



No. S-217202

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) AND LINDA WASHINGTON**

RESPONDENTS

**FIRST REPORT OF THE RECEIVER
ALVAREZ & MARSAL CANADA INC.**

April 26, 2023



ALVAREZ & MARSAL

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1.0 INTRODUCTION

- 1.1 On October 27, 2022 (the “**Receivership Date**”), upon the application of PLW Investment Ltd. (“**PLW**”), Alvarez & Marsal Canada Inc. (“**A&M**”) was appointed as receiver and manager (the “**Receiver**”), pursuant to an order (as subsequently amended on November 7, 2022, the “**Receivership Order**”) granted by the Honourable Justice Giaschi in the Supreme Court of British Columbia (the “**Court**”), in respect of certain lands and other assets, undertakings and property of 1025332 B.C. Ltd. (“**5332**”), 1025334 B.C. Ltd. (“**5334**”), 1025336 B.C. Ltd. (“**5336**”), Chongye Developments Ltd. (“**Chongye**”), Washington Properties (Point Grey) Inc. (“**Properties (PG)**”), Washington Properties (QEP) Inc. (“**Properties (QEP)**”), Lucky Five Investments Ltd. (“**Lucky Five**”), 1094321 B.C. Ltd. (“**321**”), Prarda Developments Corporation (“**Prarda**”), 1256306 B.C. Ltd. (“**306**”), 1256319 B.C. Ltd. (“**319**”), Amy Barsha Washington (a.k.a. Fengyun Shao) (“**A. Washington**”), Edison Washington (a.k.a. Qiang Wang) (“**E. Washington**”), and Linda Washington (“**L. Washington**”) (collectively, the “**Debtors**” or the “**Washingtons**”). This matter is hereinafter referred to more generally as, the “**Receivership Proceedings**”.
- 1.2 On November 7, 2022, this Honourable Court granted an order to stay the Receivership Order to December 7, 2022, which stay has been extended by subsequent orders of this Court and most recently to April 7, 2023. The Receiver’s appointment resumed on April 8, 2023 (the “**Resumption Date**”).
- 1.3 There are twenty-one vacant lots and properties of the Debtors (the “**Washington Properties**”) that are subject to these Receivership Proceedings, which are located in or around Vancouver and West Vancouver, British Columbia (“**B.C.**”).
- 1.4 Concurrent with this first report of the Receiver (the “**First Report**”), the Receiver intends to file a notice of application with this Honourable Court seeking approval of an order (the “**835 Eyremount Order**”) for the sale of one of the Washington Properties located at 835 Eyremount Drive, West Vancouver, B.C. (“**835 Eyremount**”).
- 1.5 The Receivership Order along with select application materials and other documents filed in the Receivership Proceedings are available for review by interested parties and posted on the Receiver’s website at www.alvarezandmarsal.com/washingtonproperties.

2.0 PURPOSE OF THE FIRST REPORT

- 2.1 This First Report has been prepared to provide this Honourable Court with information regarding the following:

- a) general background information with respect to the Washington Properties;
- b) an update on the activities of the Receiver since commencement of the Receivership Proceedings;
- c) an update on the proposed sale of 835 Eyremount; and
- d) the recommendations of the Receiver.

3.0 BACKGROUND

- 3.1 As a result of the immediate nature of this application shortly after the resumption of the Receivership Proceedings, a full-scale investigation into the background of the Washington Properties has not been completed nor has the Receiver fully determined its proposed course of action for each of the Washington Properties.

The Washington Properties

- 3.2 A list of the Washington Properties and respective ownership is attached hereto as Appendix “A”.
- 3.3 The Washington Properties consist of 21 lands and/or properties located in or around Vancouver and West Vancouver, B.C. and consist 14 strata units (the “**Strata Properties**”), four (4) residential properties (the “**Residential Properties**”) and three (3) vacant lots (the “**Vacant Lots**”). A summary of the Strata Properties, Residential Properties and Vacant Lots along with their respective occupancy status are summarized below:

Washington Properties Summary of Occupancy	
Strata Properties	Occupancy Status
1 504 4963 Cambie St Vancouver V5Z 0H5	Rented
2 505 4963 Cambie St Vancouver V5Z 0H5	Rented
3 605 4963 Cambie St Vancouver V5Z 0H5	Owner-occupied
4 501 5033 Cambie St Vancouver V5Z 0H6	Vacant
5 504 5033 Cambie St Vancouver V5Z 0H6	Rented
6 505 5033 Cambie St Vancouver V5Z 0H6	Rented
7 601 5033 Cambie St Vancouver V5Z 0H6	Rented
8 604 5033 Cambie St Vancouver V5Z 0H6	Rented
9 605 5033 Cambie St Vancouver V5Z 0H6	Rented
10 301 5077 Cambie St Vancouver V5Z 0H7	Owner-occupied
11 501 5077 Cambie St Vancouver V5Z 0H7	Rented
12 502 5077 Cambie St Vancouver V5Z 0H7	Rented
13 602 5077 Cambie St Vancouver V5Z 0H7	Rented
14 1203 535 Nicola St Vancouver V6G 3G3	Owner-occupied
Residential Properties	Occupancy Status
1 4215 Cambie St Vancouver V5Z 2Y3	Rented
2 4408 3Rd Ave W Vancouver V6R 1N1	Vacant
3 4491 Cambie St Vancouver V5Z 2Y8	Office
4 835 Eyremount Dr West Vancouver V7S 2A8	Owner-occupied
Vacant Lots	Occupancy Status
1 4883 Belmont Ave Vancouver V6T 1A8	n/a
2 4889 Belmont Ave Vancouver V6T 1A8	n/a
3 4899 Belmont Ave Vancouver V6T 1A8	n/a

- 3.4 The total 2023 B.C. assessed values of the Washington Properties is \$122 million.
- 3.5 As at the date of this First Report, 16 of the Washington Properties are actively listed through multiple listing service contracts with two independent realtors from the firms Angell Hasman & Associates Realty Ltd. (“**Hasman**”) and LDG Realty. In addition to the accepted offer on 835 Eyremount, which remains subject to Court approval, the Receiver understands there are six further offers on certain of the Strata Properties, which are currently being reviewed by the Receiver and discussed with the stakeholders.

Ownership of the Washington Properties

- 3.6 5332, 5334 and 5336 (collectively, “**533**”) are companies incorporated pursuant to the laws of B.C. with an office located in Vancouver, B.C. 533 are the legal owners of the Vacant Lots.
- 3.7 306 is incorporated pursuant to the laws of B.C. with an office located in Vancouver, B.C. 306 is the legal owner, while 319 is the beneficial owner, of 11 of the Strata Properties.
- 3.8 A. Washington is a business person who resides in West Vancouver, B.C. and is the legal owner of 3 of the Residential Properties and 2 of the Strata Properties.
- 3.9 E. Washington is a business person who resides in B.C. and is the legal owner of one of the Residential Properties located at 4215 Cambie Street, Vancouver, B.C.
- 3.10 L. Washington is a business person who resides in West Vancouver, B.C. and is the legal owner of one of the Strata Properties located at 1203 - 535 Nicola Street, Vancouver, B.C. (“**535 Nicola**”).

Secured Loans and Other Liabilities

- 3.11 As at the Receivership Date, the known liabilities of the Washington Properties totaled \$92.3 million consisting primarily of secured debt due to five secured creditors, as shown in the table below.

Washington Properties Creditors as at the Receivership Date Per the Debtors' Records \$000's	
	Claim Amount
Secured Creditors	
PLW Investment Ltd.	\$ 79,424
Pacifica Mortgage Investment Corporation	6,601
Earlston Mortgage Corp.	5,304
CTJ Investments Inc.	943
The Owners, Strata Plan EPS 4950	67
Total Secured Creditors	92,339
Total Unsecured Creditors	9
Total Secured and Unsecured	\$ 92,348

- 3.12 Pursuant to loan agreements executed in 2018, 2019 and 2020 (collectively the “**PLW Loan Agreements**”), certain of the Debtors (i.e. 5332, 5334, 5336, Chongye, Properties (PG), Properties (QEP), Lucky Five, 109, Prada, A. Washington, E. Washington, and L. Washington) executed certain security and other agreements in favor of PLW Investment Ltd. (“**PLW**”) and are indebted to PLW under the PLW Loan Agreements in the amount of \$79.4 million including accrued interest.
- 3.13 Pacifica Mortgage Investment Corporation (“**Pacifica**”) holds a priority first and second mortgage over 835 Eyremount, as well prior ranking security over 535 Nicola pursuant to a security agreement made between A. Washington, L. Washington and Pacifica in or around November 5, 2018. As at the Receivership Date, the total amount due to Pacifica approximated \$6.6 million inclusive of accrued interest of which \$4.1 million is secured by 835 Eyremount and \$2.5 million is secured by 535 Nicola.
- 3.14 In or around March 2021, the Debtors entered into a loan agreement (the “**Earlston Loan Agreement**”) with Earlston Mortgage Corporation Ltd. (“**Earlston**”), which was subsequently amended and modified by agreements made on June 9, 2022, to obtain a mortgage in the amount of \$5 million, which is to be secured by one of the Residential Properties located at 4408 3rd Avenue, West Vancouver, B.C. As at the Receivership Date the estimated debt due to Earlston totaled \$5.3 million inclusive of accrued interest.
- 3.15 CTJ Investments Inc. (“**CTJ**”) holds a second mortgage in priority to PLW in respect of 535 Nicola and as at the Receivership Date, amounts due to CTJ approximated \$943,000 inclusive of accrued interest.
- 3.16 The Owners of Strata Plan EPS4950 (the “**Strata Owners**”) are claiming strata fees approximating \$67,000 in respect of the three Strata Properties located at 605-4963 Cambie Street, 505-5033

Cambie Street, and 301-5077 Cambie Street, Vancouver, B.C and demand letters were issued by the Strata Owners in or around June 2022 and March 2023.

- 3.17 The Receiver is aware of amounts due to unsecured creditors totaling approximately \$9,000 which may include amounts due to various regulatory authorities and municipalities.

4.0 ACTIVITIES OF THE RECEIVER

- 4.1 Since the Receivership Date and up to and including the date of this First Report, the Receiver's activities have included the following:

Possession, Preservation and Marketing of Properties

- a) meeting with A. Washington and the Debtors' counsel on January 3, 2023 to obtain initial information from the Debtors;
- b) attending to correspondence with A. Washington and the Debtors and their counsel to request information in respect of the Washington Properties including, but not limited to, insurance coverage, rental agreements and tenant contact information, and banking details;
- c) securing possession and preparing an inventory of the Company's assets;
- d) setting up the Receiver's website and updating it with pertinent information relating to the Receivership Proceedings;
- e) contacting known rental agents to obtain tenant information, where possible, and in the absence of information the Receiver has sent by prepaid ordinary mail or couriered a notice to all known tenanted addresses notifying the occupants of the Receivership Proceedings, among other things;
- f) attending to correspondence with active listing agents to understand the current situation of the actively listed properties and review offers received on certain of the Washington Properties as well as holding discussions with the mortgagees in regards to these listings;
- g) retaining Dentons Canada LLP ("**Dentons**") as the Receiver's independent legal counsel and instructing Dentons to assist with various matters including, but not limited to, the request for various information from the Debtors, reviewing the offers on certain of the Properties and drafting an addendum in respect of the offer on 835 Eyremount;

Stakeholder Communications

- h) attending to various discussions with the Petitioner and their legal counsel in relation to various matters including the initial receivership appointment, status of the sales and marketing efforts of the Washington Properties and insurance, among other things;

- i) reviewing petition materials related to separate foreclosure applications brought against certain of the Debtors and/or Petitioner by the secured creditors including Pacifica, Earlston, and the Strata Owners;

Statutory Duties

- j) attending to various statutory notices pursuant to the *Bankruptcy and Insolvency Act* and *Personal Property Security Act* (British Columbia) including mailing a Notice and Statement of Receiver to creditors, posting a copy on the Receiver's Website and publishing the Notice of Appointment of Receiver of Property in the Vancouver Sun on April 15, 2023; and
- k) attending to government reporting matters including reviewing status of declarations related to the Vacancy Homes Tax, B.C. Speculation Tax, among others.

5.0 SALE OF 835 EYREMOUNT

Receiver's Powers

- 5.1 Pursuant to section 2 of the Receivership Order, the Receiver is authorized to, among other things:

2... (k) market any or all of the Property, including advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver considers appropriate;

(l) sell, convey, transfer, lease or assign the Property or any part of parts thereof out of the ordinary course of business:

- i. without approval of this Court in respect of a single transaction for consideration up to \$50,000 provided that the aggregate consideration for all such transactions does not exceed \$250,000; and*

- ii. with the approval of this Court in respect of any transaction in which the individual or aggregate purchase price exceeds the limits set out in subparagraph (i) above*

(m) apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof to a purchaser or purchasers, free and clear of any liens or encumbrances;

Marketing of the Property

- 5.2 Prior to the Receivership Proceedings, the Debtors had commenced marketing of 835 Eyremount in 2019 and had retained four separate realtors and most recently in 2023, Hasman, to market for sale certain of the Washington Properties including 835 Eyremount.

- 5.3 835 Eyremount was initially listed for a sale price of \$17.8 million in 2019 but the sale price was reduced on numerous occasions over the years. On January 23, 2023, it was listed for sale by

Hasman in the amount of \$10.8 million, but was subsequently reduced to \$9.98 million on February 22, 2023. The marketing efforts of Hasman consisted of listings on multiple listing services, print advertising, social media and broker and public open houses which included 18 showings to buyers by the listing agent and four public open houses. The marketing report is attached herewith as Appendix “B”.

- 5.4 During the marketing period from January 23, 2023 to March 28, 2023, 835 Eyremount received five offers in the range of \$6.6 million to \$8.1 million and the highest offer was accepted (the “**Accepted Offer**”) by the legal owner, A. Washington, on March 28, 2023, while the Receivership Proceedings was stayed.
- 5.5 Key terms of the Accepted Offer include, among other things, (i) a closing date on May 25, 2023; (ii) the property is sold on an “as is – where is” basis; (iii) the sale of property does not include personal property of chattels, other than the personal property of the Original Seller that is located at, related to or derived from the property; and (iv) the sale is subject to Court approval.

Commission Rate

- 5.6 Pursuant to the listing agreement, dated January 14, 2023 (the “**Listing Agreement**”), entered into among A. Washington and Hasman, A. Washington agreed to pay a total commission equal to 7% of the first \$100,000 of gross sale proceeds, and an additional 3.5% of the balance (the “**Original Commission Rate**”).
- 5.7 Of this amount, the listing agent (Hasman) would retain 3.78% of the first \$100,000 and 2.35% of the balance, while the buyer’s agent would receive the remainder, equal to 3.22% of the first \$100,000 and 1.15% of the balance. In respect of the Accepted Offer, under the Original Commission Rate, the total commission amount would be \$287,000, of which the listing agent would receive \$191,780, and the buyer’s agent would receive \$95,220.
- 5.8 On March 28, 2023 (being the date of the Accepted Offer), A. Washington and Hasman entered into an amendment to the Listing Agreement (the “**March Amendment**”). The terms of this amendment are unclear, however they appear to provide for an increase to the commission payable to the buyer’s agent to 3.22% of the first \$100,000, 1.15% of the balance, and a further \$100,000 bonus (the “**Bonus Amount**”).
- 5.9 The Receiver’s counsel has consulted with PLW’s counsel regarding the foregoing rates and amounts, and the Receiver understands that PLW supports payment of a commission at the Original Commission Rate from the sale proceeds. However, it does not support payment of the Bonus Amount from the sale proceeds, over and above that commission amount.

- 5.10 The Receiver's counsel has reached out to both realtors to discuss the commission amount. Hasman has advised it is content with the commission payable at the Original Commission Rate. The buyer's realtor has not responded to the Receiver's counsel directly, but the Receiver understands (through Hasman) that the buyer's realtor has insisted on receiving the Bonus Amount.

Receiver's Comments on the Sale of 835 Eyremount

- 5.11 Upon expiry of the stay of the Receivership Order on April 7, 2023, the Receiver had exclusive conduct of sale of 835 Eyremount and is supportive of the sale for the following reasons:

- a) the Accepted Offer of \$8.1 million represents the highest and best offer received to date and has a near-term closing date set for May 25, 2023;
- b) the Accepted Offer provides for the full repayment of Pacifica's priority first and second ranking mortgages approximating \$4.1 million and its assignment of rents, as well as partial payment of the Petitioner's third and fourth ranking mortgages;
- c) the sale transaction will allow the Receiver to avoid incurring additional holding costs in respect of 835 Eyremount including preservation costs, professional fees and interest accruing in respect of the first and second ranking mortgages due to Pacifica;
- d) the Receiver consulted with the primary secured creditors, PLW and Pacifica, and understands that the affected secured creditors are supportive of the sale;
- e) a deposit in the amount of \$480,000 in the form of a bank draft has been paid in trust to the buyer's brokerage;
- f) it is the Receiver's view that the marketing of 835 Eyremount was conducted over an appropriate time frame in a manner that was fair and reasonable and the transaction is in the best interest of the creditors; and
- g) regarding the commission amount, in the Receiver's view, a commission calculated at the Original Commission Rate should be paid from the sale proceeds, but excluding the Bonus Amount, for the following reasons:
 - a. although the Original Commission Rate is, in the Receiver's experience, slightly above typical market rates, the Receiver recognizes 835 Eyremount is a unique property and was adequately marketed by Hasman on the expectation it would receive the Original Commission Rate on completion of a sale;
 - b. it is unclear on the terms of the March Amendment if the Bonus Amount is an increase to the overall commission payable, or a revision to the distribution of the Original Commission Rate; and

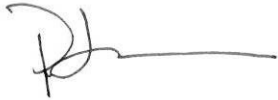
- c. PLW is agreeable to payment of a commission at the Original Commission Rate from the sale proceeds, but not the Bonus Amount.

6.0 RECEIVER'S CONCLUSION AND RECOMMENDATIONS

- 6.1 Based on the reasons set out in section 5.11 above, the Receiver respectfully recommends that this Honourable Court approve the 835 Eyremount Order.

All of which is respectfully submitted to this Honourable Court this 26st day of April, 2023.

Alvarez & Marsal Canada Inc.,
in its capacity as Receiver of the Washington Properties

A handwritten signature in black ink, appearing to be 'Pinky Law', with a long horizontal line extending to the right.

Per: Pinky Law
Vice President

APPENDIX A

WASHINGTON PROPERTIES OWNERSHIP SUMMARY

Washington Properties - in Receivership

PID	Legal Address	Strata Unit #	Civic Address	Type	Legal owner	Beneficial owner	Occupancy Status
1 009-467-904	Lot 8 Block 700 District Lot 526 Plan 6539	-	4215 CAMBIE ST VANCOUVER V5Z 2Y3	Residential Detached	Edison Washington	N/A	Rented
2 013-255-495	Lot 9 of Lot 3 Block 138 District Lot 540 Plan 2992	-	4408 3RD AVE W VANCOUVER V6R 1N1	Residential Detached	Amy Washington	Chongye	Vacant
3 008-116-059	Lot 11 Block 740 District Lot 526 Plan 6539	-	4491 CAMBIE ST VANCOUVER V5Z 2Y8	Residential Detached	Amy Washington	N/A	Office
4 010-577-441	Lot 9 Block 19 Capilano Estates Plan 7525	-	835 EYREMOUNT DR WEST VANCOUVER V7S 2A8	Residential Detached	Amy Washington	N/A	Owner-occupied
5 010-858-300	Lot 3 Block 1 District Lot 140 Plan 6583	-	4883 BELMONT AVE VANCOUVER V6T 1A8	Vacant Lot	5332, 5334, 5336	Properties (PG)	N/A
6 010-858-296	Lot 2 Block 1 District Lot 140 Plan 6583	-	4889 BELMONT AVE VANCOUVER V6T 1A8	Vacant Lot	5332, 5334, 5336	Properties (PG)	N/A
7 010-858-288	Lot 1, except part in explanatory plan 3376 Block 1 District Lot 140 Plan 6583	-	4899 BELMONT AVE VANCOUVER V6T 1A8	Vacant Lot	5332, 5334, 5336	Properties (PG)	N/A
8 030-879-451	Strata Lot 54 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950	504	4963 CAMBIE ST VANCOUVER V5Z 0H5	Strata units	1256306 B.C. Ltd.	1256319 B.C. Ltd.	Rented
9 030-879-469	Strata Lot 55 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950	505	4963 CAMBIE ST VANCOUVER V5Z 0H5	Strata units	1256306 B.C. Ltd.	1256319 B.C. Ltd.	Rented
10 030-880-033	Strata Lot 112 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950	501	5033 CAMBIE ST VANCOUVER V5Z 0H6	Strata units	1256306 B.C. Ltd.	1256319 B.C. Ltd.	Vacant
11 030-880-068	Strata Lot 115 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950	504	5033 CAMBIE ST VANCOUVER V5Z 0H6	Strata units	1256306 B.C. Ltd.	1256319 B.C. Ltd.	Rented
12 030-880-076	Strata Lot 116 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950	505	5033 CAMBIE ST VANCOUVER V5Z 0H6	Strata units	1256306 B.C. Ltd.	1256319 B.C. Ltd.	Rented
13 030-880-084	Strata Lot 117 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950	601	5033 CAMBIE ST VANCOUVER V5Z 0H6	Strata units	1256306 B.C. Ltd.	1256319 B.C. Ltd.	Rented
14 030-880-114	Strata Lot 120 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950	604	5033 CAMBIE ST VANCOUVER V5Z 0H6	Strata units	1256306 B.C. Ltd.	1256319 B.C. Ltd.	Rented
15 030-880-122	Strata Lot 121 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950	605	5033 CAMBIE ST VANCOUVER V5Z 0H6	Strata units	1256306 B.C. Ltd.	1256319 B.C. Ltd.	Rented
16 030-880-696	Strata Lot 178 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950	501	5077 CAMBIE ST VANCOUVER V5Z 0H7	Strata units	1256306 B.C. Ltd.	1256319 B.C. Ltd.	Rented
17 030-880-645	Strata Lot 173 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950	502	5077 CAMBIE ST VANCOUVER V5Z 0H7	Strata units	1256306 B.C. Ltd.	1256319 B.C. Ltd.	Rented
18 030-880-700	Strata Lot 179 Block 839 District Lot 526 Group 1 NWD STRATA PLAN EPS4950	602	5077 CAMBIE ST VANCOUVER V5Z 0H7	Strata units	1256306 B.C. Ltd.	1256319 B.C. Ltd.	Rented
19 024-010-499	Strata Lot 69 of the Public Harbour of Burrard Inlet NWD Strata Plan LMS3057	1203	535 NICOLA ST VANCOUVER V6G 3G3	Strata units	Linda Washington	N/A	Owner-occupied
Properties subject to a stay pursuant to an order granted by the Court on April 25, 2023							
1 030-879-515	Strata Lot 60 Block 839 District Lot 526 Group 1 New Westminster District Strata Plan EPS4950	605	4963 CAMBIE ST VANCOUVER V5Z 0H5	Strata units	Amy Washington	N/A	Owner-occupied
2 030-880-548	Strata Lot 163 Block 839 District Lot 526 Group 1 New Westminster District Strata Plan EPS4950	301	5077 CAMBIE ST VANCOUVER V5Z 0H7	Strata units	Amy Washington	N/A	Owner-occupied

APPENDIX B

835 EYREMOUNT MLS LISTING AND HISTORY

Active
R2747579
Board: V, Detached
House/Single Family

835 EYRE MOUNT DRIVE

West Vancouver
British Properties
V7S 2A8

→ **\$9,980,000** (LP)
(SP)
D H T O W F M



Days on Market: **85** ← List Date: **1/23/2023** Expiry Date: **4/30/2023**
Previous Price: **\$10,800,00** Original Price: **\$10,800,000** Sold Date:
Meas. Type: **Feet** If new, GST/HST Approx. Year Built: **2006**
Frontage (feet): **0.00** Bedrooms: **7** Age: **17**
Frontage Bathrooms: **9** Zoning: **RES**
Depth / Size: Full Baths: **7** Gross Taxes: **\$55,908.91**
Lot Area (sq.ft.): **24,756.00** Half Baths: **2** For Tax Year: **2022**
Lot Area (acres): **0.57** Rear Yard Exp: Tax Inc. Utilities?:
Flood Plain: P.I.D.: **010-577-441** Tour:
View: **Yes : Ocean and City**
Complex/Subdiv
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Other**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **7** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

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

Total Parking: **3** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**
Driveway Finish:
Dist. to Public Transit: **near** Dist. to School Bus: **near**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Seller's **Registered Owner**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish:

Type of Roof: **Tile - Concrete**

Legal: **LOT 9, BLOCK 19, PLAN VAP7525, DISTRICT LOT CE, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Municipal Charges

Amenities: **Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Garbage:
Water:
Dyking:
Sewer:
Other:

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Shopping Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Hot Tub Spa/Swirlpool, Oven - Built In, Range Top, Security System**

Finished Floor (Main): **3,545**
Finished Floor (Above): **1,800**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **3,396**
Finished Floor (Basement): **0**
Finished Floor (Total): **8,741 sq. ft.**
Unfinished Floor: **400**
Grand Total: **9,141 sq. ft.**
Flr Area (Det'd 2nd Res): **sq. ft.**

Suite:
Basement: **Full**

Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **2** # of Rooms: **30**

Floor	Type	Dimensions
Main	Kitchen	26'11x16'0
Main	Wok Kitchen	16'3x9'11
Main	Dining Room	17'0x12'11
Main	Living Room	16'4x16'0
Main	Family Room	19'8x16'0
Main	Laundry	16'3x9'11
Main	Wine Room	5'2x3'6
Main	Bedroom	18'0x17'2
Main	Walk-In Closet	13'0x8'2
Main	Office	3'1x12'8
Main	Foyer	13'11x10'6
Above	Primary Bedroom	19'2x16'3
Above	Walk-In Closet	29'2x15'0

Floor	Type	Dimensions
Above	Walk-In Closet	20'0 x 7'11
Above	Bedroom	13'8 x 12'6
Above	Walk-In Closet	9'10 x 6'4
Above	Flex Room	12'6 x 10'7
Above	Storage	17'5 x 4'11
Below	Bedroom	15'9 x 13'11
Below	Bedroom	19'5 x 10'3
Below	Bedroom	12'8 x 11'3
Below	Bedroom	16'5 x 13'8
Below	Recreation Room	29'0 x 15'6
Below	Media Room	20'0 x 15'6
Below	Gym	17'7 x 14'5
Below	Wine Room	10'0 x 10'0

Bathrooms	Floor	#Pcs
Main	2	2
Main	2	2
Main	5	5
Above	5	5
Above	5	5
Below	3	3
Below	3	3
Below	3	3
Below	3	3

Manuf Type: Registered in MHR?:
MHR#: CSA/BCE:
ByLaw Restrictions: 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**

List Broker 3:
malcolm@malcolmhasman.com

Sell Broker 1: 2: 3:
Sell Sales Rep 1: 2: 3:

Owner: ****Privacy Protected** AMY BARSHA WASHINGTON**

Commission: **3.22% ON THE 1ST \$100,000 / 1.15% ON THE BALANCE PLUS \$100,000.00 BONUS TO THE SELLING AGENT**

Occupancy: **Owner**

Realtor **All sizes are approximate and to be verified by the buyer. To view Text Jack Liu at 778-858-8706**
Remarks

This magnificent European Inspired luxury residence is situated on a .57 estate property in West Vancouver's most prestigious British Properties neighborhood offering spectacular views of the ocean, downtown, Stanley Park and West towards Vancouver Island. The architectural elegance and grandeur with its bold European Classic exterior and beautiful landscape create an majestic presence providing over 9000 sq. ft. of formal and informal living on 3 expansive levels. Exquisite design and master craftsmanship together with an impeccable choice of quality materials blend seamlessly to create an international masterpiece while embracing the security and convenience of today's most up-to-date technology. Located close to Hollyburn Country Club & Chartwell, Mulgrave and Collingwood schools.

PROPERTY HISTORY DETAIL

Address

835 EYREMOUNT DRIVE
West Vancouver, BC V7S 2A8

ML #R2747579



ML # R2747579	Class Residential Detached	List Date 1/23/2023	CDOM 410	DOM 85
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<u>Chg Date</u>	<u>Chg Type</u>	<u>Status</u>	<u>Price</u>	<u>List Desig Agt</u> <u>1 - Agent</u> <u>Name</u>	<u>List Firm 1</u> <u>Code - Office</u> <u>Name</u>	<u>Sell Sales</u> <u>Rep 1 -</u> <u>Agent Name</u>	<u>Selling Office</u> <u>1 - Office</u> <u>Name</u>
02/22/2023 2:00:49 PM	List Price	→ Active	\$9,980,000	Malcolm Hasman	Angell, Hasman & Associates (Malcolm Hasman) Realt...		
01/23/2023 9:02:39 AM	First Recorded Entry	Active	\$10,800,000	Malcolm Hasman	Angell, Hasman & Associates (Malcolm Hasman) Realt...		

ML # R2652039	Class Residential Detached	List Date 2/10/2022	DOM 325
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<u>Chg Date</u>	<u>Chg Type</u>	<u>Status</u>	<u>Price</u>	<u>List Desig Agt</u> <u>1 - Agent</u> <u>Name</u>	<u>List Firm 1</u> <u>Code - Office</u> <u>Name</u>	<u>Sell Sales</u> <u>Rep 1 -</u> <u>Agent Name</u>	<u>Selling Office</u> <u>1 - Office</u> <u>Name</u>
01/01/2023 12:07:03 AM	Status	Expired	\$10,653,000	Danny Deng PREC*	LDG Realty		
10/05/2022 12:25:48 PM	List Price	Active	\$10,653,000	Danny Deng PREC*	LDG Realty		
07/26/2022 9:38:31 AM	List Firm 1 Code	Active	\$13,800,000	Danny Deng PREC*	LDG Realty		
03/21/2022 2:50:09 PM	List Price	Active	\$13,800,000	Danny Deng PREC*	Sutton Group -West Coast Realty		
02/11/2022 5:10:07 PM	First Recorded Entry	Active	\$16,880,000	Danny Deng PREC*	Sutton Group -West Coast Realty		

ML # R2598065	Class Residential Detached	List Date 7/1/2021	DOM 134
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<u>Chg Date</u>	<u>Chg Type</u>	<u>Status</u>	<u>Price</u>	<u>List Desig Agt</u> <u>1 - Agent</u> <u>Name</u>	<u>List Firm 1</u> <u>Code - Office</u> <u>Name</u>	<u>Sell Sales</u> <u>Rep 1 -</u> <u>Agent Name</u>	<u>Selling Office</u> <u>1 - Office</u> <u>Name</u>
11/12/2021 8:55:34 AM	Status	Terminated	\$16,780,000	Alfie Yang PREC*	eXp Realty		
07/02/2021 10:56:27 AM	First Recorded Entry	Active	\$16,780,000	Alfie Yang PREC*	eXp Realty		

ML # R2530800		Class	Residential Detached	List Date 1/20/2021		DOM 162	
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
07/01/2021 1:07:56 AM	Status	Expired	\$16,780,000	Alfie Yang PREC*	eXp Realty		
01/20/2021 2:28:18 PM	First Recorded Entry	Active	\$16,780,000	Alfie Yang PREC*	eXp Realty		

ML # R2462381		Class	Residential Detached	List Date 6/5/2020		DOM 186	
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
01/20/2021 10:25:56 AM	Status	Terminated	\$16,780,000	Alfie Yang PREC*	eXp Realty		
12/08/2020 2:02:43 PM	Status	Cancel Protected	\$16,780,000	Alfie Yang PREC*	eXp Realty		
06/05/2020 2:11:45 PM	First Recorded Entry	Active	\$16,780,000	Alfie Yang PREC*	eXp Realty		

ML # R2311485		Class	Residential Detached	List Date 10/1/2018		DOM 256	
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
06/14/2019 8:47:42 AM	Status	Terminated	\$17,800,000	Sydney Deng PREC*	Royal Pacific Realty Corp.		
10/01/2018 3:14:40 PM	First Recorded Entry	Active	\$17,800,000	Sydney Deng PREC*	Royal Pacific Realty Corp.		

ML # V873859		Class	Residential Detached	List Date 3/2/2011		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
03/07/2011 3:21:00 AM	Status, Sold Price, Sell Sales Rep 1, Selling Office 1, Title to Land	Sold	\$6,500,000	Allan Angell	Angell, Hasman & Associates (The Angell Group) Rea...	Sydney Deng PREC*	Royal Pacific Realty Corp.
03/04/2011 4:26:00 PM	First Recorded Entry	Active	\$6,800,000	Allan Angell	Angell, Hasman & Associates (The Angell Group) Rea...		

ML # V503439		Class	Residential Detached	List Date 9/6/2004		DOM 43	
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
10/31/2007 12:53:00 AM	Status, Sold Price, Sell Sales Rep 1, Selling Office 1, Title to Land	Sold	\$1,000,000	Clara Hartree	RE/MAX Clara Hartree	Garry Monahan	Royal LePage -Garry Monahan Rlt
09/09/2004 9:39:00 PM	First Recorded Entry	Active	\$1,180,000	Clara Hartree	RE/MAX Clara Hartree		

ML # V93060929		Class Residential Detached		List Date 9/20/1993		DOM 162	
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
02/04/2008 12:20:00 PM	Current Entry	Sold	\$772,000	Ines Tancre	Royal Lepage R.E. Services Ltd	Dennis Tam	Multiple Realty Ltd.

ML # V396970		Class Residential Detached		List Date 5/6/2004		DOM 122	
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
02/06/2008 11:39:00 AM	Status, Title to Land	Expired	\$1,180,000	Kevin Mak PREC*	Sutton Group -West Coast Realty		
05/06/2004 12:00:00 AM	First Recorded Entry	Active	\$1,180,000	Kevin Mak PREC*	Sutton Group -West Coast Realty		