cynthia Huang | |

Alvarez & Marsal Canada Inc. in its capacity as Court Appointed Receiver of 1025332 B.C. LTD., 1025334 B.C. LTD., 1025336 B.C. LTD. and not in its personal capacity.

DocuSigned by:
Anthony Tillman
(Seller's Signature)

(Seller's Signature)

13/June/2023
Date:

(Seller's Witness Signature)

DocuSigned by:
卓韦国平
(Buyer's Signature)

(Buyer's Signature)

Date:

(Buyer's Witness Signature)

PREC* - Denotes – Personal Real Estate Corporation

TITLE SEARCH PRINT

File Reference: MHASMAN/ J LIU

Declared Value \$15000000

2023-05-18, 10:45:39

Requestor: Debbie Heffel

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

VANCOUVER

VANCOUVER

Title Number

From Title Number

CA4259019

BT349562

Application Received

2015-02-27

Application Entered

2015-03-04

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

1025332 B.C. LTD., INC.NO. BC1025332

501- 1195 WEST BROADWAY

VANCOUVER, BC

V6H 3X5

Taxation Authority

Vancouver, City of

Description of Land

Parcel Identifier:

010-858-300

Legal Description:

LOT 3 BLOCK 1 DISTRICT LOT 140 PLAN 6583

Legal Notations

SUBJECT TO PROVISOS, SEE CROWN GRANT 70613K

Charges, Liens and Interests

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

MORTGAGE

CA7267442

2018-12-21 11:26

PLW INVESTMENT LTD.

INCORPORATION NO. BC1189338

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

ASSIGNMENT OF RENTS

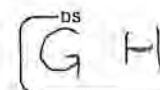
CA7267443

2018-12-21 11:26

PLW INVESTMENT LTD.

INCORPORATION NO. BC1189338

INTER ALIA



2023-05-18, 10:45:39
Requestor: Debbie Heffel

TITLE SEARCH PRINT

File Reference: MHASMAN/ J LIU
Declared Value \$15000000

Nature: MORTGAGE
Registration Number: CA7651499
Registration Date and Time: 2019-07-29 16:35
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Remarks: INTER ALIA
MODIFIED BY CA8410387

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7651500
Registration Date and Time: 2019-07-29 16:35
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA8340747
Registration Date and Time: 2020-08-04 09:43
Registered Owner: CITY OF VANCOUVER

Nature: PRIORITY AGREEMENT
Registration Number: CA8340748
Registration Date and Time: 2020-08-04 09:43
Remarks: GRANTING CA8340747 PRIORITY OVER CA7267442,
CA7267443, CA7651499 AND CA7651500

Nature: MODIFICATION
Registration Number: CA8410387
Registration Date and Time: 2020-09-03 16:50
Remarks: INTER ALIA
MODIFICATION OF CA7651499

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB224804
Registration Date and Time: 2022-09-15 16:21
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Remarks: INTER ALIA

DS
G H

Duplicate Infeasible Title

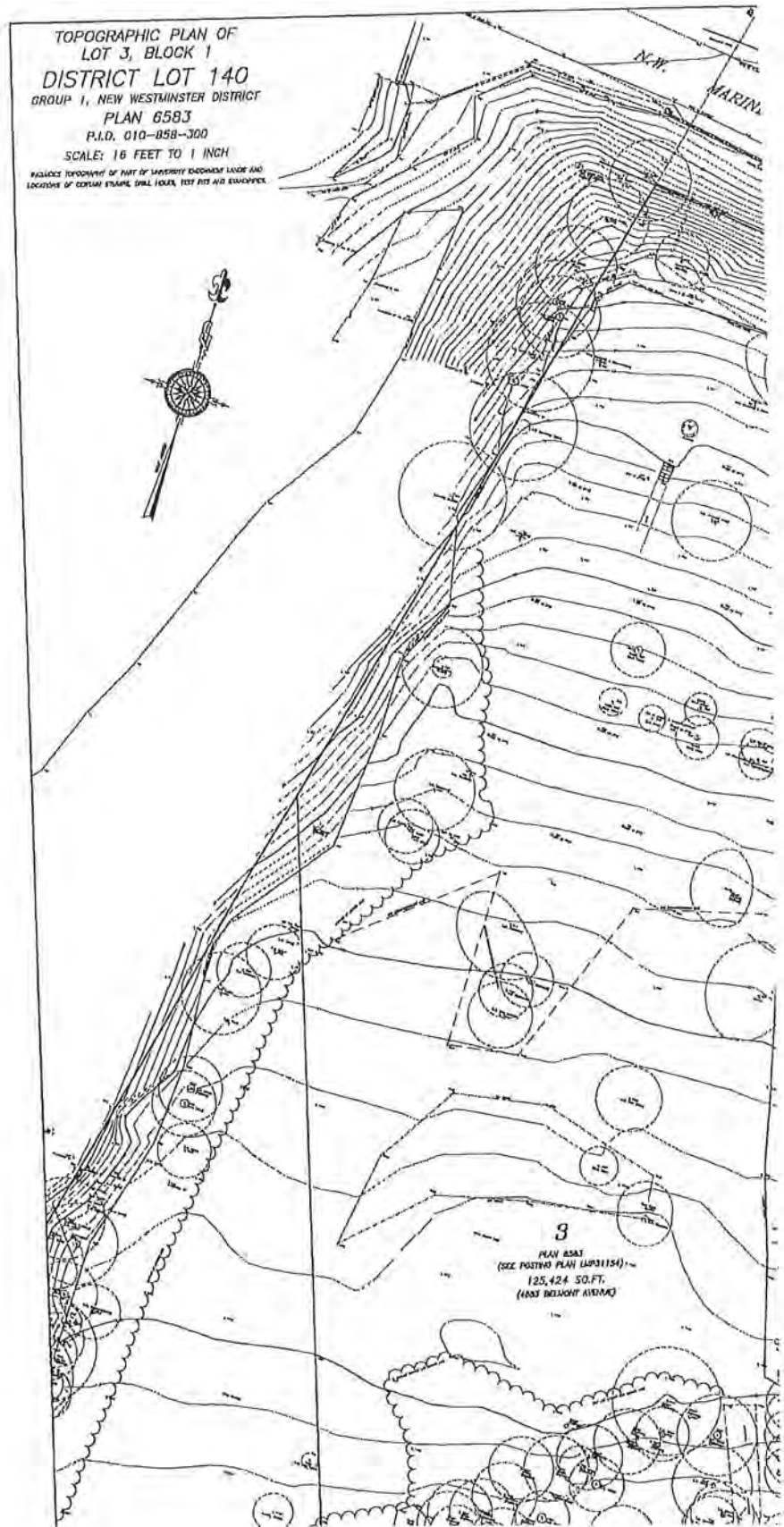
NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE



BCFSA BC Financial Services Authority / Disclosure of Remuneration

WHEN A REAL ESTATE LICENSEE ANTICIPATES RECEIVING REMUNERATION* AS A RESULT OF PROVIDING REAL ESTATE SERVICES TO YOU OR ON YOUR BEHALF (OTHER THAN ANY REMUNERATION PAID DIRECTLY BY YOU, THE CLIENT), THEY ARE REQUIRED TO ADVISE YOU OF THIS IN WRITING.

*Remuneration includes any form of remuneration, including any commission, fee, gain or reward, whether the remuneration is received, or is to be received, directly or indirectly.

PART A: CLIENT INFORMATION

Notice to (name of client)
1419788 B.C. Ltd.

Street address of subject real estate
4883 Belmont Avenue Vancouver BC V6T 1A8

PART B: DISCLOSURE OF COMMISSION (complete only one of the following in Part B)

DISCLOSURE OF COMMISSION WHEN ACTING FOR ONE PARTY

I Jing Xu/ Winnie Lam am licensed under the *Real Estate Services Act* and I disclose to you that my related brokerage
(name of licensee)

Sutton Group Vancouver First Realty anticipates receiving a commission of 3.22% ON THE 1ST \$100,000 + 1.15% ON THE BALANCE
(name of brokerage) (Indicate amount or method of calculation)

from Angell, Hansen & Associates (Daleme Hansen) Realty Ltd. with respect to real estate services provided to you or on your behalf in relation to the subject real estate.
(name of individual or organization)

DISCLOSURE OF COMMISSION WHEN ACTING AS DUAL AGENT

I _____ am licensed under the *Real Estate Services Act* and I disclose to you that my related brokerage
(name of licensee)

_____ anticipates receiving a commission of _____
(name of brokerage) (Indicate amount or method of calculation)

from _____ with respect to real estate services provided to you, and to the other party to the transaction,
(name of individual or organization)

In relation to the subject real estate.

PART C: DISCLOSURE OF REFERRAL FEES AND OTHER REMUNERATION NOT DISCLOSED IN PART B

I _____ am licensed under the *Real Estate Services Act* and I disclose to you that my related brokerage
(name of licensee)

_____ will receive or anticipates receiving remuneration in the form of or amount of
(name of brokerage)

_____ from _____ as a result of my recommendation or referral of:
(Indicate form or amount of remuneration) (name of individual or organization)

(a) you to the following individual or organization _____; or
(name of individual or organization)

(b) the following individual or organization _____ to you,
(name of individual or organization)

(c) the following individual or organization (who is a party to your real estate transaction) _____ to
another real estate licensee. (name of individual or organization)

PART D: ACKNOWLEDGEMENT

This disclosure is made to you in compliance with section 56 of the Real Estate Services Rules, at

Vancouver on June 08 2023
(place) (date)

Name of Licensee Jing Xu/ Winnie Lam

Signature of Licensee



The undersigned acknowledges receipt of this Disclosure of Remuneration Form at _____ on _____
DocuSigned by: (place) (date)

Signature of person/persons to whom disclosure has been made: 李国平
1419788 B.C. Ltd.

A COPY OF THIS DISCLOSURE IS NOT REQUIRED BY BCFSA UNLESS SPECIFICALLY REQUESTED.

/ You're Protected before



Number: BC1419788

CERTIFICATE OF INCORPORATION

BUSINESS CORPORATIONS ACT

I Hereby Certify that 1419788 B.C. LTD. was incorporated under the Business Corporations Act on June 1, 2023 at 06:11 PM Pacific Time.



ELECTRONIC CERTIFICATE

Issued under my hand at Victoria, British Columbia

On June 1, 2023

T.K. SPARKS
Registrar of Companies
Province of British Columbia
Canada



BC Registry
Services

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard Street
Victoria BC
1 877 526-1526

Cover Sheet

1419788 B.C. LTD.

Confirmation of Service

Form Filed: Incorporation Application
Date and Time of Filing: June 1, 2023 06:11 PM Pacific Time
Incorporation Effective Date: The incorporation is to take effect at the time that this application is filed with the Registrar.
Recognition Date and Time: Incorporated June 1, 2023 06:11 PM Pacific Time
Name of Company: 1419788 B.C. LTD.
Incorporation Number: BC1419788

A federal Business Number has been assigned to this company as noted below. [IMPORTANT: KEEP THIS FOR YOUR COMPANY RECORDS]

Business Number: 748537016BC0001

For assistance or additional information regarding the Business Number, contact Canada Revenue Agency at 1-800-959-5525 from 8:15 a.m. to 8:00 p.m., Monday through Friday, excluding statutory holidays.

This package contains:

- Certified Copy of the Incorporation Application
- Certified Copy of the Notice of Articles
- Certificate of Incorporation

Check your documents carefully to ensure there are no errors or omissions. If errors or omissions are discovered, please contact the Corporate Registry for instructions on how to correct the errors or omissions.

The British Columbia Business Corporations Act requires all incorporated companies to file information such as annual reports, a change of address or a change of directors. For information regarding these filings, review the "Maintaining Your B.C. Company" document at www.bcregistryservices.gov.bc.ca/local/bcreg/documents/forms/reg36.pdf.

For information regarding completion of forms, contact the Corporate Registry at 1 877 526-1526.



BC Registry
Services

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard Street
Victoria BC
1 877 526-1526

Incorporation Application

FORM 1
BUSINESS CORPORATIONS ACT
Section 10

CERTIFIED COPY

Of a Document filed with the Province of
British Columbia Registrar of Companies


T.K. SPARKS

FILING DETAILS: *Incorporation Application for:*
1419788 B.C. LTD.

Incorporation Number: **BC1419788**

Filed Date and Time: **June 1, 2023 06:11 PM Pacific Time**

Recognition Date and Time: **Incorporated on June 1, 2023 06:11 PM Pacific Time**

INCORPORATION APPLICATION

Name Reservation Number:

N/A

Name Reserved:

The company is to be incorporated with a name
created by adding "B.C. LTD" after the incorporation
number.

INCORPORATION EFFECTIVE DATE:

The incorporation is to take effect at the time that this application is filed with the Registrar.

INCORPORATOR INFORMATION

Last Name, First Name, Middle Name:
HAN, GUOPING

Mailing Address:
507-1283 HOWE ST.
VANCOUVER BC V6Z 0E3
CANADA

Last Name, First Name, Middle Name:
ZHAO, FENGZHEN

Mailing Address:
507-1283 HOWE ST.
VANCOUVER BC V6Z 0E3
CANADA

COMPLETING PARTY

Last Name, First Name, Middle Name:
BOYAN, DONG

Mailing Address:
1108 - 131 REGIMENT SQUARE
VANCOUVER BC V6B 1X6
CANADA

Completing Party Statement

I, DONG BOYAN, the completing party, have examined the articles and the incorporation agreement applicable to the company that is to be incorporated by the filing of the Incorporation Application and confirm that:

- a) the Articles and the Incorporation Agreement both contain a signature line for each person identified as an incorporator in the Incorporation Application with the name of that person set out legibly under the signature lines,
- b) an original signature has been placed on each of those signature lines, and
- c) I have no reason to believe that the signature placed on a signature line is not the signature of the person whose name is set out under that signature line.

NOTICE OF ARTICLES

Name of Company:
1419788 B.C. LTD.

REGISTERED OFFICE INFORMATION

Mailing Address:
507 - 1283 HOWE ST.
VANCOUVER BC V6Z 0E3
CANADA

Delivery Address:
507 - 1283 HOWE ST.
VANCOUVER BC V6Z 0E3
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
507 - 1283 HOWE ST.
VANCOUVER BC V6Z 0E3
CANADA

Delivery Address:
507 - 1283 HOWE ST.
VANCOUVER BC V6Z 0E3
CANADA

DIRECTOR INFORMATION**Last Name, First Name, Middle Name:**

ZHAO, FENGZHEN

Mailing Address:507 - 1283 HOWE ST.
VANCOUVER BC V6Z 0E3
CANADA**Delivery Address:**507 - 1283 HOWE ST.
VANCOUVER BC V6Z 0E3
CANADA

Last Name, First Name, Middle Name:

HAN, GUOPING

Mailing Address:507 - 1283 HOWE ST.
VANCOUVER BC V6Z 0E3
CANADA**Delivery Address:**507 - 1283 HOWE ST.
VANCOUVER BC V6Z 0E3
CANADA

AUTHORIZED SHARE STRUCTURE

1. No Maximum

Class A common Shares

Without Par Value

Without Special Rights or
Restrictions attached



BC Registry
Services

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard Street
Victoria BC
1 877 526-1526

CERTIFIED COPY

Of a Document filed with the Province of
British Columbia Registrar of Companies


T.K. SPARKS

Notice of Articles

BUSINESS CORPORATIONS ACT

This Notice of Articles was issued by the Registrar on: June 1, 2023 06:11 PM Pacific Time

Incorporation Number: BC1419788

Recognition Date and Time: Incorporated on June 1, 2023 06:11 PM Pacific Time

NOTICE OF ARTICLES

Name of Company:

1419788 B.C. LTD.

REGISTERED OFFICE INFORMATION

Mailing Address:

507 - 1283 HOWE ST.
VANCOUVER BC V6Z 0E3
CANADA

Delivery Address:

507 - 1283 HOWE ST.
VANCOUVER BC V6Z 0E3
CANADA

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VANCOUVER BC V6Z 0E3
CANADA

Delivery Address:

507 - 1283 HOWE ST.
VANCOUVER BC V6Z 0E3
CANADA

DIRECTOR INFORMATION**Last Name, First Name, Middle Name:**

ZHAO, FENGZHEN

Mailing Address:507 - 1283 HOWE ST.
VANCOUVER BC V6Z 0E3
CANADA**Delivery Address:**507 - 1283 HOWE ST.
VANCOUVER BC V6Z 0E3
CANADA

Last Name, First Name, Middle Name:

HAN, GUOPING

Mailing Address:507 - 1283 HOWE ST.
VANCOUVER BC V6Z 0E3
CANADA**Delivery Address:**507 - 1283 HOWE ST.
VANCOUVER BC V6Z 0E3
CANADA

AUTHORIZED SHARE STRUCTURE

1. No Maximum

Class A common Shares

Without Par Value

Without Special Rights or
Restrictions attached



1419788 B.C. Ltd.

33

(The "Company")

Incorporation Number: BC1419788

The Company has as its articles the following shares:

Full Name and Signature of Each Incorporator		DATE SIGNED YYYY / MM / DD
Signature of Incorporator	 HAN, GUOPING	<u>2023/06/01</u>
Signature of Incorporator	 ZHAO, FENGZHEN	

Articles

Part 1 – Interpretation

Definitions

1.1 Without limiting Article 1.2, in these articles, unless the context requires otherwise:

“adjourned meeting” means the meeting to which a meeting is adjourned under Article 8.6 or 8.10;

“appropriate person” has the same meaning as in the *Securities Transfer Act*;

“board” and “directors” mean the directors or sole director of the Company for the time being;

“*Business Corporations Act*” means the *Business Corporations Act*, S.B.C. 2002, c.57, and includes its regulations;

“*Interpretation Act*” means the *Interpretation Act*, R.S.B.C.1996, c.238;

“protected purchaser” has the same meaning as in the *Securities Transfer Act*;

“trustee”, in relation to a shareholder, means the personal or other legal representative of the shareholder, and includes a trustee in bankruptcy of the shareholder.

Business Corporations Act definitions apply

1.2 The definitions in the *Business Corporations Act* apply to these articles.

Interpretation Act applies

1.3 The *Interpretation Act* applies to the interpretation of these articles as if these articles were an enactment

Conflict in definitions

1.4 If there is a conflict between a definition in the *Business Corporations Act* and a definition or rule in the *Interpretation Act* will prevail in relation to the use of the term in these articles.

Conflict between articles and legislation

1.5 If there is a conflict between these articles and the *Business Corporations Act*, the *Business Corporations Act* will prevail.

Part 2 - Shares and Share Certificates

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Form of share certificate

- 2.1 Each share certificate issued by the Company must comply with, and be signed as required by, the *Business Corporations Act*.

Right to share certificate

- 2.2 Each shareholder is entitled, without charge, to one certificate representing the share or shares of each class or series of shares held by the shareholder.

Sending of share certificate

- 2.3 Any share certificate to which a shareholder is entitled may be sent to the shareholder by mail and neither the Company nor any agent is liable for any loss to the shareholder because the certificate sent is lost in the mail or stolen.

Replacement of worn out or defaced certificate

- 2.4 If the directors are satisfied that a share certificate is worn out or defaced, they must, on production to them of the certificate and on such other terms, if any, as they think fit,
- (a) order the certificate to be cancelled, and
 - (b) issue a replacement share certificate.

Replacement of lost, destroyed or wrongfully taken certificate

- 2.5 If a person entitled to a share certificate claims that the share certificate has been lost, destroyed or wrongfully taken, the Company must issue a new share certificate, if the person
- (a) so requests before the Company has notice that the lost, destroyed or wrongfully taken share certificate has been acquired by a protected purchaser,
 - (b) provides the Company with an indemnity bond sufficient, in the judgment of the directors, to protect the Company from any loss that the Company may suffer by issuing a new certificate, and
 - (c) satisfies any other reasonable requirements imposed by the Company.

Certificate not to be replaced after registration of transfer

- 2.51 A person entitled to a share certificate may not assert against the Company a claim for a new share certificate under Article 2.5 if
- (a) the share certificate has been lost, apparently destroyed or wrongfully taken and the person fails to notify the Company of that fact within a reasonable time after the person has notice of it, and
 - (b) the Company registers a transfer of the shares represented by the certificate before receiving a notice of the loss, apparent destruction or wrongful taking of the share certificate.

Splitting share certificates

- 2.6 If a shareholder surrenders a share certificate to the Company with a written request that the Company issue in the shareholder's name 2 or more certificates, each representing a specified number of shares and in the aggregate representing the same number of shares as the certificate so surrendered, the Company must cancel the surrendered certificate and issue replacement share certificates in accordance with that request.

Part 3 - Issue of Shares

Directors authorized to issue shares

- 3.1 The directors may, subject to the rights of the holders of the issued shares of the Company, issue, allot, sell, grant options on or otherwise dispose of the unissued shares, and issued shares held by the Company, at the times, to the persons, including directors, in the manner, on the terms and conditions and for the issue prices that the directors, in their absolute discretion, may determine.

Company need not recognize unregistered interests

- 3.2 Except as required by law or these articles, the Company need not recognize or provide for any person's interests in or rights to a share unless that person is the shareholder of the share.

Part 4 - Share Transfers

Registering transfers

- 4.1 If the Company has issued, or may be required to issue, a share certificate in respect of a share of the Company, a transfer of that share must not be registered unless the Company, or the transfer agent or registrar for the applicable class or series of shares, has received
- (a) the share certificate, if any,
 - (b) a written instrument of transfer, which instrument of transfer may be on a separate document or on the share certificate, endorsed by
 - (i) the shareholder,
 - (ii) any other appropriate person, or
 - (iii) an agent who has actual authority to act on behalf of the shareholder or appropriate person, and
 - (c) any other evidence reasonably required by the Company, or by the transfer agent or registrar for the applicable class or series of shares, to prove
 - (i) the title of the transferor,
 - (ii) the transferor's right to transfer the share
 - (iii) that the endorsement is genuine and authorized, or
 - (iv) that the transfer is rightful or is to a protected purchaser.

4.2 and 4.3 Repealed. [B.C. Reg. 186/2007, s.c.]

Transfer fee

- 4.4 There must be paid to the Company, in relation to the registration of any transfer, the amount determined by the directors.

Part 5 - Purchase of Shares

Company authorized to purchase shares

- 5.1 Subject to the special rights and restrictions attached to any class or series of shares, the Company may, if it is authorized to do so by the directors, purchase or otherwise acquire any of its shares.

Part 6 - Borrowing Powers

Powers of directors

- 6.1 The directors may from time to time on behalf of the Company
- (a) borrow money in the manner and amount, on the security, from the sources and on the terms and conditions that they consider appropriate,
 - (b) issue bonds, debentures and other debt obligations either outright or as security for any liability or obligation of the Company or any other person,
 - (c) guarantee the repayment of money by any other person or the performance of any obligation of any other person, and
 - (d) mortgage or charge, whether by way of specific or floating charge, or give other security on the whole or any part of the present and future undertaking of the Company.

Part 7 - General Meetings

Annual general meetings

- 7.1 Unless an annual general meeting is deferred or waived in accordance with section 182 (2) (a) or (c) of the *Business Corporations Act*, the Company must hold its first annual general meeting within 18 months after the date on which it was incorporated or otherwise recognized, and after that must hold an annual general meeting at least once in each calendar year and not more than 15 months after the last annual general meeting.

When annual general meeting is deemed to have been held

- 7.2 If all of the shareholders who are entitled to vote at an annual general meeting consent by a unanimous resolution under section 182 (2) (b) of the *Business Corporations Act* to all of the business that is required to be transacted at that annual general meeting, the annual general meeting is deemed to have been held on the date selected, under section 182 (3) of the *Business Corporations Act*, in the unanimous resolution.

Calling of shareholder meetings

- 7.3 The directors may, whenever they think fit, call a meeting of shareholders.

Special business

- 7.4 If a meeting of shareholders is to consider special business within the meaning of Article 8.1, the notice of meeting must
- (a) state the general nature of the special business, and
 - (b) if the special business includes considering, approving, ratifying, adopting or authorizing any document or the signing of or giving of effect to any document, have attached to it a copy of the document or state that a copy of the document will be available for inspection by shareholders
 - (i) at the Company's records office, or at such other reasonably accessible location in British Columbia as is specified by the notice, and
 - (ii) during statutory business hours on any one or more specified days before the day set for the holding of the meeting.

Part 8 - Proceedings at Meetings of Shareholders**Special business**

- 8.1 At a meeting of shareholders, the following business is special business:
- (a) at a meeting of shareholders that is not an annual general meeting, all business is special business except business relating to the conduct of or voting at the meeting;
 - (b) at an annual general meeting, all business is special business except for the following:
 - (i) business relating to the conduct of, or voting at, the meeting;
 - (ii) consideration of any financial statements of the Company presented to the meeting;
 - (iii) consideration of any reports of the directors or auditor;
 - (iv) the setting or changing of the number of directors;
 - (v) the election or appointment of directors;
 - (vi) the appointment of an auditor;
 - (vii) the setting of the remuneration of an auditor;
 - (viii) business arising out of a report of the directors not requiring the passing of a special resolution or an exceptional resolution.

Quorum

- 8.2 Subject to the special rights and restrictions attached to the shares of any class or series of shares, the quorum for the transaction of business at a meeting of shareholders is 2 persons who are, or who represent by proxy, shareholders who, in the aggregate, hold at least 1/20 of the issued shares entitled to be voted at the meeting.

One shareholder may constitute quorum

- 8.3 If there is only one shareholder entitled to vote at a meeting of shareholders,
- (a) the quorum is one person who is, or who represents by proxy, that shareholder, and
 - (b) that shareholder, present in person or by proxy, may constitute the meeting.

Other persons may attend

- 8.4 The directors, the president, if any, the secretary, if any, and any lawyer or auditor for the Company are entitled to attend any meeting of shareholders, but if any of those persons does attend a meeting of shareholders, that person is not to be counted in the quorum, and is not entitled to vote at the meeting, unless that person is a shareholder or proxy holder entitled to vote at the meeting.

Requirement of quorum

- 8.5 No business, other than the election of a chair of the meeting and the adjournment of the meeting, may be transacted at any meeting of shareholders unless a quorum of shareholders entitled to vote is present at the commencement of the meeting.

Lack of quorum

- 8.6 If, within 1/2 hour from the time set for the holding of a meeting of shareholders, a quorum is not present,
- (a) in the case of a general meeting convened by requisition of shareholders, the meeting is dissolved, and

00253200.

- (b) in the case of any other meeting of shareholders, the meeting stands adjourned to the same day in the next week at the same time and place.

Lack of quorum at succeeding meeting

- 8.7 If, at the meeting to which the first meeting referred to in Article 8.6 was adjourned, a quorum is not present within 1/2 hour from the time set for the holding of the meeting, the persons present and being, or representing by proxy, shareholders entitled to attend and vote at the meeting constitute a quorum.

Chair

- 8.8 The following individual is entitled to preside as chair at a meeting of shareholders:
- (a) the chair of the board, if any;
 - (b) if the chair of the board is absent or unwilling to act as chair of the meeting, the president, if any.

Alternate chair

- 8.9 If, at any meeting of shareholders, there is no chair of the board or president present within 15 minutes after the time set for holding the meeting, or if the chair of the board and the president are unwilling to act as chair of the meeting, or if the chair of the board and the president have advised the secretary, if any, or any director present at the meeting, that they will not be present at the meeting, the directors present must choose one of their number to be chair of the meeting or if all of the directors present decline to take the chair or fail to so choose or if no director is present, the shareholders present in person or by proxy must choose any person present at the meeting to chair the meeting.

Adjournments

- 8.10 The chair of a meeting of shareholders may, and if so directed by the meeting must, adjourn the meeting from time to time and from place to place, but no business may be transacted at any adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place.

Notice of adjourned meeting

- 8.11 It is not necessary to give any notice of an adjourned meeting or of the business to be transacted at an adjourned meeting of shareholders except that, when a meeting is adjourned for 30 days or more, notice of the adjourned meeting must be given as in the case of the original meeting.

Motion need not be seconded

- 8.12 No motion proposed at a meeting of shareholders need be seconded unless the chair of the meeting rules otherwise, and the chair of any meeting of shareholders is entitled to propose or second a motion.

Manner of taking a poll

- 8.13 Subject to Article 8.14, if a poll is duly demanded at a meeting of shareholders,
- (a) the poll must be taken
 - (i) at the meeting, or within 7 days after the date of the meeting, as the chair of the meeting directs, and
 - (ii) in the manner, at the time and at the place that the chair of the meeting directs,
 - (b) the result of the poll is deemed to be a resolution of and passed at the meeting at which the poll is demanded, and
 - (c) the demand for the poll may be withdrawn.

Demand for a poll on adjournment

- 8.14 A poll demanded at a meeting of shareholders on a question of adjournment must be taken immediately at the meeting.

Demand for a poll not to prevent continuation of meeting

- 8.15 The demand for a poll at a meeting of shareholders does not, unless the chair of the meeting so rules, prevent the continuation of a meeting for the transaction of any business other than the question on which a poll has been demanded.

Poll not available in respect of election of chair

8.16 No poll may be demanded in respect of the vote by which a chair of a meeting of shareholders is elected.

Casting of votes on poll

8.17 On a poll, a shareholder entitled to more than one vote need not cast all the votes in the same way.

Chair must resolve dispute

8.18 In the case of any dispute as to the admission or rejection of a vote given on a poll, the chair of the meeting must determine the same, and his or her determination made in good faith is final and conclusive.

Chair has no second vote

8.19 In case of an equality of votes, the chair of a meeting of shareholders does not, either on a show of hands or on a poll, have a casting or second vote in addition to the vote or votes to which the chair may be entitled as a shareholder.

Declaration of result

8.20 The chair of a meeting of shareholders must declare to the meeting the decision on every question in accordance with the result of the show of hands or the poll, as the case may be, and that decision must be entered in the minutes of the meeting.

Part 9 - Votes of Shareholders**Voting rights**

9.1 Subject to any special rights or restrictions attached to any shares and to the restrictions imposed on joint registered holders of shares under Article 9.3,

- (a) on a vote by show of hands, every person present who is a shareholder or proxy holder and entitled to vote at the meeting has one vote, and
- (b) on a poll, every shareholder entitled to vote has one vote in respect of each share held by that shareholder that carries the right to vote on that poll and may exercise that vote either in person or by proxy.

Trustee of shareholder may vote

9.2 A person who is not a shareholder may vote on a resolution at a meeting of shareholders, whether on a show of hands or on a poll, and may appoint a proxy holder to act at the meeting in relation to that resolution, if, before doing so, the person satisfies the chair of the meeting at which the resolution is to be considered, or the directors, that the person is a trustee for a shareholder who is entitled to vote on the resolution.

Votes by joint shareholders

9.3 If there are joint shareholders registered in respect of any share,

- (a) any one of the joint shareholders may vote at any meeting, either personally or by proxy, in respect of the share as if that joint shareholder were solely entitled to it, or
- (b) if more than one of the joint shareholders is present at any meeting, personally or by proxy, the joint shareholder present whose name stands first on the central securities register in respect of the share is alone entitled to vote in respect of that share.

Trustees as joint shareholders

9.4 Two or more trustees of a shareholder in whose sole name any share is registered are, for the purposes of Article 9.3, deemed to be joint shareholders.

Representative of a corporate shareholder

9.5 If a corporation that is not a subsidiary of the Company is a shareholder, that corporation may appoint a person to act as its representative at any meeting of shareholders of the Company, and,

- (a) for that purpose, the instrument appointing a representative must
 - (i) be received at the registered office of the Company or at any other place specified, in the notice calling the meeting, for the receipt of proxies, at least 2 business days before the day set for the holding of the meeting, or

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- (ii) be provided, at the meeting, to the chair of the meeting, and
- (b) if a representative is appointed under this Article,
 - (i) the representative is entitled to exercise in respect of and at that meeting the same rights on behalf of the corporation that the representative represents as that corporation could exercise if it were a shareholder who is an individual, including, without limitation, the right to appoint a proxy holder, and
 - (ii) the representative, if present at the meeting, is to be counted for the purpose of forming a quorum and is deemed to be a shareholder present in person at the meeting.

Proxy provisions do not apply to all companies

- 9.6** Articles 9.7 to 9.13 do not apply to the Company if and for so long as it is a public company or a pre-existing reporting company.

Appointment of proxy holder

- 9.7** Every shareholder of the Company, including a corporation that is a shareholder but not a subsidiary of the Company, entitled to vote at a meeting of shareholders of the Company may, by proxy, appoint a proxy holder to attend and act at the meeting in the manner, to the extent and with the powers conferred by the proxy.

Alternate proxy holders

- 9.8** A shareholder may appoint one or more alternate proxy holders to act in the place of an absent proxy holder.

When proxy holder need not be shareholder

- 9.9** A person must not be appointed as a proxy holder unless the person is a shareholder, although a person who is not a shareholder may be appointed as a proxy holder if
- (a) the person appointing the proxy holder is a corporation or a representative of a corporation appointed under Article 9.5,
 - (b) the Company has at the time of the meeting for which the proxy holder is to be appointed only one shareholder entitled to vote at the meeting, or
 - (c) the shareholders present in person or by proxy at and entitled to vote at the meeting for which the proxy holder is to be appointed, by a resolution on which the proxy holder is not entitled to vote but in respect of which the proxy holder is to be counted in the quorum, permit the proxy holder to attend and vote at the meeting.

Form of proxy

- 9.10** A proxy, whether for a specified meeting or otherwise, must be either in the following form or in any other form approved by the directors or the chair of the meeting:

(Name of Company)

The undersigned, being a shareholder of the above named Company, hereby appoints
, or, failing that person,, as proxy holder for the
 undersigned to attend, act and vote for and on behalf of the undersigned at the meeting of shareholders to be
 held on the day of, and at any adjournment of that meeting.
 Signed this day of

Signature of shareholder

Provision of proxies

- 9.11** A proxy for a meeting of shareholders must
- (a) be received at the registered office of the Company or at any other place specified, in the notice calling the meeting, for the receipt of proxies, at least the number of business days specified in the notice, or if no number of days is specified, 2 business days, before the day set for the holding of the meeting, or
 - (b) unless the notice provides otherwise, be provided, at the meeting, to the chair of the meeting.

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Revocation of proxies

- 9.12** Subject to Article 9.13, every proxy may be revoked by an instrument in writing that is
- (a) received at the registered office of the Company at any time up to and including the last business day before the day set for the holding of the meeting at which the proxy is to be used, or
 - (b) provided at the meeting to the chair of the meeting.

Revocation of proxies must be signed

- 9.13** An instrument referred to in Article 9.12 must be signed as follows:
- (a) if the shareholder for whom the proxy holder is appointed is an individual, the instrument must be signed by the shareholder or his or her trustee;
 - (b) if the shareholder for whom the proxy holder is appointed is a corporation, the instrument must be signed by the corporation or by a representative appointed for the corporation under Article 9.5.

Validity of proxy votes

- 9.14** A vote given in accordance with the terms of a proxy is valid despite the death or incapacity of the shareholder giving the proxy and despite the revocation of the proxy or the revocation of the authority under which the proxy is given, unless notice in writing of that death, incapacity or revocation is received
- (a) at the registered office of the Company, at any time up to and including the last business day before the day set for the holding of the meeting at which the proxy is to be used, or
 - (b) by the chair of the meeting, before the vote is taken.

Production of evidence of authority to vote

- 9.15** The chair of any meeting of shareholders may, but need not, inquire into the authority of any person to vote at the meeting and may, but need not, demand from that person production of evidence as to the existence of the authority to vote.

Part 10 - Election and Removal of Directors**Number of directors**

- 10.1** The Company must have a board of directors consisting of
- (a) subject to paragraph (b), the number of directors that is equal to the number of the Company's first directors, or
 - (b) the number of directors set by ordinary resolution of the shareholders.

Change in number of directors

- 10.2** If the number of directors is changed by the shareholders under Article 10.1 (b),
- (a) the change is effective whether or not previous notice of the resolution was given, and
 - (b) the shareholders may elect, or appoint by ordinary resolution, the directors needed to fill any vacancies in the board of directors that result from that change.

Election of directors

- 10.3** At every annual general meeting,
- (a) the shareholders entitled to vote at the annual general meeting for the election or appointment of directors must elect or appoint a board of directors consisting of the number of directors for the time being required under these articles, and
 - (b) all the directors cease to hold office immediately before the election or appointment of directors under paragraph (a), but are eligible for re-election or reappointment.

Failure to elect or appoint directors

- 10.4** If the Company fails to hold an annual general meeting in accordance with the *Business Corporations Act* or fails, at an annual general meeting, to elect or appoint any directors, the directors then in office continue to hold office until the earlier of
- (a) the date on which the failure is remedied, and
 - (b) the date on which they otherwise cease to hold office under the *Business Corporations Act* or these

articles.

Additional directors

- 10.5** Despite Articles 10.1 and 10.2, the directors may appoint one or more additional directors, but the number of additional directors appointed under this Article must not at any time exceed
- (a) 1/3 of the number of first directors, if, at the time of the appointments, one or more of the first directors have not yet completed their first term of office, or
 - (b) in any other case, 1/3 of the number of the current directors who were elected or appointed as directors other than under this Article.

Directors' acts valid despite vacancy

- 10.6** An act or proceeding of the directors is not invalid merely because fewer than the number of directors required by Article 10.1 are in office.

Part 11 - Proceedings of Directors

Meetings of directors

- 11.1** The directors may meet together for the conduct of business, adjourn and otherwise regulate their meetings as they think fit, and meetings of the board held at regular intervals may be held at the place, at the time and on the notice, if any, that the board may by resolution from time to time determine.

Chair of meetings

- 11.2** Meetings of directors are to be chaired by
- (a) the chair of the board, if any,
 - (b) in the absence of the chair of the board, the president, if any, if the president is a director, or
 - (c) any other director chosen by the directors if
 - (i) neither the chair of the board nor the president, if a director, is present at the meeting within 15 minutes after the time set for holding the meeting,
 - (ii) neither the chair of the board nor the president, if a director, is willing to chair the meeting, or
 - (iii) the chair of the board and the president, if a director, have advised the secretary, if any, or any other director, that they will not be present at the meeting.

Voting at meetings

- 11.3** Questions arising at any meeting of directors are to be decided by a majority of votes and, in the case of an equality of votes, the chair of the meeting does not have a second or casting vote.

Who may call extraordinary meetings

- 11.4** A director may, and the secretary, if any, on request of a director must, call a meeting of the board at any time.

Notice of extraordinary meetings

- 11.5** Subject to Articles 11.6 and 11.7, if a meeting of the board is called under Article 11.4, reasonable notice of that meeting, specifying the place, date and time of that meeting, must be given to each of the directors
- (a) by mail addressed to the director's address as it appears on the books of the Company or to any other address provided to the Company by the director for this purpose,
 - (b) by leaving it at the director's prescribed address or at any other address provided to the Company by the director for this purpose, or
 - (c) Orally by delivery of written notice or by telephone, voice mail, e-mail, fax or any other method of legibly transmitting messages.

When notice not required

- 11.6** It is not necessary to give notice of a meeting of the directors to a director if
- (a) the meeting is to be held immediately following a meeting of shareholders at which that director was elected or appointed or is the meeting of the directors at which that director is appointed, or
 - (b) the director has filed a waiver under Article 11.8.

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Meeting valid despite failure to give notice

- 11.7 The accidental omission to give notice of any meeting of directors to any director, or the non-receipt of any notice by any director, does not invalidate any proceedings at that meeting

Waiver of notice of meetings

- 11.8 Any director may file with the Company a document signed by the director waiving notice of any past, present or future meeting of the directors and may at any time withdraw that waiver with respect to meetings of the directors held after that withdrawal.

Effect of waiver

- 11.9 After a director files a waiver under Article 11.8 with respect to future meetings of the directors, and until that waiver is withdrawn, notice of any meeting of the directors need not be given to that director unless the director otherwise requires in writing to the Company.

Quorum

- 11.10 The quorum necessary for the transaction of the business of the directors may be set by the directors and, if not so set, is a majority of the directors.

If only one director

- 11.11 If, in accordance with Article 10.1, the number of directors is one, the quorum necessary for the transaction of the business of the directors is one director, and that director may constitute a meeting.

Part 12 - Committees of Directors**Appointment of committees**

- 12.1 The directors may, by resolution ,
- (a) appoint one or more committees consisting of the director or directors that they consider appropriate,
 - (b) delegate to a committee appointed under paragraph (a) any of the directors' powers, except
 - (i) the power to fill vacancies in the board,
 - (ii) the power to change the membership of, or fill vacancies in, any committee of the board, and
 - (iii) the power to appoint or remove officers appointed by the board, and
 - (c) make any delegation referred to in paragraph (b) subject to the conditions set out in the resolution.

Obligations of committee

- 12.2 Any committee formed under Article 12.1, in the exercise of the powers delegated to it, must
- (a) conform to any rules that may from time to time be imposed on it by the directors, and
 - (b) report every act or thing done in exercise of those powers to the earliest meeting of the directors to be held after the act or thing has been done.

Powers of board

- 12.3 The board may, at any time,
- (a) revoke the authority given to a committee, or override a decision made by a committee, except as to acts done before such revocation or overriding,
 - (b) terminate the appointment of, or change the membership of, a committee, and
 - (c) fill vacancies in a committee.

Committee meetings

- 12.4 Subject to Article 12.2 (a),
- (a) the members of a directors' committee may meet and adjourn as they think proper,
 - (b) a directors' committee may elect a chair of its meetings but, if no chair of the meeting is elected, or if at any meeting the chair of the meeting is not present within 15 minutes after the time set for holding the meeting, the directors present who are members of the committee may choose one of their number to chair the meeting,
 - (c) a majority of the members of a directors' committee constitutes a quorum of the committee, and

- (d) questions arising at any meeting of a directors' committee are determined by a majority of votes of the members present, and in case of an equality of votes, the chair of the meeting has no second or casting vote.

Part 13 - Officers

Appointment of officers

- 13.1** The board may, from time to time, appoint a president, secretary or any other officers that it considers necessary, and none of the individuals appointed as officers need be a member of the board.

Functions, duties and powers of officers

- 13.2** The board may, for each officer,
- (a) determine the functions and duties the officer is to perform,
 - (b) entrust to and confer on the officer any of the powers exercisable by the directors on such terms and conditions and with such restrictions as the directors think fit, and
 - (c) from time to time revoke, withdraw, alter or vary all or any of the functions, duties and powers of the officer.

Remuneration

- 13.3** All appointments of officers are to be made on the terms and conditions and at the remuneration (whether by way of salary, fee, commission, participation in profits or otherwise) that the board thinks fit and are subject to termination at the pleasure of the board.

Part 14 - Disclosure of Interest of Directors

Other office of director

- 14.1** A director may hold any office or place of profit with the Company (other than the office of auditor of the Company) in addition to his or her office of director for the period and on the terms (as to remuneration or otherwise) that the directors may determine.

No disqualification

- 14.2** No director or intended director is disqualified by his or her office from contracting with the Company either with regard to the holding of any office or place of profit the director holds with the Company or as vendor, purchaser or otherwise.

Professional services by director or officer

- 14.3** Subject to compliance with the provisions of the *Business Corporations Act*, a director or officer of the Company, or any corporation or firm in which that individual has an interest, may act in a professional capacity for the Company, except as auditor of the Company, and the director or officer or such corporation or firm is entitled to remuneration for professional services as if that individual were not a director or officer.

Accountability

- 14.4** A director or officer may be or become a director, officer or employee of, or may otherwise be or become interested in, any corporation, firm or entity in which the Company may be interested as a shareholder or otherwise, and, subject to compliance with the provisions of the *Business Corporations Act*, the director or officer is not accountable to the Company for any remuneration or other benefits received by him or her as director, officer or employee of, or from his or her interest in, such other corporation, firm or entity.

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Part 15 - Indemnification**Indemnification of directors**

- 15.1** The directors must cause the Company to indemnify its directors and former directors, and their respective heirs and personal or other legal representatives to the greatest extent permitted by Division 5 of Part 5 of the *Business Corporations Act*.

Deemed contract

- 15.2** Each director is deemed to have contracted with the Company on the terms of the indemnity referred to in Article 15.1.

Part 16 - Dividends**Payments of dividends subject to special rights**

- 16.1** The provisions of this Article 16 are subject to the rights, if any, of shareholders holding shares with special rights as to dividends.

Declaration of dividends

- 16.2** Subject to the rights, if any, of shareholders holding shares with special rights as to dividends, the directors may from time to time declare and authorize payment of any dividends the directors consider appropriate.

No notice required

- 16.3** The directors need not give notice to any shareholder of any declaration under Article 16.1.

Directors may determine when dividend payable

- 16.4** Any dividend declared by the directors may be made payable on such date as is fixed by the directors.

Dividends to be paid in accordance with number of shares

- 16.5** Subject to the rights of shareholders, if any, holding shares with special rights as to dividends, all dividends on shares of any class or series of shares must be declared and paid according to the number of such shares held.

Manner of paying dividend

- 16.6** A resolution declaring a dividend may direct payment of the dividend wholly or partly by the distribution of specific assets or of paid up shares or fractional shares, bonds, debentures or other debt obligations of the Company, or in any one or more of those ways, and, if any difficulty arises in regard to the distribution, the directors may settle the difficulty as they consider expedient, and, in particular, may set the value for distribution of specific assets.

Dividend bears no interest

- 16.7** No dividend bears interest against the Company.

Fractional dividends

- 16.8** If a dividend to which a shareholder is entitled includes a fraction of the smallest monetary unit of the currency of the dividend, that fraction may be disregarded in making payment of the dividend and that payment represents full payment of the dividend.

Payment of dividends

- 16.9** Any dividend or other distribution payable in cash in respect of shares may be paid by cheque, made payable to the order of the person to whom it is sent, and mailed
- (a) subject to paragraphs (b) and (c), to the address of the shareholder,
 - (b) subject to paragraph (c), in the case of joint shareholders, to the address of the joint shareholder whose name stands first on the central securities register in respect of the shares, or

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(c) to the person and to the address as the shareholder or joint shareholders may direct in writing.

Receipt by joint shareholders

16.10 If several persons are joint shareholders of any share, any one of them may give an effective receipt for any dividend, bonus or other money payable in respect of the share.

Part 17 - Accounting Records

Recording of financial affairs

17.1 The board must cause adequate accounting records to be kept to record properly the financial affairs and condition of the Company and to comply with the provisions of the *Business Corporations Act*.

Part 18 - Execution of Instruments under Seal

Who may attest seal

18.1 The Company's seal, if any, must not be impressed on any record except when that impression is attested by the signature or signatures of

- (a) any 2 directors,
- (b) any officer, together with any director,
- (c) if the Company only has one director, that director, or
- (d) any one or more directors or officers or persons as may be determined by resolution of the directors.

Sealing copies

18.2 For the purpose of certifying under seal a true copy of any resolution or other document, the seal must be impressed on that copy and, despite Article 18.1, may be attested by the signature of any director or officer.

Part 19 - Notices

Notice to joint shareholders

19.1 A notice, statement, report or other record may be provided by the Company to the joint registered shareholders of a share by providing the notice to the joint registered shareholder whose name stands first on the central securities register in respect of the share.

Notice to trustees

19.2 If a person becomes entitled to a share as a result of the death, bankruptcy or incapacity of a shareholder, the Company may provide a notice, statement, report or other record to that person by

- (a) mailing the record, addressed to that person
 - (i) by name, by the title of representative of the deceased or incapacitated shareholder, by the title of trustee of the bankrupt shareholder or by any similar description, and
 - (ii) at the address, if any, supplied to the Company for that purpose by the person claiming to be so entitled, or
- (b) if an address referred to in paragraph (a) (ii) has not been supplied to the Company, by giving the notice in a manner in which it might have been given if the death, bankruptcy or incapacity had not occurred.

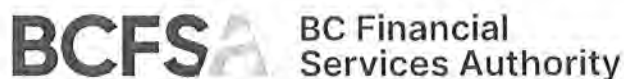
Part 20 - Restriction on Share Transfer

Application

20.1 Article 20.2 does not apply to the Company if and for so long as it is a public company or a pre-existing reporting company.

Consent required for transfer

20.2 No shares may be sold, transferred or otherwise disposed of without the consent of the directors and the directors are not required to give any reason for refusing to consent to any such sale, transfer or other disposition.



Paying for Real Estate Services: What Sellers Need to Know

Your real estate professional is required to give you this form when presenting you with an offer for the purchase of your property.

They must disclose to you:

- the amount their brokerage will be paid
- the amount of the payment that will be shared with the buyer's brokerage, if any
- the amount their brokerage will keep for representing you in the transaction

The amounts may vary depending on the offers you receive, and the information may affect how you decide to proceed with the sale of your property.

When you receive an offer from a buyer, your real estate professional will give you a completed **Disclosure to Sellers of Expected Remuneration (Payment)** form. If you receive a counter-offer, they will update the form with new amounts.

The disclosure form shows you:

- ✓ the total amount your real estate professional's brokerage will receive if you accept the offer
- ✓ how the payment would be shared with the brokerage representing the potential buyer, if any
- ✓ any other payment your real estate professional will receive or expects to receive in connection with this transaction

The disclosure form shows the amount the brokerage will earn, not the amount your real estate professional will earn. Real estate professionals receive payment for the services they provide you from their brokerage.

BC Financial Services Authority is the legislated regulatory agency that works to ensure real estate professionals have the skills and knowledge to provide you with a high standard of service. All real estate professionals must follow rules that help protect consumers, like you. We're here to help you understand your rights as a real estate consumer.

Keep this information page for your reference.

Paying for Real Estate Services: What Sellers Need to Know

DISCLOSURE TO SELLERS OF EXPECTED REMUNERATION (PAYMENT)

You are receiving this form because an offer has been made to purchase your property.

This is a required disclosure form in compliance with section 57 of the Real Estate Services Rules. **Your real estate professional must present the Paying for Real Estate Services: What Sellers Need to Know information page to you along with this disclosure form.**

REAL ESTATE PROFESSIONAL DISCLOSURE DETAILS

Malcolm Hasman / Jack Z.Liu PREC*

4883 Belmont Vancouver BC V6T 1A8

Name

Property address

~~Alvarez & Marsal Canada Inc. in its capacity as~~

~~Court Appointed Receiver of 1025332 B.C. LTD.,~~

~~1025334 B.C. LTD., 1025336 B.C. LTD. and~~

~~WASHINGTON PROPERTIES (POINT GREY) INC."~~

Team name and members

The duties of a real estate professional as outlined in this form apply to all team members.

Alvarez & Marsal Canada Inc. in its

capacity as Court Appointed Receiver

Angell Hasman & Associates (Malcolm Hasman) Realty Ltd 1419788 B.C. Ltd. of 1025332 B.C. LTD., 1025334 B.C.

Brokerage

Name(s) of potential buyer(s) LTD., 1025336 B.C. LTD. and not in its personal capacity.

Designed by:  Jack Z.Liu
Malcolm Hasman / Jack Z.Liu PREC*

Sutton Group Vancouver First Realty

Signature

Potential buyer(s)' brokerage, if any

Offer Details	Offer	Counter-offer	Counter-offer	Counter-offer
Date of offer/counter-offer:	June 09 2023			
Offered purchase price:	22,800,000.00			
Date of disclosure:	June 09 2023			
Payment Details	Offer	Counter-offer	Counter-offer	Counter-offer
Amounts below are exclusive of GST				
If you accept this offer you will pay your real estate professional's brokerage this amount:	574,500.00			
• This amount will be kept by your real estate professional's brokerage for representing you:	310,230.00			
• This amount will be shared with the potential buyer's brokerage†:	264,270.00			
Your real estate professional has received or will receive this amount from someone other than you, as a result of providing real estate services to you, or on your behalf††:	0.00			

CONSUMER ACKNOWLEDGMENT:

This is NOT a contract

Please initial to acknowledge disclosure for each offer or counter-offer (optional):

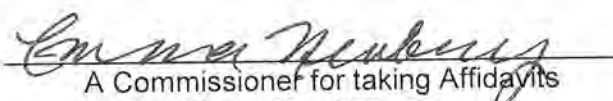


† When buyers and sellers are working with real estate professionals from the same brokerage, this field will be filled out to indicate the amount that is retained by the brokerage for the services provided by the buyers' real estate professional.

†† If the real estate professional discloses an amount in this section, they must provide sellers with a separate form that sets out the source of the remuneration, the amount or likely amount or method of calculation of the remuneration, and all other relevant facts relating to the remuneration under section 56(1)(a) of the Rules.

A copy of this disclosure is not required to be provided to BC Financial Services Authority unless it is specifically requested.

This is **Exhibit "B"** referred to in the affidavit of
Avic Arenas sworn before me at Vancouver, BC
this 29 day of June, 2023


A Commissioner for taking Affidavits
For British Columbia

EMMA T.T.Y. NEWBERY
Barrister & Solicitor
DENTONS CANADA LLP
20th Floor, 250 Howe Street
Vancouver, B.C. V6C 3R8
Telephone (604) 687-4460




INCOMING PAYMENT / TRANSFER

Date 2023/06/16

FROM	BRANCH/AGENCY Global Wholesale Services		CURRENCY / AMOUNT OF TRANSFER		
	ADDRESS 44 King Street West, Toronto, Ontario, M5H 1H1		CAD 2,280,000.00		
	TRANSIT NUMBER 52712		CUSTOMER RATE		
			=		
PLEASE PAY		SENDER REFERENCE / AFT SERIAL NUMBER			
VALUE DATE YYYYMMDD	2023/06/16	SER:1167673076			
		ICN			
		CA230616067307501			
CURRENCY AND AMOUNT (USE VALID ISO CODE)	CAD 2,280,000.00			CREDIT BENEFICIARY	2,280,000.00
				COMMISSION	0.00
				OTHER CHARGE	0.00
BENEFICIARY NAME	*WINNIE LAM & ASSOCIATES REALTY LTD				
ADDRESS	205-2607 E 49TH AVE VANCOUVER, BC, CA V5S1J9				
PAYMENT INSTRUCTIONS	<input type="checkbox"/> NOTIFY AND PAY <input checked="" type="checkbox"/> CREDIT ACCOUNT NUMBER 606400025917 CAD				
BY ORDER OF	MR GUOPING HAN		ORDERING INSTITUTION	TORONTO DOMINION BANK	
ADDRESS	15 WALMER GDNS LONDON, ON, CA, N6G 4H4		TN: 00732:004 55 KING ST WEST AND BAY STREET TORONTO CANADA		
BENEFICIARY BANK	BANK OF NOVA SCOTIA				
ADDRESS	2689 EAST 49TH AVENUE, VANCOUVER BRITISH COLUMBIA				
PAYMENT DETAILS	ROUTING NO. ABA				
(INVOICE NO. ETC.)					
PREPARED BY			AUTHORIZED BY		
2720116			6670245		

This is **Exhibit "C"** referred to in the affidavit of
Avic Arenas sworn before me at Vancouver, BC
this 29 day of June, 2023


A Commissioner for taking Affidavits
For British Columbia

EMMA T.T.Y. NEWBERY
Barrister & Solicitor
DENTONS CANADA LLP
20th Floor, 250 Howe Street
Vancouver, B.C. V6C 3R8
Telephone (604) 687-4460

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1412000

51
2023-06-29, 14:18:58

Requestor: Avic Arenas

CURRENT AND CANCELLED INFORMATION SHOWN

Title Issued Under STRATA PROPERTY ACT (Section 249)**Land Title District** VANCOUVER
Land Title Office VANCOUVER**Title Number** CA8411398
From Title Number CA7695196**Application Received** 2020-09-04**Application Entered** 2021-01-04**Registered Owner in Fee Simple****Registered Owner/Mailing Address:** 1256306 B.C. LTD., INC.NO. BC1256306
1460 - 701 WEST GEORGIA STREET
VANCOUVER, BC
V7Y 1E4**Taxation Authority** Vancouver, City of**Description of Land****Parcel Identifier:** 030-880-033**Legal Description:**STRATA LOT 112 BLOCK 839 DISTRICT LOT 526 GROUP 1
NEW WESTMINSTER DISTRICT
STRATA PLAN EPS4950
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Legal Notations** NONE**Charges, Liens and Interests****Nature:** RIGHT OF WAY
Registration Number: 140837M
Registration Date and Time: 1951-06-29 10:40
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA
NORTH 5 FEET
PART FORMERLY LOT 8 PLAN 8513

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1412000

Nature: EASEMENT AND INDEMNITY AGREEMENT
Registration Number: 165697M
Registration Date and Time: 1953-02-10 10:00
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA
PART FORMERLY LOT 2 PLAN 8513

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4388048
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388050
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388051
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4388053
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388055
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388057
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1412000

2023-06-29, 14:18:58

Requestor: Avic Arenas

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA5114500
Registration Date and Time: 2016-04-18 06:54
Registered Owner: SHAW CABLESYSTEMS LIMITED
INCORPORATION NO. A0075382
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA5211079
Registration Date and Time: 2016-05-27 09:40
Registered Owner: LAURENTIAN BANK OF CANADA
Remarks: INTER ALIA
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: ASSIGNMENT OF RENTS
Registration Number: CA5211080
Registration Date and Time: 2016-05-27 09:40
Registered Owner: LAURENTIAN BANK OF CANADA
Remarks: INTER ALIA
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA6109737
Registration Date and Time: 2017-06-29 16:45
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA6290546
Registration Date and Time: 2017-09-12 09:21
Registered Owner: FORTISBC ENERGY INC.
INCORPORATION NO. BC1023718
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA7037305
Registration Date and Time: 2018-08-30 17:02
Registered Owner: LAURENTIAN BANK OF CANADA
Transfer Number: CA7037305 TRANSFERRED TO CA9040575
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA9040575
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1412000

2023-06-29, 14:18:58

Requestor: Avic Arenas

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7037306
Registration Date and Time: 2018-08-30 17:02
Registered Owner: LAURENTIAN BANK OF CANADA
Transfer Number: CA7037306 TRANSFERRED TO CA9040576
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA9040576
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA7037322
Registration Date and Time: 2018-08-30 17:16
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7037322 TRANSFERRED TO CA8372866
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372866
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7037323
Registration Date and Time: 2018-08-30 17:16
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7037323 TRANSFERRED TO CA8372867
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372867
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7040559
Registration Date and Time: 2018-08-31 11:57
Remarks: INTER ALIA
GRANTING CA7037305 PRIORITY OVER CA7037322 AND
CA7037323

Nature: PRIORITY AGREEMENT
Registration Number: CA7040560
Registration Date and Time: 2018-08-31 11:57
Remarks: INTER ALIA
GRANTING CA7037306 PRIORITY OVER CA7037322 AND
CA7037323

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1412000

2023-06-29, 14:18:58

Requestor: Avic Arenas

Nature: PRIORITY AGREEMENT
Registration Number: CA7050940
Registration Date and Time: 2018-09-06 15:56
Remarks: INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7037305 AND
CA7037306
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7050941
Registration Date and Time: 2018-09-06 15:56
Remarks: INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7037305 AND
CA7037306
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7120355
Registration Date and Time: 2018-10-10 15:19
Remarks: INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7037322 AND
CA7037323
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7120356
Registration Date and Time: 2018-10-10 15:19
Remarks: INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7037322 AND
CA7037323
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: OPTION TO LEASE
Registration Number: CA7614154
Registration Date and Time: 2019-07-10 15:33
Registered Owner: 35 PARK PARKING INC.
INCORPORATION NO. BC1200395
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23
Declared Value \$1412000

2023-06-29, 14:18:58
Requestor: Avic Arenas

Nature: COVENANT
Registration Number: CA7695079
Registration Date and Time: 2019-08-20 10:00
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7695080
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA5211079 AND
CA5211080
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7695082
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7037305 AND
CA7037306

Nature: PRIORITY AGREEMENT
Registration Number: CA7695083
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7037322 AND
CA7037323

Nature: PRIORITY AGREEMENT
Registration Number: CA7695084
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7614154

Nature: MORTGAGE
Registration Number: CA7787470
Registration Date and Time: 2019-10-02 14:18
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7787470 TRANSFERRED TO CA8372868
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372868
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1412000

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7787471
Registration Date and Time: 2019-10-02 14:18
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7787471 TRANSFERRED TO CA8372869
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372869
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7796096
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7787470 AND
CA7787471
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7796097
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7787470 AND
CA7787471
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7796098
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA7037305 PRIORITY OVER CA7787470 AND
CA7787471
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7796099
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA7037306 PRIORITY OVER CA7787470 AND
CA7787471

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1412000

Nature: MORTGAGE
Registration Number: CA8202887
Registration Date and Time: 2020-05-22 13:20
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Remarks: INTER ALIA
EXTENDED BY CA8410389
MODIFIED BY CA8410390

Nature: MODIFICATION
Registration Number: CA8410390
Registration Date and Time: 2020-09-03 16:50
Remarks: INTER ALIA
MODIFICATION OF CA8202887

Nature: STRATA PROPERTY ACT LIEN
Registration Number: CA9094527
Registration Date and Time: 2021-06-14 13:29
Registered Owner: THE OWNERS, STRATA PLAN EPS4950

Nature: PROPERTY TRANSFER TAX ACT LIEN
Registration Number: WX2178335
Registration Date and Time: 2022-04-11 11:05
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA
Remarks: INTER ALIA
Cancelled By: WX2179537
Cancelled Date: 2022-05-09

Nature: STRATA PROPERTY ACT LIEN
Registration Number: CB134473
Registration Date and Time: 2022-08-05 13:15
Registered Owner: THE OWNERS, STRATA PLAN EPS4950

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB224804
Registration Date and Time: 2022-09-15 16:21
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Remarks: INTER ALIA

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1412000

59
2023-06-29, 14:18:58

Requestor: Avic Arenas

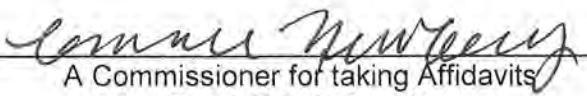
Pending Applications

NONE

Corrections

NONE

This is **Exhibit "D"** referred to in the affidavit of
Avic Arenas sworn before me at Vancouver, BC
this 29 day of June, 2023


A Commissioner for taking Affidavits
For British Columbia

EMMA T.T.Y. NEWBERY
Barrister & Solicitor
DENTONS CANADA LLP
20th Floor, 250 Howe Street
Vancouver, B.C. V6C 3R8
Telephone (604) 687-4460

Arenas, Avic

From: malcolmhasman@gmail.com
Sent: Tuesday, June 27, 2023 3:07 PM
To: 'Tillman, Anthony'
Cc: Schultz, Jordan; 'Law, Pinky'; 'Lee, Marianna'; Newbery, Emma; jack@jackliurealestate.com; debbie@angellhasman.ca
Subject: FW: REVISED MARKETING REPORT - 4883,4889,4899 BELMONT AVENUE, VANCOUVER
Attachments: 4883 BELMONT AVE - MLS LISTING & HISTORY.pdf; 4889 BELMONT AVE - MLS LISTING & HISTORY.pdf; _ACTIVITY REPORT_ 4883,4889,4899 Belmont Ave,Vancouver copy.pdf; Accepted Offer-4883 Belmont Ave,Vancouver.pdf; CPS - 4883-4899 Belmont Avenue - 12June2023.pdf; COMPARABLE LISTING (1) .pdf; COMPARABLE LISTING (2).pdf; CA8340747 (002) City of Vancouver Slope Stability Covenant.pdf; 4899 BELMONT AVE - MLS LISTING & HISTORY.pdf

[WARNING: EXTERNAL SENDER]

MARKETING REPORT

4883, 4889, 4899 BELMONT AVENUE, VANCOUVER

PROPERTY DESCRIPTION:

4883, 4889, 4899 Belmont Avenue are 3 potential building lots in the Point Grey area of Vancouver. All 3 properties are located on or in close proximity to a steep embankment and subject to potential erosion and slope failure. Section 219 of the Land Title Act provides a registered Covenant in favour of the City of Vancouver in respect to the use of the lands. The lands are also protected by restrictions on the removal of trees that limit the views to the ocean and North Shore Mountains.

All 3 properties have been listed for sale on MLS as individual lots and as 3 lots combined dating back to 2012. Angell Hasman & Associates (Malcolm Hasman) Realty Ltd. listed 4883 and 4889 Belmont Avenue on January 23, 2023 during which time there were no offers and again on May 30, 2023 during which time there have been 2 offers. 4899 Belmont Avenue was listed on June 26, 2023. There has been limited interest on these properties due to the decline in market conditions and the extensive time these properties have been listed and exposed to the market for sale.

CURRENT MARKET CONDITIONS:

The luxury real estate market in Vancouver West and throughout the Lower Mainland has seen a dramatic decrease in the number of Foreign Buyers since the implementation of the BC Foreign Buyer Tax in 2016. In January 2023 the Federal Government implemented a 2 year ban on the purchase of residential property of all Foreign buyers and Non Residents across Canada. This restriction together with the increase in the interest rates has had a further negative effect on the luxury real estate market in the Lower Mainland.

There are currently 28 properties listed for sale in Vancouver West priced at over \$15 million dollars with only 3 sales since March 1, 2023. None of those sales were building lots. There are currently 2 comparable large building lots listed for sale on MLS in the same Point Grey location. 1784 Drummond Drive a 75,184 SF level building lot with ocean view has been listed since April 2021

and 1611 Drummond Drive a 58,457 SF building lot with ocean view has been listed for sale on MLS since November 2019. There are no recent comparable sales in 2023.

With the decrease on luxury property values over the past few years many luxury properties in Vancouver West have sold this year well below the current BC Assessed Value. 1638 W. 32ND Avenue, Vancouver sold in June 2023 for \$15,000,000. The current BC Assessment is \$19,159,000. 3689 Selkirk Street, Vancouver sold in January 2023 for \$14,480,000. The current BC Assessment is \$19,720,000.

MARKETING OF THE PROPERTIES:

Malcolm Hasman at Angell Hasman & Associates Realty Ltd is respected as a top selling luxury real estate agent in Greater Vancouver with over 30 years of experience marketing and selling many of the most expensive luxury properties in Greater Vancouver. The properties have been listed on MLS and have been marketed and featured throughout the Lower Mainland on REW.ca and Realtor.ca. Malcolm Hasman and Jack Liu, the co-listing agent, have together marketed the properties through extensive social media platforms together with web site exposure and direct exposure to the real estate brokerage industry.

Since being listed on MLS on January 23, 2023 and again on May 30, 2023 there has been 1 offer presented and accepted at \$22,800,000 on 4883 Belmont Avenue and 1 offer at \$28,000,000.

for all 3 properties 4883,4889, 4899 combined which was not accepted.

SUMMARY:

It is my professional opinion that given the extensive amount of time these properties have been listed on MLS, together with the current market conditions and development concerns associated with the City of Vancouver Covenant, the offer at \$22,800,000 on 4883 Belmont Avenue represent fair market value for this property.

MALCOLM HASMAN

ANGELL HASMAN & ASSOCIATES MALCOLM HASMAN REALTY LTD
203-1544 MARINE DRIVE, WEST VANCOUVER, B.C. V7V 1H7

Active
R2782722
Board: V, Detached
House/Single Family

4883 BELMONT AVENUE
Vancouver West
Point Grey
V6T 1A8

\$24,800,000 (LP)
(SP)



Days on Market: **24** List Date: **5/29/2023** Expiry Date: **7/29/2023**
Previous Price: **\$0** Original Price: **\$24,800,000** Sold Date:
Meas. Type: **Feet** If new, GST/HST
Frontage (feet): **0.00** Bedrooms: **0** Age: **0**
Frontage: Bathrooms: **0** Zoning: **RS-1**
Depth / Size: Full Baths: **0** Gross Taxes: **\$190,282.1**
Lot Area (sq.ft.): **125,322.00** Half Baths: **0** For Tax Year: **2023**
Lot Area (acres): **2.88** Rear Yard Exp: Tax Inc. Utilities?:
Flood Plain: P.I.D.: **010-858-300** Tour:
View: :
Complex/Subdiv
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: Water Supply: **City/Municipal**

Style of Home: **Other** Total Parking: Covered Parking: Parking Access:
Construction: **Other** Parking: **Other**
Exterior: **Other** Driveway Finish:
Foundation: **Concrete Perimeter** Dist. to Public Transit:
Renovations: Title to Land: **Freehold NonStrata** Dist. to School Bus:
of Fireplaces: **R.I.** Fireplaces: Reno. Year: Seller's **Registered Owner** Land Lease Expiry Year:
Fireplace Fuel: Rain Screen: Property Disc.: **Yes**
Fuel/Heating: **Other** Metered Water: Fixtures Leased: **No**
Outdoor Area: **None** R.I. Plumbing: Fixtures Rmvd: :
Type of Roof: **Other** Floor Finish:

Legal: **LOT 3, BLOCK 1, PLAN VAP6583, DISTRICT LOT 140, NEW WESTMINSTER LAND DISTRICT** Municipal Charges

Amenities: Garbage:
Site Influences: **Private Setting** Water:
Features: Dyking:
Sewer:
Other:

Finished Floor (Main):	0	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Other	0'0"x0'0"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Other	0'0"x0'0"			x	
Finished Floor (Below):	0	Below	Other	0'0"x0'0"			x	
Finished Floor (Basement):	0			x			x	
Finished Floor (Total):	0 sq. ft.			x			x	
Unfinished Floor:	0			x			x	
Grand Total:	0 sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement: Unfinished				x			x	

Crawl/Bsmt. Ht: # of Levels: **0** Manuf Type: Registered in MHR?: PAD Rental:
of Kitchens: **0** # of Rooms: **3** MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

List Broker 1: **Angell, Hasman & Associates (Malcolm Hasman) Realty Ltd. -** List Broker 3:
List Desig Agt 1: **Malcolm Hasman - Phone: 604-290-1679** malcolm@malcolmhasman.com
List Broker 2: **Angell, Hasman & Associates Realty Ltd. - Office: 604-921-1188**
List Desig Agt 2: **Jack Z. Liu PREC* - Phone: 778-858-8706** 3:
Sell Broker 1: 2: 3:
Sell Sales Rep 1: 2: 3:
Owner: **Alvarez & Marsal Canada Inc**See realtor remarks for full name**
Commission: **3.22% ON THE 1ST \$100,000 + 1.15% ON THE BALANCE**

Appointments: **Phone L.R. First**
Call: **Malcolm Hasman**
Phone: **604-290-1679**

Occupancy: **Under Construction**

Realtor Remarks Court Order Sale : Alvarez & Marsal Canada Inc. in its capacity as Court Appointed Receiver of 1025332 B.C. LTD., 1025334 B.C. LTD., 1025336 B.C. LTD. and WASHINGTON PROPERTIES (POINT GREY) INC All Offers are subject to Court approval see Schedule A on MLS attachments. All sizes are approximate and should be verified by the buyer or buyer's agent. Topographical survey available with LB. Please do not walk on property without an appointment

4883 Belmont Avenue is a 125,322 sq. ft. (2.88 Acre) property located in Vancouver's most prestigious Point Grey neighborhood just a short walk to Spanish Banks and Locarno Beach. Ideally situated to UBC, Royal Vancouver Yacht Club, West Point Grey Academy and convenient access to downtown Vancouver and Vancouver International Airport. BC Assessment: \$30,077,000.

PROPERTY HISTORY DETAIL

Address
4883 BELMONT AVENUE
Vancouver, BC V6T 1A8

ML # R2782722



ML # R2782722		Class Residential Detached	List Date 5/29/2023		CDOM 766	DOM 24	
Chg Date	Chg Type	Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name
05/30/2023 9:55:42 AM	First Recorded Entry	Active	\$24,800,000	Malcolm Hasman	Angell, Hasman & Associates (Malcolm Hasman) Realt...		
ML # R2746538		Class Residential Detached	List Date 1/17/2023		DOM 104		
Chg Date	Chg Type	Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name
05/01/2023 1:10:12 AM	Status	Expired	\$24,800,000	Malcolm Hasman	Angell, Hasman & Associates (Malcolm Hasman) Realt...		
01/17/2023 9:39:10 AM	First Recorded Entry	Active	\$24,800,000	Malcolm Hasman	Angell, Hasman & Associates (Malcolm Hasman) Realt...		
ML # R2701354		Class Residential Detached	List Date 6/17/2022		DOM 198		
Chg Date	Chg Type	Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name
01/01/2023 12:11:01 AM	Status	Expired	\$26,000,000	Danny Deng PREC*	LDG Realty		
07/21/2022 10:21:42 AM	List Firm 1 Code	Active	\$26,000,000	Danny Deng PREC*	LDG Realty		
06/17/2022 5:20:31 PM	First Recorded Entry	Active	\$26,000,000	Danny Deng PREC*	Sutton Group -West Coast Realty		

ML # R2676355		Class	Residential Detached		List Date 4/11/2022		DOM 67	
Chg Date	Chg Type		Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name
06/17/2022 4:36:43 PM	Status		Terminated	\$33,500,000	Danny Deng PREC*	Sutton Group -West Coast Realty		
04/12/2022 4:45:15 PM	First Recorded Entry		Active	\$33,500,000	Danny Deng PREC*	Sutton Group -West Coast Realty		

ML # R2594999		Class	Residential Detached		List Date 6/21/2021		DOM 295	
Chg Date	Chg Type		Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name
04/12/2022 2:56:56 PM	Status		Terminated	\$38,900,000	Danny Deng PREC*	Sutton Group -West Coast Realty		
06/21/2021 4:14:12 PM	First Recorded Entry		Active	\$38,900,000	Danny Deng PREC*	Sutton Group -West Coast Realty		

ML # R2556191		Class	Residential Detached		List Date 3/22/2021		DOM 78	
Chg Date	Chg Type		Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name
06/08/2021 12:10:05 PM	Status		Terminated	\$52,000,000	Sydney Deng PREC*	Royal Pacific Realty Corp.		
03/24/2021 5:07:13 PM	First Recorded Entry		Active	\$52,000,000	Sydney Deng PREC*	Royal Pacific Realty Corp.		

ML # R2086014		Class	Land		List Date 6/26/2016		DOM 23	
Chg Date	Chg Type		Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name
07/19/2016 3:29:00 PM	Status		Terminated	\$35,800,000	Sydney Deng PREC*	Royal Pacific Realty Corp.		
06/29/2016 12:23:00 PM	First Recorded Entry		Active	\$35,800,000	Sydney Deng PREC*	Royal Pacific Realty Corp.		

ML # V903636		Class	Land		List Date 8/3/2011		DOM 210	
Chg Date	Chg Type		Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name
02/29/2012 4:03:00 PM	Status, Title to Land		Expired	\$36,800,000	Bryan Yan	Regent Park Realty Inc.		
02/29/2012 12:00:00 AM	List Price		Active	\$36,800,000	Bryan Yan	Regent Park Realty Inc.		
08/04/2011 1:54:00 PM	First Recorded Entry		Active	\$28,600,000	Bryan Yan	Regent Park Realty Inc.		

ML # V874158		Class	Land		List Date 3/2/2011		DOM 154	
Chg Date	Chg Type		Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name
10/01/2011 5:01:00 PM	Status, Title to Land		Terminated	\$14,800,000	Bryan Yan	Regent Park Realty Inc.		

ML # V874158		Class Land	List Date 3/2/2011		DOM 154		
Chg Date	Chg Type	Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name
10/02/2011 12:01:00 AM	Status	Cancel Protected	\$14,800,000	Bryan Yan	Regent Park Realty Inc.		
08/03/2011 4:17:00 PM	List Price	Active	\$14,800,000	Bryan Yan	Regent Park Realty Inc.		
03/07/2011 2:49:00 PM	First Recorded Entry	Active	\$14,800,000	Bryan Yan	Regent Park Realty Inc.		

ML # V777627		Class Land	List Date 7/15/2009		DOM 593		
Chg Date	Chg Type	Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name
03/03/2011 7:16:00 AM	Status, Title to Land	Terminated	\$13,800,000	Bryan Yan	Regent Park Realty Inc.		
03/03/2011 3:16:00 PM	Status	Cancel Protected	\$13,800,000	Bryan Yan	Regent Park Realty Inc.		
07/17/2009 10:41:00 AM	First Recorded Entry	Active	\$13,800,000	Bryan Yan	Regent Park Realty Inc.		

Active
R2782726
Board: V, Detached
House/Single Family

4889 BELMONT AVENUE

Vancouver West
Point Grey
V6T 1A8

69
\$17,800,000 (LP)
(SP)



Days on Market: **24**
Previous Price: **\$0**
Meas. Type: **Feet**
Frontage (feet): **0.00**
Frontage
Depth / Size:
Lot Area (sq.ft.): **67,910.00**
Lot Area (acres): **1.56**
Flood Plain:
View:
Complex/Subdiv
First Nation Reserve:
Services Connected:

List Date: **5/29/2023**
Original Price: **\$17,800,000**
Expiry Date: **7/29/2023**
Sold Date:
If new, GST/HST
Bedrooms: **0**
Bathrooms: **0**
Full Baths: **0**
Half Baths: **0**
Rear Yard Exp:
P.I.D.: **010-858-296**
Approx. Year Built: **2023**
Age: **0**
Zoning: **RS-1**
Gross Taxes: **\$131,045.9**
For Tax Year: **2023**
Tax Inc. Utilities?:
Tour:

Sewer Type: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Water Supply: **City/Municipal**

Style of Home: **Other**
Construction: **Other**
Exterior: **Other**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Other**
Outdoor Area: **None**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **Covered Parking:**
Parking: **Other**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Seller's **Registered Owner**
Property Disc.: **Yes:**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**

Dist. to School Bus:
Land Lease Expiry Year:

Type of Roof: **Other**

Floor Finish:

Legal: **LOT 2, BLOCK 1, PLAN VAP6583, DISTRICT LOT 140, NEW WESTMINSTER LAND DISTRICT**

Municipal Charges
Garbage:
Water:
Dyking:
Sewer:
Other:

Amenities:

Site Influences: **Private Setting**
Features:

Finished Floor (Main): **0**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **0 sq. ft.**
Unfinished Floor: **0**
Grand Total: **0 sq. ft.**
Flr Area (Det'd 2nd Res): **sq. ft.**

Floor	Type	Dimensions
Main	Other	0'0"x0'0"
Above	Other	0'0"x0'0"
Below	Other	0'0"x0'0"
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms
Floor #Pcs

Suite:
Basement: **Unfinished**

Crawl/Bsmt. Ht: **# of Levels: 0**
of Kitchens: **0** # of Rooms: **3**

Manuf Type:
MHR#:
ByLaw Restrictions:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

List Broker 1: **Angell, Hasman & Associates (Malcolm Hasman) Realty Ltd. -**
List Desig Agt 1: **Malcolm Hasman - Phone: 604-290-1679**
List Broker 2: **Angell, Hasman & Associates Realty Ltd. - Office: 604-921-1188**
List Desig Agt 2: **Jack Z. Liu PREC* - Phone: 778-858-8706**
Sell Broker 1:
Sell Sales Rep 1:
Owner: **Alvarez & Marsal Canada Inc**See realtor remarks for full name**
Commission: **3.22% ON THE 1ST \$100,000 + 1.15% ON THE BALANCE**

List Broker 3:
malcolm@malcolmmasman.com

Appointments: **Phone L.R. First**
Call: **Malcolm Hasman**
Phone: **604-290-1679**

Realtor Remarks: **Court Order Sale: Alvarez & Marsal Canada Inc. in its capacity as Court Appointed Receiver of 1025332 B.C. LTD., 1025334 B.C. LTD., 1025336 B.C. LTD. and WASHINGTON PROPERTIES (POINT GREY) INC All Offers are subject court approval see Schedule A (Attach) All sizes are approximate and should be verified by the buyer or buyer's agent. Topographical survey, arborist report available with LB. Please do not walk on property without an appointment.**

4889 Belmont Avenue is a 67,910 sq. ft. (1.56 Acre) property located in Vancouver's most prestigious Point Grey neighborhood just a short walk to Spanish Banks and Locarno Beach Ideally situated to UBC, Royal Vancouver Yacht Club, West Point Grey Academy and convenient access to downtown Vancouver and Vancouver International Airport. BC Assessment \$21,391,000.

PROPERTY HISTORY DETAIL

Address

4889 BELMONT AVENUE
Vancouver, BC V6T 1A8

ML #R2782726



ML # R2782726		Class	Residential Detached	List Date	5/29/2023	CDOM	766	DOM	24
Chg Date	Chg Type	Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name		
05/30/2023 9:59:17 AM	First Recorded Entry	Active	\$17,800,000	Malcolm Hasman	Angell, Hasman & Associates (Malcolm Hasman) Realt...				
ML # R2746536		Class	Residential Detached	List Date	1/17/2023	CDOM	766	DOM	104
Chg Date	Chg Type	Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name		
05/01/2023 1:10:11 AM	Status	Expired	\$17,800,000	Malcolm Hasman	Angell, Hasman & Associates (Malcolm Hasman) Realt...				
01/17/2023 9:36:24 AM	First Recorded Entry	Active	\$17,800,000	Malcolm Hasman	Angell, Hasman & Associates (Malcolm Hasman) Realt...				
ML # R2701350		Class	Residential Detached	List Date	6/17/2022	CDOM	766	DOM	198
Chg Date	Chg Type	Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name		
01/01/2023 12:11:01 AM	Status	Expired	\$19,000,000	Danny Deng PREC*	LDG Realty				
07/21/2022 10:22:28 AM	List Firm 1 Code	Active	\$19,000,000	Danny Deng PREC*	LDG Realty				
06/17/2022 5:07:11 PM	First Recorded Entry	Active	\$19,000,000	Danny Deng PREC*	Sutton Group -West Coast Realty				

ML # R2676345		Class Residential Detached	List Date 4/11/2022		DOM 67		
Chg Date	Chg Type	Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name
06/17/2022 4:21:49 PM	Status	Terminated	\$24,300,000	Danny Deng PREC*	Sutton Group -West Coast Realty		
04/12/2022 4:37:17 PM	First Recorded Entry	Active	\$24,300,000	Danny Deng PREC*	Sutton Group -West Coast Realty		
ML # R2594979		Class Residential Detached	List Date 6/21/2021		DOM 295		
Chg Date	Chg Type	Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name
04/12/2022 3:12:20 PM	Status	Terminated	\$29,900,000	Danny Deng PREC*	Sutton Group -West Coast Realty		
06/21/2021 3:59:34 PM	First Recorded Entry	Active	\$29,900,000	Danny Deng PREC*	Sutton Group -West Coast Realty		
ML # R2556208		Class Residential Detached	List Date 3/22/2021		DOM 78		
Chg Date	Chg Type	Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name
06/08/2021 11:40:45 AM	Status	Terminated	\$35,000,000	Sydney Deng PREC*	Royal Pacific Realty Corp.		
03/24/2021 5:58:54 PM	First Recorded Entry	Active	\$35,000,000	Sydney Deng PREC*	Royal Pacific Realty Corp.		
ML # R2085965		Class Land	List Date 6/26/2016		DOM 23		
Chg Date	Chg Type	Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name
07/19/2016 3:30:00 PM	Status	Terminated	\$23,800,000	Sydney Deng PREC*	Royal Pacific Realty Corp.		
06/29/2016 11:20:00 AM	First Recorded Entry	Active	\$23,800,000	Sydney Deng PREC*	Royal Pacific Realty Corp.		
ML # V875236		Class Land	List Date 3/8/2011		DOM 148		
Chg Date	Chg Type	Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name
08/03/2011 9:22:00 AM	Status, Title to Land	Terminated	\$13,800,000	Bryan Yan	Regent Park Realty Inc.		
08/03/2011 4:22:00 PM	Status	Cancel Protected	\$13,800,000	Bryan Yan	Regent Park Realty Inc.		
03/10/2011 5:14:00 PM	First Recorded Entry	Active	\$13,800,000	Bryan Yan	Regent Park Realty Inc.		
ML # V723842		Class Land	List Date 7/16/2008		DOM 363		
Chg Date	Chg Type	Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name
05/06/2010 2:57:00 PM	Status, Title to Land	Terminated	\$23,800,000	Bryan Yan	Regent Park Realty Inc.		

ML # V723842		Class Land			List Date 7/16/2008	DOM 363 72		
Chg Date	Chg Type		Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name
08/01/2009 1:01:00 AM	Status		Cancel Protected	\$23,800,000	Bryan Yan	Regent Park Realty Inc.		
07/18/2008 3:02:00 PM	First Recorded Entry		Active	\$23,800,000	Bryan Yan	Regent Park Realty Inc.		

4883,4889, 4899 BELMONT AVE

AGENT REGISTER FOR SHOWINGS

[illegible]

AGENTS REQUEST FOR INFORMATION / BUYER SHOWINGS: 6

NUMBER OF OFFERS RECEIVED: 2

Active
R2729300
 Board: V, Detached
 House/Single Family

1611 DRUMMOND DRIVE

Vancouver West
 Point Grey
 V6T 1B7

\$18,800,000 (LP)
 (SP)



Days on Market: **263** List Date: **10/3/2022** Expiry Date: **10/2/2023**
 Previous Price: **\$21,000,000** Original Price: **\$21,000,000** Sold Date:
 Meas. Type: **Feet** If new, GST/HST
 Frontage (feet): **205.00** Bedrooms: **5** Age: **98**
 Frontage: **62.48** Bathrooms: **6** Zoning: **RS-1**
 Depth / Size: Full Baths: **5** Gross Taxes: **\$95,554.70**
 Lot Area (sq.ft.): **58,457.00** Half Baths: **1** For Tax Year: **2022**
 Lot Area (acres): **1.34** Rear Yard Exp: Tax Inc. Utilities?:
 Flood Plain: P.I.D.: **010-865-063** Tour: **Virtual Tour URL**
 View: :
 Complex/Subdiv
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Other, Stucco, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **R.I. Fireplaces:**
 Fireplace Fuel:
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Patio(s)**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **4** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Seller's **Registered Owner** Land Lease Expiry Year:
 Property Disc.: **Yes:**
 Fixtures Leased: **No :**
 Fixtures Rmvd: :

Type of Roof: **Asphalt**

Legal: **PLAN 6583 LOT 11 BLOCK 3 DISTRICT LOT 140**

Amenities:

Site Influences:

Features:

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main):	2,324	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,068	Main	Living Room	26' x 17'	Above	Other	8' x 7'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	22' x 16'	Bsmt	Recreation Room	25' x 17'	Above 4
Finished Floor (Below):	2,095	Bsmt	Family Room	18' x 17'	Bsmt	Other	12' x 7'	Above 4
Finished Floor (Basement):	0	Main	Kitchen	14' x 10'			x	Above 4
Finished Floor (Total):	6,487 sq. ft.	Main	Den	18' x 16'			x	Above 3
Unfinished Floor:	490	Main	Pantry	9' x 8'			x	Bsmt 3
Grand Total:	6,977 sq. ft.	Main	Laundry	15' x 8'			x	Main 2
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Mud Room	11' x 6'			x	
Suite:		Above	Primary Bedroom	19' x 18'			x	
Basement: Partly Finished		Above	Bedroom	21' x 12'			x	
		Above	Bedroom	18' x 12'			x	
		Above	Bedroom	19' x 10'			x	
		Above	Bedroom	11' x 8'			x	

Crawl/Bsmt. Ht: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **16**

Manuf Type:
 MHR#: **Registered in MHR?:**
 ByLaw Restrictions:

Registered in MHR?:
 CSA/BCE:

PAD Rental:
 Maint. Fee:

List Broker 1: **Macdonald Realty - Office: 604-263-1911**

List Desig Agt 1: **Elke Lee - Phone: 604-657-2616**

List Broker 2:

List Desig Agt 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: **Donger Lu**

Commission: **3.255% ON 1ST \$100,00, 1.1625% ON THE BALANCE**

List Broker 3:

elkelee@macrealty.com

3:

2:

3:

Appointments: **Phone L.R. First**
 Call: **Tina Kwok 604-722-6001**
 Phone: **604-657-2616**

Occupancy: **Owner**

Realtor Remarks: **Measurement by t are approximate and to be,verified by the buyers, if deemed important. Showing by appointment only. Please fill in Covid fom prior to showings. Please do not enter the without the listing agent's consent.**

Rare opportunity to own this stunning estate-sized property over 1.3 acres on prestigious Drummond Drive with beautiful ocean & Mountain views.

Active
R2745992
Board: V, Detached
House/Single Family

1784 DRUMMOND DRIVE

Vancouver West
Point Grey
V6T 1B6

\$21,800,000 (LP)
(SP)



Days on Market: **161** List Date: **1/13/2023** Expiry Date: **1/31/2024**
Previous Price: **\$0** Original Price: **\$21,800,000** Sold Date:
Meas. Type: **Feet** If new, GST/HST Approx. Year Built: **9999**
Frontage (feet): **200.00** Bedrooms: **4** Age: **999**
Frontage: **60.96** Bathrooms: **2** Zoning: **RS-1**
Depth / Size: **IRREGULAR** Full Baths: **2** Gross Taxes: **\$104,170.0**
Lot Area (sq.ft.): **75,184.00** Half Baths: **0** For Tax Year: **2022**
Lot Area (acres): **1.73** Rear Yard Exp: Tax Inc. Utilities?:
Flood Plain: P.I.D.: **010-865-438** Tour: **Virtual Tour URL**
View: **Yes : Potential Water View**
Complex/Subdiv **Drummond Drive**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Concrete**
Exterior: **Other**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I.** Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Mixed, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access: **Front**
Parking: **Garage; Underground**
Driveway Finish:
Dist. to Public Transit: **1** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Seller's **Registered Owner**
Property Disc.: **Yes**
Fixtures Leased: **No**

Fixtures Rmvd: **:**

Type of Roof: **Other**

Floor Finish:

Legal: **LOT 5, BLOCK 4, PLAN VAP6583, DISTRICT LOT 140, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Municipal Charges
Garbage:
Water:
Dyking:
Sewer:
Other:

Finished Floor (Main):	0	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	1'x1'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	1'x1'			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	1'x1'			x	Main 4
Finished Floor (Basement):	0	Main	Bedroom	1'x1'			x	
Finished Floor (Total):	0 sq. ft.	Main	Bedroom	1'x1'			x	
Unfinished Floor:	0			x			x	
Grand Total:	0 sq. ft.			x			x	
Fir Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement: None				x			x	

Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **0** # of Rooms: **5**

Manuf Type:
MHR#:
ByLaw Restrictions:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

List Broker 1: **Oakwyn Realty Ltd. - Office: 604-620-6788**
List Desig Agt 1: **Jacky Levi PREC* - Phone: 604-780-5677**
List Broker 2: **Oakwyn Realty Ltd. - Office: 604-620-6788**
List Desig Agt 2: **Jacob Krause PREC* - Phone: 778-229-5000**
Sell Broker 1:
Sell Sales Rep 1:
Owner: **1784 Drummond Drive Holdings Ltd.**
Commission: **1.16 ON THE FINAL SALE PRICE**

List Broker 3:
jacky@vancouverspaces.com

Appointments: **Phone L.R. First**
Call: **Jacky/Text/TB**
Phone: **604-780-5677**

Occupancy: **Vacant**

Realtor Remarks **Massive lot - 75,184 s.f. At the corner of W2nd Ave & Drummond Drive. Development permit AND building permit approved by the city for a contemporary over 20,000 SqFt home. - Call for more details and complete package. Building design & Plans by McLeod Bovell Modern Homes. WEB: <https://vancouverspaces.com/1784-drummond-drive-vancouver/>**

Prime Point Grey location! One of the biggest lots in Point Grey, over 75,000 s.f of land. Very quiet and private settings perfect to build your dream home with amazing views of the water and the north shore mountains. Building permit & development permit approved and obtained by the city to build a contemporary, concrete and glass home, designed by the award winning architects. Located just steps to the beach, close to UBC, and all of Point Grey amenities. School catchment: Queen Mary Elementary & Lord Byng Secondary. Call us for more details and information package.

Active
R2792535
Board: V, Detached
Other

4899 BELMONT AVENUE

Vancouver West
University VW
V6T 1A8

\$7,880,000 (LP)
(SP)



Days on Market: **1** List Date: **6/26/2023** Expiry Date: **8/26/2023**
Previous Price: **\$0** Original Price: **\$7,880,000** Sold Date:
Meas. Type: If new, GST/HST Approx. Year Built: **2023**
Frontage (feet): Bedrooms: **0** Age: **0**
Frontage Bathrooms: **0** Zoning: **RS-1**
Depth / Size: Full Baths: **0** Gross Taxes: **\$35,546.54**
Lot Area (sq.ft.): **26,880.00** Half Baths: **0** For Tax Year: **2023**
Lot Area (acres): **0.62** Rear Yard Exp: Tax Inc. Utilities?:
Flood Plain: P.I.D.: **010-858-288** Tour:
View: :
Complex/Subdiv
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: Water Supply: **City/Municipal**

Style of Home: **Other**
Construction: **Other**
Exterior: **Other**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Other**
Outdoor Area: **None**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:
Parking: **Other**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Seller's **Court Ordered Sale**
Property Disc.: **No : Court Order Sale**
Fixtures Leased: **No :**
Land Lease Expiry Year:

Fixtures Rmvd: :

Floor Finish:

Type of Roof: **Other**

Legal: **LOT 1, BLOCK 1, PLAN VAP6583, DISTRICT LOT 140, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Municipal Charges
Garbage:
Water:
Dyking:
Sewer:
Other:

Finished Floor (Main):	0	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Other	0'0"x0'0"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Other	0'0"x0'0"			x	
Finished Floor (Below):	0	Below	Other	0'0"x0'0"			x	
Finished Floor (Basement):	0			x			x	
Finished Floor (Total):	0 sq. ft.			x			x	
Unfinished Floor:	0			x			x	
Grand Total:	0 sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement: None				x			x	

Crawl/Bsmt. Ht: # of Levels: **0**
of Kitchens: **0** # of Rooms: **3**

Manuf Type:
MHR#:
ByLaw Restrictions:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

List Broker 1: **Angell, Hasman & Associates (Malcolm Hasman) Realty Ltd. -**
List Desig Agt 1: **Malcolm Hasman - Phone: 604-290-1679**
List Broker 2: **Angell, Hasman & Associates Realty Ltd. - Office: 604-921-1188**
List Desig Agt 2: **Jack Z. Liu PREC* - Phone: 778-858-8706**
Sell Broker 1:
Sell Sales Rep 1:
Owner: **Alvarez & Marsal Canada Inc**See realtor remarks for full name**
Commission: **3.22% ON THE 1ST \$100,000 + 1.15% ON THE BALANCE**

List Broker 3:
malcolm@malcolmmasman.com

Appointments: **Phone L.R. First**
Call: **Malcolm**
Phone: **604-290-1679**

Occupancy: **Vacant**

Realtor Remarks: **The Seller's name is the following: Alvarez & Marsal Canada Inc. in its capacity as Court Appointed Receiver of 1025332 B.C. LTD., 1025334 B.C. LTD., 1025336 B.C. LTD. and not in its personal capacity. All Offers are subject to Court approval see Schedule A on MLS attachments. All sizes are approximate and should be verified by the buyer or buyer's agent. Topographical survey available with LB. Please do not walk on property without an appointment**

4899 Belmont Avenue is a 26,880 sq. ft. (0.62 Acre) property located in Vancouver's most prestigious Point Grey neighborhood just a short walk to Spanish Banks and Locarno Beach. Ideally situated to UBC, Royal Vancouver Yacht Club, West Point Grey Academy and convenient access to downtown Vancouver and Vancouver International Airport. BC Assessment: \$7,257,000.

PROPERTY HISTORY DETAIL

78

Address

4899 BELMONT AVENUE
Vancouver, BC V6T 1A8

ML #R2792535



University
Endowment Lane



Charleston Blvd

W 4th Ave

Google

Map data ©2023 Google

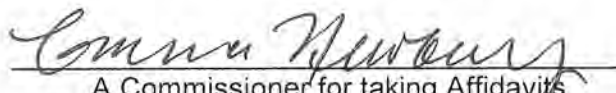
ML # R2792535		Class Residential Detached	List Date 6/26/2023		CDOM 1	DOM 1	
Chg Date	Chg Type	Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name
06/26/2023 2:26:32 PM	First Recorded Entry	Active	\$7,880,000	Malcolm Hasman	Angell, Hasman & Associates (Malcolm Hasman) Realt...		
ML # R2594990		Class Residential Detached	List Date 6/21/2021		DOM 365		
Chg Date	Chg Type	Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name
06/21/2022 1:06:47 AM	Status	Expired	\$11,900,000	Danny Deng PREC*	Sutton Group -West Coast Realty		
06/21/2021 4:06:19 PM	First Recorded Entry	Active	\$11,900,000	Danny Deng PREC*	Sutton Group -West Coast Realty		
ML # R2556384		Class Residential Detached	List Date 3/22/2021		DOM 78		
Chg Date	Chg Type	Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name
06/08/2021 11:56:54 AM	Status	Terminated	\$88,000,000	Sydney Deng PREC*	Royal Pacific Realty Corp.		
03/25/2021 10:30:31 AM	First Recorded Entry	Active	\$88,000,000	Sydney Deng PREC*	Royal Pacific Realty Corp.		
ML # R2556211		Class Residential Detached	List Date 3/22/2021		DOM 78		
Chg Date	Chg Type	Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name
06/08/2021 11:48:09 AM	Status	Terminated	\$12,000,000	Sydney Deng PREC*	Royal Pacific Realty Corp.		
03/24/2021 6:15:34 PM	First Recorded Entry	Active	\$12,000,000	Sydney Deng PREC*	Royal Pacific Realty Corp.		

ML # R2086073		Class	Land	List Date 6/26/2016		DOM 23 79		
Chg Date	Chg Type	Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name	
07/19/2016 3:30:00 PM	Status	Terminated	\$8,900,000	Sydney Deng PREC*	Royal Pacific Realty Corp.			
06/29/2016 2:25:00 PM	First Recorded Entry	Active	\$8,900,000	Sydney Deng PREC*	Royal Pacific Realty Corp.			

ML # V777624		Class	Land	List Date 7/15/2009		DOM 593		
Chg Date	Chg Type	Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name	
03/08/2011 8:44:00 AM	Status, Title to Land	Terminated	\$10,800,000	Bryan Yan	Regent Park Realty Inc.			
03/08/2011 4:44:00 PM	Status	Cancel Protected	\$10,800,000	Bryan Yan	Regent Park Realty Inc.			
07/17/2009 10:32:00 AM	First Recorded Entry	Active	\$10,800,000	Bryan Yan	Regent Park Realty Inc.			

ML # V407983		Class	Residential Detached	List Date 6/22/2004		DOM 419		
Chg Date	Chg Type	Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Sell Sales Rep 1 - Agent Name	Selling Office 1 - Office Name	
08/05/2014 9:06:00 PM	Status, Title to Land	Expired	\$14,800,000	Paulo Leung PREC*	Regent Park Realty Inc.			
08/15/2005 12:00:00 AM	Status	Active	\$14,800,000	Paulo Leung PREC*	Regent Park Realty Inc.			
07/06/2005 12:04:00 PM	Status	Expired	\$14,800,000	Paulo Leung PREC*	Regent Park Realty Inc.			
06/22/2004 12:00:00 AM	First Recorded Entry	Active	\$14,800,000	Paulo Leung PREC*	Regent Park Realty Inc.			

This is **Exhibit "E"** referred to in the affidavit of
Avic Arenas sworn before me at Vancouver, BC
this 29 day of June, 2023


A Commissioner for taking Affidavits
For British Columbia

EMMA T.T.Y. NEWBERY
Barrister & Solicitor
DENTONS CANADA LLP
20th Floor, 250 Howe Street
Vancouver, B.C. V6C 3R8
Telephone (604) 687-4460

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1590000

2023-06-29, 14:18:56

Requestor: Avic Arenas

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CA8411372
From Title Number	CA7695138
Application Received	2020-09-04
Application Entered	2020-11-30
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1256306 B.C. LTD., INC.NO. BC1256306 1460 - 701 WEST GEORGIA STREET VANCOUVER, BC V7Y 1E4
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	030-879-451
Legal Description:	STRATA LOT 54 BLOCK 839 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4950 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	RIGHT OF WAY
Registration Number:	140837M
Registration Date and Time:	1951-06-29 10:40
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA NORTH 5 FEET PART FORMERLY LOT 8 PLAN 8513

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1590000

2023-06-29, 14:18:56

Requestor: Avic Arenas

Nature: EASEMENT AND INDEMNITY AGREEMENT
Registration Number: 165697M
Registration Date and Time: 1953-02-10 10:00
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA
PART FORMERLY LOT 2 PLAN 8513

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4388048
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388050
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388051
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4388053
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388055
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388057
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1590000

2023-06-29, 14:18:56

Requestor: Avic Arenas

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA5114500
Registration Date and Time: 2016-04-18 06:54
Registered Owner: SHAW CABLESYSTEMS LIMITED
INCORPORATION NO. A0075382
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA5211079
Registration Date and Time: 2016-05-27 09:40
Registered Owner: LAURENTIAN BANK OF CANADA
Remarks: INTER ALIA
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: ASSIGNMENT OF RENTS
Registration Number: CA5211080
Registration Date and Time: 2016-05-27 09:40
Registered Owner: LAURENTIAN BANK OF CANADA
Remarks: INTER ALIA
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA6109737
Registration Date and Time: 2017-06-29 16:45
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA6290546
Registration Date and Time: 2017-09-12 09:21
Registered Owner: FORTISBC ENERGY INC.
INCORPORATION NO. BC1023718
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA7037305
Registration Date and Time: 2018-08-30 17:02
Registered Owner: LAURENTIAN BANK OF CANADA
Transfer Number: CA7037305 TRANSFERRED TO CA9040575
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA9040575
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1590000

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7037306
Registration Date and Time: 2018-08-30 17:02
Registered Owner: LAURENTIAN BANK OF CANADA
Transfer Number: CA7037306 TRANSFERRED TO CA9040576
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA9040576
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA7037322
Registration Date and Time: 2018-08-30 17:16
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7037322 TRANSFERRED TO CA8372866
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372866
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7037323
Registration Date and Time: 2018-08-30 17:16
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7037323 TRANSFERRED TO CA8372867
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372867
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7040559
Registration Date and Time: 2018-08-31 11:57
Remarks: INTER ALIA
GRANTING CA7037305 PRIORITY OVER CA7037322 AND
CA7037323

Nature: PRIORITY AGREEMENT
Registration Number: CA7040560
Registration Date and Time: 2018-08-31 11:57
Remarks: INTER ALIA
GRANTING CA7037306 PRIORITY OVER CA7037322 AND
CA7037323

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1590000

Nature: PRIORITY AGREEMENT
Registration Number: CA7050940
Registration Date and Time: 2018-09-06 15:56
Remarks: INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7037305 AND
CA7037306
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7050941
Registration Date and Time: 2018-09-06 15:56
Remarks: INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7037305 AND
CA7037306
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7120355
Registration Date and Time: 2018-10-10 15:19
Remarks: INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7037322 AND
CA7037323
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7120356
Registration Date and Time: 2018-10-10 15:19
Remarks: INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7037322 AND
CA7037323
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: OPTION TO LEASE
Registration Number: CA7614154
Registration Date and Time: 2019-07-10 15:33
Registered Owner: 35 PARK PARKING INC.
INCORPORATION NO. BC1200395
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1590000

Nature: COVENANT
Registration Number: CA7695079
Registration Date and Time: 2019-08-20 10:00
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7695080
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA5211079 AND
CA5211080
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7695082
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7037305 AND
CA7037306

Nature: PRIORITY AGREEMENT
Registration Number: CA7695083
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7037322 AND
CA7037323

Nature: PRIORITY AGREEMENT
Registration Number: CA7695084
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7614154

Nature: MORTGAGE
Registration Number: CA7787470
Registration Date and Time: 2019-10-02 14:18
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7787470 TRANSFERRED TO CA8372868
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372868
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1590000

2023-06-29, 14:18:56

Requestor: Avic Arenas

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA7787471
 Registration Date and Time: 2019-10-02 14:18
 Registered Owner: KINGSETT MORTGAGE CORPORATION
 INCORPORATION NO. A0081500
 Transfer Number: CA7787471 TRANSFERRED TO CA8372869
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Transfer Number: CA8372869
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
 Registration Number: CA7796096
 Registration Date and Time: 2019-10-07 16:10
 Remarks: INTER ALIA
 GRANTING CA5211079 PRIORITY OVER CA7787470 AND
 CA7787471
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
 Registration Number: CA7796097
 Registration Date and Time: 2019-10-07 16:10
 Remarks: INTER ALIA
 GRANTING CA5211080 PRIORITY OVER CA7787470 AND
 CA7787471
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
 Registration Number: CA7796098
 Registration Date and Time: 2019-10-07 16:10
 Remarks: INTER ALIA
 GRANTING CA7037305 PRIORITY OVER CA7787470 AND
 CA7787471
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
 Registration Number: CA7796099
 Registration Date and Time: 2019-10-07 16:10
 Remarks: INTER ALIA
 GRANTING CA7037306 PRIORITY OVER CA7787470 AND
 CA7787471

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1590000

2023-06-29, 14:18:56

Requestor: Avic Arenas

Nature: MORTGAGE
 Registration Number: CA8202887
 Registration Date and Time: 2020-05-22 13:20
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Remarks: INTER ALIA
 EXTENDED BY CA8410389
 MODIFIED BY CA8410390

Nature: MODIFICATION
 Registration Number: CA8410390
 Registration Date and Time: 2020-09-03 16:50
 Remarks: INTER ALIA
 MODIFICATION OF CA8202887

Nature: STRATA PROPERTY ACT LIEN
 Registration Number: CA9094525
 Registration Date and Time: 2021-06-14 13:29
 Registered Owner: THE OWNERS STRATA PLAN EPS4950

Nature: PROPERTY TRANSFER TAX ACT LIEN
 Registration Number: WX2178335
 Registration Date and Time: 2022-04-11 11:05
 Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
 BRITISH COLUMBIA
 Remarks: INTER ALIA
Cancelled By: WX2179537
Cancelled Date: 2022-05-09

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: CB224804
 Registration Date and Time: 2022-09-15 16:21
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1400000

2023-06-29, 14:18:57

Requestor: Avic Arenas

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CA8411384
From Title Number	CA7695139
Application Received	2020-09-04
Application Entered	2020-11-30
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1256306 B.C. LTD., INC.NO. BC1256306 1460 - 701 WEST GEORGIA STREET VANCOUVER, BC V7Y 1E4
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	030-879-469
Legal Description:	STRATA LOT 55 BLOCK 839 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4950 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	RIGHT OF WAY
Registration Number:	140837M
Registration Date and Time:	1951-06-29 10:40
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA NORTH 5 FEET PART FORMERLY LOT 8 PLAN 8513

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1400000

90
2023-06-29, 14:18:57
Requestor: Avic Arenas

Nature: EASEMENT AND INDEMNITY AGREEMENT
Registration Number: 165697M
Registration Date and Time: 1953-02-10 10:00
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA
PART FORMERLY LOT 2 PLAN 8513

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4388048
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388050
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388051
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4388053
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388055
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388057
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1400000

2023-06-29, 14:18:57

Requestor: Avic Arenas

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA5114500
 Registration Date and Time: 2016-04-18 06:54
 Registered Owner: SHAW CABLESYSTEMS LIMITED
 INCORPORATION NO. A0075382
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CA5211079
 Registration Date and Time: 2016-05-27 09:40
 Registered Owner: LAURENTIAN BANK OF CANADA
 Remarks: INTER ALIA
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA5211080
 Registration Date and Time: 2016-05-27 09:40
 Registered Owner: LAURENTIAN BANK OF CANADA
 Remarks: INTER ALIA
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA6109737
 Registration Date and Time: 2017-06-29 16:45
 Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
 Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA6290546
 Registration Date and Time: 2017-09-12 09:21
 Registered Owner: FORTISBC ENERGY INC.
 INCORPORATION NO. BC1023718
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CA7037305
 Registration Date and Time: 2018-08-30 17:02
 Registered Owner: LAURENTIAN BANK OF CANADA
 Transfer Number: CA7037305 TRANSFERRED TO CA9040575
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Transfer Number: CA9040575
 Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1400000

2023-06-29, 14:18:57

Requestor: Avic Arenas

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7037306
Registration Date and Time: 2018-08-30 17:02
Registered Owner: LAURENTIAN BANK OF CANADA
Transfer Number: CA7037306 TRANSFERRED TO CA9040576
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA9040576
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA7037322
Registration Date and Time: 2018-08-30 17:16
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7037322 TRANSFERRED TO CA8372866
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372866
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7037323
Registration Date and Time: 2018-08-30 17:16
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7037323 TRANSFERRED TO CA8372867
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372867
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7040559
Registration Date and Time: 2018-08-31 11:57
Remarks: INTER ALIA
GRANTING CA7037305 PRIORITY OVER CA7037322 AND
CA7037323

Nature: PRIORITY AGREEMENT
Registration Number: CA7040560
Registration Date and Time: 2018-08-31 11:57
Remarks: INTER ALIA
GRANTING CA7037306 PRIORITY OVER CA7037322 AND
CA7037323

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1400000

2023-06-29, 14:18:57

Requestor: Avic Arenas

Nature: PRIORITY AGREEMENT
 Registration Number: CA7050940
 Registration Date and Time: 2018-09-06 15:56
 Remarks: INTER ALIA
 GRANTING CA5211079 PRIORITY OVER CA7037305 AND
 CA7037306
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
 Registration Number: CA7050941
 Registration Date and Time: 2018-09-06 15:56
 Remarks: INTER ALIA
 GRANTING CA5211080 PRIORITY OVER CA7037305 AND
 CA7037306
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
 Registration Number: CA7120355
 Registration Date and Time: 2018-10-10 15:19
 Remarks: INTER ALIA
 GRANTING CA5211079 PRIORITY OVER CA7037322 AND
 CA7037323
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
 Registration Number: CA7120356
 Registration Date and Time: 2018-10-10 15:19
 Remarks: INTER ALIA
 GRANTING CA5211080 PRIORITY OVER CA7037322 AND
 CA7037323
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: OPTION TO LEASE
 Registration Number: CA7614154
 Registration Date and Time: 2019-07-10 15:33
 Registered Owner: 35 PARK PARKING INC.
 INCORPORATION NO. BC1200395
 Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1400000

Nature: COVENANT
Registration Number: CA7695079
Registration Date and Time: 2019-08-20 10:00
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7695080
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA5211079 AND
CA5211080
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7695082
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7037305 AND
CA7037306

Nature: PRIORITY AGREEMENT
Registration Number: CA7695083
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7037322 AND
CA7037323

Nature: PRIORITY AGREEMENT
Registration Number: CA7695084
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7614154

Nature: MORTGAGE
Registration Number: CA7787470
Registration Date and Time: 2019-10-02 14:18
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7787470 TRANSFERRED TO CA8372868
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372868
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1400000

2023-06-29, 14:18:57

Requestor: Avic Arenas

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7787471
Registration Date and Time: 2019-10-02 14:18
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7787471 TRANSFERRED TO CA8372869
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372869
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7796096
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7787470 AND
CA7787471
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7796097
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7787470 AND
CA7787471
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7796098
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA7037305 PRIORITY OVER CA7787470 AND
CA7787471
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7796099
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA7037306 PRIORITY OVER CA7787470 AND
CA7787471

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1400000

Nature: MORTGAGE
Registration Number: CA8202887
Registration Date and Time: 2020-05-22 13:20
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Remarks: INTER ALIA
EXTENDED BY CA8410389
MODIFIED BY CA8410390

Nature: MODIFICATION
Registration Number: CA8410390
Registration Date and Time: 2020-09-03 16:50
Remarks: INTER ALIA
MODIFICATION OF CA8202887

Nature: STRATA PROPERTY ACT LIEN
Registration Number: CA9094526
Registration Date and Time: 2021-06-14 13:29
Registered Owner: THE OWNERS, STRATA PLAN EPS4950

Nature: PROPERTY TRANSFER TAX ACT LIEN
Registration Number: WX2178335
Registration Date and Time: 2022-04-11 11:05
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA
Remarks: INTER ALIA
Cancelled By: WX2179537
Cancelled Date: 2022-05-09

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB224804
Registration Date and Time: 2022-09-15 16:21
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1412000

2023-06-29, 14:18:58

Requestor: Avic Arenas

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA8411398 CA7695196
Application Received	2020-09-04
Application Entered	2021-01-04
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1256306 B.C. LTD., INC.NO. BC1256306 1460 - 701 WEST GEORGIA STREET VANCOUVER, BC V7Y 1E4
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	030-880-033 STRATA LOT 112 BLOCK 839 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4950 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	RIGHT OF WAY 140837M 1951-06-29 10:40 CITY OF VANCOUVER INTER ALIA NORTH 5 FEET PART FORMERLY LOT 8 PLAN 8513

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1412000

2023-06-29, 14:18:58
Requestor: Avic Arenas

Nature: EASEMENT AND INDEMNITY AGREEMENT
Registration Number: 165697M
Registration Date and Time: 1953-02-10 10:00
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA
PART FORMERLY LOT 2 PLAN 8513

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4388048
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388050
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388051
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4388053
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388055
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388057
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1412000

2023-06-29, 14:18:58

Requestor: Avic Arenas

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA5114500
 Registration Date and Time: 2016-04-18 06:54
 Registered Owner: SHAW CABLESYSTEMS LIMITED
 INCORPORATION NO. A0075382
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CA5211079
 Registration Date and Time: 2016-05-27 09:40
 Registered Owner: LAURENTIAN BANK OF CANADA
 Remarks: INTER ALIA
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA5211080
 Registration Date and Time: 2016-05-27 09:40
 Registered Owner: LAURENTIAN BANK OF CANADA
 Remarks: INTER ALIA
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA6109737
 Registration Date and Time: 2017-06-29 16:45
 Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
 Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA6290546
 Registration Date and Time: 2017-09-12 09:21
 Registered Owner: FORTISBC ENERGY INC.
 INCORPORATION NO. BC1023718
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CA7037305
 Registration Date and Time: 2018-08-30 17:02
 Registered Owner: LAURENTIAN BANK OF CANADA
 Transfer Number: CA7037305 TRANSFERRED TO CA9040575
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Transfer Number: CA9040575
 Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1412000

2023-06-29, 14:18:58

Requestor: Avic Arenas

100

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7037306
Registration Date and Time: 2018-08-30 17:02
Registered Owner: LAURENTIAN BANK OF CANADA
Transfer Number: CA7037306 TRANSFERRED TO CA9040576
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA9040576
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA7037322
Registration Date and Time: 2018-08-30 17:16
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7037322 TRANSFERRED TO CA8372866
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372866
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7037323
Registration Date and Time: 2018-08-30 17:16
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7037323 TRANSFERRED TO CA8372867
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372867
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7040559
Registration Date and Time: 2018-08-31 11:57
Remarks: INTER ALIA
GRANTING CA7037305 PRIORITY OVER CA7037322 AND CA7037323

Nature: PRIORITY AGREEMENT
Registration Number: CA7040560
Registration Date and Time: 2018-08-31 11:57
Remarks: INTER ALIA
GRANTING CA7037306 PRIORITY OVER CA7037322 AND CA7037323

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1412000

2023-06-29, 14:18:58

Requestor: Avic Arenas

Nature: PRIORITY AGREEMENT
Registration Number: CA7050940
Registration Date and Time: 2018-09-06 15:56
Remarks: INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7037305 AND
CA7037306
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7050941
Registration Date and Time: 2018-09-06 15:56
Remarks: INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7037305 AND
CA7037306
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7120355
Registration Date and Time: 2018-10-10 15:19
Remarks: INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7037322 AND
CA7037323
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7120356
Registration Date and Time: 2018-10-10 15:19
Remarks: INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7037322 AND
CA7037323
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: OPTION TO LEASE
Registration Number: CA7614154
Registration Date and Time: 2019-07-10 15:33
Registered Owner: 35 PARK PARKING INC.
INCORPORATION NO. BC1200395
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1412000

Nature: COVENANT
Registration Number: CA7695079
Registration Date and Time: 2019-08-20 10:00
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7695080
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA5211079 AND
CA5211080
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7695082
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7037305 AND
CA7037306

Nature: PRIORITY AGREEMENT
Registration Number: CA7695083
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7037322 AND
CA7037323

Nature: PRIORITY AGREEMENT
Registration Number: CA7695084
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7614154

Nature: MORTGAGE
Registration Number: CA7787470
Registration Date and Time: 2019-10-02 14:18
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7787470 TRANSFERRED TO CA8372868
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372868
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1412000

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7787471
Registration Date and Time: 2019-10-02 14:18
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7787471 TRANSFERRED TO CA8372869
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372869
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7796096
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7787470 AND
CA7787471
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7796097
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7787470 AND
CA7787471
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7796098
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA7037305 PRIORITY OVER CA7787470 AND
CA7787471
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7796099
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA7037306 PRIORITY OVER CA7787470 AND
CA7787471

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1412000

2023-06-29, 14:18:58

Requestor: Avic Arenas

Nature: MORTGAGE
 Registration Number: CA8202887
 Registration Date and Time: 2020-05-22 13:20
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Remarks: INTER ALIA
 EXTENDED BY CA8410389
 MODIFIED BY CA8410390

Nature: MODIFICATION
 Registration Number: CA8410390
 Registration Date and Time: 2020-09-03 16:50
 Remarks: INTER ALIA
 MODIFICATION OF CA8202887

Nature: STRATA PROPERTY ACT LIEN
 Registration Number: CA9094527
 Registration Date and Time: 2021-06-14 13:29
 Registered Owner: THE OWNERS, STRATA PLAN EPS4950

Nature: PROPERTY TRANSFER TAX ACT LIEN
 Registration Number: WX2178335
 Registration Date and Time: 2022-04-11 11:05
 Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
 BRITISH COLUMBIA
 Remarks: INTER ALIA
Cancelled By: WX2179537
Cancelled Date: 2022-05-09

Nature: STRATA PROPERTY ACT LIEN
 Registration Number: CB134473
 Registration Date and Time: 2022-08-05 13:15
 Registered Owner: THE OWNERS, STRATA PLAN EPS4950

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: CB224804
 Registration Date and Time: 2022-09-15 16:21
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING**Transfers** NONE

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1412000

2023-06-29, 14:18:58

Requestor: Avic Arenas

Pending Applications

NONE

Corrections

NONE

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1490000

2023-06-29, 14:18:58

Requestor: Avic Arenas

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CA8411404
From Title Number	CA7695199
Application Received	2020-09-04
Application Entered	2020-12-07
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1256306 B.C. LTD., INC.NO. BC1256306 1460 - 701 WEST GEORGIA STREET VANCOUVER, BC V7Y 1E4
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	030-880-068
Legal Description:	STRATA LOT 115 BLOCK 839 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4950 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	RIGHT OF WAY
Registration Number:	140837M
Registration Date and Time:	1951-06-29 10:40
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA NORTH 5 FEET PART FORMERLY LOT 8 PLAN 8513

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1490000

2023-06-29, 14:18:58

Requestor: Avic Arenas

Nature: EASEMENT AND INDEMNITY AGREEMENT
Registration Number: 165697M
Registration Date and Time: 1953-02-10 10:00
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA
PART FORMERLY LOT 2 PLAN 8513

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4388048
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388050
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388051
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4388053
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388055
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388057
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1490000

2023-06-29, 14:18:58

Requestor: Avic Arenas

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA5114500
 Registration Date and Time: 2016-04-18 06:54
 Registered Owner: SHAW CABLESYSTEMS LIMITED
 INCORPORATION NO. A0075382
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CA5211079
 Registration Date and Time: 2016-05-27 09:40
 Registered Owner: LAURENTIAN BANK OF CANADA
 Remarks: INTER ALIA
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA5211080
 Registration Date and Time: 2016-05-27 09:40
 Registered Owner: LAURENTIAN BANK OF CANADA
 Remarks: INTER ALIA
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA6109737
 Registration Date and Time: 2017-06-29 16:45
 Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
 Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA6290546
 Registration Date and Time: 2017-09-12 09:21
 Registered Owner: FORTISBC ENERGY INC.
 INCORPORATION NO. BC1023718
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CA7037305
 Registration Date and Time: 2018-08-30 17:02
 Registered Owner: LAURENTIAN BANK OF CANADA
 Transfer Number: CA7037305 TRANSFERRED TO CA9040575
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Transfer Number: CA9040575
 Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1490000

2023-06-29, 14:18:58

Requestor: Avic Arenas

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7037306
Registration Date and Time: 2018-08-30 17:02
Registered Owner: LAURENTIAN BANK OF CANADA
Transfer Number: CA7037306 TRANSFERRED TO CA9040576
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA9040576
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA7037322
Registration Date and Time: 2018-08-30 17:16
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7037322 TRANSFERRED TO CA8372866
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372866
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7037323
Registration Date and Time: 2018-08-30 17:16
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7037323 TRANSFERRED TO CA8372867
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372867
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7040559
Registration Date and Time: 2018-08-31 11:57
Remarks: INTER ALIA
GRANTING CA7037305 PRIORITY OVER CA7037322 AND
CA7037323

Nature: PRIORITY AGREEMENT
Registration Number: CA7040560
Registration Date and Time: 2018-08-31 11:57
Remarks: INTER ALIA
GRANTING CA7037306 PRIORITY OVER CA7037322 AND
CA7037323

TITLE SEARCH PRINT

2023-06-29, 14:18:58

File Reference: 529227-23

Requestor: Avic Arenas

Declared Value \$1490000

Nature:
Registration Number:
Registration Date and Time:
Remarks:

PRIORITY AGREEMENT
CA7050940
2018-09-06 15:56
INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7037305 AND
CA7037306
Cancelled By:
Cancelled Date:
CA9040083
2021-05-27

Nature:
Registration Number:
Registration Date and Time:
Remarks:

PRIORITY AGREEMENT
CA7050941
2018-09-06 15:56
INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7037305 AND
CA7037306
Cancelled By:
Cancelled Date:
CA9040084
2021-05-27

Nature:
Registration Number:
Registration Date and Time:
Remarks:

PRIORITY AGREEMENT
CA7120355
2018-10-10 15:19
INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7037322 AND
CA7037323
Cancelled By:
Cancelled Date:
CA9040083
2021-05-27

Nature:
Registration Number:
Registration Date and Time:
Remarks:

PRIORITY AGREEMENT
CA7120356
2018-10-10 15:19
INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7037322 AND
CA7037323
Cancelled By:
Cancelled Date:
CA9040084
2021-05-27

Nature:
Registration Number:
Registration Date and Time:
Registered Owner:

OPTION TO LEASE
CA7614154
2019-07-10 15:33
35 PARK PARKING INC.
INCORPORATION NO. BC1200395
Remarks:
INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1490000

110
2023-06-29, 14:18:58

Requestor: Avic Arenas

Nature: COVENANT
Registration Number: CA7695079
Registration Date and Time: 2019-08-20 10:00
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7695080
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA5211079 AND
CA5211080
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7695082
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7037305 AND
CA7037306

Nature: PRIORITY AGREEMENT
Registration Number: CA7695083
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7037322 AND
CA7037323

Nature: PRIORITY AGREEMENT
Registration Number: CA7695084
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7614154

Nature: MORTGAGE
Registration Number: CA7787470
Registration Date and Time: 2019-10-02 14:18
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7787470 TRANSFERRED TO CA8372868
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372868
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1490000

2023-06-29, 14:18:58

Requestor: Avic Arenas

111

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7787471
Registration Date and Time: 2019-10-02 14:18
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7787471 TRANSFERRED TO CA8372869
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372869
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7796096
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7787470 AND
CA7787471
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7796097
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7787470 AND
CA7787471
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7796098
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA7037305 PRIORITY OVER CA7787470 AND
CA7787471
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7796099
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA7037306 PRIORITY OVER CA7787470 AND
CA7787471

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1490000

Nature: MORTGAGE
Registration Number: CA8202887
Registration Date and Time: 2020-05-22 13:20
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Remarks: INTER ALIA
EXTENDED BY CA8410389
MODIFIED BY CA8410390

Nature: MODIFICATION
Registration Number: CA8410390
Registration Date and Time: 2020-09-03 16:50
Remarks: INTER ALIA
MODIFICATION OF CA8202887

Nature: STRATA PROPERTY ACT LIEN
Registration Number: CA9094528
Registration Date and Time: 2021-06-14 13:29
Registered Owner: THE OWNERS STRATA PLAN EPS4950

Nature: PROPERTY TRANSFER TAX ACT LIEN
Registration Number: WX2178335
Registration Date and Time: 2022-04-11 11:05
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA
Remarks: INTER ALIA
Cancelled By: WX2179537
Cancelled Date: 2022-05-09

Nature: STRATA PROPERTY ACT LIEN
Registration Number: CB134755
Registration Date and Time: 2022-08-05 14:07
Registered Owner: THE OWNERS, STRATA PLAN EPS4950

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB224804
Registration Date and Time: 2022-09-15 16:21
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Remarks: INTER ALIA

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1490000

113
2023-06-29, 14:18:58

Requestor: Avic Arenas

Pending Applications

NONE

Corrections

NONE

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1410000

2023-06-29, 14:18:59

Requestor: Avic Arenas

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA8411409 CA7695200
Application Received	2020-09-04
Application Entered	2020-11-30
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1256306 B.C. LTD., INC.NO. BC1256306 1460 - 701 WEST GEORGIA STREET VANCOUVER, BC V7Y 1E4
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	030-880-076 STRATA LOT 116 BLOCK 839 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4950 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	RIGHT OF WAY 140837M 1951-06-29 10:40 CITY OF VANCOUVER INTER ALIA NORTH 5 FEET PART FORMERLY LOT 8 PLAN 8513

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1410000

Nature: EASEMENT AND INDEMNITY AGREEMENT
Registration Number: 165697M
Registration Date and Time: 1953-02-10 10:00
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA
PART FORMERLY LOT 2 PLAN 8513

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4388048
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388050
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388051
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4388053
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388055
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388057
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1410000

2023-06-29, 14:18:59

Requestor: Avic Arenas

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA5114500
 Registration Date and Time: 2016-04-18 06:54
 Registered Owner: SHAW CABLESYSTEMS LIMITED
 INCORPORATION NO. A0075382
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CA5211079
 Registration Date and Time: 2016-05-27 09:40
 Registered Owner: LAURENTIAN BANK OF CANADA
 Remarks: INTER ALIA
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA5211080
 Registration Date and Time: 2016-05-27 09:40
 Registered Owner: LAURENTIAN BANK OF CANADA
 Remarks: INTER ALIA
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA6109737
 Registration Date and Time: 2017-06-29 16:45
 Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
 Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA6290546
 Registration Date and Time: 2017-09-12 09:21
 Registered Owner: FORTISBC ENERGY INC.
 INCORPORATION NO. BC1023718
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CA7037305
 Registration Date and Time: 2018-08-30 17:02
 Registered Owner: LAURENTIAN BANK OF CANADA
 Transfer Number: CA7037305 TRANSFERRED TO CA9040575
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Transfer Number: CA9040575
 Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1410000

2023-06-29, 14:18:59

Requestor: Avic Arenas

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA7037306
 Registration Date and Time: 2018-08-30 17:02
 Registered Owner: LAURENTIAN BANK OF CANADA
 Transfer Number: CA7037306 TRANSFERRED TO CA9040576
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Transfer Number: CA9040576
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CA7037322
 Registration Date and Time: 2018-08-30 17:16
 Registered Owner: KINGSETT MORTGAGE CORPORATION
 INCORPORATION NO. A0081500
 Transfer Number: CA7037322 TRANSFERRED TO CA8372866
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Transfer Number: CA8372866
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA7037323
 Registration Date and Time: 2018-08-30 17:16
 Registered Owner: KINGSETT MORTGAGE CORPORATION
 INCORPORATION NO. A0081500
 Transfer Number: CA7037323 TRANSFERRED TO CA8372867
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Transfer Number: CA8372867
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
 Registration Number: CA7040559
 Registration Date and Time: 2018-08-31 11:57
 Remarks: INTER ALIA
 GRANTING CA7037305 PRIORITY OVER CA7037322 AND
 CA7037323

Nature: PRIORITY AGREEMENT
 Registration Number: CA7040560
 Registration Date and Time: 2018-08-31 11:57
 Remarks: INTER ALIA
 GRANTING CA7037306 PRIORITY OVER CA7037322 AND
 CA7037323

TITLE SEARCH PRINT

2023-06-29, 14:18:59

File Reference: 529227-23

Requestor: Avic Arenas

Declared Value \$1410000

Nature: PRIORITY AGREEMENT
 Registration Number: CA7050940
 Registration Date and Time: 2018-09-06 15:56
 Remarks: INTER ALIA
 GRANTING CA5211079 PRIORITY OVER CA7037305 AND
 CA7037306
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
 Registration Number: CA7050941
 Registration Date and Time: 2018-09-06 15:56
 Remarks: INTER ALIA
 GRANTING CA5211080 PRIORITY OVER CA7037305 AND
 CA7037306
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
 Registration Number: CA7120355
 Registration Date and Time: 2018-10-10 15:19
 Remarks: INTER ALIA
 GRANTING CA5211079 PRIORITY OVER CA7037322 AND
 CA7037323
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
 Registration Number: CA7120356
 Registration Date and Time: 2018-10-10 15:19
 Remarks: INTER ALIA
 GRANTING CA5211080 PRIORITY OVER CA7037322 AND
 CA7037323
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: OPTION TO LEASE
 Registration Number: CA7614154
 Registration Date and Time: 2019-07-10 15:33
 Registered Owner: 35 PARK PARKING INC.
 INCORPORATION NO. BC1200395
 Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1410000

119
2023-06-29, 14:18:59

Requestor: Avic Arenas

Nature: COVENANT
Registration Number: CA7695079
Registration Date and Time: 2019-08-20 10:00
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7695080
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA5211079 AND
CA5211080
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7695082
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7037305 AND
CA7037306

Nature: PRIORITY AGREEMENT
Registration Number: CA7695083
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7037322 AND
CA7037323

Nature: PRIORITY AGREEMENT
Registration Number: CA7695084
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7614154

Nature: MORTGAGE
Registration Number: CA7787470
Registration Date and Time: 2019-10-02 14:18
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7787470 TRANSFERRED TO CA8372868
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372868
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1410000

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7787471
Registration Date and Time: 2019-10-02 14:18
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7787471 TRANSFERRED TO CA8372869
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372869
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7796096
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7787470 AND
CA7787471
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7796097
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7787470 AND
CA7787471
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7796098
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA7037305 PRIORITY OVER CA7787470 AND
CA7787471
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7796099
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA7037306 PRIORITY OVER CA7787470 AND
CA7787471

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1410000

2023-06-29, 14:18:59

Requestor: Avic Arenas

Nature: MORTGAGE
Registration Number: CA8202887
Registration Date and Time: 2020-05-22 13:20
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Remarks: INTER ALIA
EXTENDED BY CA8410389
MODIFIED BY CA8410390

Nature: MODIFICATION
Registration Number: CA8410390
Registration Date and Time: 2020-09-03 16:50
Remarks: INTER ALIA
MODIFICATION OF CA8202887

Nature: STRATA PROPERTY ACT LIEN
Registration Number: CA9094529
Registration Date and Time: 2021-06-14 13:29
Registered Owner: THE OWNERS STRATA PLAN EPS4950
Cancelled By: CB507505
Cancelled Date: 2023-03-07

Nature: PROPERTY TRANSFER TAX ACT LIEN
Registration Number: WX2178335
Registration Date and Time: 2022-04-11 11:05
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA
Remarks: INTER ALIA
Cancelled By: WX2179537
Cancelled Date: 2022-05-09

Nature: STRATA PROPERTY ACT LIEN
Registration Number: CB134924
Registration Date and Time: 2022-08-05 14:52
Registered Owner: THE OWNERS, STRATA PLAN EPS4950
Cancelled By: CB507506
Cancelled Date: 2023-03-07

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB224804
Registration Date and Time: 2022-09-15 16:21
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1410000

Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CB594859
Registration Date and Time:	2023-05-02 10:33
Registered Owner:	THE OWNERS, STRATA PLAN EPS4950

Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CB672533
Registration Date and Time:	2023-06-07 09:28
Registered Owner:	THE OWNERS, STRATA PLAN EPS4950

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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Corrections	NONE
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TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1440000

123
2023-06-29, 14:18:59

Requestor: Avic Arenas

CURRENT AND CANCELLED INFORMATION SHOWN

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA8411998 CA7695201
Application Received	2020-09-04
Application Entered	2020-11-30
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1256306 B.C. LTD., INC.NO. BC1256306 1460 - 701 WEST GEORGIA STREET VANCOUVER, BC V7Y 1E4
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	030-880-084 STRATA LOT 117 BLOCK 839 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4950 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	RIGHT OF WAY 140837M 1951-06-29 10:40 CITY OF VANCOUVER INTER ALIA NORTH 5 FEET PART FORMERLY LOT 8 PLAN 8513

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1440000

Nature: EASEMENT AND INDEMNITY AGREEMENT
Registration Number: 165697M
Registration Date and Time: 1953-02-10 10:00
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA
PART FORMERLY LOT 2 PLAN 8513

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4388048
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388050
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388051
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4388053
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388055
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388057
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1440000

2023-06-29, 14:18:59

Requestor: Avic Arenas

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA5114500
 Registration Date and Time: 2016-04-18 06:54
 Registered Owner: SHAW CABLESYSTEMS LIMITED
 INCORPORATION NO. A0075382
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CA5211079
 Registration Date and Time: 2016-05-27 09:40
 Registered Owner: LAURENTIAN BANK OF CANADA
 Remarks: INTER ALIA
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA5211080
 Registration Date and Time: 2016-05-27 09:40
 Registered Owner: LAURENTIAN BANK OF CANADA
 Remarks: INTER ALIA
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA6109737
 Registration Date and Time: 2017-06-29 16:45
 Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
 Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA6290546
 Registration Date and Time: 2017-09-12 09:21
 Registered Owner: FORTISBC ENERGY INC.
 INCORPORATION NO. BC1023718
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CA7037305
 Registration Date and Time: 2018-08-30 17:02
 Registered Owner: LAURENTIAN BANK OF CANADA
 Transfer Number: CA7037305 TRANSFERRED TO CA9040575
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Transfer Number: CA9040575
 Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1440000

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7037306
Registration Date and Time: 2018-08-30 17:02
Registered Owner: LAURENTIAN BANK OF CANADA
Transfer Number: CA7037306 TRANSFERRED TO CA9040576
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA9040576
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA7037322
Registration Date and Time: 2018-08-30 17:16
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7037322 TRANSFERRED TO CA8372866
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372866
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7037323
Registration Date and Time: 2018-08-30 17:16
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7037323 TRANSFERRED TO CA8372867
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372867
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7040559
Registration Date and Time: 2018-08-31 11:57
Remarks: INTER ALIA
GRANTING CA7037305 PRIORITY OVER CA7037322 AND
CA7037323

Nature: PRIORITY AGREEMENT
Registration Number: CA7040560
Registration Date and Time: 2018-08-31 11:57
Remarks: INTER ALIA
GRANTING CA7037306 PRIORITY OVER CA7037322 AND
CA7037323

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1440000

2023-06-29, 14:18:59

Requestor: Avic Arenas

Nature: PRIORITY AGREEMENT
Registration Number: CA7050940
Registration Date and Time: 2018-09-06 15:56
Remarks: INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7037305 AND
CA7037306
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7050941
Registration Date and Time: 2018-09-06 15:56
Remarks: INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7037305 AND
CA7037306
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7120355
Registration Date and Time: 2018-10-10 15:19
Remarks: INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7037322 AND
CA7037323
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7120356
Registration Date and Time: 2018-10-10 15:19
Remarks: INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7037322 AND
CA7037323
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: OPTION TO LEASE
Registration Number: CA7614154
Registration Date and Time: 2019-07-10 15:33
Registered Owner: 35 PARK PARKING INC.
INCORPORATION NO. BC1200395
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1440000

Nature: COVENANT
Registration Number: CA7695079
Registration Date and Time: 2019-08-20 10:00
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7695080
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA5211079 AND
CA5211080
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7695082
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7037305 AND
CA7037306

Nature: PRIORITY AGREEMENT
Registration Number: CA7695083
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7037322 AND
CA7037323

Nature: PRIORITY AGREEMENT
Registration Number: CA7695084
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7614154

Nature: MORTGAGE
Registration Number: CA7787470
Registration Date and Time: 2019-10-02 14:18
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7787470 TRANSFERRED TO CA8372868
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372868
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1440000

2023-06-29, 14:18:59¹²⁹

Requestor: Avic Arenas

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7787471
Registration Date and Time: 2019-10-02 14:18
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7787471 TRANSFERRED TO CA8372869
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372869
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7796096
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7787470 AND
CA7787471
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7796097
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7787470 AND
CA7787471
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7796098
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA7037305 PRIORITY OVER CA7787470 AND
CA7787471
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7796099
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA7037306 PRIORITY OVER CA7787470 AND
CA7787471

TITLE SEARCH PRINT

2023-06-29, 14:18:59

File Reference: 529227-23

Requestor: Avic Arenas

Declared Value \$1440000

Nature: MORTGAGE
 Registration Number: CA8202887
 Registration Date and Time: 2020-05-22 13:20
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Remarks: INTER ALIA
 EXTENDED BY CA8410389
 MODIFIED BY CA8410390

Nature: MODIFICATION
 Registration Number: CA8410390
 Registration Date and Time: 2020-09-03 16:50
 Remarks: INTER ALIA
 MODIFICATION OF CA8202887

Nature: STRATA PROPERTY ACT LIEN
 Registration Number: CA9094530
 Registration Date and Time: 2021-06-14 13:29
 Registered Owner: THE OWNERS STRATA PLAN EPS4950

Nature: PROPERTY TRANSFER TAX ACT LIEN
 Registration Number: WX2178335
 Registration Date and Time: 2022-04-11 11:05
 Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
 BRITISH COLUMBIA
 Remarks: INTER ALIA
Cancelled By: WX2179537
Cancelled Date: 2022-05-09

Nature: STRATA PROPERTY ACT LIEN
 Registration Number: CB134962
 Registration Date and Time: 2022-08-05 15:03
 Registered Owner: THE OWNERS, STRATA PLAN EPS4950

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: CB224804
 Registration Date and Time: 2022-09-15 16:21
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Remarks: INTER ALIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1440000

131
2023-06-29, 14:18:59

Requestor: Avic Arenas

Pending Applications

NONE

Corrections

NONE

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1500000

2023-06-29, 14:19:00

Requestor: Avic Arenas

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA8411430 CA7695204
Application Received	2020-09-04
Application Entered	2020-11-30
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1256306 B.C. LTD., INC.NO. BC1256306 1460 - 701 WEST GEORGIA STREET VANCOUVER, BC V7Y 1E4
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	030-880-114 STRATA LOT 120 BLOCK 839 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4950 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	RIGHT OF WAY 140837M 1951-06-29 10:40 CITY OF VANCOUVER INTER ALIA NORTH 5 FEET PART FORMERLY LOT 8 PLAN 8513

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1500000

133
2023-06-29, 14:19:00

Requestor: Avic Arenas

Nature: EASEMENT AND INDEMNITY AGREEMENT
Registration Number: 165697M
Registration Date and Time: 1953-02-10 10:00
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA
PART FORMERLY LOT 2 PLAN 8513

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4388048
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388050
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388051
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4388053
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388055
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388057
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1500000

134
2023-06-29, 14:19:00

Requestor: Avic Arenas

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA5114500
Registration Date and Time: 2016-04-18 06:54
Registered Owner: SHAW CABLESYSTEMS LIMITED
INCORPORATION NO. A0075382
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA5211079
Registration Date and Time: 2016-05-27 09:40
Registered Owner: LAURENTIAN BANK OF CANADA
Remarks: INTER ALIA
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: ASSIGNMENT OF RENTS
Registration Number: CA5211080
Registration Date and Time: 2016-05-27 09:40
Registered Owner: LAURENTIAN BANK OF CANADA
Remarks: INTER ALIA
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA6109737
Registration Date and Time: 2017-06-29 16:45
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA6290546
Registration Date and Time: 2017-09-12 09:21
Registered Owner: FORTISBC ENERGY INC.
INCORPORATION NO. BC1023718
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA7037305
Registration Date and Time: 2018-08-30 17:02
Registered Owner: LAURENTIAN BANK OF CANADA
Transfer Number: CA7037305 TRANSFERRED TO CA9040575
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA9040575
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1500000

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7037306
Registration Date and Time: 2018-08-30 17:02
Registered Owner: LAURENTIAN BANK OF CANADA
Transfer Number: CA7037306 TRANSFERRED TO CA9040576
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA9040576
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA7037322
Registration Date and Time: 2018-08-30 17:16
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7037322 TRANSFERRED TO CA8372866
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372866
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7037323
Registration Date and Time: 2018-08-30 17:16
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7037323 TRANSFERRED TO CA8372867
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372867
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7040559
Registration Date and Time: 2018-08-31 11:57
Remarks: INTER ALIA
GRANTING CA7037305 PRIORITY OVER CA7037322 AND
CA7037323

Nature: PRIORITY AGREEMENT
Registration Number: CA7040560
Registration Date and Time: 2018-08-31 11:57
Remarks: INTER ALIA
GRANTING CA7037306 PRIORITY OVER CA7037322 AND
CA7037323

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1500000

2023-06-29, 14:19:00

Requestor: Avic Arenas

Nature: PRIORITY AGREEMENT
Registration Number: CA7050940
Registration Date and Time: 2018-09-06 15:56
Remarks: INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7037305 AND
CA7037306
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7050941
Registration Date and Time: 2018-09-06 15:56
Remarks: INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7037305 AND
CA7037306
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7120355
Registration Date and Time: 2018-10-10 15:19
Remarks: INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7037322 AND
CA7037323
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7120356
Registration Date and Time: 2018-10-10 15:19
Remarks: INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7037322 AND
CA7037323
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: OPTION TO LEASE
Registration Number: CA7614154
Registration Date and Time: 2019-07-10 15:33
Registered Owner: 35 PARK PARKING INC.
INCORPORATION NO. BC1200395
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1500000

137

2023-06-29, 14:19:00

Requestor: Avic Arenas

Nature: COVENANT
Registration Number: CA7695079
Registration Date and Time: 2019-08-20 10:00
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7695080
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA5211079 AND
CA5211080
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7695082
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7037305 AND
CA7037306

Nature: PRIORITY AGREEMENT
Registration Number: CA7695083
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7037322 AND
CA7037323

Nature: PRIORITY AGREEMENT
Registration Number: CA7695084
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7614154

Nature: MORTGAGE
Registration Number: CA7787470
Registration Date and Time: 2019-10-02 14:18
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7787470 TRANSFERRED TO CA8372868
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372868
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1500000

2023-06-29, 14:19:00

Requestor: Avic Arenas

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA7787471
 Registration Date and Time: 2019-10-02 14:18
 Registered Owner: KINGSETT MORTGAGE CORPORATION
 INCORPORATION NO. A0081500
 Transfer Number: CA7787471 TRANSFERRED TO CA8372869
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Transfer Number: CA8372869
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
 Registration Number: CA7796096
 Registration Date and Time: 2019-10-07 16:10
 Remarks: INTER ALIA
 GRANTING CA5211079 PRIORITY OVER CA7787470 AND
 CA7787471
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
 Registration Number: CA7796097
 Registration Date and Time: 2019-10-07 16:10
 Remarks: INTER ALIA
 GRANTING CA5211080 PRIORITY OVER CA7787470 AND
 CA7787471
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
 Registration Number: CA7796098
 Registration Date and Time: 2019-10-07 16:10
 Remarks: INTER ALIA
 GRANTING CA7037305 PRIORITY OVER CA7787470 AND
 CA7787471
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
 Registration Number: CA7796099
 Registration Date and Time: 2019-10-07 16:10
 Remarks: INTER ALIA
 GRANTING CA7037306 PRIORITY OVER CA7787470 AND
 CA7787471

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1500000

Nature: MORTGAGE
 Registration Number: CA8202887
 Registration Date and Time: 2020-05-22 13:20
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Remarks: INTER ALIA
 EXTENDED BY CA8410389
 MODIFIED BY CA8410390

Nature: MODIFICATION
 Registration Number: CA8410390
 Registration Date and Time: 2020-09-03 16:50
 Remarks: INTER ALIA
 MODIFICATION OF CA8202887

Nature: STRATA PROPERTY ACT LIEN
 Registration Number: CA9094531
 Registration Date and Time: 2021-06-14 13:29
 Registered Owner: THE OWNERS STRATA PLAN EPS4950

Nature: PROPERTY TRANSFER TAX ACT LIEN
 Registration Number: WX2178335
 Registration Date and Time: 2022-04-11 11:05
 Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
 BRITISH COLUMBIA
 Remarks: INTER ALIA
Cancelled By: WX2179537
Cancelled Date: 2022-05-09

Nature: STRATA PROPERTY ACT LIEN
 Registration Number: CB134983
 Registration Date and Time: 2022-08-05 15:06
 Registered Owner: THE OWNERS, STRATA PLAN EPS4950

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: CB224804
 Registration Date and Time: 2022-09-15 16:21
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Remarks: INTER ALIA

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1500000

2023-06-29, 14:19:00

Requestor: Avic Arenas

Pending Applications

NONE

Corrections

NONE

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1415000

2023-06-29, 14:10:01

Requestor: Avic Arenas

****CURRENT AND CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** VANCOUVER
Land Title Office VANCOUVER**Title Number** CA8411456
From Title Number CA7695262**Application Received** 2020-09-04**Application Entered** 2020-11-30**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: 1256306 B.C. LTD., INC.NO. BC1256306
1460 - 701 WEST GEORGIA STREET
VANCOUVER, BC
V7Y 1E4**Taxation Authority** Vancouver, City of**Description of Land**

Parcel Identifier: 030-880-696

Legal Description:

STRATA LOT 178 BLOCK 839 DISTRICT LOT 526 GROUP 1

NEW WESTMINSTER DISTRICT

STRATA PLAN EPS4950

TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Legal Notations** NONE**Charges, Liens and Interests**Nature: RIGHT OF WAY
Registration Number: 140837M
Registration Date and Time: 1951-06-29 10:40
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA
NORTH 5 FEET
PART FORMERLY LOT 8 PLAN 8513

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1415000

Nature: EASEMENT AND INDEMNITY AGREEMENT
Registration Number: 165697M
Registration Date and Time: 1953-02-10 10:00
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA
PART FORMERLY LOT 2 PLAN 8513

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4388048
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388050
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388051
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4388053
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388055
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388057
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1415000

2023-06-29, 14:19:01

Requestor: Avic Arenas

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA5114500
Registration Date and Time: 2016-04-18 06:54
Registered Owner: SHAW CABLESYSTEMS LIMITED
INCORPORATION NO. A0075382
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA5211079
Registration Date and Time: 2016-05-27 09:40
Registered Owner: LAURENTIAN BANK OF CANADA
Remarks: INTER ALIA
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: ASSIGNMENT OF RENTS
Registration Number: CA5211080
Registration Date and Time: 2016-05-27 09:40
Registered Owner: LAURENTIAN BANK OF CANADA
Remarks: INTER ALIA
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA6109737
Registration Date and Time: 2017-06-29 16:45
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA6290546
Registration Date and Time: 2017-09-12 09:21
Registered Owner: FORTISBC ENERGY INC.
INCORPORATION NO. BC1023718
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA7037305
Registration Date and Time: 2018-08-30 17:02
Registered Owner: LAURENTIAN BANK OF CANADA
Transfer Number: CA7037305 TRANSFERRED TO CA9040575
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA9040575
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1415000

2023-06-29, 14:19:01

Requestor: Avic Arenas

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7037306
Registration Date and Time: 2018-08-30 17:02
Registered Owner: LAURENTIAN BANK OF CANADA
Transfer Number: CA7037306 TRANSFERRED TO CA9040576
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA9040576
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA7037322
Registration Date and Time: 2018-08-30 17:16
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7037322 TRANSFERRED TO CA8372866
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372866
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7037323
Registration Date and Time: 2018-08-30 17:16
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7037323 TRANSFERRED TO CA8372867
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372867
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7040559
Registration Date and Time: 2018-08-31 11:57
Remarks: INTER ALIA
GRANTING CA7037305 PRIORITY OVER CA7037322 AND
CA7037323

Nature: PRIORITY AGREEMENT
Registration Number: CA7040560
Registration Date and Time: 2018-08-31 11:57
Remarks: INTER ALIA
GRANTING CA7037306 PRIORITY OVER CA7037322 AND
CA7037323

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1415000

145
2023-06-29, 14:19:01

Requestor: Avic Arenas

Nature:
Registration Number:
Registration Date and Time:
Remarks:

PRIORITY AGREEMENT
CA7050940
2018-09-06 15:56
INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7037305 AND
CA7037306
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature:
Registration Number:
Registration Date and Time:
Remarks:

PRIORITY AGREEMENT
CA7050941
2018-09-06 15:56
INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7037305 AND
CA7037306
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature:
Registration Number:
Registration Date and Time:
Remarks:

PRIORITY AGREEMENT
CA7120355
2018-10-10 15:19
INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7037322 AND
CA7037323
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature:
Registration Number:
Registration Date and Time:
Remarks:

PRIORITY AGREEMENT
CA7120356
2018-10-10 15:19
INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7037322 AND
CA7037323
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature:
Registration Number:
Registration Date and Time:
Registered Owner:

OPTION TO LEASE
CA7614154
2019-07-10 15:33
35 PARK PARKING INC.
INCORPORATION NO. BC1200395
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1415000

2023-06-29, 14:19:01

Requestor: Avic Arenas

Nature: COVENANT
Registration Number: CA7695079
Registration Date and Time: 2019-08-20 10:00
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7695080
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA5211079 AND
CA5211080
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7695082
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7037305 AND
CA7037306

Nature: PRIORITY AGREEMENT
Registration Number: CA7695083
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7037322 AND
CA7037323

Nature: PRIORITY AGREEMENT
Registration Number: CA7695084
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7614154

Nature: MORTGAGE
Registration Number: CA7787470
Registration Date and Time: 2019-10-02 14:18
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7787470 TRANSFERRED TO CA8372868
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372868
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1415000

2023-06-29, 14:19:01

Requestor: Avic Arenas

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7787471
Registration Date and Time: 2019-10-02 14:18
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7787471 TRANSFERRED TO CA8372869
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372869
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7796096
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7787470 AND
CA7787471
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7796097
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7787470 AND
CA7787471
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7796098
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA7037305 PRIORITY OVER CA7787470 AND
CA7787471
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7796099
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA7037306 PRIORITY OVER CA7787470 AND
CA7787471

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1415000

2023-06-29, 14:19:01

Requestor: Avic Arenas

Nature: MORTGAGE
Registration Number: CA8202887
Registration Date and Time: 2020-05-22 13:20
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Remarks: INTER ALIA
EXTENDED BY CA8410389
MODIFIED BY CA8410390

Nature: MODIFICATION
Registration Number: CA8410390
Registration Date and Time: 2020-09-03 16:50
Remarks: INTER ALIA
MODIFICATION OF CA8202887

Nature: STRATA PROPERTY ACT LIEN
Registration Number: CA9094534
Registration Date and Time: 2021-06-14 13:29
Registered Owner: THE OWNERS STRATA PLAN EPS4950

Nature: PROPERTY TRANSFER TAX ACT LIEN
Registration Number: WX2178335
Registration Date and Time: 2022-04-11 11:05
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA
Remarks: INTER ALIA
Cancelled By: WX2179537
Cancelled Date: 2022-05-09

Nature: STRATA PROPERTY ACT LIEN
Registration Number: CB143797
Registration Date and Time: 2022-08-10 17:35
Registered Owner: THE OWNERS, STRATA PLAN EPS4950

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB224804
Registration Date and Time: 2022-09-15 16:21
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Remarks: INTER ALIA

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

TITLE SEARCH PRINT
File Reference: 529227-23
Declared Value \$1415000

2023-06-29, 14:19:01
Requestor: Avic Arenas

Pending Applications NONE

Corrections NONE

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1145000

2023-06-29, 14:19:02

Requestor: Avic Arenas

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CA8411453
From Title Number	CA7695257
Application Received	2020-09-04
Application Entered	2020-11-30
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1256306 B.C. LTD., INC.NO. BC1256306 1460 - 701 WEST GEORGIA STREET VANCOUVER, BC V7Y 1E4
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	030-880-645
Legal Description:	STRATA LOT 173 BLOCK 839 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4950 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	RIGHT OF WAY
Registration Number:	140837M
Registration Date and Time:	1951-06-29 10:40
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA NORTH 5 FEET PART FORMERLY LOT 8 PLAN 8513

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1145000

2023-06-29, 14:19:02

Requestor: Avic Arenas

Nature: EASEMENT AND INDEMNITY AGREEMENT
Registration Number: 165697M
Registration Date and Time: 1953-02-10 10:00
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA
PART FORMERLY LOT 2 PLAN 8513

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4388048
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388050
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388051
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4388053
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388055
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388057
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1145000

2023-06-29, 14:19:02¹⁵²

Requestor: Avic Arenas

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA5114500
Registration Date and Time: 2016-04-18 06:54
Registered Owner: SHAW CABLESYSTEMS LIMITED
INCORPORATION NO. A0075382
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA5211079
Registration Date and Time: 2016-05-27 09:40
Registered Owner: LAURENTIAN BANK OF CANADA
Remarks: INTER ALIA
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: ASSIGNMENT OF RENTS
Registration Number: CA5211080
Registration Date and Time: 2016-05-27 09:40
Registered Owner: LAURENTIAN BANK OF CANADA
Remarks: INTER ALIA
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA6109737
Registration Date and Time: 2017-06-29 16:45
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA6290546
Registration Date and Time: 2017-09-12 09:21
Registered Owner: FORTISBC ENERGY INC.
INCORPORATION NO. BC1023718
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA7037305
Registration Date and Time: 2018-08-30 17:02
Registered Owner: LAURENTIAN BANK OF CANADA
Transfer Number: CA7037305 TRANSFERRED TO CA9040575
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA9040575
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1145000

2023-06-29, 14:19:02

Requestor: Avic Arenas

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA7037306
 Registration Date and Time: 2018-08-30 17:02
 Registered Owner: LAURENTIAN BANK OF CANADA
 Transfer Number: CA7037306 TRANSFERRED TO CA9040576
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Transfer Number: CA9040576
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CA7037322
 Registration Date and Time: 2018-08-30 17:16
 Registered Owner: KINGSETT MORTGAGE CORPORATION
 INCORPORATION NO. A0081500
 Transfer Number: CA7037322 TRANSFERRED TO CA8372866
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Transfer Number: CA8372866
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA7037323
 Registration Date and Time: 2018-08-30 17:16
 Registered Owner: KINGSETT MORTGAGE CORPORATION
 INCORPORATION NO. A0081500
 Transfer Number: CA7037323 TRANSFERRED TO CA8372867
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Transfer Number: CA8372867
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
 Registration Number: CA7040559
 Registration Date and Time: 2018-08-31 11:57
 Remarks: INTER ALIA
 GRANTING CA7037305 PRIORITY OVER CA7037322 AND
 CA7037323

Nature: PRIORITY AGREEMENT
 Registration Number: CA7040560
 Registration Date and Time: 2018-08-31 11:57
 Remarks: INTER ALIA
 GRANTING CA7037306 PRIORITY OVER CA7037322 AND
 CA7037323

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1145000

154
2023-06-29, 14:19:02

Requestor: Avic Arenas

Nature: PRIORITY AGREEMENT
Registration Number: CA7050940
Registration Date and Time: 2018-09-06 15:56
Remarks: INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7037305 AND
CA7037306
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7050941
Registration Date and Time: 2018-09-06 15:56
Remarks: INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7037305 AND
CA7037306
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7120355
Registration Date and Time: 2018-10-10 15:19
Remarks: INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7037322 AND
CA7037323
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7120356
Registration Date and Time: 2018-10-10 15:19
Remarks: INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7037322 AND
CA7037323
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: OPTION TO LEASE
Registration Number: CA7614154
Registration Date and Time: 2019-07-10 15:33
Registered Owner: 35 PARK PARKING INC.
INCORPORATION NO. BC1200395
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1145000

2023-06-29, 14:19:02

Requestor: Avic Arenas

Nature: COVENANT
Registration Number: CA7695079
Registration Date and Time: 2019-08-20 10:00
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7695080
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA5211079 AND
CA5211080
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7695082
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7037305 AND
CA7037306

Nature: PRIORITY AGREEMENT
Registration Number: CA7695083
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7037322 AND
CA7037323

Nature: PRIORITY AGREEMENT
Registration Number: CA7695084
Registration Date and Time: 2019-08-20 10:00
Remarks: INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7614154

Nature: MORTGAGE
Registration Number: CA7787470
Registration Date and Time: 2019-10-02 14:18
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7787470 TRANSFERRED TO CA8372868
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372868
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1145000

2023-06-29, 14:19:02

Requestor: Avic Arenas

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA7787471
Registration Date and Time:	2019-10-02 14:18
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Transfer Number:	CA7787471 TRANSFERRED TO CA8372869
Registered Owner:	PLW INVESTMENT LTD. INCORPORATION NO. BC1189338
Transfer Number:	CA8372869
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CA7796096
Registration Date and Time:	2019-10-07 16:10
Remarks:	INTER ALIA GRANTING CA5211079 PRIORITY OVER CA7787470 AND CA7787471
Cancelled By:	CA9040083
Cancelled Date:	2021-05-27
Nature:	PRIORITY AGREEMENT
Registration Number:	CA7796097
Registration Date and Time:	2019-10-07 16:10
Remarks:	INTER ALIA GRANTING CA5211080 PRIORITY OVER CA7787470 AND CA7787471
Cancelled By:	CA9040084
Cancelled Date:	2021-05-27
Nature:	PRIORITY AGREEMENT
Registration Number:	CA7796098
Registration Date and Time:	2019-10-07 16:10
Remarks:	INTER ALIA GRANTING CA7037305 PRIORITY OVER CA7787470 AND CA7787471
Cancelled By:	CA9040083
Cancelled Date:	2021-05-27
Nature:	PRIORITY AGREEMENT
Registration Number:	CA7796099
Registration Date and Time:	2019-10-07 16:10
Remarks:	INTER ALIA GRANTING CA7037306 PRIORITY OVER CA7787470 AND CA7787471

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1145000

Nature: MORTGAGE
Registration Number: CA8202887
Registration Date and Time: 2020-05-22 13:20
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Remarks: INTER ALIA
EXTENDED BY CA8410389
MODIFIED BY CA8410390

Nature: MODIFICATION
Registration Number: CA8410390
Registration Date and Time: 2020-09-03 16:50
Remarks: INTER ALIA
MODIFICATION OF CA8202887

Nature: STRATA PROPERTY ACT LIEN
Registration Number: CA9094535
Registration Date and Time: 2021-06-14 13:29
Registered Owner: THE OWNERS STRATA PLAN EPS4950

Nature: PROPERTY TRANSFER TAX ACT LIEN
Registration Number: WX2178335
Registration Date and Time: 2022-04-11 11:05
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA
Remarks: INTER ALIA
Cancelled By: WX2179537
Cancelled Date: 2022-05-09

Nature: STRATA PROPERTY ACT LIEN
Registration Number: CB143798
Registration Date and Time: 2022-08-10 17:36
Registered Owner: THE OWNERS, STRATA PLAN EPS4950

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB224804
Registration Date and Time: 2022-09-15 16:21
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Remarks: INTER ALIA

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1145000

2023-06-29, 14:19:02

Requestor: Avic Arenas

Pending Applications

NONE

Corrections

NONE

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1550000

2023-06-29, 14:19:02

Requestor: Avic Arenas

****CURRENT AND CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** VANCOUVER
Land Title Office VANCOUVER**Title Number** CA8411459
From Title Number CA7695263**Application Received** 2020-09-04**Application Entered** 2020-11-30**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: 1256306 B.C. LTD., INC.NO. BC1256306
1460 - 701 WEST GEORGIA STREET
VANCOUVER, BC
V7Y 1E4**Taxation Authority** Vancouver, City of**Description of Land****Parcel Identifier:** 030-880-700**Legal Description:**

STRATA LOT 179 BLOCK 839 DISTRICT LOT 526 GROUP 1

NEW WESTMINSTER DISTRICT

STRATA PLAN EPS4950

TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Legal Notations** NONE**Charges, Liens and Interests****Nature:** RIGHT OF WAY
Registration Number: 140837M
Registration Date and Time: 1951-06-29 10:40
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA
NORTH 5 FEET
PART FORMERLY LOT 8 PLAN 8513

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1550000

160
2023-06-29, 14:19:02

Requestor: Avic Arenas

Nature: EASEMENT AND INDEMNITY AGREEMENT
Registration Number: 165697M
Registration Date and Time: 1953-02-10 10:00
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA
PART FORMERLY LOT 2 PLAN 8513

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4388048
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388050
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388051
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4388053
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388055
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4388057
Registration Date and Time: 2015-05-08 17:41
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1550000

2023-06-29, 14:19:02

Requestor: Avic Arenas

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA5114500
 Registration Date and Time: 2016-04-18 06:54
 Registered Owner: SHAW CABLESYSTEMS LIMITED
 INCORPORATION NO. A0075382
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CA5211079
 Registration Date and Time: 2016-05-27 09:40
 Registered Owner: LAURENTIAN BANK OF CANADA
 Remarks: INTER ALIA
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA5211080
 Registration Date and Time: 2016-05-27 09:40
 Registered Owner: LAURENTIAN BANK OF CANADA
 Remarks: INTER ALIA
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA6109737
 Registration Date and Time: 2017-06-29 16:45
 Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
 Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA6290546
 Registration Date and Time: 2017-09-12 09:21
 Registered Owner: FORTISBC ENERGY INC.
 INCORPORATION NO. BC1023718
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CA7037305
 Registration Date and Time: 2018-08-30 17:02
 Registered Owner: LAURENTIAN BANK OF CANADA
 Transfer Number: CA7037305 TRANSFERRED TO CA9040575
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Transfer Number: CA9040575
 Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1550000

2023-06-29, 14:19:02

Requestor: Avic Arenas

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA7037306
 Registration Date and Time: 2018-08-30 17:02
 Registered Owner: LAURENTIAN BANK OF CANADA
 Transfer Number: CA7037306 TRANSFERRED TO CA9040576
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Transfer Number: CA9040576
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CA7037322
 Registration Date and Time: 2018-08-30 17:16
 Registered Owner: KINGSETT MORTGAGE CORPORATION
 INCORPORATION NO. A0081500
 Transfer Number: CA7037322 TRANSFERRED TO CA8372866
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Transfer Number: CA8372866
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA7037323
 Registration Date and Time: 2018-08-30 17:16
 Registered Owner: KINGSETT MORTGAGE CORPORATION
 INCORPORATION NO. A0081500
 Transfer Number: CA7037323 TRANSFERRED TO CA8372867
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Transfer Number: CA8372867
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
 Registration Number: CA7040559
 Registration Date and Time: 2018-08-31 11:57
 Remarks: INTER ALIA
 GRANTING CA7037305 PRIORITY OVER CA7037322 AND
 CA7037323

Nature: PRIORITY AGREEMENT
 Registration Number: CA7040560
 Registration Date and Time: 2018-08-31 11:57
 Remarks: INTER ALIA
 GRANTING CA7037306 PRIORITY OVER CA7037322 AND
 CA7037323

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1550000

2023-06-29, 14:19:02

Requestor: Avic Arenas

Nature: PRIORITY AGREEMENT
Registration Number: CA7050940
Registration Date and Time: 2018-09-06 15:56
Remarks: INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7037305 AND
CA7037306
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7050941
Registration Date and Time: 2018-09-06 15:56
Remarks: INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7037305 AND
CA7037306
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7120355
Registration Date and Time: 2018-10-10 15:19
Remarks: INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7037322 AND
CA7037323
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7120356
Registration Date and Time: 2018-10-10 15:19
Remarks: INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7037322 AND
CA7037323
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: OPTION TO LEASE
Registration Number: CA7614154
Registration Date and Time: 2019-07-10 15:33
Registered Owner: 35 PARK PARKING INC.
INCORPORATION NO. BC1200395
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1550000

2023-06-29, 14:19:02

Requestor: Avic Arenas

Nature: COVENANT
 Registration Number: CA7695079
 Registration Date and Time: 2019-08-20 10:00
 Registered Owner: CITY OF VANCOUVER
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
 Registration Number: CA7695080
 Registration Date and Time: 2019-08-20 10:00
 Remarks: INTER ALIA
 GRANTING CA7695079 PRIORITY OVER CA5211079 AND
 CA5211080
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
 Registration Number: CA7695082
 Registration Date and Time: 2019-08-20 10:00
 Remarks: INTER ALIA
 GRANTING CA7695079 PRIORITY OVER CA7037305 AND
 CA7037306

Nature: PRIORITY AGREEMENT
 Registration Number: CA7695083
 Registration Date and Time: 2019-08-20 10:00
 Remarks: INTER ALIA
 GRANTING CA7695079 PRIORITY OVER CA7037322 AND
 CA7037323

Nature: PRIORITY AGREEMENT
 Registration Number: CA7695084
 Registration Date and Time: 2019-08-20 10:00
 Remarks: INTER ALIA
 GRANTING CA7695079 PRIORITY OVER CA7614154

Nature: MORTGAGE
 Registration Number: CA7787470
 Registration Date and Time: 2019-10-02 14:18
 Registered Owner: KINGSETT MORTGAGE CORPORATION
 INCORPORATION NO. A0081500
 Transfer Number: CA7787470 TRANSFERRED TO CA8372868
 Registered Owner: PLW INVESTMENT LTD.
 INCORPORATION NO. BC1189338
 Transfer Number: CA8372868
 Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1550000

2023-06-29, 14:19:02

Requestor: Avic Arenas

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7787471
Registration Date and Time: 2019-10-02 14:18
Registered Owner: KINGSETT MORTGAGE CORPORATION
INCORPORATION NO. A0081500
Transfer Number: CA7787471 TRANSFERRED TO CA8372869
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Transfer Number: CA8372869
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA7796096
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA5211079 PRIORITY OVER CA7787470 AND
CA7787471
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7796097
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA5211080 PRIORITY OVER CA7787470 AND
CA7787471
Cancelled By: CA9040084
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7796098
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA7037305 PRIORITY OVER CA7787470 AND
CA7787471
Cancelled By: CA9040083
Cancelled Date: 2021-05-27

Nature: PRIORITY AGREEMENT
Registration Number: CA7796099
Registration Date and Time: 2019-10-07 16:10
Remarks: INTER ALIA
GRANTING CA7037306 PRIORITY OVER CA7787470 AND
CA7787471

TITLE SEARCH PRINT

File Reference: 529227-23
Declared Value \$1550000

2023-06-29, 14:19:02
Requestor: Avic Arenas

Nature: MORTGAGE
Registration Number: CA8202887
Registration Date and Time: 2020-05-22 13:20
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Remarks: INTER ALIA
EXTENDED BY CA8410389
MODIFIED BY CA8410390

Nature: MODIFICATION
Registration Number: CA8410390
Registration Date and Time: 2020-09-03 16:50
Remarks: INTER ALIA
MODIFICATION OF CA8202887

Nature: STRATA PROPERTY ACT LIEN
Registration Number: CA9094536
Registration Date and Time: 2021-06-14 13:29
Registered Owner: THE OWNERS STRATA PLAN EPS4950

Nature: PROPERTY TRANSFER TAX ACT LIEN
Registration Number: WX2178335
Registration Date and Time: 2022-04-11 11:05
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA
Remarks: INTER ALIA
Cancelled By: WX2179537
Cancelled Date: 2022-05-09

Nature: STRATA PROPERTY ACT LIEN
Registration Number: CB143796
Registration Date and Time: 2022-08-10 17:33
Registered Owner: THE OWNERS, STRATA PLAN EPS4950

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB224804
Registration Date and Time: 2022-09-15 16:21
Registered Owner: PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1550000

2023-06-29, 14:19:02

Requestor: Avic Arenas

Pending Applications

NONE

Corrections

NONE

This is **Exhibit "F"** referred to in the affidavit of
Avic Arenas sworn before me at Vancouver, BC
this 29 day of June, 2023


A Commissioner for taking Affidavits
For British Columbia

EMMA T.T.Y. NEWBERY
Barrister & Solicitor
DENTONS CANADA LLP
20th Floor, 250 Howe Street
Vancouver, B.C. V6C 3R8
Telephone (604) 687-4460

Schultz, Jordan

From: Lucya Kowalewski <LKowalewski@cwilson.com>
Sent: Tuesday, June 20, 2023 6:34 PM
To: Schultz, Jordan
Cc: Juan Pablo Mendez Campos; Maria Di Paolo; Arenas, Avic
Subject: FW: Service List update - PLW Investment Ltd. v. 1025332 B.C. Ltd. et al | S.C.B.C. Action No. H220369, Vancouver Registry [CWILSON-C.FID1434930]

[WARNING: EXTERNAL SENDER]

Hi Jordan,

Further to your recent telephone calls with Juan Pablo regarding the Strata Corporation's priority claims against the strata lots owned by 1256306 B.C. Ltd. (the "**Owner**"), we provide you with the requested updated lienable arrears owed by the Owner with respect to strata lots 54, 55, 112, 115, 116, 117, 120, 121, 173, 178, and 179.

The lienable amounts due and owing, as at July 1, 2023 (10 days following the Order sought tomorrow), are in the amount of **\$275,794.33** (the "**Total Lienable Arrears Due**") detailed as follows:

Strata Lot	Strata Fees	Interest on Strata Fees	Special Levies	Lien Costs (previous attempts at collecting)	Legal Fees Billed to May 15, 2023 (all strata lots) and in the process of being invoiced	TOTAL LIENABLE ARREARS DUE per ss. 116-118 of the Strata Property Act (ALL STRATA LOTS)
54	\$22,544.52	\$868.46	\$918.00	\$500.00		
55	\$20,022.09	\$772.19	\$815.28	\$500.00		
112	\$20,022.09	\$772.19	\$815.28			
115	\$21,440.99	\$826.33	\$873.06			
116	\$20,179.75	\$778.25	\$821.70			
117	\$21,439.85	\$664.37	\$866.64			
120	\$22,229.19	\$829.15	\$905.16			
121	\$20,968.12	\$808.31	\$853.80			
173	\$16,238.42	\$627.85	\$661.20			
178	\$20,022.09	\$772.19	\$815.28			
179	\$22,702.32	\$873.83	\$924.42			
TOTALS	\$227,809.43	\$8,593.12	\$9,269.82	\$1,000.00	\$29,121.96	\$275,794.33

We understand that the Receiver intends to issue payment of the Total Lienable Arrears Due from the proceeds of the sale of strata lot 121 with the consent of the Mortgagee. We ask that you kindly confirm this, and provide us with a copy of the filed Order made following your client's Notice of Application set to proceed tomorrow.

Should you require anything else, please reach out to myself or Juan Pablo.

Kind regards,
Lucya

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From: Juan Pablo Mendez Campos <JPMendezCampos@cwilson.com>
Sent: Friday, June 16, 2023 11:48 AM
To: Schultz, Jordan <jordan.schultz@dentons.com>
Cc: Arenas, Avic <avic.arenas@dentons.com>; Lucya Kowalewski <LKowalewski@cwilson.com>; Maria Di Paolo <MDiPaolo@cwilson.com>; Vanessa Sapiencia <VSapiencia@cwilson.com>
Subject: RE: Service List update - PLW Investment Ltd. v. 1025332 B.C. Ltd. et al | S.C.B.C. Action No. H220369, Vancouver Registry [CWILSON-C.FID1434930]

Hí Jordan,

We have your application materials, currently returnable June 21, 2023 (the "**Sale Application Materials**"), seeking, *inter alia*, the Court's approval of the sale of strata lot 121 ("**SL 121**") of Strata Plan EPS 4950 (the "**Strata Corporation**").

We confirm that we will take no position on the relief the Receiver is seeking, provided the following conditions are confirmed:

- payment to the Strata Corporation of the lienable arrears due and owing by the owner of SL 121, as at the adjustment date, will be made in priority to all other creditors or registered chargeholders, pursuant to ss. 116 to 118 of the *Strata Property Act* (the "**SPA**"), except:
 - o municipal taxes, arrears of taxes, and interest on arrears of taxes owing in respect of SL 121; and
 - o all real estate commissions due and owing respecting the sale of SL 121, and at the rate set out in clause 8(b) of the draft form of Order attached to the Sale Application Materials as Schedule "A";
- payment to the Strata Corporation pursuant to its Lien includes all lienable arrears, and reasonable legal fees and costs as provided for pursuant to s. 118 of the SPA; and
- all requests for a payout statement, Form B – Information Certificate or Form H – Certificate of Payment must be made directly to our office to ensure that all fees recoverable under the Certificate of Lien as set out in ss. 116 to 118 of the SPA are included, and that instructions will be given to the conveyancing solicitor in that regard. Please note that a Form B issued directly by the property management company will be deemed invalid given these express instructions on behalf of our client.

We trust you will find this satisfactory and we look forward to hearing from you following the hearing of the application.

Best,

Juan Pablo

Juan Pablo Mendez Campos (he/him/his)
Associate

CLARK WILSON

Clark Wilson LLP
900-885 West Georgia Street | Vancouver, BC | V6C 3H1 | Canada
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In Canada
In Professional Services
For Hybrid Work
For Professional Development
For Women

Our firm operates from the traditional, ancestral, and unceded territory of the Skw̓gwú7mesh (Squamish), Salilwataʔ/Selilwitulh (Tsleil-Waututh), and xʷməθkʷəy̓əm (Musqueam) Nations

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From: Arenas, Avic <avic.arenas@dentons.com>

Sent: Thursday, June 15, 2023 10:27 AM

To: Schultz, Jordan <jordan.schultz@dentons.com>; Cross, Valerie <valerie.cross@dentons.com>; Newbery, Emma <emma.newbery@dentons.com>; Arenas, Avic <avic.arenas@dentons.com>; kjackson@fasken.com; mgill@fasken.com; svolkow@fasken.com; eluke@fasken.com; atillman@alvarezandmarsal.com; pinky.law@alvarezandmarsal.com; nvirmani@alvarezandmarsal.com; marianna.lee@alvarezandmarsal.com; dparlow@kornfeldllp.com; nkornfeld@kornfeldllp.com; tleung@kornfeldllp.com; tdundass@kornfeldllp.com; Watson, Eamonn <eamonn.watson@dentons.com>; Denton, Chelsea <chelsea.denton@dentons.com>; Juan Pablo Mendez Campos <JPMendezCampos@cwilson.com>; Maria Di Paolo <MDiPaolo@cwilson.com>; kuppal@bbulaw.ca; vsorensen@bbulaw.ca; claw@bbulaw.ca; Bunny.Porteous@fsresidential.com

Subject: Service List update - PLW Investment Ltd. v. 1025332 B.C. Ltd. et al | S.C.B.C. Action No. H220369, Vancouver Registry

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To the service list:

Attached please find an updated service list in this matter, adding Ms. Emma Newbery for the Monitor.

Thank you kindly.

Avic Arenas

Paralegal

 +1 604 622 5150

avic.arenas@dentons.com | Website

Dentons Canada LLP | 20th Floor, 250 Howe Street, Vancouver, BC, V6C 3R8, Canada



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