



This is the 2nd Affidavit
of Peter Pu in this case
and was made on October 26, 2022

No. H220369
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

PLW INVESTMENT LTD.

PETITIONER

AND:

1025332 B.C. LTD. and others

RESPONDENTS

AFFIDAVIT

I, Peter Pu, of West Vancouver, BC SWEAR, THAT:

1. I am the President of PLW Investment Ltd. (the “**Petitioner**” or “**PLW**”) and as such have personal knowledge of the facts hereinafter deposed to except where stated to be on information and belief, in which case I verily believe them to be true. I am authorized to make this affidavit on behalf of the Petitioner.
2. I make this affidavit supplemental to my first affidavit to provide additional evidence relating to PLW’s receivership application.
3. Capitalized terms used herein and not otherwise defined have the meanings ascribed to them in the Petition filed herein.

The Amy Strata Lots

4. I have had numerous discussions with Amy Washington regarding the subject of this proceeding. In the course of those discussions – I can’t recall exactly when, but it would have been around April, 2020 – Ms. Washington advised me that she had sold both of the Amy Strata

Lots to one or more persons in China. Ms. Washington advised me that she had received the proceeds of sale of those strata lots, and that she required that PLW discharge its mortgage security registered against the units. I advised Ms. Washington that as PLW had not received any funds arising from the purported sale of the strata lots, PLW was not prepared to discharge its mortgages of those lots.

Rent Payments in Respect of the Strata Lots

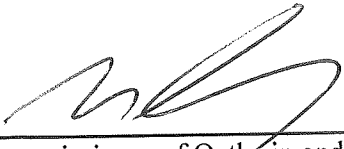
5. From my conversations with Ms. Washington, I am aware that most if not all of the Strata Lots have been leased to tenants for some time now. I was further advised by Ms. Washington that, notwithstanding that the Debtors have not made any payments to PLW since on or about January 2021 (other than from the proceeds of the sale of lands), the Debtors have kept all rental payments received under the leases of the Strata Lots.

Indebtedness to CRA

6. On or around October 11, 2022, during our discussions regarding the within matter, Ms. Washington advised me that Properties (QEP) was indebted to the Canada Revenue Agency ("CRA") in the amount of approximately \$7 million arising from collected but unremitted GST in relation to the sale of strata lots.

7. On or around October 13, 2022, Jessie Hung, who I understand to be the accountant for Properties (QEP), sent me through WeChat an excerpt from a notice delivered to Properties (QEP) by CRA. A copy of that excerpt is attached hereto as Exhibit "A".

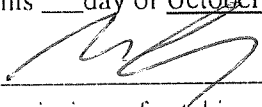
SWORN BEFORE ME at Vancouver,
British Columbia, on October 26, 2022.


A Commissioner of Oaths in and for the
Province of British Columbia


PETER PU

MISHAAL S. GILL
Barrister & Solicitor
Fasken Martineau DuMoulin LLP
2900 - 550 Burrard Street
Vancouver, BC V6C 0A3
604 631 4881

This is Exhibit "A" referred to in the
Affidavit of Peter Pu
sworn before me at Vancouver
this ___ day of October, 2022



A Commissioner for taking Affidavits
for British Columbia

WASHINGTON PROPERTIES (QEP)
INC.
4491 CAMBIE ST
VANCOUVER BC V6Z 3Y8

Notice details

Business number	94078 5786 RT0001
Period covered	Jun 1, 2022 - Jun 30, 2022
Date issued	Jul 29, 2022

**Notice of assessment for goods and services
tax/harmonized sales tax (GST/HST)**

This notice explains the results of our assessment of your GST/HST return(s).
The amount you need to pay is \$6,827,704.17.

Thank you.

Bob Hamilton
Commissioner of Revenue

Account summary

Previous payments may not appear if they have not been processed. If you have already paid the balance owing, please ignore this request.

Total balance: **\$6,827,704.17**

Sign up for MyBA

MyBA lets you:

- Submit elections online
- View filed returns; and
- View account history.

Go to:
canada.ca/my-cra-business-account