



This is the 2nd Affidavit of J. Williams
in this case and was made on May 11, 2022

NO.

S-223 926
VANCOUVER REGISTRY

~~IN THE~~ SUPREME COURT OF BRITISH COLUMBIA

IN THE MATTER OF THE *STRATA PROPERTY ACT*, S.B.C. 1998, c.43

and

IN THE MATTER OF THE APPLICATION FOR
THE WIND-UP OF STRATA PLAN NWS289

BETWEEN:

THE OWNERS, STRATA PLAN NWS289

PETITIONER

AND:

1161359 B.C. Ltd. and each of the parties set out in Appendices
"A" and "B" to this Petition

RESPONDENTS

AFFIDAVIT

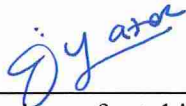
I, Janine Williams, legal assistant, of 1600- 925 West Georgia Street, in the City
of Vancouver, in the Province of British Columbia, SWEAR THAT:

1. I am a legal assistant of Lawson Lundell LLP, solicitors for the petitioner, and as
such have personal knowledge of the facts and matters hereinafter deposed to, save and except
where the same are stated to be made upon information and belief, and, as to such facts, I verily
believe the same to be true.

2. Attached hereto and marked as **Exhibit “A”** to this Affidavit is a true copy of the Affidavit #1 of Angela Joy Eykelbosh filed in the Supreme Court of British Columbia, New Westminster Registry Action No. 230873, made September 2, 2020, except exhibits A, B, and C of that affidavit.
3. Attached hereto and marked as **Exhibit “B”** to this Affidavit is a true copy of the Affidavit #2 of Ms. Eykelbosh filed in the Supreme Court of British Columbia, New Westminster Registry Action No. 230873, made December 14, 2020.
4. Attached hereto and marked as **Exhibit “C”** to this Affidavit is a true copy of the Affidavit #1 of Hilaire Kalfon filed in the Supreme Court of British Columbia, New Westminster Registry Action No. 230873, made December 29, 2020.
5. Attached hereto and marked as **Exhibit “D”** to this Affidavit are true copies of a spreadsheet showing the assessed values of the strata units for The Owners, Strata Plan NWS289 located at 5715 Jersey Avenue and 3925 Kingsway, Burnaby, British Columbia as at July 1, 2021 based on the B.C. Assessment Authority. The total assessed value of these two buildings is \$49,872,700.
6. Attached hereto and marked as **Exhibit “E”** to this Affidavit are true copies of title searches for strata lots 1- 101 of Strata Plan NWS289.
7. Attached hereto and marked as **Exhibit “F”** to this Affidavit is a true copy of a chart showing the contact information for the owners of the strata plan NWS289 provided to our office by Hilaire Kalfon, property manager for the strata plan NWS289, on May 10, 2022.
8. Attached hereto and marked as **Exhibit “G”** to this Affidavit is a true copy of the Historical Owner Aged Accounts Receivable Trial Balance for strata plan NWS289 as of May 10, 2022.

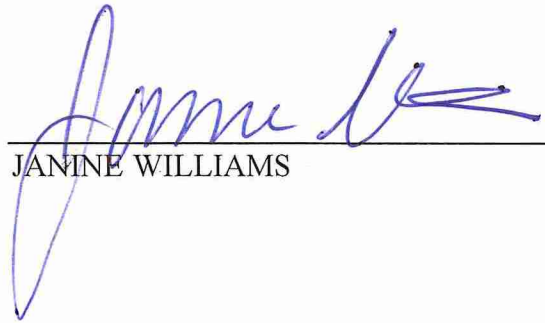
9. Attached hereto and marked as **Exhibit "H"** to this Affidavit is a true copy of the balance sheet for The Owners, Strata Plan NWS289 for the 12 months ending December 31, 2021.

SWORN BEFORE ME at the City
of Vancouver, in the Province of British
Columbia, this 11 day of May, 2022.



A Commissioner for taking Affidavits for
British Columbia.

ÖZGE YAZAR
Barrister & Solicitor
1600 - 925 WEST GEORGIA ST.
VANCOUVER, B.C. V6C 3L2
(604) 685-3456



JANINE WILLIAMS

NEW WESTMINSTER

SEP 09 2020

CIVIL REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

This is the 1st affidavit
of Angela Joy Eykelbosh in this case and was
made on September 2, 2020

230873

NO.

NEW WESTMINSTER REGISTRY

BETWEEN:

ANGELA JOY EYKELBOSH, SU JUAN SITU, VAN DAO NGUYEN, THI BICH HANG
NGUYEN, IRIS ADIONG, CHRISTIAN LIM, NGUYEN THANH VUONG &
TUYET NGOC DU, HONG YANG, YAN QIONG LU, PING HE, EDWARD LAWRENCE
THUE, DIANE SPENCER, ARTHUR S. WILLIAMSON, GARY CHARTER, YU QING LI,
JU TAI ZHOU, ZHI HAO YANG (JEREMY), OM PARKASH LOOMBA,
SUZANNE KUDELSKI, MEGAN BURGHALL, NASIM BHALOO,
HUI L. DONG (FRANK), LI WANG, MANSOUR MESHKI, HSIANG CHIAO (CATHY)
HUANG, GRACE LEVSEN, PING C. CHAN, SO FAN LEE, DAISY & MARIA
EVANGELISTA, ROLANDO DIZON,
CARMELIA DA SILVA, RUDOLPH CHENG, RICKY LAI, NICHOLAS GEORGE
KARAMOUZOS & MARIA KARAMOUZOS,
LUIS & MARIA ALMEIDA, FLORA FU, JU SHAN CHIANG, TUONG LAM,
PHUNG VUONG, LUALHATI CRISOSTOMO, RICHARD AND DAWN RAVENSBERGEN,
GARY DREES, JULIAN BOZSIK, LI PING DUAN,
NORMAN LEECH, JENNY DONNA DICKSON, FERNANDO DE SOUSA,
MARCELINO DE SOUSA, XIN TIAN

PETITIONERS

AND:

THE OWNERS, STRATA PLAN NW 289,
1161359 B.C. LTD., 1184413 B.C. LTD.,
1184414 B.C. LTD., 1184416 B.C. LTD., and 1237765 B.C. LTD.

RESPONDENTS

AFFIDAVIT

I, Angela Joy Eykelbosh, Environmental Health Scientist, of Unit 107 – 5715 Jersey Avenue in the City of Burnaby, Province of British Columbia, MAKE OATH AND SAY THAT:

1. I am the registered owner of strata lot 65 ("SL65") of Strata Plan NW 289 and as such have personal knowledge of the matters and facts herein set forth in this affidavit, save and except where same are stated to be based upon information and belief and, where so stated, I verily believe same to be true.

{HC-51919-01595140;6}

This is Exhibit "A" referred to in the affidavit of Janine Williams sworn before me at Vancouver, British Columbia, this 11 day of May, 2022.

Angela Joy Eykelbosh
A Commissioner for taking Affidavits
within British Columbia.

2. The Owners, Strata Plan NW 289 (the “Strata Corporation”) is a residential strata development located in Burnaby, BC, and commonly referred to as “Cameray Gardens”.
3. The Strata Corporation is approximately 45 years old and comprised of 101 residential strata lots. The building has 3 storeys, as well as a concrete parkade level.
4. Attached hereto and marked as **Exhibit “A”** to this my affidavit is a true copy of Strata Plan NW 289.
5. Attached hereto and marked as **Exhibit “B”** to this my affidavit is a true copy of the bylaws of the Strata Corporation.
6. The Petitioners are registered owners in Cameray Gardens.
7. On or about July 29, 2009, I purchased SL65 with my father. In or around July 2014, I removed my father from title to SL65 to become the sole registered owner of SL65. Attached hereto and marked as **Exhibit “C”** to this my affidavit is a true copy of a title search for SL65.
8. I have been a Strata Council member on and off from 2009 to 2020. My latest tenure on Strata Council began in July 2018 and ended in February 2020. Over the past few years as a Strata Council member, I was actively involved in the fire system project for the complex, amongst other things.
9. I make this affidavit in support of having an administrator appointed for the Strata Corporation, and the other relief described in the Petition.

Background

10. At the November 23, 2016 annual general meeting (“2016 AGM”), the owners at the Strata Corporation voted to gather information regarding a potential wind-up of Cameray Gardens. Attached hereto and marked as **Exhibit “D”** to this my affidavit is a true copy of the 2016 AGM minutes.
11. With the potential wind-up, investors began purchasing units at Cameray Gardens at some point in 2017. The first investor group was led by Richard Hui, who claims to have originally purchased three strata lots prior to December 2017. When it became apparent that the

strata wind-up might not be successful, Mr. Hui acquired more units. Attached hereto and marked as **Exhibit “E”** to this my affidavit is a true copy of an undated letter from Richard Hui to Owners.

12. Offers from Mr. Hui were distributed in February 2018 and the sale of many strata lots closed in April 2018. In or around April 2018, 33 strata lots in total were investor owned. The minutes from our May 15, 2018 council meeting (“May 2018 Minutes”) state that the 33 strata lots were transferred by Mr. Hui to a company or companies controlled by Devinder David Grewal (“Mr. Grewal”). Attached hereto and marked as **Exhibit “F”** to this my affidavit is a true copy of the May 2018 Minutes.

13. By letter dated June 13, 2018 Mr. Grewal’s lawyer made offers to purchase strata lots in Cameray Gardens to assist him with the re-development of the strata lands. Attached hereto and marked as **Exhibit “G”** to this my affidavit is a true copy of a letter from Mr. Grewal’s lawyer dated June 13, 2018.

14. By October 2018, Mr. Grewal’s companies owned or controlled the votes of approximately 45 strata lots at Cameray Gardens, with additional strata lot purchases to be completed in the spring of 2019.

15. Mr. Grewal is listed as a director on all but one of the numbered companies that own strata lots at Cameray Gardens. Attached hereto and marked as **Exhibit “H”** to this my affidavit are true copies of company searches for the numbered company owners at Cameray Gardens.

16. Presently, the numbered company owners (collectively or individually “Investor Owners”) own 49 strata lots at Cameray Gardens. Attached hereto and marked as **Exhibit “I”** to this my affidavit is a true copy of a list of Investor Owners.

The Fire Detection System

17. A fire alarm system issue first came to the Strata Council’s attention when a fire panel in the Kingsway building failed in or around February 2017. Attached hereto and marked as **Exhibit “J”** to this my affidavit are true copies of emails relating to the fire alarm panel failure.

18. Community Fire Prevention Ltd. (“Community Fire”), the company that conducted the Strata Corporation’s annual fire inspections and maintenance work was called to investigate and replace the fire panel. Community Fire determined electrical incompatibilities with the Strata Corporation’s outdated fire system, and the Burnaby Fire Department (“BFD”) demanded that the system be brought up to code.

19. The initial estimated cost for this work was less than \$300,000.00. However, this did not take into account the potential costs of asbestos abatement in our 1974 building, which was expected to increase the cost.

20. In or around May 16, 2017, the Strata Council raised the issue of the fire upgrade with owners at a special general meeting (“2017 SGM”). Attached hereto and marked as **Exhibit “K”** to this my affidavit is a true copy of the 2017 SGM minutes. The uncertainty regarding the full scope of the work was discussed, and at that time the Strata Council asked for approval to spend up to \$20,000.00 from the Strata Corporation’s contingency reserve fund for the installation of heat detectors, representing a small portion of the required fire system upgrade.

21. In October 2017, Brett Johnston (“Mr. Johnston”) of Community Fire presented the Strata Corporation with a scope of work that had been developed in consultation with the BFD. Attached hereto and marked as **Exhibit “L”** to this my affidavit is a true copy of an email from Mr. Johnston outlining the scope of work for fire system upgrades.

22. Due to the significant cost, effort and work required to investigate the extent of the fire system problems, and due to the good working relationship between Community Fire, the BFD and City of Burnaby, the Strata Council thought it prudent and most efficient to work with Community Fire exclusively, rather than seeking other quotes for the same work.

23. In December 2017, as part of the information gathering process related to the potential wind-up of the Strata Corporation, Bayside Property Services Ltd. (the Strata Corporation’s property manager at the time) sent out a copy of our depreciation report, along with a letter outlining our current understanding of the fire system upgrade and its costs. Attached hereto and marked as **Exhibit “M”** to this my affidavit is a true copy of a letter from Bayside Property Services Ltd. to owners dated December 5, 2017. However, the estimate in **Exhibit L** did not

include the cost of asbestos abatement, which was likely required because Cameray Gardens was built in 1974.

24. During the April 8, 2018 special general meeting (“April 2018 SGM”), the wind-up resolution failed. Attached hereto and marked as **Exhibit “N”** to this my affidavit is a true copy of the April 2018 SGM minutes. As a result, the Strata Council had to consider that the building was likely to remain owner-occupied for the foreseeable future and that there could be no reasonable objection to proceeding with the fire system upgrade. Mr. Johnston from Community Fire Prevention was asked to update his cost estimates and get back to the Strata Council.

25. In September 2018, the Investor Owners ceased paying their maintenance fees. This had a large and immediate impact on strata revenues, creating a shortfall of roughly \$13,000.00 each month, that increased over time as more units were acquired by the Investor Owners. Myself and the other Strata Council members were extremely concerned that the Investor Owners would be able to disrupt strata management by not paying their strata fees on so many strata lots. Bylaw infraction letters were issued. Attached hereto and marked as **Exhibit “O”** to this my affidavit is a true copy of Strata Council meeting minutes from September 17, 2018.

26. In March 2019, the Strata Corporation underwent a fire inspection by Kelly Parker, Captain of BFD’s Fire Prevention Division. The Strata Corporation was ordered to take immediate measures to upgrade the fire system. Attached hereto and marked as **Exhibit “P”** to this my affidavit is a true copy of the fire inspection report and an email from Captain Parker dated March 6, 2019.

27. However, before proceeding with a fire system upgrade, the Strata Corporation was now forced to deal with recovering the large sum of strata fees owed by the Investor Owners. The strata fee arrears were in excess of \$100,000, affecting the Strata Corporation’s operating budget. Legal proceedings were commenced in or around June 2019 for the recovery of these outstanding strata fees. Attached hereto and marked as **Exhibit “Q”** to this my affidavit is a true copy of the strata fee arrears for the Investor Owners as of June 30, 2019.

28. The Strata Council completed in-suite inspections of most strata lots in October and December 2019. We found that the vast majority of owners did not have a functioning battery-

operated smoke alarm in their strata lots. The strata lots owned by the Investor Owners were an even greater concern, as few units had functioning smoke detectors and had other problems such as water damage, toilet/tap supply lines turned on despite no occupants, pests, odors, garbage, and open windows.

29. The Strata Council also became aware of increased insurance costs for strata corporations in British Columbia. With an open electrical permit, the order from the BFD, and the changing landscape in the insurance industry, the Strata Council had serious concerns about obtaining insurance for the Strata Corporation. Such concerns included that the building might be deemed uninsurable.

30. To address the safety of owners and insurance issues, the Strata Council, on an emergency basis, entered into a contract with Community Fire for a negotiated scope of work costing approximately \$276,000.00, not including the cost of patchwork and repair after the fire system installation. Attached hereto and marked as **Exhibit "R"** to this my affidavit is a true copy of the Community Fire quote.

31. Subsequently, the Strata Corporation put forward a resolution at the 2020 AGM for a special levy in the sum of \$310,000.00 to pay for Community Fire's work. The special levy was approved by the owners. Attached hereto and marked as **Exhibit "S"** to this my affidavit is a true copy of the 2020 AGM minutes.

The Current Strata Council

32. In early 2020, the Investor Owners were in strata fee arrears of approximately \$217,575.00. Just prior to the 2020 AGM, the Investor Owners paid off all amounts owing so they could vote. The total paid by Investor Owners on February 23, 2020 was \$311,382.81. At this time, the Investor Owners owned 49 strata lots and controlled 49 of 101 votes.

33. Because the Strata Corporation is comprised of 101 strata lots, 49 votes is a minority and insufficient to seize control of the Strata Council, however, Investor Owners obtained additional proxies by entering into contracts for the purchase of 4 strata lots. Attached hereto and marked as **Exhibit "T"** to this my affidavit is a true copy of the contracts.

34. During the 2020 AGM, the Investor Owners used their simple majority of votes to elect themselves as Strata Council members and exclude all other resident owners in the building, despite there being two available positions under the bylaws. This resulted in a divide between the interests of two competing groups in the complex. One group that wished to acquire units and dissolve Cameray Gardens solely for profit, and others who reside at Cameray Gardens and call it home.

35. From what transpired, it appears Mr. Grewal had a plan to seize control of the Strata Council and to exclude the resident owners. After purchasing the proxy votes immediately before the 2020 AGM, it appears he did not intend to honour his obligations under the contracts. From my understanding, Mr. Grewal claims to have breached his contracts to purchase the strata lots because of a lien placed on the strata lots by Community Fire, which is ironic because it was the current Strata Council's decision not to pay the Community Fire invoices. Attached hereto and marked as **Exhibit "U"** to this my affidavit is a true copy of a letter from Mr. Grewal's legal counsel dated May 1, 2020, which was delivered to the owners of units 102, 206, and 219.

36. As such, it appears Mr. Grewal simply entered into the contracts for the sole purpose of gaining control of the Strata Council.

37. On or about March 5, 2020, Mr. Johnston of Community Fire communicated to me that Community Fire had outstanding invoices in the amount of \$185,000.00 and had not received payment. I advised Mr. Johnston to speak directly with Bayside Property Management for payment of the invoices.

38. In or around March, 2020, an owner in the building communicated to me that Mr. Grewal, council president, had stated in an email that Community Fire "had failed" and he was putting the building on fire watch by hiring a 24-hour security guard. As I understand it, this was not a voluntary choice of the Strata Corporation, but rather required after Brett Johnston informed the City of Burnaby and the BFD that work on our project had stalled.

39. Mr. Grewal also implied that the previous Strata Council had acted improperly and stated that the current Strata Council stopped Community Fire from working and was hiring another

company to do the work. Mr. Grewal did not address the owner's questions regarding why Community Fire failed or why the current Strata Council had failed to pay Community Fire's invoices. Attached hereto and marked as **Exhibit "V"** to this my affidavit is a true copy of an email thread between Meghan Burghall and Mr. Grewal dated March 10th and 19th, 2020.

40. In an email to another owner, Mr. Grewal claimed that I was somehow responsible for the issues relating to the fire system project. Attached hereto and marked as **Exhibit "W"** to this my affidavit is a true copy of an email thread between Iris Adiong and Mr. Grewal dated March 21st and 22nd, 2020.

41. On March 20, 2020, I spoke to Mr. Johnston of Community Fire again and he informed me that he had been instructed by the Strata Council to cease work in the building and that his outstanding invoices had still not been paid. Mr. Johnston indicated that he would file a builder's lien against the Strata Corporation on behalf of Community Fire. Attached hereto and marked as **Exhibit "X"** to this my affidavit is a true copy of a builders lien filed by Community Fire.

42. The Strata Council's claims that Community Fire are at fault or have poor workmanship are not supported by correspondence from the BFD. Fire Chief Perry Talkkari of the BFD emailed me regarding Mr. Johnston's high degree of professionalism and technical expertise, and also stated that hiring a new contractor would be detrimental to getting the work completed in a timely manner. Attached hereto and marked as **Exhibit "Y"** to this my affidavit is a true copy of an email between myself and Perry Talkkari dated March 23, 2020.

43. On March 26 and 27th, 2020, AG Electric and ACME Fire and Safety Co. were onsite at Cameray Gardens to install a new fire panel in the Jersey building. I was advised by these contractors that the work was to get the Strata Corporation off the fire watch.

44. On March 31st, 2020, the BFD was called to Cameray Gardens to inspect the new work. Strata council member Johnny Tsang tried to prevent me from attending the inspection. The BFD did not take us off fire watch because the work completed by the Strata Corporation's contractor was insufficient. The BFD affirmed once again that they would not sign off on our open electrical permit until the full scope of work was completed, including the installation of

hardwired smoke detectors in every suite. It was clearly communicated to Johnny Tsang that the fire upgrade was mandatory and necessary.

45. In or around April 2, 2020, the Investor Owners made a decision to extend the 2020 AGM levy payment date from April 1, 2020 to May 1, 2020. Some but not all owners were informed of this change, and some owners had their levy refunded entirely. I do not believe that the Strata Council has the ability to change the terms of a resolution that has been approved at a general meeting, without another vote of owners. The refunding of the levy suggests that the intent of the Strata Council is to avoid proceeding with the necessary fire system work. Attached hereto and marked as **Exhibit "Z"** to this my affidavit is a true copy of emails of March 31, 2020 from Mr. Grewal to select owners advising that the levy deadline was extended.

46. Correspondence obtained from the BFD throughout April 2020 shows numerous reiterations regarding the scope of the work, several reminders to submit documentation and get on with the work, and clarifications that the work was indeed mandatory. In addition, Captain Parker protested the aggressive tone taken towards her during a late evening telephone call from Mr. Grewal. Attached hereto and marked as **Exhibit "AA"** to this my affidavit is a true copy of an email from Captain Parker to Mr. Grewal dated April 14, 2020.

47. On April 29, 2020, Captain Parker confirmed in an email that the buildings had passed a functional test, phase 1 upgrade, and thus the fire watch could be relieved. She also laid out the detailed scope of work with dates of completion. In this email, it was made very clear that all phase 2 work on the fire upgrade should be completed by June 17, 2020. Attached hereto and marked as **Exhibit "BB"** to this my affidavit is a true copy of an email from Captain Parker to Strata Council members dated April 29, 2020.

48. Throughout May 2020, emails between the Strata Council and BFD shows that the fire system scope of work was a mandatory requirement of the BFD.

49. I emailed the Strata Council on May 29, 2020, requesting information on the fire system upgrade and urging them to proceed with the work, especially given that they had called an SGM to repeal our rental restriction bylaw which, in my opinion, was asking owners to accept the risk of bringing additional people into an unsafe building that did not meet the fire code. My email,

and the offer to work with owners in devising the resolutions for the SGM were ignored. Attached hereto and marked as **Exhibit “CC”** to this my affidavit is a true copy of my email to the Strata Council dated May 29, 2020 requesting information on the fire system upgrade.

50. In June 2020, council member Johnny Tsang sent several emails to the BFD indicating that work was proceeding and that they intended to complete the work promptly. Attached hereto and marked as **Exhibit “DD”** to this my affidavit is a true copy of an email from Johnny Tsang to Captain Parker dated June 4, 2020.

51. On June 16, 2020, Captain Parker asked Strata Council for confirmation of their intent to complete Phase 2 of the fire upgrade. In response, property manager Hilaire Kalfon (“Mr. Kalfon”) asked for an extension so that the Strata Council could seek several quotations for the work, which he claimed was an obligation under the *Strata Property Act* (the “Act”). Attached hereto and marked as **Exhibit “EE”** to this my affidavit is a true copy of Mr. Kalfon’s email to Captain Parker dated June 16, 2020.

52. On June 17, 2020, Captain Parker granted the Strata Council an extension to submit the letter of intent to complete by June 22, 2020 and notes that no further extensions would be given. Attached hereto and marked as **Exhibit “FF”** to this my affidavit is a true copy of an email from Captain Parker to the Strata Council dated June 17, 2020.

53. On June 22, 2020, a special general meeting (“June 2020 SGM”) of the Strata Corporation was held to repeal the rental restriction bylaw. The bylaw was upheld, and the owners also approved a transfer of \$120,000.00 from the CRF for aluminum wiring pig-tailing as an additional fire safety measure. I was shocked to hear at the SGM that the Strata Council was representing to owners that the fire system upgrade was voluntary, and the current Strata Council claimed that previous Strata Council members, including myself, had deliberately misled the owners regarding the mandatory nature of fire system upgrade.

54. On June 23, 2020, Captain Parker emailed the Strata Council again requesting the letter of intent and stating that re-inspection fees would begin. In response, Mr. Kalfon replied to Captain Parker that our building’s fire system was fully operational and that it had suddenly come to everyone’s attention that the fire upgrade was actually voluntary, that the owners are

opposed to the upgrade, and that the decision to complete phase 2 of the upgrade, including hardwiring of smoke detectors in every unit, must be revisited. Attached hereto and marked as **Exhibit “GG”** to this my affidavit are true copies of emails between Captain Kelly, Strata Council and Mr. Kalfon.

55. In July 2020, Captain Parker sent two emails to Strata Council requesting the letter of intent to move forward with Phase 2, and she clarified once again that the fire upgrade was indeed mandatory and that re-inspection fees would apply at \$500.00 per week per building, totaling \$1,000.00 per week. Attached hereto and marked as **Exhibit “HH”** to this my affidavit are true copies of emails between Captain Kelly, Strata Council and Mr. Kalfon.

56. On July 16, 2020, Mr. Kalfon replied to a BFD staffer that our fire system was working properly and that the building was fully functional and verified, despite being previously corrected on this point by Captain Parker. Attached hereto and marked as **Exhibit “II”** to this my affidavit is a true copy of the email from Mr. Kalfon to the BFD dated July 16, 2020.

57. There has been no further communication regarding the fire system upgrade to the owners and no additional work on strata lots in the building. The aluminum wire pig tailing approved at the June 2020 SGM has not been started.

58. I, along with other owners are deeply concerned about the actions of the current Strata Council and how this unjustified cancellation of work for Community Fire that had been underway for some time is putting the safety and financial wellbeing of residents at extreme risk. The hardwiring of smoke detectors is the most expensive portion of the upgrade and in fact cannot be completed if the Investor Owners do not pay their proportionate share of the expense. It appears that the Investor Owners are prioritizing their own cost savings over the safety of resident owners.

59. The Strata Corporation is currently being fined \$1,000.00 a week for re-inspection fees, which began occurring as of June 23, 2020. To date, weekly inspection fees total approximately \$5,000.00. This money, along with the unexpected and unwarranted expenditure for the fire watch, which totaled \$14,403.90, were not included in the Strata Corporation’s operating budget. If the Investor Owners are not paying their strata fees, the combined increase in expenses and

shortfall in revenue puts the Strata Corporation's financial well-being at extreme risk. Attached hereto and marked as **Exhibit "JJ"** are true copies of emails between me and Captain Parker in August 2020, together with invoices from the City of Burnaby,

60. By email to the Strata Council dated August 24, 2020, Captain Parker repeated her demand for the phase 2 fire upgrades. Attached hereto and marked as **Exhibit "KK"** to this my affidavit is a true copy of an email from Captain Parker to the Strata Council dated August 24, 2020.

Exposing the Strata Corporation to Litigation

61. The current Strata Council has failed to honour the obligations of the Strata Corporation. In January 2020, the Strata Corporation entered into an agreement with Community Fire to carry out the fire upgrade mandated by the BFD. The resolution passing a special levy to conduct this work was passed at the 2020 AGM. The special levy was due April 1, 2020, however, I suspect that the Investor Owners have not paid their proportionate share, given that the Strata Council first extended the due date and then began talking about cancelling the levy.

62. The potential breach of the Community Fire contract resulted in a lawsuit against the Strata Corporation, as Community Fire sued to enforce its builders lien. Attached hereto and marked as **Exhibit "LL"** to this my affidavit is a true copy of the filed Notice of Civil Claim, Responses to Civil Claim and Third Party Notice under action no. VLC-S-S-204200.

63. Although I do not agree with the amount of money that Community Fire has claimed in its action, I do acknowledge that the document signed on behalf of the Strata Corporation was authorized by the Strata Council, was understood to be a contract, and was signed in good faith. Brett Johnston of Community Fire has provided the strata with satisfactory service for a number of years, and the way that our contract with him was handled by the new Strata Council was unwarranted.

Failure to Provide Documents in Breach of the *Act*

64. Despite numerous requests, the Strata Council has refused to provide the financial records for the Strata Corporation since February 2020. Attached hereto and marked as **Exhibit "MM"** to this my affidavit is a true copy of an email thread between myself and David Grewal,

evidencing my document requests under sections 35 and 36 of the *Act*. This is only one of numerous financial requests made by myself and many other owners.

65. This refusal to share financial documents has created serious concern that the current Strata Council members are not paying their strata fees or special levies. Previously, the Investor Owners refused to pay their strata fees, forcing the Strata Corporation to commence legal action to recover the money. Despite legal action, the arrears were paid only days before the February 2020 AGM, indicating that the Investor Owners were not unable to pay, but simply unwilling. In February 2020, Investor Owners paid approximately \$311,000.00 to bring their strata lot accounts current.

66. At the most recent SGM on June 22, 2020, the Strata Council was asked to provide owners with the totals for both the operating and special levy fund accounts, both of which the Strata Council refused to answer. This refusal to provide information was not mentioned in the meeting minutes. It is important that the owners find out whether or not the Investor Owners are paying their strata fees. The strata cannot run without 50% of its revenue. If in fact the Investor Owners have not paid their strata fees or levies, both are subject to a late payment charge.

67. The June 2020 SGM to repeal the rental bylaw was itself problematic. The current Strata Council exerted pressure on owners and attempted to create conditions that would prevent owners from voting at the June 22, 2020 SGM to repeal the no-rental bylaw. This was attempted in several ways:

- a) 2 business days before the meeting, the property manager hand delivered a letter to the front door of all owners claiming that if we did not approve rentals, the city would “pull our occupancy permit” and we would be homeless. Attached hereto and marked as **Exhibit “NN”** to this my affidavit is a true copy of a letter from Fraser Park Realty Ltd. to owners dated June 18, 2018 (should be dated June 18, 2020);
- b) 2 business days before the meeting, the property manager hand delivered a letter to all owners indicating that owners may not be permitted to vote if they were delinquent in their financial obligations to the Strata Corporation. This created considerable distress and confusion, when in fact the Strata Council had no right to deny voting rights on the

basis it claimed. Attached hereto and marked as **Exhibit “OO”** to this my affidavit is a true copy of a letter from Fraser Park Realty to owners dated June 18, 2020; and

- c) The SGM was called as an in person meeting despite a public health order banning gatherings of 50 people. Many owners did not attend in person, due to fear of the virus, fear of the ban, or fear of the council. This disenfranchised them from exercising their vote in person, and denied them the opportunity to receive potentially essential information that was provided at the meeting.

68. At the June 2020 SGM, there was continuous yelling and threats made against former council members by the current Strata Council.

69. After the repeal of the rental restriction bylaw failed, Mr. Grewal directly stated to me that if insurance was unavailable to the Strata Corporation because of unoccupied units, he would inform our banks that the building was uninsured.

The Hardship Exemption and Conflict of Interest

70. As I stated in my affidavit previously, following the defeat of the wind-up resolution, the Investor Owners continued to purchase strata lots in Cameray Gardens and circulated offers to resident owners with offers to purchase strata lots.

71. By May 2018, it appeared to the Strata Council that the Investor Owners were illegally renting their strata lots to the owners who had agreed to sell their strata lots. The exact nature of the contractual relationship between the Investor Owners and the owners was unknown to the Strata Council because the Investor Owners did not share the details of the contracts of purchase and sale. However, the Strata Council was in possession of the Investor Owners’ proposed contract of purchase and sale that offered rent-backs to owners after closing of purchases. Now produced, shown to me, attached hereto and marked as **Exhibit “PP”** to this my affidavit is a true copy of the proposed contracts of purchase and sale prepared by Software Guys for units in Cameray Gardens.

72. On or about May 15, 2018, the Strata Council held a meeting to discuss the illegal rentals and instructed the property manager to send bylaw infraction letters (see **Exhibit “F”**).

73. Attached hereto and marked as **Exhibit “QQ”** to this my affidavit is a true copy of a proposed contract of purchase and sale that was slipped under my door unsolicited on or about June 13, 2018.

74. On or about June 25, 2018, a bylaw infraction letter was sent to the Investor Owners by the Strata Corporation’s property manager.

75. The Investor Owners’ response to the bylaw infraction letter did not adequately answer the Strata Council’s concern that the Investor Owners may have offered a “rent back” option to former owners for an indefinite time. The Strata Council at the time concluded that the Investor Owners were breaching the no rental bylaw by allowing a rental to continue past the completion date.

76. Bylaw 32(d) allows for the imposition of a fine up to \$500.00 for a contravention of the no rental bylaw and every seven days for a continuing contravention. This bylaw is consistent with the provisions of the *Strata Property Act* (the “Act”).

77. In response to the Strata Council’s decision to enforce the rental prohibition bylaw against the Investor Owners, in or around July 2018, the Investor Owners called a special general meeting to repeal the no rental bylaw for Cameray Gardens. Shortly before the SGM, the Investor Owners’ lawyer, Michelle Guy, began living in Unit 210 Kingsway of Cameray Gardens, and solicited owners directly to obtain their proxies for the special general meeting. Michelle Guy apparently rented a strata lot in Cameray Gardens from July 2018 to March 2020. Now produced, shown, to me, attached hereto and marked as **Exhibit “RR”** to this my affidavit is a true copy of a letter prepared by Cameray Garden Holdings Ltd. and delivered to the owners of Cameray Gardens.

78. The Investor Owners’ attempt to repeal the rental prohibition bylaw failed. Subsequently, the Strata Corporation initiated a dispute notice in the CRT to recover the fines imposed against the Investor Owners’ strata lots for the illegal rentals. On October 29, 2018, the CRT granted the Strata Corporation a default judgment against the Investor Owners for \$15,000.00 of unpaid fines relating to the Investor Owners’ contravention of the rental prohibition bylaw.

79. On or about January 13, 2019, the Investor Owners applied to the Strata Council for an exemption from the rental prohibition bylaw based on hardship. However, the Investor Owners failed to provide sufficient evidence to support the hardship application, and the Investor Owners' hardship application was denied. At the time, the Investor Owners' strata lots were the subject of a bank foreclosure, however the Investor Owner did not provide the Strata Council with any financial statements or information to support their claim for hardship. The Strata Council concluded that because the Investor Owners had purchased their strata lots with knowledge of the rental prohibition bylaw, and as an investment opportunity, it would be inappropriate to grant an exemption under the provisions of the *Act*.

80. In the meantime, the Investor Owners were not paying strata fees for the strata lots they had purchased, and in or around late June 2019, the Strata Corporation commenced legal proceedings to collect the unpaid amounts.

81. By February 2020, the Investor Owners had still not paid the arrears of strata fees owing for their strata lots, and had not paid the CRT judgment. However, in order to vote at the Strata Corporation's annual general meeting scheduled for February 23, 2020, the Investor Owners paid the amounts owing to the Strata Corporation including unpaid strata fees, legal costs and the CRT judgment, which amounts totalled approximately \$311,000.00.

82. The February 25, 2020 annual general meeting of the Strata Corporation resulted in a significant change in the Strata Corporation's governance. The Investor Owners used their voting power to gain control of the Strata Council and subsequently the controlling mind of the Investor Owners, Mr. Grewal, became the Strata Council's president.

83. On or about June 23, 2020, the Investor Owners sent a letter to the Strata Corporation requesting to rent all their units under hardship. To my knowledge, the Investor Owners failed to provide the Strata Council with any evidence of hardship other than the fact that their strata lots were in foreclosure. The Investor Owners would not explain why they could not sell their strata lots.

84. On or about June 24, 2020, the Strata Council, who are all co-directors of the Investor Owners, granted a hardship exemption to the Investor Owners in a secret meeting (there are no minutes for a meeting of the council to consider the hardship application) for all or some

of the Investor Owners' strata lots. Subsequently, the Investor Owners advertised their strata lots for rent. The ownership was not informed that a hardship exemption had been granted to the Investor Owners and instead discovered the Strata Council's secret decision after receiving the exemption letter from a third party. Attached hereto and marked as **Exhibit "SS"** to this my affidavit is a true copy of a letter from Fraser Park Realty to Mr. Grewal dated June 24, 2020.

85. The Investor Owners' strata lots are in foreclosure and it appears the Investor Owners are attempting to rent the strata lots to save their investment. Attached hereto and marked as **Exhibit "TT"** to this my affidavit is a true copy of an order Nisi pronounced February 10, 2020. It is my understanding that 33 of 49 of the Investor Owners' strata lots are now listed for sale by court order in foreclosure proceedings.

86. I believe the Strata Council did not require the Investor Owners to disclose their financial records to support the Investor Owners' request for a hardship exemption in June 2020. The basis for the Strata Council granting a hardship exemption to the Investor Owners are unknown to the owners of Cameray Gardens.

87. By letter dated June 30, 2020, my lawyer demanded that the Strata Council explain the basis for granting the Investor Owners a hardship exemption and requested the following information:

- (i) All information considered by the Strata Council in relation to the hardship application, including financial records of 1161359 BC Ltd., correspondence, emails or other documents;
- (ii) A full explanation of why the Strata Council found that hardship had been satisfied; and
- (iii) An explanation of why all of the applicants' strata lots required rental permission.

88. Now produced, shown to me, attached hereto and marked as **Exhibit "UU"** to this my affidavit is a true copy of a letter from Hamilton & Co. to the Strata Corporation and North Shore Law LLP dated June 30, 2020.

89. The Strata Council has not responded to the June 30, 2020 letter.

Strata Corporation Insurance

90. The Strata Corporation's current insurance coverage may have been obtained under false pretences. On July 3, 2020, I spoke to Dave Blake ("Mr. Blake"), our insurance broker from HUB Insurance. Mr. Blake told me that we had managed to obtain insurance coverage, but that our new coverage was based upon the understanding that we would work to fill the vacant units as quickly as possible. I told him that the owners had upheld the no-rentals bylaw at the June 2020 SGM, and so those units would certainly not be occupied. He indicated that the insurer would check back with us in 3 to 6 months. I asked him what would happen to our insurance coverage if the units remained empty at that point. Mr. Blake said that that was a problem for another day and that what mattered was having insurance coverage now.

91. In addition to the issue of vacancies, the insurers are likely expecting us to complete the aluminum wiring pig tailing as promised. Although we approved a transfer of \$120,000.00 from the contingency reserve fund during the June 2020 SGM, we have heard nothing further regarding this work. This is surprising given that it was represented to the owners in Mr. Kalfon's letter of June 18, 2020 as a critical fire safety improvement that was necessary to obtain insurance and that had to be enacted immediately. I believe that the Strata Council promoted and voted for this measure only because it allowed them to obtain insurance, without which the mortgages on their properties could have been called in, and that they may not in fact do the pig tailing as approved.

92. I believe that the Strata Council may have obtained insurance under false pretences because they would be in violation of the terms and conditions of their mortgages if insurance was not in place. So they have protected themselves, but it is unclear what would happen to the resident owners if we have a fire in the building and we are found not to have met the conditions of our insurance policy. The Investor Owners are taking chances not only with our lives, by failing to complete the fire upgrade, but also with our homes.

Threats and Acts of Intimidation

93. We live in a toxic atmosphere of threats and intimidation. These have focused mostly on former council members, but have also more broadly included all owners on some occasions.

94. On or about May 17, 2020, I received a letter from Mr. Grewal's lawyer in response to a police incident that appears to have severely annoyed/threatened Mr. Grewal. Attached hereto and marked as **Exhibit "VV"** to this my affidavit is a true copy of the letter from Michelle Guy dated May 16, 2020.

95. I have three concerns regarding Ms. Guy's letter: 1) the absolute fabrication of events that did not occur and which involved a law enforcement officer, 2) the blurring between strata governance matters and her client's personal interests, and 3) threatening me out of exercising my rights as an owner in order to shield her employer from the consequences of his wrong-doing on Strata Council. If I have acted wrongly or incorrectly in requesting information or pursuing repairs in the complex, the proper way to address this is through s. 135 of the *Act*. It is inappropriate for Mr. Grewal to threaten me with investigation and legal proceedings for a matter related to strata governance and his failure to uphold the strata bylaws and the *Act*.

96. On or about June 18, 2020, just prior to the June 2020 SGM dealing with the no-rental bylaw repeal, owners received a letter from Fraser Park Realty (**Exhibit "NN"**) threatening them with homelessness if they did not agree to change the bylaw. The letter stated that if owners did not allow rentals and approve pig tailing, we would fail to obtain insurance. There would be no way for our mortgagees to know about our insurance issues unless the Strata Council made a point of communicating with them. Further, the idea that the City would remove us from the building is highly improbable. However, to a number of the owners in this building, who are currently out of work and feeling very vulnerable, this letter was considered a direct and serious threat and created a great deal of distress. It was necessary for me to consult with a lawyer and communicate his reasoned opinion in order to calm the owners.

97. During the June 2020 SGM, Mr. Grewal repeatedly mentioned to former council members that "you're going to pay" and council member Johnny Tsang said that there were accounting irregularities in the Strata Corporation's books that somehow implicated former Strata Council members in crimes. Resident owners Meghan Burghall and Nasim Bhaloo objected openly to this, expressing how the atmosphere was intimidating and threatening and that former council members should be treated with more respect.

98. As mentioned previously in my affidavit, during the same June 2020 SGM, just after the resolution to repeal the rental restriction bylaw had failed, Mr. Grewal stated to me that he would

call the mortgagees of all the resident owners if the strata failed to obtain insurance because of the vacancies created by his inability to rent his units. This would result in the mortgages of these owners being called in. He even noted that the bank holding my mortgage is RBC, indicating that he had indeed sought this information, presumably with the intent to use it. This willingness to spitefully damage owners' financial interests because his own interests weren't accommodated is a key reason why we need an administrator. Strata council member Armaan Dhalla witnessed this exchange and said nothing.

Significantly Unfair Acts

99. When Investor Owners took over the Strata Council in February 2020, they elected five people to the Strata Council, deliberately leaving two spots vacant that could have been filled with resident owners. This was done to separate the interests of the Investor Owners from the resident owners. It has prevented resident owners from having any insight into the operation of the Strata Corporation.

100. The current Strata Council has contravened the *Act* and their duties as Strata Council members on several occasions. In addition to failing to provide access to financial documents, honour our contractual obligations, and protect our life safety, they have also failed to hold regular council meetings. The first Strata Council meeting occurred on March 13, 2020. However, the meeting was not called to order and the business of the Strata Corporation was not conducted. The property manager refused to sign off on the minutes, and I likewise do not consider this to have been a valid council meeting.

101. The next council meeting was held on May 12, 2020, during which the business of the Strata Corporation was conducted, although reviews of financial reports were again deferred and no information was given on the special levy account or arrears. The Strata Council also declined to proceed with a scheduled financial audit.


102. No further council meetings have been held. Thus, since the 2020 AGM, one council meeting has occurred and the Owners have not been kept up to date on the business of the strata.

103. I state there has only been one council meeting because owners have only received one set of council meeting minutes.

104. At this point, my neighbours and I are asking the Court to appoint an administrator for our building because we are unable to live peacefully and safely in our building. The Investor Owners acting as Strata Council are making decisions in their own interest, have violated the *Act* and our bylaws, have endangered our life safety, and are jeopardizing our investments.

105. Dealing with the Investor Owners requires specialized knowledge, legal counsel, and a great deal of time and attention. Thus, asking any member of our building to sit on Strata Council would be placing an undue burden and unreasonable expectation on that individual, particularly given the aggressive and threatening nature of their interactions with resident owners. Thus, if the Investor Owners cannot manage the Strata Corporation responsibly, and the resident owners are unable to participate or represent their interests, it appears a third party administrator is required to address the immediate concerns of the Strata Corporation.

SWORN BEFORE ME in the City of New
Westminster, in the Province of British
Columbia on this 2nd day of September,
2020.


A Commissioner for taking Affidavits
in British Columbia

G. Stephen Hamilton
Barrister & Solicitor
Hamilton & Company
4th Floor, 500 Sixth Avenue
New Westminster, BC V3L 1V3
604.630.7462


ANGELA JOY EYKELBOSH

This is Exhibit "D" referred to in the
affidavit of Angela Gykelbach
sworn before me at New Westminster
this 2nd day of September 2020

.....
A Commissioner for taking Affidavits
for British Columbia

23
MINUTES OF ANNUAL GENERAL MEETING
STRATA CORPORATION NW 289

057

HELD: Wednesday, November 23, 2016 at 7:00 p.m. in the Recreation Room of "Cameray Gardens" 5715 Jersey Avenue & 3925 Kingsway, Burnaby, BC.

PRESENT: The Owners, Strata Plan NW 289, as per Registration Sheet
Mike Britten, Bayside Property Services Ltd.

CALL TO ORDER

The meeting was called to order at 7:01 p.m. by Norm Leech who chaired the meeting.

Bayside reported that there was a total of 72 Owners represented at the meeting, including 16 by proxy. In accordance with the Strata Property Act of British Columbia, a quorum requires that eligible voters holding 1/3 (34) of the strata corporation's votes be present in person or by proxy. The registration sheets were signed, proxies were certified and ballots were issued.

NOTICE OF MEETING

It was moved, seconded (#316K/#115K) and carried by a majority vote that the Notice of Meeting dated November 4, 2016 was proper notice in accordance with the Strata Property Act.

MINUTES OF PREVIOUS GENERAL MEETING

It was moved, seconded (#317J/#214J) and carried by a majority vote to approve the Minutes of the previous Annual General Meeting held November 18, 2015, as previously circulated by Bayside.

At this time 2 more votes were registered bringing the total to 74.

INSURANCE REPORT

A copy of the Summary of Coverage is enclosed with these minutes. Owners are reminded that the Strata Corporation's insurance is not contents insurance and that Owners are responsible for obtaining your own homeowner policy to cover your personal belongings and any improvements you have made to your strata lot. Ensuring that the Strata deductibles are covered is important – particularly the \$5,000.00 water loss deductible and a large potential earthquake deductible. If repairs to a strata lot are less than the Strata insurance deductible, the Owner or their insurer is responsible to make those repairs regardless of the source of the problem.

All Owners – please note the following important items:

- a) **Contents/Improvements:** We take this opportunity to advise all Owners and residents that the Strata Corporation's insurance covers the building, carpeting etc., as per original construction. Owners must insure any improvements to these items (wallpapering, panelling, flooring, general up-grading etc.) completed by yourself or the previous Owner as well as your personal effects and furniture, through your personal Homeowner's

coverage. It is suggested that all Owners and residents complete an inventory of their personal contents and belongings to ensure that you are adequately insured. Most insurance agents will provide you with an inventory guide booklet to assist you with an inventory. It is well worth it – also, take pictures or a video of your unit – and keep same in another location along with your inventory list.

- b) **Owner Responsibility:** There have been two court cases in British Columbia that dealt with the issue of Owner versus Strata Corporation responsibility, one involving a leaking dishwasher and the other, a broken pipe in a wall solely contained within one strata lot. Each incident caused thousands of dollars of damage to that strata lot. In both cases the strata lot Owner, not the Strata Corporation or the Strata Corporation's insurer, was held responsible for paying for the repairs. Based on these cases, it is apparent that if the "thing that breaks" (dishwasher, clothes washer, hot water tank, etc.) is owned by an individual unit Owner or is within the boundaries of the strata lot, either the cost of repairing any resulting damage or the deductible for the Strata Corporation's insurance policy, will be the responsibility of that Owner. Owners should therefore ensure that everything within their strata lot is in good working order, particularly things like dishwashers, clothes washers, toilets, sinks, faucets, hot water tanks, etc. where a breakdown could lead to water escape which might cause damage to your strata lot and others. Owners should also review your homeowner policy wording with your insurer to make sure that you have adequate protection for a chargeback of the strata corporation's deductible, or the actual cost of repairs, under these circumstances. Sometimes this coverage is provided as part of the basic policy, while other policies may only provide it as optional coverage requiring an additional premium. It is recommended that you provide the strata corporation's coverage details to your insurance broker to ensure that you are fully protected.
- c) **Claim Possibility/Notification:** Please note that any leakage or seepage of water should be reported promptly to Bayside, to ensure efforts are made to minimize the loss, and to ensure the Strata Corporation has an opportunity to make a claim with the insurance company. Such problems, if not reported, become repeated, ongoing leaks, and therefore may not be covered. The building's insurance normally covers incidents of leakage, but not those of a continuing nature.

Voting by written ballots was requested and by a show of ballots the majority of the Owners agreed to have a written vote for the Resolutions.

RESOLUTION #1 BY ¾ VOTE (Section 27 of the Strata Property Act)

BE IT RESOLVED BY A MAJORITY VOTE of The Owners, Strata Plan NW 289 (the "**Strata Corporation**") that the Strata Council be directed to proceed with making investigations into the option of winding up the Strata Corporation pursuant to Division 2 of Part 16 of the *Strata Property Act*, including retaining a real estate broker, a lawyer and appropriate qualified person for the purpose of assessing market value for the Cameray Gardens complex as a redevelopment site, to provide advice regarding such option, and reporting back to the Owners regarding the results of such investigations.

It was moved, seconded (#317J/#303K) to approve the Resolution as presented. After a short discussion to confirm that passing the Resolution means that the Strata Council will contract a realtor to market the property for sale, have the lawyer review the contract, as well as to write the Resolution for the 80% vote in the spring. The vote was called for with the following results: 67 Yes, 7 No, 0 Abstentions – **Resolution #1 passed.**

RESOLUTION #2 BY ¾ VOTE (Section 96 of the Strata Property Act)

BE IT RESOLVED by a ¾ vote of The Owners, Strata Plan NW 289 (the “**Strata Corporation**”) that, pursuant to section 96 of the Strata Property Act, the Strata Corporation is authorized to expend from the Contingency Reserve Fund an amount not to exceed FIFTEEN THOUSAND (\$15,000.00) DOLLARS for the purpose of paying initial legal expenses associated with the Strata Corporation retaining legal advice regarding a potential winding up of the Strata Corporation pursuant to Division 2 of Part 16 of the *Strata Property Act*, including the review of any proposed brokerage agreement with a real estate broker.

It was moved and seconded (#316K/#303K) to approve Resolution #2. It was explained that the approval of this expenditure is required to ensure that the lawyers get paid for their work. The vote was called for with the following results: 67 Yes, 6 No, 1 Abstention. **Resolution #2 passed.**

Council now has direction to proceed to the next step to market the property. A realty company will be hired by early 2017; the contract to be vetted by the lawyers and the realtor will be directed to market the property to developers/investors. The best offer(s) will be brought to the Owners in the form of a Resolution produced by the lawyers for the 80% vote. Details such as renting back and closing dates will be finalized if the vote is positive. If the vote is 80% positive or higher, a court date will be set to confirm final approval and, if the courts agree, a trustee will be designated to calculate the proceeds, pay out any mortgages, etc. and calculate the residual funds and pay them to the Owners. The Strata Council has been told to expect a fee of 1% for the realtor, about ½% for the lawyers and about ¾% for the trustee, totalling no more than 2.5%. The timing for the process is approximate, but the 80% vote is planned to be held in May or June with the closing date, if approved, around the end of 2017.

2017 OPERATING BUDGET: It was moved and seconded (#317J/#112J) to approve the budget as proposed. After a short discussion on the reasons for the decrease and questions about the quality of maintenance for the building, the question was called and by a show of ballots had the following results: 74 Yes, 0 No, 0 Abstentions. **The budget passed as proposed.**

Please note that maintenance fees have DECREASED as per the approved budget and the NEW maintenance fee SCHEDULE is attached.

OWNERS WHO ARE ON PRE-AUTHORIZED PAYMENT: Please be advised that the new maintenance fees are in effect commencing January 1, 2017.

OWNERS WHO SUBMIT POST-DATED CHEQUES: Please forward your post-dated cheques, as per the attached schedule, prior to January 1, 2017.

Monthly maintenance assessments are due and payable on the first day of each and every month, in advance. Please note that late or non-payment will result in penalty assessment in accordance with Strata Corporation NW 289 Bylaws. Post-dated cheques are welcome and those wishing to do so may arrange for pre-authorized withdrawals from their bank, *which is the preferred method of payment*. Interested Owners may obtain a Pre-authorized Withdrawal Form from Bayside to be filled out and returned to Bayside along with a void cheque.

Alternatively, Owners may forward a series of twelve (12) post-dated cheques to BAYSIDE'S office located at Sperling Plaza, Suite 100 - 6400 Roberts Street, Burnaby, BC V5G 4C9. Please note the following when making out your cheques:

1. Your cheques should be dated for the FIRST of each month (**January 1st, 2017 through to and including December 1st, 2016**);
2. Cheques are to be made payable to "**Strata Plan NW 289**";
3. Your **Suite Number** is to be noted on your cheques, if not already imprinted.

STRATA COUNCIL ELECTION

In accordance with the Strata Property Act of BC, the current Strata Council members resigned; however, they would be eligible for re-election. Nominations or volunteers were then requested and the following Owners agreed to let their names stand for election:

Linda Ickringill	115K	Tanya Baron	317J
Jeremy Yang	212J	Norm Leech	103K
Laina Saccone	214J	Maria Denholme	316K
Marcela Gonzalez	210K	Gary Drees	318K
Ed Fobes	217J	Jaromey Ryon	303K

There being no further nominations, the nominations were closed with everyone in agreement. The election was held and the ballots were tallied with thanks, by Angela Eykelbosh and Jacqui Beblow. The following nominees were elected by majority vote to Council:

Norm Leech	103K	Maria Denholme	316K
Jeremy Yang	212J	Gary Drees	318K
Ed Fobes	217J	Marcela Gonzalez	210K
Laina Saccone	214J		

Thank you to the outgoing Council members and congratulations to the newly elected Council. There being no further business to discuss, the meeting was terminated at 8:37 p.m. on a motion by #317J.

EMERGENCIES:

For after hours, holiday, or weekend emergencies, **DO NOT** call the property manager's direct line or send an e-mail. **You need to call 604.432.7774** if you are calling regarding anything that cannot wait until the next business day.

Following the Annual General Meeting, the new Strata Council exchanged contact information and set the date for their first meeting. The executive will be decided at the next meeting which has been scheduled to be held on Wednesday, December 21st, 2016, at 7:00 p.m. in the Recreation Room.



Mike Britten, Senior Property Manager
Bayside Property Services Ltd.
#100 – 6400 Roberts St.
Burnaby, B. C. V5G 4C9

Direct: 604-629-8753

Office: 604-432-7774 (**24 hours – after hours, emergencies only**)

Fax: 604-430-2698

Email: mbritten@baysideproperty.com

OWNERS: Please retain all Minutes as required by Real Estate Regulations.



OUR KNOWLEDGE.
YOUR ADVANTAGE!

HUB International Coastal Insurance Brokers
400-4350 Still Creek Drive, Burnaby BC V5C 0G5
T: 604.269.1010 TF: 1.800.606.9969

Summary of Coverages

Name of Insured: The Owners of Strata Plan NW 289 Cameray Gardens
Location Address(es): 3925 Kingsway & 5715 Jersey Avenue, Burnaby, BC V5H 3Y7
Policy Period: June 1, 2016 to June 1, 2017 12:01 a.m. Standard Time

Coverages	Deductibles	Limit
PROPERTY COVERAGES		
All Property, All Risks, Guaranteed Replacement Cost, Bylaws	\$1,000	\$17,732,400
Unlimited Additional Living Expenses	Included	Included
Water Damage	\$5,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains	\$5,000	Included
Earthquake Damage	10%	Included
Flood Damage	\$10,000	Included
Key & Lock	\$250	\$10,000
BLANKET EXTERIOR GLASS INSURANCE		
Residential	\$100	Blanket
Commercial	\$250	Blanket
COMMERCIAL GENERAL LIABILITY		
Each Occurrence Limit	\$500	\$5,000,000
Coverage A - Bodily Injury & Property Damage Liability - <i>Per Occurrence</i>	\$500	\$5,000,000
Products & Completed Operations - <i>Aggregate</i>		\$5,000,000
Coverage B - Personal Injury Liability - <i>Per Occurrence</i>	\$500	\$5,000,000
Non-Owned Automobile - SPF #6 - <i>Per Occurrence</i>		\$5,000,000
STRATA DIRECTORS & OFFICERS LIABILITY		
	Nil	\$2,000,000
POLLUTION & REMEDIATION LEGAL LIABILITY		
Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense	\$10,000 Retention	\$1,000,000
VOLUNTEER ACCIDENT INSURANCE PLAN		
Principal Sum - \$100,000 Weekly Accident Indemnity - \$500 (maximum 52 weeks)	7 Day Waiting Period	\$100,000
Accident Expenses - various up to \$15,000 (see policy wording) Dental Expense - \$2,500		
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION		
Coverage I Employee Dishonesty - Form A - <i>Aggregate</i>	Nil	\$30,000
Coverages II, III, IV and V - Broad Form Money & Securities - <i>Aggregate Limit each coverage</i>	Nil	\$10,000
EQUIPMENT BREAKDOWN		
I Standard Comprehensive Plus, Replacement Cost	\$1,000	\$17,732,400
II Consequential Damage, 90% Co-Insurance	\$1,000	\$25,000
III Extra Expense	24 Hour Waiting Period	\$100,000
IV Ordinary Payroll - 90 Days	24 Hour Waiting Period	\$100,000
PRIVACY BREACH SERVICES		
	Nil	\$25,000
TERRORISM		
	\$2,500	\$300,000

This is a generalized Summary of Coverages for quick reference. In all cases the terms and conditions of the policy in effect are the determining documents

E&OE

RECEIPTS		APPROVED BUDGET 2017
101	Owners' Contributions	342,257.00
102	Parking/Locker Income	5,400.00
103	Interest Income	800.00
104	Rental Income	8,400.00
TOTAL RECEIPTS		356,857.00
DISBURSEMENTS		
300	Gas	60,000.00
310	Electricity	20,000.00
320	Management Fees	25,000.00
322	Statutory Review of Books	210.00
330	Insurance	47,000.00
340	Janitorial Maintenance	38,000.00
341	Employer Costs (CPP,EI,Cel,MSP)	4,000.00
360	Audit/Legal	2,200.00
380	Appraisal	800.00
390	Property Taxes	635.00
395	Sundry/Deposit	2,600.00
415	Scavenging	1,400.00
425	Equipment/Supplies	2,000.00
433	Pest Control	1,812.00
434	Laundry Equipment	4,000.00
435	Repairs/Maintenance	44,000.00
436	Fire/Safety Equipment	3,800.00
445	Ground Mntce/Supplies	12,000.00
465	Enterphone	1,400.00
475	Elevator	6,000.00
710	Contingency Reserve	80,000.00
TOTAL DISBURSEMENTS		356,857.00

Strata Corporation NW 289 30
 2017 Approved Strata Fee Schedule
 January 1, 2017 - December 1, 2017 Inclusive

064

		Unit		2017	
Unit	Entitlement	Operating	CRF	Approved Strata Fee	
5715 Jersey Avenue					
101	110	241.25	73.59	314.84	
102	114	250.02	76.27	326.29	
103	114	250.02	76.27	326.29	
104	112	245.63	74.93	320.56	
105	108	236.86	72.25	309.11	
106	116	254.41	77.60	332.01	
107	118	258.79	78.94	337.73	
109	78	171.07	52.18	223.25	
110	80	175.45	53.52	228.97	
111	108	236.86	72.25	309.11	
112	114	250.02	76.27	326.29	
114	113	247.82	75.60	323.42	
115	118	258.79	78.94	337.73	
116	108	236.86	72.25	309.11	
201	110	241.25	73.59	314.84	
202	114	250.02	76.27	326.29	
203	114	250.02	76.27	326.29	
204	112	245.63	74.93	320.56	
205	108	236.86	72.25	309.11	
206	116	254.41	77.60	332.01	
207	79	173.26	52.85	226.11	
208	79	173.26	52.85	226.11	
209	79	173.26	52.85	226.11	
210	78	171.07	52.18	223.25	
211	80	175.45	53.52	228.97	
212	108	236.86	72.25	309.11	
214	114	250.02	76.27	326.29	
215	113	247.82	75.60	323.42	
216	118	258.79	78.94	337.73	
217	108	236.86	72.25	309.11	
301	110	241.25	73.59	314.84	
302	114	250.02	76.27	326.29	
303	114	250.02	76.27	326.29	
304	112	245.63	74.93	320.56	
305	108	236.86	72.25	309.11	
306	116	254.41	77.60	332.01	
307	79	173.26	52.85	226.11	
308	79	173.26	52.85	226.11	
309	79	173.26	52.85	226.11	
310	78	171.07	52.18	223.25	
311	80	175.45	53.52	228.97	
312	108	236.86	72.25	309.11	
314	114	250.02	76.27	326.29	
315	113	247.82	75.60	323.42	
316	118	258.79	78.94	337.73	
317	108	236.86	72.25	309.11	

Strata Corporation NW 289 31
 2017 Approved Strata Fee Schedule
 January 1, 2017 - December 1, 2017 Inclusive

065

				2017
Unit	Unit Entitlement	Operating	CRF	Approved Strata Fee
3925 Kingsway				
101	107	234.67	71.58	306.25
102	83	182.03	55.53	237.56
103	83	182.03	55.53	237.56
104	108	236.86	72.25	309.11
105	108	236.86	72.25	309.11
106	83	182.03	55.53	237.56
107	83	182.03	55.53	237.56
108	106	232.48	70.91	303.39
109	89	195.19	59.54	254.73
110	106	232.48	70.91	303.39
111	78	171.07	52.18	223.25
112	79	173.26	52.85	226.11
114	81	177.64	54.19	231.83
115	110	241.25	73.59	314.84
116	113	247.82	75.60	323.42
117	86	188.62	57.53	246.15
118	113	247.82	75.60	323.42
119	99	217.12	66.23	283.35
201	107	234.67	71.58	306.25
202	83	182.03	55.53	237.56
203	83	182.03	55.53	237.56
204	108	236.86	72.25	309.11
205	108	236.86	72.25	309.11
206	83	182.03	55.53	237.56
207	83	182.03	55.53	237.56
208	106	232.48	70.91	303.39
209	111	243.44	74.26	317.70
210	106	232.48	70.91	303.39
211	78	171.07	52.18	223.25
212	79	173.26	52.85	226.11
214	81	177.64	54.19	231.83
215	110	241.25	73.59	314.84
216	113	247.82	75.60	323.42
217	86	188.62	57.53	246.15
218	113	247.82	75.60	323.42
219	99	217.12	66.23	283.35
301	107	234.67	71.58	306.25
302	83	182.03	55.53	237.56
303	83	182.03	55.53	237.56
304	108	236.86	72.25	309.11
305	108	236.86	72.25	309.11
306	83	182.03	55.53	237.56
307	83	182.03	55.53	237.56
308	106	232.48	70.91	303.39
309	111	243.44	74.26	317.70
310	106	232.48	70.91	303.39
311	78	171.07	52.18	223.25
312	79	173.26	52.85	226.11
314	86	188.62	57.53	246.15
315	110	241.25	73.59	314.84
316	113	247.82	75.60	323.42
317	86	188.62	57.53	246.15
318	113	247.82	75.60	323.42
319	99	217.12	66.23	283.35
Monthly	9965	21,854.79	6,666.57	28,521.36
Annual		262,257.48	79,998.84	342,256.32

LOT NO.	UNIT NO.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
1	105K	106	103	1
2	106K	83	72	1
3	107K	83	72	1
4	108K	106	101	1
5	109K	89	72	1
6	110K	106	103	1
7	111K	78	80	1
8	112K	79	80	1
9	114K	81	80	1
10	115K	110	109	1
11	116K	113	111	1
12	117K	86	82	1
13	118K	113	107	1
14	119K	99	102	1
15	101K	107	105	1
16	102K	83	80	1
17	103K	83	80	1
18	104K	108	113	1
19	205K	108	103	1
20	206K	83	72	1
21	207K	83	72	1
22	208K	106	101	1
23	209K	111	101	1
24	210K	106	103	1
25	211K	78	80	1
26	212K	79	80	1
27	214K	81	80	1
28	215K	110	109	1
29	216K	113	111	1
30	217K	86	82	1
31	218K	113	107	1
32	219K	99	102	1
33	201K	107	105	1
34	202K	83	80	1
35	203K	83	80	1
36	204K	108	113	1
37	305K	106	106	1
38	306K	83	74	1
39	307K	83	74	1
40	308K	106	106	1
41	309K	111	103	1
42	310K	106	106	1
43	311K	78	83	1
44	312K	79	83	1
45	314K	86	83	1
46	315K	110	111	1
47	316K	113	114	1
48	317K	86	85	1
49	318K	113	110	1
50	319K	99	105	1
51	301K	107	107	1
52	302K	83	83	1
53	303K	83	83	1
54	304K	108	115	1
55	112J	114	115	1
56	114J	113	110	1
57	115J	118	110	1
58	116J	108	105	1
59	101J	110	105	1
60	102J	114	115	1
61	103J	114	115	1
62	104J	112	113	1
63	105J	108	113	1
64	106J	116	115	1
65	107J	118	113	1
66	108J	79	86	1
67	109J	78	78	1

DATED THIS 28 DAY OF October 1974

B.C.L.S.

STRATA PLAN 66.1
Ref BY 14472

STRATA TITLES ACT

LOT NO.	UNIT NO.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT	SCHEDULE OF INTEREST	SCHEDULE OF VOTING
		ENTITLEMENT	UPON DESTRUCTION	RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
68	110J	80	80	1
69	111J	108	115	1
70	214J	114	115	1
71	215J	113	110	1
72	216J	118	110	1
73	217J	108	105	1
74	201J	110	105	1
75	202J	114	115	1
76	203J	114	117	1
77	204J	112	114	1
78	205J	108	114	1
79	206J	116	117	1
80	207J	79	83	1
81	208J	79	83	1
82	209J	79	83	1
83	210J	78	83	1
84	211J	80	83	1
85	212J	108	115	1
86	314J	114	118	1
87	315J	113	113	1
88	316J	118	113	1
89	317J	108	107	1
90	301J	110	107	1
91	302J	114	118	1
92	303J	114	119	1
93	304J	112	117	1
94	305J	108	117	1
95	306J	116	119	1
96	307J	79	86	1
97	308J	79	86	1
98	309J	79	86	1
99	310J	78	86	1
100	311J	80	86	1
101	312J	108	118	1
		10,044	10,000	101

I/We the undersigned do solemnly declare that
(1) I/We the undersigned (am/are) the owner-developer,
or (in the alternative) the duly authorized agent of the
owner-developer.

(2) The strata plan is entirely for residential use.

I/We make this solemn declaration conscientiously
believing it to be true, and knowing that it is of
the same force and effect as if made under oath.

DECLARED before me this 2 day of Dec 1974

Accepted as to forms 1, 2 and 3.

SUPERINTENDENT OF INSURANCE

CANTERBURY MORTGAGE LTD.

David M. Howard - Pres.

BDDA BROS. CONSTRUCTION LTD.

660
TREAS. PRES.

660
TREAS. PRES.

MORTGAGEE:

WARDLEY REALTY LTD.

WARDLEY REALTY LTD.
1000
1000

DATED THIS 24 DAY OF October 1974

B.C.L.S.

What does the future hold at Cameray Gardens?

I hope this letter finds you well, my name is Richard Hui. You should have received letters from me in the past regarding the purchase of your Unit.

As some of you know, I began this project as a personal investment with just 3 Units, with no intent on going beyond that. Based on the SGM mock vote held in December, it appeared the formal SGM would fail and I would lose my investment. It was then that I took matters into my own hands, acquiring controlling interest that eventually sold to a development investment group.

All of you live in a special / unique place that offers value for those interested in development. As a private sale, you could not achieve anything close to what has been offered otherwise. Now with a controlling interest in Cameray Gardens, it will be impossible for another developer to come in at any point in the future. If you are one of the 67 who didn't sell, this leaves you in an uncertain place.

For those 33 owners who did sell, some have already purchased new properties and are on a new path in their life. Those who haven't purchased their new homes yet, still have money in the bank with the luxury of time to think about their next steps, with an option to stay at Cameray Gardens for a longer period if needed.

They are stress-free and no longer worry so much about what is going to happen next.

With a large number of votes, I am sure many of you are wondering about what our intent is, and what changes could come that can affect all of you. We are looking to buy a LIMITED number of additional Units (starting this weekend) and am offering you the opportunity to ask questions and listen in on what that could look like in the meeting dates below.

MEETING DATES:

Friday, May 11, 2018 7PM
Saturday, May 12, 2018 10AM

MEETING LOCATION:

Cameray Gardens Recreation Room

This is Exhibit "E" referred to in the
affidavit of Angela Gylkesh
sworn before me at New Westminster
this 2nd day of September 2020

.....
A Commissioner for taking Affidavits
for British Columbia

All Owners Are Invited to Attend

If you cannot make the meeting sessions, but still have questions, you can call me at 604-880-8621 or email me at richardhui1557@gmail.com.

I look forward to speaking with you soon.

Best Regards,
Richard Hui

This is Exhibit " F " referred to in the
affidavit of Angela Sykalosh
sworn before me at New Westminster
this 2nd day of September 2020

~~.....~~
A Commissioner for taking Affidavits
for British Columbia

**MINUTES OF COUNCIL MEETING
STRATA CORPORATION NW 289
"CAMERAY GARDENS"**

HELD: Tuesday, May 15th, 2018, at 7:00 p.m. in the Recreation Room,
3925 Kingsway/5715 Jersey Avenue, Burnaby, BC.

PRESENT:	Norm Leech	President	#105K
	Gary Drees	Parking/Security	#318K
	Jeremy Yang	Keys	#212J

REGRETS:	Maria Denholme	Vice President	#316K
-----------------	----------------	----------------	-------

AGENT:	Edward Cygan	Bayside Property Services Ltd.
---------------	--------------	--------------------------------

CALL TO ORDER

The meeting was called to order at 7:04 p.m. The Council President chaired the meeting.

PREVIOUS MINUTES

It was moved, seconded and carried by majority vote to approve the Minutes of the Council Meeting held on April 17th, 2018 as distributed.

COMMITTEE REPORTS

1. New Fobs: An email to Gary at garyluciend1@hotmail.com, or a note slid under his door, will alert Gary of the need for a new fob. The cost is \$50.00 payable to "Strata Plan NW 289".
2. Landscaping: Regular landscape maintenance is in progress.
3. Car Wash Tap Leak: A small leak was reported in the car wash tap; this will be repaired.
4. Common Door & Bike Room Keys: Owners who wish to obtain replacement keys for the common doors, bike rooms or billiard room may contact Jeremy Yang at <yangzhihao77@hotmail.com>. A deposit of \$50.00 is required for replacement common door keys. A \$20.00 deposit is required for bike or billiard room keys. To be placed on the waiting list for a large locker rental, please contact Edward Cygan at Bayside.

BUSINESS ARISING FROM THE PREVIOUS MINUTES

1. Locks: Council directed Bayside to arrange to have a locksmith replace some of the old locks/padlocks and several other key ways throughout the complex.

FINANCIAL REPORTS

1. Financial Reports: The Financial Reports for January and April 2018, as prepared by Bayside, were unanimously approved by Council.
2. Accounts Receivable: The A/R report as at May 15th, 2018 showed an O/S amount of

\$15,499.17. Bayside was instructed to issue warning letters to those in arrears.

NEW BUSINESS:

1. Council authorized Bayside to proceed with the renting of the caretaker suite as soon as possible and agreed to the terms of the standard Bayside rental contract. This item is in progress.
2. Four appliances were reported to be inoperative; Bayside has arranged for repairs. Council directed Bayside to order one washing machine and one dryer, to store at the building as replacements.
3. Council approved the purchase and installation of a key lock box that has now been installed.
4. Both enterphone panels will have new security bars installed that will prevent any possible breaches.
5. The legal bill for work done by the Lawyers representing the Strata has been received. Council unanimously approved to temporarily use funds from the CRF to pay the outstanding amount of \$30,221.58.
6. Council directed Bayside to prepare a letter(s) to be sent to the recent purchasers of 35 units at the complex, advising them that Council would like to confirm who is currently occupying each unit, as rentals are not permitted as per the bylaws. As well as to advise the new Owner(s) that the parking stalls and lockers are not carried over and must be reallocated or assigned by the Council to each individual unit.
7. Owners are reminded that smoking is not permitted on the common property or within 6 meters of a door or window. Please be reminded that cigarette butts are not to be thrown off balconies/patios.
8. Owners must ensure that the security gate has returned to a fully closed and secured position before leaving the entrance area of the underground parkade.

Disposal of Garbage/Recycling Reminder:

Owners are reminded that garbage and recycling must be placed in the appropriate receptacle. If the receptacle is in the driveway awaiting pick up by the City of Burnaby, items need to be taken to the bin for disposal and not left on the floor of the parkade. The complex cleaners put out the garbage/recycling bins and retrieve the garbage/recycling bins on the closest service day to pick-up.

Owners are further advised there is no area for "donations" or "free cycle" in the parkades. Owners who wish to donate usable items may take them to a local thrift store. Owners with larger items may call the City of Burnaby at 604-294-7972 for free collection from the driveway. All items left on the bench in the parkade are subject to disposal.

EMAIL MINUTES: To receive minutes or other correspondence by email, please let Edward Cygan at Bayside know by calling 604-637-4339 or emailing ecygan@baysideproperty.com. This will save the Strata money and provide a simpler way for Owners to retain records of the property.

EMERGENCIES

For after hours, holiday, or weekend emergencies, **DO NOT** call the Property Manager's direct line or send an e-mail. You need to call 604.432.7774 if you are calling regarding anything that cannot wait until the next business day.

There being no further business, the meeting was terminated on a motion by #105K at 7:40

p.m. The next Council Meeting is scheduled for Tuesday, June 19th at 7:00 p.m. in the Recreation Room.



Edward Cygan, Property Manager
Bayside Property Services Ltd.

#100 - 6400 Roberts Street

Burnaby, BC V5G 4C9

Direct: 604-637-4339

Office: 604-432-7774 (24 hours - after office hours, emergencies only please)

Fax: 604-430-2698

Email: ecygan@baysideproperty.com

N.B: OWNERS: Please retain all Minutes as required by Real Estate Regulations.

STRATA CORPORATION NW 289

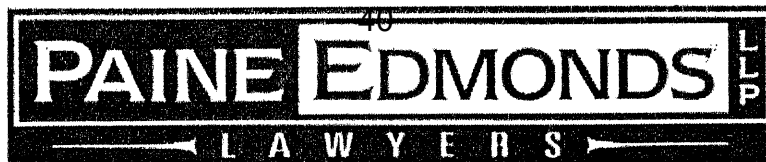
Month of: APRIL 2018

STATEMENT OF RECEIPTS & DISBURSEMENTS

RECEIPTS	APRIL	ACTUAL Year to Date	BUDGET Year to Date (4 Months)	BUDGET 2018
101 Owners' Contributions	28,521.36	114,085.44	114,085.67	342,257.00
102 Parking/Locker Income	495.00	1,995.00	1,800.00	5,400.00
103 Interest Income	226.29	876.82	266.67	800.00
104 Rental Income		700.00	2,800.00	8,400.00
105 Sundry Income/Deposit Income	10.00	50.00		
107 Late Payment Interest	349.76	1,038.17		
109 Bylaw Fines				
110 Move Fees				
TOTAL RECEIPTS	29,602.41	118,745.43	118,952.33	366,857.00
DISBURSEMENTS				
300 Gas	5,167.53	23,642.04	18,000.00	54,000.00
310 Electricity	3,853.41	7,811.37	6,666.67	20,000.00
320 Management Fees	2,083.34	8,333.36	8,333.33	25,000.00
322 Statutory Review of Books			70.00	210.00
330 Insurance			16,333.33	49,000.00
340 Janitorial Maintenance	1,575.00	8,871.71	13,000.00	39,000.00
341 Employer Costs (CPP, EI, Cel, MSP)		353.98	1,333.33	4,000.00
360 Audit/Legal	14,062.21	16,372.21	766.67	2,300.00
380 Appraisal			300.00	900.00
390 Property Taxes		637.18	250.00	750.00
395 Sundry/Deposit	113.51	1,627.35	866.67	2,600.00
415 Scavenging	174.72	349.44	466.67	1,400.00
425 Equipment/Supplies		516.01	1,500.00	4,500.00
433 Pest Control	296.74	710.41	1,000.00	3,000.00
434 Laundry Equipment		388.19	1,333.33	4,000.00
435 Repairs/Maintenance	3,723.88	12,451.29	16,665.67	48,997.00
436 Fire/Safety Equipment		3,284.62	1,266.67	3,800.00
445 Ground Mtce/Supplies	903.00	2,257.50	4,000.00	12,000.00
465 Enterphone	80.68	322.72	466.67	1,400.00
475 Elevator	467.86	2,343.44	3,000.00	9,000.00
710 Contingency Reserve	5,833.33	23,333.32	23,333.33	70,000.00
TOTAL DISBURSEMENTS	38,335.21	113,606.14	118,952.33	366,857.00
Surplus (Deficit)	(8,732.80)	5,139.29		
101E Lien Administration Fee				
106 Transfer (In)				
201 Change In Accts Receivable	(413.54)	(3,969.57)		
730 Transfer (Out)				
Adj Surplus (Deficit)	(9,146.34)	1,169.72		
Previous Balance	134,168.38	123,852.32		
ACCOUNT BALANCE	125,022.04	125,022.04		

Contingency Reserve Fund Is:
Legal Expense Resolution
Heat Detectors (K) Resolution

288,628.10 (Separate Account)
4,145.33 (In CRF)
11,794.25 (In CRF)



074

James C. Taylor
Henry D.M. Edmonds*
Brad Garside
Kathryn R. Taylor
Cindy K. Wong

Steven H. Heringa*
John Bancroft-Jones
Stephen M. Lloyd
Michelle E. Guy
Keith J. Walkinshaw

Elmer A. Yusop
John J. Hyde*
Ivar Lee*
Christopher J. Trueman
Bruce W. Walkinshaw
*Law Corporation

Our File Ref: 26035

June 13, 2018

Angela Eykelbosh
107 5715 Jersey Avenue
Burnaby BC V5H 2L3

This is Exhibit "6" to the Affidavit of
Angela Eykelbosh
sworn (or affirmed) before me at
New Westminster B.C.
this 2nd day of September 2020.


A Commissioner/Notary Public for the
Province of British Columbia

Dear Sirs/Mesdames:

Re: Offer to Purchase

Please find enclosed an offer to purchase your property located within Cameray Gardens by my client, Cameray Garden Holdings Ltd./1161359 B.C. Ltd.

This offer sets out a deadline of acceptance of June 18, 2018. The offer is calculated based on your strata unit entitlement of demolition, which I have attached to this letter.

Previous units have been recently purchased by this company for a price of \$5,500 per demolition unit entitlement. We are offering to purchase your unit based on a price of \$5,700 per demolition unit entitlement. If this offer had been made for the entire building, it would have been an offer of \$57,000,000. However, we are seeking at this time to purchase an additional 40 units to what the Company has already either purchased or has under contract.

We note that there was a previous offer of \$55,000,000 by Dava Development which we understood to be recommended as a good offer by Cushman & Wakefield. While there were verbal increases to that offer, no offer was presented in writing for the strata owners to properly consider.

The Company making a written offer on this price anticipating that it will entice people to sell their units to Cameray Garden Holdings Ltd. In the future, the Company may not be able to offer this price, if the project takes longer than expected and carrying costs encroach on the affordability of the project. This price is also offered on the expectation that sellers will accept the closing date, as having all units close on the same date allows the Company to take advantage of the financing that I am advised is already approved to purchase remaining units on that specific date.

Suite 1100, 510 Burrard Street, Vancouver, B.C. V6C 3A8

TELEPHONE: 604.683.1211 FAX: 604.681.5084

TOLL FREE: 1 800.689.8599 (B.C. only)

E-mail: mguy@Paine-Edmonds.com

I have been asked questions about the company Cameray Garden Holdings Ltd. and their intention around this project. I am going to set out some of these questions below and the Company's response, however if you have further questions, please do not hesitate to email me.

1. What is the Company's plan with the property?

The Company intends to develop the property in a similar manner as what Dava proposed. The Company intends to hire an architect to create a formal design once the Company feels confident that they will be able to purchase the remaining units.

2. Who is the Company?

The Company are a small number of investors who have done a number of other developments in Surrey, Vancouver and New Westminster. They are local and Canadian citizens. This project is not being funded with offshore money.

3. Is the Company looking to assign or "flip" the property?

No. You will see that there is no assignment clause in the contracts. I am advised that the Company fully intends to see this development through. Of course, there is never a guarantee as unforeseen things may occur, but the Company advises me that they are currently committed to developing this property from beginning to end.

Please take this offer to a real estate professional, preferably a lawyer, to review. There is a clause in the offer that allows the deposit to be released to you immediately if you sign an "Option to Purchase". Please review what this means with a lawyer. This is to protect the Company from someone taking the deposit and then selling the property to someone else.

If you wish to accept this offer, you may return it to me by scanned email, by fax, to my office, or by sliding it under the door of #210 - 3925 Kingsway Ave, as the Company is now occupying that unit. If you do not have a lawyer, I can advise that roughly half of the previous sellers used the services of Aikay Vincent Oduoza (www.vincentmarklaw.ca). Mr. Oduoza has no affiliation with our firm or the Company and I have no previous experience with Mr. Oduoza, however he is familiar with the terms of our contract and the building.

Please do not hesitate to reach out with any questions, by email or on my cell phone by calling or texting me at 778 773 8796.

⁴²
PAINE EDMONDS LLP
LAWYERS

076

- 3 -

Yours truly,

PAINE EDMONDS LLP

Per:



Michelle H. Guy

MEG/mcg

Enclosure



**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

BC Company Summary

For

1161359 B.C. LTD.

Date and Time of Search: April 14, 2020 10:27 AM Pacific Time

Currency Date: March 04, 2020

ACTIVE

Incorporation Number: BC1161359

Name of Company: 1161359 B.C. LTD.

Recognition Date and Time: Incorporated on April 23, 2018 08:35 AM Pacific Time

In Liquidation: No

Last Annual Report Filed: April 23, 2019

Receiver: No

REGISTERED OFFICE INFORMATION

Mailing Address:

C/O GUARDIAN LAW
#1130 - 1185 W GEORGIA STREET
VANCOUVER BC V6E 4E6
CANADA

Delivery Address:

C/O GUARDIAN LAW
#1130 - 1185 W GEORGIA STREET
VANCOUVER BC V6E 4E6
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:

C/O GUARDIAN LAW
#1130 - 1185 W GEORGIA STREET
VANCOUVER BC V6E 4E6
CANADA

Delivery Address:

C/O GUARDIAN LAW
#1130 - 1185 W GEORGIA STREET
VANCOUVER BC V6E 4E6
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:

Grewal, David (Devinder)

Mailing Address:

1100 - 510 BURNARD STREET
VANCOUVER BC V6C 3A8
CANADA

Delivery Address:

1100 - 510 BURNARD STREET
VANCOUVER BC V6C 3A8
CANADA

This is Exhibit "H" referred to in the
affidavit of Angela Gykelbach
sworn before me at New Westminster
this 2nd day of September 2020

A Commissioner for taking Affidavits
for British Columbia

Last Name, First Name, Middle Name:

Sun, Helen Chan

Mailing Address:

241 - 1489 MARINE DRIVE
WEST VANCOUVER BC V7T 1B8
CANADA

Delivery Address:

241 - 1489 MARINE DRIVE
WEST VANCOUVER BC V7T 1B8
CANADA

NO OFFICER INFORMATION FILED AS AT April 23, 2019.



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

BC Company Summary

For
1184413 B.C. LTD.

Date and Time of Search: April 14, 2020 10:30 AM Pacific Time
Currency Date: March 04, 2020

ACTIVE

Incorporation Number: BC1184413
Name of Company: 1184413 B.C. LTD.
Recognition Date and Time: Incorporated on October 25, 2018 02:22 PM Pacific Time **In Liquidation:** No
Last Annual Report Filed: October 25, 2019 **Receiver:** No

REGISTERED OFFICE INFORMATION

Mailing Address:
1130-1185 WEST GEORGIA STREET
VANCOUVER BC V6E 4E6
CANADA

Delivery Address:
1130-1185 WEST GEORGIA STREET
VANCOUVER BC V6E 4E6
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
1130-1185 WEST GEORGIA STREET
VANCOUVER BC V6E 4E6
CANADA

Delivery Address:
1130-1185 WEST GEORGIA STREET
VANCOUVER BC V6E 4E6
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
Bajwa, Sarbjit

Mailing Address:
15303 58A AVE
SURREY BC V3S 9H6
CANADA

Delivery Address:
15303 58A AVE
SURREY BC V3S 9H6
CANADA

Last Name, First Name, Middle Name:
Grewal, Devinder Singh

Mailing Address:
1130-1185 WEST GEORGIA STREET
VANCOUVER BC V6E 4E6
CANADA

Delivery Address:
1130-1185 WEST GEORGIA STREET
VANCOUVER BC V6E 4E6
CANADA

NO OFFICER INFORMATION FILED AS AT October 25, 2019.



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

BC Company Summary

For
1184414 B.C. LTD.

Date and Time of Search: April 14, 2020 10:32 AM Pacific Time
Currency Date: March 04, 2020

ACTIVE

Incorporation Number: BC1184414
Name of Company: 1184414 B.C. LTD.
Recognition Date and Time: Incorporated on October 25, 2018 02:24 PM Pacific Time **In Liquidation:** No
Last Annual Report Filed: October 25, 2019 **Receiver:** No

REGISTERED OFFICE INFORMATION

Mailing Address:
1130-1185 WEST GEORGIA STREET
VANCOUVER BC V6E 4E6
CANADA

Delivery Address:
1130-1185 WEST GEORGIA STREET
VANCOUVER BC V6E 4E6
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
1130-1185 WEST GEORGIA STREET
VANCOUVER BC V6E 4E6
CANADA

Delivery Address:
1130-1185 WEST GEORGIA STREET
VANCOUVER BC V6E 4E6
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
Grewal, Devinder Singh

Mailing Address:
1130-1185 WEST GEORGIA STREET
VANCOUVER BC V6E 4E6
CANADA

Delivery Address:
1130-1185 WEST GEORGIA STREET
VANCOUVER BC V6E 4E6
CANADA

Last Name, First Name, Middle Name:
Tsang, Johnny Chi Ho

Mailing Address:
1607 - 7788 ACKROYD ROAD
RICHMOND BC V6X 0M8
CANADA

Delivery Address:
1607 - 7788 ACKROYD ROAD
RICHMOND BC V6X 0M8
CANADA

NO OFFICER INFORMATION FILED AS AT October 25, 2019.



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

BC Company Summary

For
1184416 B.C. LTD.

Date and Time of Search: April 14, 2020 10:38 AM Pacific Time
Currency Date: March 04, 2020

ACTIVE

Incorporation Number: BC1184416
Name of Company: 1184416 B.C. LTD.
Recognition Date and Time: Incorporated on October 25, 2018 02:26 PM Pacific Time **In Liquidation:** No
Last Annual Report Filed: October 25, 2019 **Receiver:** No

REGISTERED OFFICE INFORMATION

Mailing Address:
1130-1185 WEST GEORGIA STREET
VANCOUVER BC V6E 4E6
CANADA

Delivery Address:
1130-1185 WEST GEORGIA STREET
VANCOUVER BC V6E 4E6
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
1130-1185 WEST GEORGIA STREET
VANCOUVER BC V6E 4E6
CANADA

Delivery Address:
1130-1185 WEST GEORGIA STREET
VANCOUVER BC V6E 4E6
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
Dhalla, Armaan

Mailing Address:
117 - 3925 KINGSWAY AVE
BURNABY BC V5H 2A7
CANADA

Delivery Address:
117 - 3925 KINGSWAY AVE
BURNABY BC V5H 2A7
CANADA

Last Name, First Name, Middle Name:
Grewal, Devinder Singh

Mailing Address:
1130-1185 WEST GEORGIA STREET
VANCOUVER BC V6E 4E6
CANADA

Delivery Address:
1130-1185 WEST GEORGIA STREET
VANCOUVER BC V6E 4E6
CANADA

NO OFFICER INFORMATION FILED AS AT October 25, 2019.



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

BC Company Summary

For
1237765 B.C. LTD.

Date and Time of Search: April 14, 2020 10:39 AM Pacific Time
Currency Date: March 04, 2020

ACTIVE

Incorporation Number: BC1237765
Name of Company: 1237765 B.C. LTD.
Recognition Date and Time: Incorporated on January 19, 2020 10:13 PM Pacific Time **In Liquidation:** No
Last Annual Report Filed: Not Available **Receiver:** No

REGISTERED OFFICE INFORMATION

Mailing Address:

268 8191 WESTMINSTER HWY
RICHMOND BC V6X 1A7
CANADA

Delivery Address:

268 8191 WESTMINSTER HWY
RICHMOND BC V6X 1A7
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:

268 8191 WESTMINSTER HWY
RICHMOND BC V6X 1A7
CANADA

Delivery Address:

268 8191 WESTMINSTER HWY
RICHMOND BC V6X 1A7
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:

Chao, Zhang

Mailing Address:

268 8191 WESTMINSTER HWY
RICHMOND BC V6X 1A7
CANADA

Delivery Address:

268 8191 WESTMINSTER HWY
RICHMOND BC V6X 1A7
CANADA

NO OFFICER INFORMATION FILED .

Directors

Company	# Units	Directors
1161359 BC Ltd.	38	David (Devinder) Grewal, Helen Sun Chan
1181413 BC Ltd.	2	Devinder Singh Grewal, Sarbjit Bajwa
1184414 BC Ltd.	2	Devinder Singh Grewal, Johnny Chi Ho Tsang
1184416 BC Ltd.	5	Devinder Singh Grewal, Armaan Dhalla
1237765 BC Ltd.	2	Zhang Chao

Council Member Information

Name	Telephone	Address	Email
Armaan Dhalla	Unknown	117-3925 Kingsways, Burnaby BC	armaansdhalla@gmail.com
David Grewal (President)	604 377 4355	Unknown	grewal@shawbiz.ca
Sarbjit Baswa	Unknown	Unknown	Unknown
Johnny Tsang (Treasurer)	778-865-6117	Unknown	johnny-tsang@outlook.com
Leon Cho Zhang (Vice President)	Unknown	Unknown	leonzhang@royalpacific.com

This is Exhibit "I" referred to in the
 affidavit of ANGELA EYKELBOSH
 sworn before me at NEW WESTMINSTER
 this 2nd day of SEPTEMBER 2020

A Commissioner for taking Affidavits
 for British Columbia

Holdings by Company

Company	PID	Strata Lot	Unit Number	Building	Occupied?
1161359 BC Ltd.	001-262-947	3	107	3925 Kingsway	
1161359 BC Ltd.	001-262-980	6	110	3925 Kingsway	
1161359 BC Ltd.	001-262-998	7	111	3925 Kingsway	
1161359 BC Ltd.	001-263-013	10	115	3925 Kingsway	
1161359 BC Ltd.	001-263-021	11	116	3925 Kingsway	
1161359 BC Ltd.	001-263-056	14	119	3925 Kingsway	
1161359 BC Ltd.	001-263-153	24	210	3925 Kingsway	Occupied July 2018 to March 2020 by Michelle Guy
1161359 BC Ltd.	001-263-161	25	211	3925 Kingsway	
1161359 BC Ltd.	001-263-170	26	212	3925 Kingsway	
1161359 BC Ltd.	001-263-196	28	215	3925 Kingsway	
1161359 BC Ltd.	001-263-218	30	217	3925 Kingsway	
1161359 BC Ltd.	001-263-251	34	202	3925 Kingsway	
1161359 BC Ltd.	000-613-754	39	307	3925 Kingsway	
1161359 BC Ltd.	001-263-307	41	309	3925 Kingsway	
1161359 BC Ltd.	001-263-315	42	310	3925 Kingsway	Occupied by Damon Guy, MG's son and site "caretaker"
1161359 BC Ltd.	001-263-323	43	311	3925 Kingsway	
1161359 BC Ltd.	001-263-358	45	314	3925 Kingsway	
1161359 BC Ltd.	001-263-382	48	317	3925 Kingsway	
1161359 BC Ltd.	001-263-404	51	301	3925 Kingsway	
1161359 BC Ltd.	001-263-439	53	303	3925 Kingsway	
1161359 BC Ltd.	001-263-447	54	304	3925 Kingsway	
1161359 BC Ltd.	001-263-455	55	112	5715 Jersey Avenue	
1161359 BC Ltd.	001-263-463	57	115	5715 Jersey Avenue	
1161359 BC Ltd.	001-263-528	60	102	5715 Jersey Avenue	
1161359 BC Ltd.	001-263-544	61	103	5715 Jersey Avenue	
1161359 BC Ltd.	001-263-633	69	111	5715 Jersey Avenue	Occupied by John Doe from April to October 2019
1161359 BC Ltd.	001-263-641	70	214	5715 Jersey Avenue	
1161359 BC Ltd.	001-263-684	73	217	5715 Jersey Avenue	
1161359 BC Ltd.	001-263-731	76	203	5715 Jersey Avenue	
1161359 BC Ltd.	001-263-757	78	205	5715 Jersey Avenue	
1161359 BC Ltd.	001-263-781	82	209	5715 Jersey Avenue	
1161359 BC Ltd.	001-263-846	87	315	5715 Jersey Avenue	
1161359 BC Ltd.	001-263-854	88	316	5715 Jersey Avenue	
1161359 BC Ltd.	001-263-862	89	317	5715 Jersey Avenue	
1161359 BC Ltd.	001-263-871	90	301	5715 Jersey Avenue	
1161359 BC Ltd.	001-263-889	91	302	5715 Jersey Avenue	
1161359 BC Ltd.	001-263-897	92	303	5715 Jersey Avenue	
1161359 BC Ltd.	001-263-951	97	308	5715 Jersey Avenue	
1184413 BC Ltd.	001-263-285	37	305	3925 Kingsway	
1184413 BC Ltd.	001-263-374	47	316	3925 Kingsway	
1184414 BC Ltd.	001-263-200	29	216	3925 Kingsway	
1184414 BC Ltd.	001-263-340	44	312	3925 Kingsway	
1184416 BC Ltd.	001-263-030	12	117	3925 Kingsway	Occupied by Armaan Dhalla, Co-director of 1184416 BC Ltd.
1184416 BC Ltd.	001-263-421	52	302	3925 Kingsway	
1184416 BC Ltd.	001-263-480	58	116	5715 Jersey Avenue	
1184416 BC Ltd.	001-263-617	67	109	5715 Jersey Avenue	
1184416 BC Ltd.	001-263-714	75	202	5715 Jersey Avenue	
1237765 BC Ltd.	001-263-145	23	209	3925 Kingsway	
1237765 BC Ltd.	001-263-277	36	204	3925 Kingsway	

38 1161359 BC Ltd.

2 1184413 BC Ltd.

2 1184414 BC Ltd.

5 1184416 BC Ltd.

2 1237765 Bc Ltd.

0 1184409 BC Ltd.

49 Total units

From: **Mike Britten** <MBritten@baysideproperty.com>

Date: Wed, 8 Feb 2017 at 15:31

Subject: FW: 3925 Kingsway (Fire Alarm Panel replacement)

To: Ed Fobes <degi3@yahoo.com>, Gary Drees <garyluciend1@hotmail.com>, Jeremy Yang <yangzhihao77@hotmail.com>, Laina Saccone <lainavbc@gmail.com>, Marcela Gonzalez <marcela.stratanw289@gmail.com>, Maria Denholme <maria.stratanw289@gmail.com>, Norm Leech <normleech@gmail.com>

Hi Everyone,

We have a problem with the fire panel change and the fire department. The panel is changed, but is not completely operational as there are a bunch of trouble signals from changes to the old system that are causing trouble with the new panel.

Secondly, the fire department wants the Strata to change all of the unit smoke detectors to wired in and add heat detectors in as well. This will likely cost about \$250/common area piece of equipment and \$500-1000/unit for the new required equipment so likely \$40,000-50,000.

Brett is still speaking with the fire department and we have let them know that the buildings may not be standing in a couple of years, but my experience with the Bby. Fire Dept. is that they don't care how much it costs - this is their excuse to force the issue to upgrade.

Brett will be sending a quote shortly with any more news that he has. When we get it, I would suggest that we need at least one other quote to confirm the scope of work and cost.

Regards,

Mike Britten
Senior Property Manager
Bayside Property Services Ltd.
100 - 6400 Roberts Street
Burnaby, BC V5G 4C9
Direct Line: 604.629.8753
Office Tel: 604.432.7774
Office Fax: 604.430.2698
Toll Free: 1.866.867.5760
www.baysideproperty.com

This is Exhibit "J" referred to in the
affidavit of Angela Eykelbosh
sworn before me at New Westminster
this 2nd day of September, 2020

~~.....
A Commissioner for taking Affidavits
for British Columbia~~

This email may contain confidential information, and is intended only for the named recipient and may be privileged. Distribution or copying of this email by anyone other than the named recipient is prohibited. If you are not the named recipient, please notify us immediately and permanently destroy this email and all copies of it. Internet email is not private, secure, or reliable. Bayside Property Services Ltd. and its employees are not liable for any errors or omissions in the content or transmission of this email. Any opinions contained in this email are solely those of the author and, unless clearly indicated otherwise in writing, are not endorsed by Bayside Property Services Ltd.

-----Original Message-----

From: Brett Johnston [mailto:Brett@comfire.ca]

Sent: Wednesday, February 08, 2017 2:41 PM

To: Mike Britten

Subject: RE: 3925 Kingsway (Fire Alarm Panel replacement)

Hi Mike,

Please see the comments below.

The fire department is requesting that it be brought up to code. Please call me on my cell at 778.834.9242 to further discuss as I am leaving for the rest of the day.

Cell - 778.834.9242

Regards,

Brett

ComFire Email Signature <<http://www.comfire.ca/>>

Brett Johnston RFPT

Owner / Technician

Community Fire Prevention
#104 - 1320 Kingsway Ave.
Port Coquitlam, B.C. V3C 6P4
Office: (604) 944.9242 <tel:%28604%29%20944.9242>
Website: www.comfire.ca <<http://www.comfire.ca/>>

<http://www.woottonbassettcameraclub.org.uk/wp-content/uploads/2015/06/facebook.png> <https://www.facebook.com/Community-Fire-Prevention-Ltd-165190073510780/?ref=aymt_homepage_panel>
<http://feldmanhearingaids.com/wp-content/uploads/2014/07/twitter-icon.png> <<https://twitter.com/comfiredotca?lang=en>>
<http://cdigs.uwindsor.ca/omeka/files/original/89b9240b1ea7e2d7ccfcc4c5db4a5dbd.png> <<https://www.instagram.com/comfire/?hl=en>>
<http://www.abqila.qc.ca/sites/all/modules/socialmedia/icons/levelten/glossy/32x32/linkedin.png> <<https://www.linkedin.com/company/2784144?trk=tyah&trkInfo=clickedVertical%3Acompany%2CclickedEntityId%3A2784144%2Cidx%3A3-1-6%2CtarId%3A1467929897324%2Ctas%3Acommunity%20fire%20>>
https://scontent-sea1-1.xx.fbcdn.net/v/t1.0-9/1069205_664162693613513_631773708_n.png?oh=01c0da817e63c7b08353c2d3e00c266a&oe=582F9DC5 <<http://www.comfire.ca/>>

This e-mail and any attachments are confidential and also may be privileged. If you are not the named recipient, or have otherwise received this communication in error, please delete it from your inbox, notify the sender immediately, and do not disclose its contents to any other person, use them for any purpose, or store or copy them in any medium. Thank you for your cooperation.

Feedback, testimonials and referrals are essential to the growth of our business. We would be happy to hear about your experience with Community Fire Prevention Ltd! To send feedback, click here <mailto:service@comfire.ca>

subject=Feedback%20and%20testimonials> .

090

Begin forwarded message:

From: "Talkkari, Perry" <Perry.Talkkari@burnaby.ca <mailto:Perry.Talkkari@burnaby.ca> >
 Date: February 8, 2017 at 6:21:07 AM PST
 Cc: "Heudes, Reshmi" <Reshmi.Heudes@burnaby.ca <mailto:Reshmi.Heudes@burnaby.ca> >, "Sipila, Eric" <Eric.Sipila@burnaby.ca <mailto:Eric.Sipila@burnaby.ca> >
 Subject: RE: 3925 Kingsway (Fire Alarm Panel replacement)

Marcel

You need to speak with the owner and get confirmation to upgrade the buildings detection and you require access to a suite to confirm heat detection and a hard wire smoke alarm.

Acting Chief Fire Prevention
 Perry Talkkari
 Burnaby Fire Department
 Office: 604-294-7195
 Direct: 604-294-7564

The contents of this posting or electronic mail message are solely the writings, thoughts and/or ideas of the account holder and may not necessarily reflect those of the City of Burnaby.

If you have any concerns regarding inappropriate use of this account. Please Email the postmaster@city.burnaby.bc.ca <mailto:postmaster@city.burnaby.bc.ca> .

-----Original Message-----

Sent: Tuesday, February 07, 2017 6:51 PM
 To: Talkkari, Perry
 Subject: RE: 3925 Kingsway (Fire Alarm Panel replacement)

Hi Perry,

There's the answer for this job

1-Are all detectors in the corridors and lobby smoke detectors? All detectors in the hallways are Heat Detectors 2-Are the detectors in the Exit stair shaft smoke detectors? All common area detectors are Heat Detectors for self-initiating devices 3-Does each suite contain at least 1 heat detector? No access to in-suites provided during inspections - TBD 4-If the building has sprinklers, confirm the buildings sprinkler system will have its own zone for each sprinkler flow? Dry Sprinkler Pressure Switch is currently tied in to the panel 5-Confirm all shutoff valves associated with the buildings fire protection system(s) will have tamper switches? Will confirm that Jersey Panel receives the tamper devices, otherwise this will be tied into the panel.
 6-Is there adequate audibility throughout the building? Are more audible devices required? Audibility to be recorded after replacement. No current readings available.
 7-Identify the Smoke Control Measures in the building. None present. City to confirm via original design documentation.
 8-Separate to the Fire Alarm system, does each dwelling unit contain at least 1 hardwired smoke alarm in the corridor outside the bedroom(s)? No access to in-suites provided during inspections - TBD

-----Original Message-----

From: Talkkari, Perry [mailto:Perry.Talkkari@burnaby.ca <mailto:Perry.Talkkari@burnaby.ca>]
Sent: February-07-17 2:33 PM
Cc: Pickford, Theresa
Subject: 3925 Kingsway (Fire Alarm Panel replacement)

Marcel

Here is a list of 8 questions you need to answer before an Electrical permit field card can be released. In addition, once the Fire Alarm Verification has been completed, an electronic version shall be emailed to FPO. A commission test of the new fire alarm will be scheduled.

- 1-Are all detectors in the corridors and lobby smoke detectors?
- 2-Are the detectors in the Exit stair shaft smoke detectors?
- 3-Does each suite contain at least 1 heat detector?
- 4-If the building has sprinklers, confirm the buildings sprinkler system will have its own zone for each sprinkler flow?
- 5-Confirm all shutoff valves associated with the buildings fire protection system(s) will have tamper switches?
- 6-Is there adequate audibility throughout the building? Are more audible devices required?
- 7-Identify the Smoke Control Measures in the building.
- 8-Separate to the Fire Alarm system, does each dwelling unit contain at least 1 hardwired smoke alarm in the corridor outside the bedroom(s)?

Acting Chief Fire Prevention
Perry Talkkari
Burnaby Fire Department
Office: 604-294-7195
Direct: 604-294-7564

The contents of this posting or electronic mail message are solely the writings, thoughts and/or ideas of the account holder and may not necessarily reflect those of the City of Burnaby.

If you have any concerns regarding inappropriate use of this account. Please Email the postmaster@city.burnaby.bc.ca <mailto:postmaster@city.burnaby.bc.ca> .

-----Original Message-----

From: Pickford, Theresa
Sent: Tuesday, February 07, 2017 2:23 PM
To: Talkkari, Perry
Subject: Fire Alarm Panel replacement

Hi Perry,

Here is a copy of the application we were talking about on the phone today.
I attached and copied his business card as well, since it has his email address on it. In case it doesn't come out clear enough.
Thanks for your help!
Theresa

Theresa Pickford
Customer Service Assistant
Building Department, City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2
Ph: 604 294-7592
Fax: 604 294-7499

The contents of this posting or electronic mail message are solely the writings, thoughts and/or ideas of the account holder and may not necessarily reflect those of the City of Burnaby.

3/22/2020

Fwd: FW: 3925 Kingsway (Fire Alarm Panel replacement) - aeykelbosh@gmail.com - Gmail

092

If you have any concerns regarding inappropriate use of this account, please Email the postmaster@burnaby.ca <<mailto:postmaster@burnaby.ca>> .

-----Original Message-----

From: Bld_RecX@burnaby.ca <mailto:Bld_RecX@burnaby.ca>
[mailto:Bld_RecX@burnaby.ca <mailto:Bld_RecX@burnaby.ca>]
Sent: Tuesday, February 07, 2017 3:08 PM
To: Pickford, Theresa
Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre.

Attachment File Type: PDF

WorkCentre Location: machine location not set
Device Name: Bld_RecX

For more information on Xerox products and solutions, please visit <http://www.xerox.com> <<http://www.xerox.com>>

From: **Mike Britten** <MBritten@baysideproperty.com>

Date: Thu, 9 Feb 2017 at 13:14

Subject: FW: Fire Alarm Panel Replacement - 3925 Kingsway

To: Ed Fobes <degj3@yahoo.com>, Gary Drees <garyluciend1@hotmail.com>, Jeremy Yang <yangzhihao77@hotmail.com>, Laina Saccone <lainavbc@gmail.com>, Marcela Gonzalez <marcela.stratanw289@gmail.com>, Maria Denholme <maria.stratanw289@gmail.com>, Norm Leech <normleech@gmail.com>

Hi Everyone,

Below is Brett's update on his conversation with Perry the acting fire chief. I have requested his response in writing so we can properly discuss it. If you want to dispute it, we will have to get legal advice and that may cost a bit of money...

Regards,

Mike Britten
Senior Property Manager
Bayside Property Services Ltd.
100 - 6400 Roberts Street
Burnaby, BC V5G 4C9
Direct Line: 604.629.8753
Office Tel: 604.432.7774
Office Fax: 604.430.2698
Toll Free: 1.866.867.5760
www.baysideproperty.com

This email may contain confidential information, and is intended only for the named recipient and may be privileged. Distribution or copying of this email by anyone other than the named recipient is prohibited. If you are not the named recipient, please notify us immediately and permanently destroy this email and all copies of it. Internet email is not private, secure, or reliable. Bayside Property Services Ltd. and its employees are not liable for any errors or omissions in the content or transmission of this email. Any opinions contained in this email are solely those of the author and, unless clearly indicated otherwise in writing, are not endorsed by Bayside Property Services Ltd.

-----Original Message-----

From: Brett Johnston [<mailto:Brett@comfire.ca>]

Sent: Wednesday, February 08, 2017 7:13 PM

To: Mike Britten

Subject: RE: Fire Alarm Panel Replacement - 3925 Kingsway

Perry and I just spoke on the phone.

The City FD will require a Heat Detector in every suite that is tied into the Fire Alarm System and a 120V Smoke Alarm installed in each unit outside of the sleeping area.

All the hallways and stairwells to be converted to Smoke Detectors from the current Heat Detectors

All Sprinkler to be tied into the building and monitored.

I will need to come back and view the site in more detail. Is this building a mix of 1 & 2 bedroom units?

We will need access to a few units to try and come up with a game plan for wiring and the options available.

Are there a few Council members that could be present and allow us access to their units at the same time?

Thanks,
Brett

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

From: Mike Britten <MBritten@baysideproperty.com>
Date: 2/8/17 5:40 PM (GMT-08:00)
To: Brett Johnston <Brett@comfire.ca>
Subject: RE: Fire Alarm Panel Replacement - 3925 Kingsway

Hi Brett,

His reply below only states that you need to confirm smoke detector and heat detectors in-suite. There are no heat detectors in the suites and only battery smoke detectors. This sounds like it will be a cost of \$30,000-50,000 to do something that has not been needed for the life of the building, but now because one component wore out is necessary?

Does the fact that the building is going up for sale as we speak and will likely be torn down within 2 years make any difference?

Regards,

Mike Britten
Senior Property Manager
Bayside Property Services Ltd.
100 - 6400 Roberts Street
Burnaby, BC V5G 4C9
Direct Line: 604.629.8753
Office Tel: 604.432.7774
Office Fax: 604.430.2698
Toll Free: 1.866.867.5760
www.baysideproperty.com

This email may contain confidential information, and is intended only for the named recipient and may be privileged. Distribution or copying of this email by anyone other than the named recipient is prohibited. If you are not the named recipient, please notify us immediately and permanently destroy this email and all copies of it. Internet email is not private, secure, or reliable. Bayside Property Services Ltd. and its employees are not liable for any errors or omissions in the content or transmission of this email. Any opinions contained in this email are solely those of the author and, unless clearly indicated otherwise in writing, are not endorsed by Bayside Property Services Ltd.

-----Original Message-----

From: Brett Johnston [mailto:Brett@comfire.ca]
Sent: Wednesday, February 08, 2017 5:17 PM
To: Talkkari, Perry
Cc: Mike Britten
Subject: Fire Alarm Panel Replacement - 3925 Kingsway
Importance: High

Hi Perry,

Regarding the Fire Alarm Panel Replacement over at 3925 Kingsway.

The new panel is installed and the site is currently operational (as it was last week). I have forwarded the e-mail between Marcel and you over to Mike Britten (who is CC'd in this e-mail). Mike and I have spoken and he is quite sure that the suites have Battery Back-up Smoke Alarms Only and no current in-suite detection.

Because of the way of the original wiring was done we would have to now change all the devices to addressable, and re-wire all the bell circuits as the previous installation was not supervised. Essentially, we would be re-wiring the entire system and bringing it to today's code by adding in-suite heat detectors and wiring in 120V Smoke Alarms as well per suite.

Are you and I able to meet on this site and conduct brief 20minute walkthrough together to confirm the details and see everything first hand. Adding all the in-suite detection will be a major undertaking so I'd need to make sure I have all the facts straight and relay everything accurately as Mike will have to approach the council about the new scope.

Please give me a call on my cell at 778.834.9242

Thanks,

Brett

Marcel

You need to speak with the owner and get confirmation to upgrade the buildings detection and you require access to a suite to confirm heat detection and a hard wire smoke alarm.

Acting Chief Fire Prevention
Perry Talkkari
Burnaby Fire Department
Office: 604-294-7195
Direct: 604-294-7564

The contents of this posting or electronic mail message are solely the writings, thoughts and/or ideas of the account holder and may not necessarily reflect those of the City of Burnaby.

ComFire Email Signature <<http://www.comfire.ca/>>

Brett Johnston RFPT

Owner / Technician

096

Community Fire Prevention
 #104 - 1320 Kingsway Ave.
 Port Coquitlam, B.C. V3C 6P4
 Office: (604) 944.9242 <tel:%28604%29%20944.9242>
 Website: www.comfire.ca <<http://www.comfire.ca/>>

<http://www.woottonbassetcameraclub.org.uk/wp-content/uploads/2015/06/facebook.png> <https://www.facebook.com/Community-Fire-Prevention-Ltd-165190073510780/?ref=aymt_homepage_panel>
<http://feldmanhearingaids.com/wp-content/uploads/2014/07/twitter-icon.png> <<https://twitter.com/comfiredotca?lang=en>>
<http://cdigs.uwindsor.ca/omeka/files/original/89b9240b1ea7e2d7ccfcc4c5db4a5dbd.png> <<https://www.instagram.com/comfire/?hl=en>>
<http://www.abqila.qc.ca/sites/all/modules/socialmedia/icons/levelten/glossy/32x32/linkedin.png> <<https://www.linkedin.com/company/2784144?trk=tyah&trkInfo=clickedVertical%3Acompany%2CclickedEntityId%3A2784144%2Cidx%3A3-1-6%2CtarId%3A1467929897324%2Ctas%3Acommunity%20fire%20>>
https://scontent-sea1-1.xx.fbcdn.net/v/t1.0-9/1069205_664162693613513_631773708_n.png?oh=01c0da817e63c7b08353c2d3e00c266a&oe=582F9DC5 <<http://www.comfire.ca/>>

This e-mail and any attachments are confidential and also may be privileged. If you are not the named recipient, or have otherwise received this communication in error, please delete it from your inbox, notify the sender immediately, and do not disclose its contents to any other person, use them for any purpose, or store or copy them in any medium. Thank you for your cooperation.

Feedback, testimonials and referrals are essential to the growth of our business. We would be happy to hear about your experience with Community Fire Prevention Ltd! To send feedback, click here <<mailto:service@comfire.ca?subject=Feedback%20and%20testimonials>> .

This is Exhibit "K" referred to in the
affidavit of Angela Gykelbach
sworn before me at New Westminster
this 2nd day of September 2020

.....
A Commissioner for taking Affidavits
for British Columbia

**MINUTES OF SPECIAL GENERAL MEETING
STRATA CORPORATION NW 289**

HELD: Tuesday, May 16, 2017 at 7:00 p.m. in the Recreation Room of "Cameray Gardens" 5715 Jersey Avenue & 3925 Kingsway, Burnaby, BC.

PRESENT: The Owners, Strata Plan NW 289, as per Registration Sheet
Allen Regan, Bayside Property Services Ltd.
Mike Britten, Bayside Property Services Ltd.

GUESTS: Kevin Meikle, Cushman Wakefield
Edgar Buksevics, Cushman Wakefield

Kevin and Edgar provided some insight into the marketing plan and updated the Owners on the timing of tendering and the rest of the process. The expectation is that the tendering will close in mid-June, with negotiations taking until the end of the month. An update meeting is planned to be held with the Owners in early June, and the official vote for the best offer will be approximately the end of July or August. If the Owners approve, the court application will likely take 2-3 months and the deal could be closed in the October to December range. Part of the negotiations will be a period of free rent and likely an additional market rental period too. This timeline is all dependent on the results of the Phase II Environmental Assessment.

CALL TO ORDER

The meeting was called to order at 7:04 p.m. by Council President, Norm Leech, who chaired the meeting.

Bayside reported that there was a total of 61 Owners represented at the meeting, including 7 by Proxy. In accordance with the Strata Property Act of British Columbia, a quorum requires that eligible voters holding 1/3 (34) of the Strata Corporation's votes be present in person or by Proxy. The registration sheet was signed, Proxies certified and ballots issued.

NOTICE OF MEETING

It was moved, seconded (#317J/#316K) and carried by a majority vote that the Notice of Meeting, dated April 27th, 2017 was proper notice in accordance with the Strata Property Act.

MINUTES OF PREVIOUS GENERAL MEETING

It was moved, seconded (#217J/#310J) and carried by a majority vote to approve the Minutes of the previous Annual General Meeting held November 23, 2017, as previously circulated by Bayside.

RESOLUTION #1 BY ¾ VOTE:

BE IT RESOLVED THAT the Owners, Strata Plan NW 289 hereby approve spending up to \$15,000.00 to complete the Phase II portion of the environmental assessment of the property in preparation to sell. Funding will be by way of withdrawal up to \$15,000.00 from the CRF, which had a balance of \$235,565.79 as of March 31st, 2017.

It was moved and seconded (#317J/#112J) to approve Resolution #1. After discussion, the question was called and, by a count of ballots, the vote result was as follows: 64 Yes, 0 No, 0 Abstained. **RESOLUTION #1 passed as proposed.**

RESOLUTION #2 BY ¾ VOTE

BE IT RESOLVED THAT the Owners, Strata Plan NW 289, hereby approve spending up to \$20,000.00 to complete the installation of heat detectors wired to the fire panel in the Kingsway building only, if required by a mandate from the Burnaby Fire Department. Funding will be by way of a withdrawal of up to \$20,000.00 from the Contingency Reserve Fund, which had a balance of \$235,565.79 as of March 31st, 2017.

It was moved and seconded (#317J/#316K) to approve Resolution #2. After discussion, the question was called and, by a count of ballots, the vote result was as follows: 63 Yes, 1 No, 0 Abstained. **RESOLUTION #2 passed as proposed.** It is understood that this work will only proceed if the direction requiring it by the Burnaby Fire Department is received.

RESOLUTION #3 BY ¾ VOTE

BE IT RESOLVED THAT the Owners, Strata Plan NW 289 hereby approve spending up to \$20,000.00 for the installation of crown moulding in the Kingsway building hallways to hide the new electrical wiring required for the heat detectors referenced in Resolution #2. Funding will be by way of a withdrawal of up to \$20,000.00 from the CRF, which had a balance of \$235,565.79 as of March 31st, 2017.

It was moved and seconded (#317J/#316K) to approve Resolution #3. After discussion, the question was called and, by a count of ballots, the vote result was as follows: 0 Yes, 64 No, 0 Abstained. **RESOLUTION #3 failed.**

Council had requested that Bayside replace Mike Britten as the property manager and the new manager will be Edward Cygan, effective immediately. His contact information is included in the last page of these Minutes.


The equation regarding the valuation of people's Units is as follows: assume the offer is \$70 million, take the interest upon destruction value for your Unit, divide it by 10,000 (the total amount) and multiply that amount by the offer. For example: for Unit 101J the rate is $105/10000 \times \$70 \text{ million}$ equals a \$735,000.00 valuation, if the offer is \$70 million.

There being no further business to discuss, the meeting was terminated at 8:18 p.m. on a motion by Unit #317J.

EMERGENCIES:

For after hours, holiday, or weekend emergencies, **DO NOT** call the property manager's direct line or send an e-mail. **You need to call 604.432.7774** if you are calling regarding anything that cannot wait until the next business day.

The next Council meeting is scheduled for Wednesday, May 24th, 2017 at 7:00 p.m. in the Meeting Room.



Mike Britten, Senior Property Manager
Bayside Property Services Ltd.
#100 – 6400 Roberts St.
Burnaby, B. C. V5G 4C9

Direct: 604-629-8753

Office: 604-432-7774 (**24 hours – after hours, emergencies only**)

Fax: 604-430-2698

Email: mbritten@baysideproperty.com

New Property Manager – effective immediately:

Edward Cygan, Property Manager
Bayside Property Services Ltd.

Direct: 604-637-4339

Email: ecygan@baysideproperty.com

OWNERS: Please retain all Minutes as required by Real Estate Regulations.
--

in

This is Exhibit " L " referred to in the
affidavit of Angela Ekelbush
sworn before me at New Westminster
this 2nd day of September 2020

~~.....~~
A Commissioner for taking Affidavits
for British Columbia

From: Brett Johnston [<mailto:Brett@comfire.ca>]
Sent: Thursday, October 12, 2017 5:01 PM
To: ECygan@baysideproperty.com; Talkkari, Perry
Cc: Eric Repsys; Haley Balewicz; Paul Farley; Kristina Aplan
Subject: Fire Alarm System- Cameray Gardens

Good Afternoon Edward,

As per our open Electrical Permit at Cameray Gardens;

The following is what is required in **both buildings** as per a previous site visit and telephone conversation today with the Acting Chief of Fire Prevention with the City of Burnaby, Perry Talkkari. I have included Perry in this e-mail. In order to complete the upgrade, and finalize our permit for closure with the Burnaby FD the following is required;

- Add smoke detection in the hallways and stairwells of **both buildings**
- Add additional bells/audibility of the common area hallways in **both buildings**
- Add in-suite heat detectors at the entrance of each individual suite in **both buildings**
- Inter-connect **both buildings** fire alarm system so that in the event of a fire sprinkler activation, **both buildings** will go into alarm
- Ensure **each unit/condo** has a hardwired 120V Smoke Alarm outside of all sleeping rooms. Some units may require the installation of (2) smoke alarms depending on interior configuration
- Community Fire will upgrade the building to enhance fire protection and audibility without requiring an engineer to re-design the system and produce drawings

I will work with both yourself and Perry to come up with a timeline and design. The **both buildings** situation is new as of this afternoon so I will need some time review the site and come up with the most cost effective game plan to tackle this.

*Perry, I have recapped our conversation as best as my ability, please confirm or add notes where required.

Regards,
Brett



Brett Johnston

Owner / Technician

Community Fire Prevention

p: 604-944-9242

a: 104 - 1320 Kingsway Ave, Port Coquitlam, BC, V3C 6P4

w: www.comfire.ca e: brett@comfire.ca



Check Out Our Newest Division, BC Quake Earthquake Products

This e-mail and any attachments are confidential and also may be privileged. If you are not the named recipient, or have otherwise received this communication in error, please delete it from your inbox, notify the sender immediately, and do not disclose its contents to any other person, use them for any purpose, or store or copy them in any medium.

Thank you for your cooperation.

This is Exhibit "L" to the Affidavit of
Angele Ekelbosh
sworn (or affirmed) before me at
New Westminster B.C.
this 2nd day of September 2020.

A Commissioner/Notary Public for the
Province of British Columbia

December 5, 2017

69

103

Strata Plan NW 289
"Cameray Gardens"
5715 Jersey Avenue V5H 2L3
3925 Kingsway V5H 3Y7
Burnaby, BC



Dear Owners:

Re: **Strata Plan NW 289 "Cameray Gardens"**
Deprecation Report

As Management Agents for the above referenced property, we write at the direction of the Strata Council.

Please find attached a copy of the Deprecation Report for NW 289 outlining necessary repairs and/or upgrades for both the Jersey and Kingsway buildings. Additionally, as per the Acting Chief of Fire Prevention with the City of Burnaby, please note further required upgrades for both buildings, including but not limited to the following:

- Add smoke detection in the hallways and stairwells of **both buildings**
- Add additional bells/audibility of the common area hallways in **both buildings**
- Add in-suite heat detectors at the entrance of each individual suite in **both buildings**
- Inter-connect **both buildings** fire alarm system so that in the event of a fire sprinkler activation, **both buildings** will go into alarm
- Ensure **each unit/condo** has a hardwired 120V Smoke Alarm outside of all sleeping rooms. Some units may require the installation of (2) smoke alarms depending on interior configuration
- Community Fire will upgrade the building to enhance fire protection and audibility without requiring an engineer to re-design the system and produce drawings

Estimated costs for the above noted repairs and upgrades should the building not sell, could be upwards of **\$140,000.00** for each building.

If you have any questions about the information provided please contact the undersigned.

Sincerely,
BAYSIDE PROPERTY SERVICES LTD.

A handwritten signature in dark ink, appearing to read "Edward Cygan", is written over the printed name.

Edward Cygan, Property Manager
Direct Line: 604.637.4339
Email: ecygan@baysideproperty.com
Per: The Owners, Strata Plan NW 289
cc Council President
EC/ed

This is Exhibit "M" referred to in the
affidavit of Angela Cykalbash
sworn before me at New Westminster
this 2nd day of September 2020

A handwritten signature in dark ink is written over the printed name.

.....
A Commissioner for taking Affidavits
for British Columbia

**The Owners, Strata Plan NW 289 (the "Strata Corporation")
Minutes of Special General Meeting**

Held on Sunday, April 8, 2018

**In the Recreation Room at
3925 Kingsway, Burnaby, BC**

At 10:00 a.m.

This is Exhibit "N" referred to in the
affidavit of Angela Gyulbash
sworn before me at New Westminster
this 2nd day of September 2018

.....
**A Commissioner for taking Affidavits
for British Columbia**

1. Call to Order

The meeting was called to order at 10:58 a.m.

2. Certify Proxies and Corporate Representatives and Issue Voting Cards

There were 90 strata lots represented in person or by proxy.

3. Determine that there is a Quorum for the Meeting

Quorum for the meeting requires that persons holding at least 1/3 of the votes of the Strata Corporation who are entitled to vote must be present in person or by proxy. Quorum for the meeting was 34, so there was quorum for the meeting.

4. Proof of Notice of Meeting

The Strata Corporation's legal counsel confirmed that Notice of Meeting was mailed to all owners on March 5, 2018.

5. Approval of Agenda

Moved by strata lot 47 and seconded by strata lot 49 to approve the Agenda.

MOTION CARRIED

6. Approval of the Minutes

Moved by strata lot 99 and seconded by strata lot 70 to approve the minutes of the last general meeting, which was the annual general meeting held on January 30, 2018.

MOTION CARRIED

7. Resolution #1

RESOLUTION #1

**80% VOTE RESOLUTION OF THE OWNERS, STRATA PLAN NWS289
TO APPROVE CANCELLATION OF STRATA PLAN and APPOINTMENT OF LIQUIDATOR
(Sections 277 and 278 of the *Strata Property Act*)**

WHEREAS:

- A. The owners of the strata lots comprising Strata Plan NWS289, in light of the offer to purchase all of the lands comprising Strata Plan NWS289 inclusive of all strata lots (collectively the "**Strata Lands**") received from Dava Developments Ltd., would like to voluntarily wind up The Owners, Strata Plan NWS289 (the "**Strata Corporation**") with a liquidator in accordance with Division 2 of Part 16 of the **Strata Property Act** (the "**Act**"); and
- B. Pursuant to section 277(1) of the **Strata Property Act** (the "**Act**"), an 80% vote resolution must be passed to approve the cancellation of a strata plan and the appointment of a liquidator,

BE IT RESOLVED by an 80% vote of the Strata Corporation that, pursuant to sections 277 and 278 of the Act, the following be approved:

- (a) the appointment of Boale, Wood & Company as represented by John McEown, with an address for business at 1140 – 800 West Pender Street, Vancouver, BC, V6C 2V6 as the liquidator;
- (b) the cancellation of the strata plan for Strata Plan NWS289;
- (c) the dissolution of the Strata Corporation;
- (d) the surrender to the liquidator of each owner's interest in:
 - (i) land shown on the strata plan;
 - (ii) land held in the name of or on behalf of the Strata Corporation, but not shown on the strata plan, and
 - (iii) personal property held by or on behalf of the Strata Corporation;
- (e) the estimated costs of the winding up at \$350,000; and
- (f) the interest schedule referred to in section 278 of the Act, which is appended to this resolution as Schedule 1A.

NOTES TO RESOLUTION #1: With respect to the payment of the anticipated costs of the winding up, the purchase and sale agreement between the Strata Corporation and Dava Developments Ltd. provides that, following passage of the 80% Vote Resolution #1, Dava will authorize the release of \$50,000 from the deposit amounts posted to date by Dava with its legal counsel to contribute to legal and liquidation costs as incurred. Additional funds for the estimated costs of the winding up (\$300,000) will be paid by way of an expenditure from the contingency reserve fund to be approved as part of ¾ Vote Resolution #2 at this meeting.

**Schedule 1A to 80% Vote Resolution #1 – Interest Schedule
(Section 278(1) of the *Strata Property Act*)**

See Schedule 1A in the Notice of Meeting mailed to all owners on March 5, 2018.

*****END OF SCHEDULE 1A – INTEREST SCHEDULE*****

*****END OF 80% VOTE RESOLUTION #1*****

There was some discussion. The Chair called for the question and ballots were completed and put into a ballot box.

MOTION FAILED (38 IN FAVOUR, 50 OPPOSED, 2 ABSTAINED)

As 80% Vote Resolution #1 failed, none of the other resolutions on the agenda were voted on (each being contingent upon an approval of 80% Vote Resolution #1).

8. Meeting Termination

There was a motion and second to terminate the meeting. The motion to terminate the meeting was carried unanimously and the meeting terminated at 11:13 a.m.

MOTION CARRIED

This is Exhibit " 0 " referred to in the
affidavit of... Angela Gyekye...
sworn before me at New Westminster
this 2nd day of September 2020

.....
A Commissioner for taking Affidavits
for British Columbia

**MINUTES OF COUNCIL MEETING
STRATA CORPORATION NW 289
"CAMERAY GARDENS"**

HELD: Monday, September 17th, 2018 at 7:00 p.m. in the Recreation Room,
3925 Kingsway/5715 Jersey Avenue, Burnaby, BC.

PRESENT: Norm Leech President #105K
Jeremy Yang Keys #212J
Angela Eykelbosh (via phone) #107J

REGRETS: Gary Drees Parking/Security #318K

AGENT: Edward Cygan Bayside Property Services Ltd.

CALL TO ORDER

The meeting was called to order at 7:00 p.m.

PREVIOUS MINUTES

It was moved, seconded and carried by majority vote to approve the Minutes of the Council Meeting held on July 17th, 2018 as distributed.

COMMITTEE REPORTS

1. **New Fobs:** An email to Gary at garyluciend1@hotmail.com, or a note slid under his door, will alert Gary of the need for a new fob. The cost is \$50.00 payable to "Strata Plan NW 289". Please note that remote refunds will only be given where a receipt states payment for it was a deposit and is refundable.
2. **Landscaping:** The sprinklers will be shut down for the season. The landscape service is ongoing as per the contract. Owners are reminded to please pick up after their pets.
3. **Maintenance Items:**
 - Council asked that Bayside arrange for Units #103K, #104K, #107K and #108K to have a section of trim on their balconies painted as soon as possible. This item is now completed.
 - Council approved carpet cleaning for both buildings to be completed on Tuesday, October 9th and Wednesday, October 10th. Notices to follow.
 - Pinhole leaks located around Units #116J and #114J were reported and will need to be clamped.
4. **Common Door & Bike Room Keys:** Owners who wish to obtain replacement keys for the common doors, bike rooms or billiard room may contact **Jeremy Yang at [<yangzhihao77@hotmail.com>](mailto:yangzhihao77@hotmail.com)**. A deposit of \$50.00 is required for replacement common door keys. A \$20.00 deposit is required for bike or billiard room keys. To be placed on the waiting list for a large locker rental, please contact Edward Cygan at

Bayside. Please note that refunds will only be given for extra fobs or keys if a receipt is provided.

BUSINESS ARISING FROM THE PREVIOUS MINUTES

1. **Electrical Repairs:** Repairs were completed at the Kingsway entrance; the lights are now operational.
2. **Boiler Repairs:** Repairs were completed and the heat has been turned on in both buildings.

FINANCIAL REPORTS

1. **Financial Reports:** The Financial Reports for May to July 2018, inclusive, as prepared by Bayside's Accounting Department were approved.
2. **Accounts Receivable:** The A/R report as at September 17th, 2018 showed an O/S amount of \$13,344.03. Bayside was instructed to issue bylaw complaint letters and fines as required.

NEW BUSINESS

1. Council approved the refund of key and fob deposits to Units #310K.
2. A complaint about barking dogs was received. A bylaw complaint letter was issued.
3. The ongoing legal action Re: Goddard has been dismissed.
4. The rental unit is in need of repairs; Bayside asked to obtain estimates for same.
5. **Owners are reminded that smoking is not permitted on the common property or within 6 meters of a door or window. Please be reminded that cigarette butts are not to be thrown off balconies/patios.**
6. **Owners must ensure that the security gate has returned to a fully closed and secured position before leaving the entrance area of the underground parkade.**

Disposal of Garbage/Recycling Reminder:

Owners are reminded that garbage and recycling must be placed in the appropriate receptacle. If the receptacle is in the driveway awaiting pick up by the City of Burnaby, items need to be taken to the bin for disposal and not left on the floor of the parkade. The complex cleaners put out the garbage/recycling bins and retrieve the garbage/recycling bins on the closest service day to pick-up.

Owners are further advised there is no area for "donations" or "free cycle" in the parkades. Owners who wish to donate usable items may take them to a local thrift store. Owners with larger items may call the City of Burnaby at 604-294-7972 for free collection from the driveway. All items left on the bench in the parkade are subject to disposal.

EMAIL MINUTES: To receive minutes or other correspondence by email, please let Edward Cygan at Bayside know by calling 604-637-4339 or emailing ecygan@baysideproperty.com. This will save the Strata money and provide a simpler way for Owners to retain records of the property.

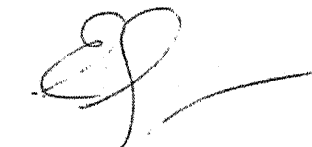
MINUTES OF COUNCIL MEETING
STRATA CORPORATION NW 289

PAGE 3
September 11, 2018

EMERGENCIES

For after hours, holiday, or weekend emergencies, **DO NOT** call the Property Manager's direct line or send an e-mail. **You need to call 604.432.7774** if you are calling regarding anything that cannot wait until the next business day.

There being no further business, the meeting was terminated on a motion by #105K at 8:00 p.m. The next Council Meeting is scheduled for Monday, October 15th at 7:00 p.m. in the Recreation Room at 3925 Kingsway/5715 Jersey Avenue, Burnaby, BC.



Edward Cygan, Property Manager
Bayside Property Services Ltd.
#100 - 6400 Roberts Street
Burnaby, BC V5G 4C9

Direct: 604-637-4339

Office: 604-432-7774 (24 hours - after office hours, emergencies only please)

Fax: 604-430-2698

Email: ecygan@baysideproperty.com

N.B: OWNERS: Please retain all Minutes as required by Real Estate Regulations.

This is Exhibit "P" referred to in the
affidavit of...Angela Eykelbosh...
sworn before me at...New Westminster
this 2nd day of...September...2020.

.....
~~A Commissioner for taking Affidavits~~
~~for British Columbia~~

INITIAL Inspection Date: 06 MARCH 2019

1st Re-Insp Date: _____

FEE TO BE CHARGED☐ 2nd Re-Insp Date: _____ ☐ 6th Re-Insp Date: _____☐ 3rd Re-Insp Date: _____ ☐ 7th Re-Insp Date: _____☐ 4th Re-Insp Date: _____ ☐ 8th Re-Insp Date: _____☐ 5th Re-Insp Date: _____ ☐ 9th Re-Insp Date: _____**BURNABY FIRE DEPARTMENT****Fire Prevention Division**

4867 SPERLING AVE., BURNABY, BC V5E 2S9

TEL: 604-294-7195 FAX: (604) 294-0490

www.burnaby.ca

112

BUSINESS HOURS: _____Take notice that the premises situated at 3925 Kingsway Street & 5715 Jersey Avenue BURNABY, B.C., are being inspected to the provisions of the Burnaby Fire Services BYLAW and/or B.C. Fire Services Act, and/or B.C. Fire Code Regulation.☐ MAINTENANCE ☒ ROUTINE ☐ PROGRESS ☐ REQUEST ☐ COMPLAINT ☐ OTHER ☐ PERMIT # _____

BUS./PROPERTY NAME Cameray Gardens - Strata NW289

EMERGENCY CONTACT INFORMATION:

CONTACT NAME Mike Britten

NAME Nicolas Ramos

BUSINESS NUMBER 604-432-7774

PHONE # 604-754-5082

EMAIL mbritten@baysideproperty.com

OCCUPANCY CLASS C PROPERTY USE Low Rise ResidentialNumber of stories above ground 3 Number of levels below ground 1

INSURANCE COMPANY: _____ PH # _____

BUILDING SYSTEMS:

	Yes		Yes		Yes
2.1.3 Fire Alarm	<input checked="" type="checkbox"/>	2.1.3 F/Dept. Connection	<input checked="" type="checkbox"/>	7.1 Firefighter Elevator	<input type="checkbox"/>
2.1.5 Fire Extinguisher (s)	<input checked="" type="checkbox"/>	2.1.3 Standpipe Connection	<input type="checkbox"/>	2.8 Emergency Generator	<input type="checkbox"/>
2.7.3 Exit Signs	<input checked="" type="checkbox"/>	2.1.3 Hose Cabinet/Station	<input type="checkbox"/>	2.1.3 Fire Pump	<input type="checkbox"/>
2.7.3 Emergency Lighting	<input checked="" type="checkbox"/>	2.1.3 Special Suppression System	<input type="checkbox"/>	2.6.1.9 Comm. Cooking Fire/Pro.	<input type="checkbox"/>
2.1.3 Sprinkler System	<input checked="" type="checkbox"/>	BYLAW Private Hydrant	<input type="checkbox"/>	LOCK BOX <input checked="" type="checkbox"/> F.S.P. BOX <input checked="" type="checkbox"/>	

YOU ARE HEREBY ORDERED TO:

SERVICE:	PROVIDE:
6.2 <input type="checkbox"/> Fire Extinguisher (s)	2.1.5 <input type="checkbox"/> _____ - 5lb ABC Extinguisher (2A-10BC)
6.5 <input checked="" type="checkbox"/> Exit Sign (s)	2.1.5 <input type="checkbox"/> _____ - 10lb ABC Extinguisher (4A-20BC)
6.5 <input checked="" type="checkbox"/> Emergency Lighting	2.1.5 <input type="checkbox"/> _____ - K-Type Comm. Kitchen Extinguisher
6.5 <input type="checkbox"/> Emergency Generator	2.1.5 <input type="checkbox"/> Provide signs to indicate Extinguisher location
6.4 <input type="checkbox"/> Sprinkler System	2.8 <input type="checkbox"/> Keys for Vault Cylinder or Lock Box
6.4 <input type="checkbox"/> 5 Year Standpipe Flow Test	2.8 <input type="checkbox"/> Recessed Vault Cylinder or Lock Box
6.4 <input type="checkbox"/> Fire Pump	2.8 <input type="checkbox"/> Fire Safety Plan Box
6.4 <input type="checkbox"/> Fire Department Connection	2.8.2 <input type="checkbox"/> Fire Safety Plan/Pre-Incident Plan
6.4 <input type="checkbox"/> Backflush Fire Dept. Connection	3.2 <input type="checkbox"/> Assessment report for Racking / Storage
6.3 <input checked="" type="checkbox"/> Fire Alarm System	6.4 <input type="checkbox"/> Replace Missing Fire Dept. Connection Caps
2.6.1.9 <input type="checkbox"/> Comm. Cooking Suppression System	6.5 <input type="checkbox"/> Generator Log Book
2.6.1.9 <input type="checkbox"/> Kitchen Exhaust System (Cleaned)	6.4 <input type="checkbox"/> Tag all PRV's on Sprinkler/Standpipe Systems & provide set pressures on the tags
ADDITIONAL COMMENTS:	
* list of deficiencies/violations are detailed in the attached email	

THIS ORDER MUST BE COMPLIED WITH FORTHWITH. Re-Inspection in 7 Days.**PLEASE NOTIFY THIS OFFICE WHEN ABOVE HAS BEEN COMPLETED.**

A RE-INSPECTION FEE OF \$100 WILL BE CHARGED IF THE VIOLATIONS ARE NOT CORRECTED BY THE SECOND RE-INSPECTION. A FURTHER \$300 WILL BE CHARGED FOR THE THIRD AND FOURTH RE-INSPECTION, \$500 FOR THE FIFTH RE-INSPECTION AND EACH SUBSEQUENT INSPECTION THEREAFTER. FAILURE TO PAY ANY RE-INSPECTION FEE WILL RESULT IN IT BEING ADDED TO PROPERTY TAXES PAYABLE FOR THE SUBJECT PROPERTY.

Inspecting Officer K. Parker BFD# 308 Shift D Telephone No. (604) 294-7195READ & RECEIVED BY: email to Bayside
(signature)Mike Britten
(print name)Property Manager
(position/title)

(WHITE - Office Copy, YELLOW - Occupant's Copy)

OWNER NAME & ADDRESS Office Use Only: _____

On Thu, 7 Mar 2019 at 11:01, Edward Cygan <ECygan@baysideproperty.com> wrote:
Please see attached and advise what you can do and how fast. Thanks

Will advise council asap.

Edward Cygan, Property Manager

Bayside Property Services Ltd.
100 - 6400 Roberts Street, Burnaby, BC V5G 4C9
Office: 604.432.7774
Direct: 604.637.4339
Office Fax: 604.430.2698
Toll Free: 1.866.867.5760
www.baysideproperty.com

This email may contain confidential information, and is intended only for the named recipient and may be privileged. Distribution or copying of this email by anyone other than the named recipient is prohibited. If you are not the named recipient, please notify us immediately and permanently destroy this email and all copies of it. Internet email is not private, secure, or reliable. Bayside Property Services Ltd. and its employees are not liable for any errors or omissions in the content or transmission of this email. Any opinions contained in this email are solely those of the author and, unless clearly indicated otherwise in writing, are not endorsed by Bayside Property Services Ltd.

Message to client:

Bayside Property Services Ltd. is committed to protecting personal information. Email communications are inherently vulnerable to interception by unauthorized parties. We will use alternate means of communication upon request.

From: Parker, Kelly <Kelly.Parker@burnaby.ca>

Sent: March 6, 2019 4:41 PM

To: Mike Britten <MBritten@baysideproperty.com>

Cc: Talkkari, Perry <Perry.Talkkari@burnaby.ca>; Brett Johnston (Brett@comfire.ca) <Brett@comfire.ca>

Subject: Fire Inspection Report

Good afternoon;

Today I conducted an inspection of the above noted properties, and the following list of deficiencies are required to be corrected IMMEDIATELY:

3925 Kingsway Street:

- Fire Alarm Panel service tag indicates additional work required on the system – correct immediately
- Emergency Light/Exit Sign requires servicing near suite 202 – correct immediately
- Exit Light is not illuminated near suite #209 – correct immediately
- Fire Door:
 - Double fire doors in lobby floor 1 (by elevator) need adjustment, must self-close and latch
 - Double fire doors on floor 3 near suite 309 needs adjustment, must self-close and latch
 - Fire door in parkade near stall #145 needs adjustment, must self-close and latch
 - Emergency Exit door in parkade (see picture) is jammed (does not open) near stall #32 – correct immediately

5715 Jersey Avenue:

- Fire Alarm Panel service tag indicates additional work required on the system – correct immediately
- Emergency Light/Exit Sign requires servicing in main lobby floor 1 – correct immediately
- Emergency Light/Exit Sign requires servicing on floor 3 near suite 304 – correct immediately
- T-Bar ceiling tiles need to be fixed on floor 1 near suite 116 – correct immediately
- Fire Door:
 - Fire door on floor 3 near suite 316 needs adjustment, must self-close and latch

** sign required for "Water Entry Room" in parkade (RED sign with white letters)

Additionally, there is an "OPEN" Electrical Permit regarding the upgrade that needs to be completed **FORTHWITH**. In order to complete this open permit the following is required for both buildings:

- Add smoke detection in the hallways and stairwells of **both buildings**
- Add additional bells/audibility of the common area hallways in **both buildings**
- Add in-suite heat detectors at the entrance of each individual suite in **both buildings**
- Inter-connect **both buildings** fire alarm system so that in the event of a fire sprinkler activation, **both buildings** will go into alarm
- Ensure **each unit/condo** has a hardwired 120V Smoke Alarm outside of all sleeping rooms. Some units may require the installation of (2) smoke alarms depending on interior configuration
- Community Fire will upgrade the building to enhance fire protection and audibility without requiring an engineer to re-design the system and produce drawings

The unapproved storage rooms in the parkade built with combustible construction are required to be dismantled and removed **FORTHWITH**. These storage rooms were built without building permits.

A reinspection will be conducted in 7 days. After next week's reinspection, if violations are not corrected, the fee schedule for reinspections will apply.

Should you have any questions or concerns, please do not hesitate to contact me directly at 604-294-7599 or 604-842-1323.

Regards,

Kelly Parker | Fire Prevention Division | Burnaby Fire Department

City of Burnaby | Station 1 – 2nd Floor | 4867 Sperling Avenue, Burnaby BC V5E 2S9
www.burnaby.ca | kelly.parker@burnaby.ca | Office 604-294-7599 | Fax 604-294-0490

This is Exhibit " Q " referred to in the
affidavit of Annela Ekelbush
sworn before me at 901 New Westminster
this 2nd day of September 2020

~~.....~~
A Commissioner for taking Affidavits
for British Columbia

UNIT	OWNER(S)	PID TO	BALANCE	MONTHLY	OTHER	PAC	REC'D	SUB- TOTAL	LATE PYMT	BALANCE
		FORWARD ASSES		CHARGES REASON						
	5715 Jersey Avenue									
	SITU, Su Jun	PAC		330.58		-330.58		-0.00		-0.00
102	1161359 BC LTD		8540.72	342.60				8883.32	Len Admin-May19	8883.32
103	1161359 BC LTD		8540.72	342.60				8883.32	Len Admin-May19	8883.32
104	NGUYEN, Thi Bich Hang NGUYEN, Van Dao	PAC		336.59		-336.59		-0.00		-0.00
105	BOZSIK, Julian	PAC		324.57		-324.57		0.00		0.00
106	Lim, Chresten ADONG, Iris	PAC		348.81		-348.81		0.00		0.00
107	ETKELBOSH, Angela	PAC	30.00	354.82	30.00 locker	-354.82		60.00		60.00
108	STRATA CORPORATION NW289				RENT			0.00		0.00
109	AGUIAR, Aldina	PAC		234.41	FBJ27	-234.41		0.00		0.00
110	DU, Ma Tuyet Ngoc VUONG, Mr Nguyen	PAC	250.00	240.42		-240.42		250.00		250.00
111	1161359 BC LTD		8381.85	324.57				8706.42	Len Admin-May19	8706.42
112	1161359 BC LTD		8540.72	342.60				8883.32	Len Admin-May19	8883.32
114	CHEN, Wen YANG, Hong	PAC		339.60		-339.60		0.00		0.00
115	1161359 BC LTD		354.62	354.62				709.24		709.24
116	1164416 BC LTD		324.57	324.57				649.14		649.14
201	LI, Yan Qiong	PAC		330.58		-330.58		0.00		0.00
203	1164416 BC LTD			342.60	Old Owner	-342.60		0.00		0.00
204	HE, Ping	PAC		336.59		-336.59		8883.32	Len Admin-May19	8883.32
205	1161359 BC LTD		8381.85	324.57				-0.00		-0.00
206	THUE, E Lawrence	DEC19		348.61		-348.61		0.00		0.00
207	SPENCER MM Richard C	PAC		237.42	15.00 #137	-252.42		0.00		0.00
208	WILLIAMSON, Arthur S		-169.56	237.42		-169.56		-1424.52		-1424.52
209	1161359 BC LTD		7814.10	237.42				7851.52	Len Admin-May19	7851.52
210	GAPAL, Cristina R CHARTER, Gary D	PAC		234.41		-234.41		0.00		0.00
211	LI, Yu Qiong ZHOU, Ju Tai	PAC		240.42		-240.42		0.00		0.00
212	YANG, Zhi	PAC		324.57		-324.57		0.00		0.00
214	1161359 BC LTD		8540.72	342.60				8883.32	Len Admin-May19	8883.32
215	LOOMBA, Mr. On LOOMBA, Ms Meesari	PAC		339.60		-339.60		0.00		0.00
216	MILLS, Suzanne J	DEC19	-354.00	354.62	15.00 40.00 Storage	-354.62	-18.89 -392.73	-354.00		-354.00
217	1161359 BC LTD		8381.85	324.57				8706.42	Len Admin-May19	8706.42
218	1161359 BC LTD		8434.82	330.58				8765.40	Len Admin-May19	8765.40
302	1161359 BC LTD		8540.72	342.60				8883.32	Len Admin-May19	8883.32
303	1161359 BC LTD		8540.72	342.60				8883.32	Len Admin-May19	8883.32

UNIT	OWNER(S)	PID TO	BALANCE FORWARD	MONTHLY ASSES	PKG	OTHER CHARGES	REASON	PAC	RECD	SUB- TOTAL	LATE PMT	BALANCE
304	BURCHALL, Megan	PAC		336.59				-336.59		-0.00		-0.00
305	BHALOO, Naim	DEC19		324.57				-324.57		0.00		0.00
306	DONG, Hu L	PAC		348.81				-348.81		0.00		0.00
307	MESHRI, Marouf	PAC		237.42				-237.42		-0.00		-0.00
308	1161359 BC LTD		7614.10	237.42						Lien Admin-May'19 7851.52		7851.52
309	HUANG, Hsiang C	DEC19	-79.17	237.42	15.00			-241.11		-67.86		-67.86
310	LEVSEN, Grace J	PAC		234.41				-234.41		0.00		0.00
311	CHAN, Ping C	PAC		240.42				-240.42		0.00		0.00
312	LEE, So LUI, Louis On-Seng LUI, Tam Tai	PAC		324.57				-324.57		0.00		0.00
314	EVANGELISTA, Daisy EVANGELISTA, Ma	PAC	30.00	342.80				-342.80		50.00		50.00
315	1161359 BC LTD		6514.24	339.60						Lien Admin-May'19 6853.84		6853.84
316	1161359 BC LTD		6646.58	354.82						Lien Admin-May'19 9001.20		9001.20
317	1161359 BC LTD 3925 Kingsway		6381.85	324.57						Lien Admin-May'19 8706.42		8706.42
101	WATSON, Kenneth J		1301.56	321.56						1623.11		1623.11
102	DUAN, Liping	PAC		249.44				-249.44		-0.00		-0.00
103	LEECH, Norman	PAC		249.44	15.00	Locket		-264.44		0.00		0.00
104	DIZON, Wm Ricardo (Narciso)	PAC		324.57				-324.57		0.00		0.00
105	DUNSON, Ma Donna	PAC		324.57				-324.57		0.00		0.00
106	DESOUZA, Fernando	DEC19	23.76	249.44				-249.44		23.76		23.76
107	1161359 BC LTD		7720.00	249.44						Lien Admin-May'19 7969.44		7969.44
108	DASRAVA, Camelia	PAC		318.56				-318.56		-0.00		-0.00
109	CHENG, Rudolph	PAC		267.47				-267.47		0.00		0.00
110	1161359 BC LTD		8326.92	318.56						Lien Admin-May'19 8647.48		8647.48
111	1161359 BC LTD		234.41	234.41						468.82		468.82
112	LAI, Ricky	PAC		237.42				-237.42		0.00		0.00
114	MR FACCO, Pia	PAC	1091.13	243.43				-243.43		-253.43		837.70
115	1161359 BC LTD		330.56	330.59						661.16		661.16
116	1161359 BC LTD		8514.24	339.60						Lien Admin-May'19 8853.84		8853.84
117	1164416 BC LTD		258.45	258.45						516.90		516.90
118	LOUTITT, Mark/Sarah	JUN19 DEC19	-16.18	339.80		chk owner cheques (Loutitt)		-323.42		0.00		0.00
119	1161359 BC LTD		8143.55	287.62						Lien Admin-May'19 8441.08		8441.08
201	ALMGA, Monica	PAC	1738.44	321.56				-321.56		1738.44	7.66	1736.10
202	1161359 BC LTD		7720.00	249.44						Lien Admin-May'19 7969.44		7969.44
204	LI, Qi Wan WU, Shi Qiang	PAC		324.57				-324.57		0.00		0.00
205	KARAOUZOS, Maria KARAOUZOS, Nicholas	PAC		324.57				-324.57		0.00		0.00
206	CHEN, Cui Ming	PAC		249.44				-249.44		0.00		0.00

STRATA PLAN NW 289

BUILDING NAME "CAMERAY GARDENS"
 ADDRESS 5715 Jersey Ave VSM 213
 3826 Kingsway VSM 3Y7
 Burnaby BC

MONTH OF JUNE 2019

Page 3 of 3

UNIT	OWNER(S)	P/D TO	BALANCE FORWARD	MONTHLY ASSESS	PKG	OTHER CHARGES	REASON	PAC	REC'D	SUB- TOTAL	LATE PYMT	BALANCE
207	WANG, Yankui		782.08	249.44						1031.52		1031.52
	ALMEIDA, Luis ALMEIDA, MM Mano (Maria)	PAC		318.56				-318.56		-0.00		-0.00
209	WU, Ms Minzhi	PAC		333.58				-333.58		0.00		0.00
★ 210	1161359 BC LTD		8328.92	318.56						Lien Admin-May19 8647.48		8647.48
★ 211	1161359 BC LTD		7587.81	234.41						Lien Admin-May19 7822.02		7822.02
★ 212	1161359 BC LTD		7614.10	237.42						Lien Admin-May19 7851.52		7851.52
214	CHIANG, Ju-Shan FU, Flora	PAC		243.43				-243.43		-0.00		-0.00
★ 215	1161359 BC LTD		8434.82	330.58						Lien Admin-May19 8765.40		8765.40
★ 216	1184414 BC LTD		339.60	339.60						679.20		679.20
★ 217	1161359 BC LTD		258.45	258.45						516.90		516.90
218	BHATIA, Amar/Naranjan	PAC	50.00	339.60				-339.60		50.00		50.00
219	VUONG, Phung K LAM, Tuong	PAC		297.52	15.00			-15.00 -297.52		0.00		0.00
★ 301	1161359 BC LTD		321.56	321.56						643.12		643.12
302	MAH, Susanne	PAC		249.44		FBJ27		-249.44		-0.00		-0.00
★ 303	1161359 BC LTD		7720.00	249.44						Lien Admin-May19 7969.44		7969.44
★ 304	1161359 BC LTD		8381.85	324.67						Lien Admin-May19 8706.42		8706.42
★ 305	1184413 BC LTD		324.57	324.57						649.14		649.14
	CRISOSTOMO, Lushali	PAC		249.44				-249.44		-0.00		-0.00
★ 307	1161359 BC LTD		7720.00	249.44						Lien Admin-May19 7969.44		7969.44
308	RAVENSBERGEN, Richard		30.34	319.56	30.00	#19 #20		-348.56		30.34		30.34
★ 309	1161359 BC LTD		8481.26	333.56						Lien Admin-May19 8794.84		8794.84
★ 310	1161359 BC LTD		8328.92	318.56						Lien Admin-May19 8647.48		8647.48
★ 311	1161359 BC LTD		7587.81	234.41						Lien Admin-May19 7822.02		7822.02
★ 312	1184414 BC LTD		237.42	237.42						474.84		474.84
★ 314	1161359 BC LTD		7799.60	258.45						Lien Admin-May19 8058.05		8058.05
315	CHEUNG, MM Yn (Yuk)	PAC		330.58				-330.58		-0.00		-0.00
★ 316	1161359 BC LTD		339.60	339.60						679.20		679.20
★ 317	1161359 BC LTD		7799.41	258.45						Lien Admin-May19 8057.86		8057.86
318	DREES, Gary L	PAC		339.60	45.00	30.00 Storage		-414.60		0.00		0.00
319	FLEMING, Thomas P			297.52						-297.52	0.00	0.00
TOTALS			278379.32	29947.58	135.00	115.00	0.00	-13486.44	-4288.66	290621.80	57.66	290679.46

Fire Alarm Panel Quotation



BUDGET

Jan 21st, 2020

NW 289 – Cameray Gardens
c/o Bayside Property Services Ltd.
100 -6400 Roberts St.
Burnaby, BC
V5G 4C9

Attn: Edward Cygan

Re: Repair Quote for existing Fire Alarm Panel Replacement

Thank you for giving Community Fire Prevention the opportunity to provide you with the following quotation.

Repairs @ 3925 Kingsway / 5715 Jersey Ave., Burnaby include the following points:

Deficiency	Quantity	Unit Price	Total Price
<u>SCOPE: Replacement of Fire Alarm Control Panel</u> <u>Includes:</u> <ol style="list-style-type: none"> 1. Removal of existing Fire Alarm Control Panel 2. Supply and install New Mircom FX-2000 Fire Alarm Control Panel 3. Re:Re existing field wiring to accommodate detector supervision 4. Supply and Install addressable field devices 5. Asbestos Abatement in common areas 6. Installation of Horizontal EMT in common area 7. Installation of Vertical run EMT in riser back to FACP 8. Programming 9. Electrical Permit 10. Replacement of any non-compatible E.O.L Resistors 11. 3rd Party Verification of entire system <u>Excludes:</u> <ol style="list-style-type: none"> 1. Building Permit (if required) 2. Re-engineering of System 3. Drywall, Paint, Crown Molding or Trim Work repairs 4. Existing wiring must be trouble free and code compliant 5. Coordination of respective building Elevator Technicians to complete any work required in elevator shafts 6. Cost implications due to accessibility issues into resident's spaces 7. Fire Stopping of any areas not associated with the scope of Fire Alarm work 	1	276,080.00	276,080.00

This is Exhibit "R" referred to in the affidavit of Angela Eysel bosh sworn before me at New Westminster this 2nd day of September 2020.

~~.....~~
A Commissioner for taking Affidavits
for British Columbia

Proud Members Of



Fire Alarm Panel Quotation



Deficiency	Quantity	Unit Price	Total Price
8. Additional work with asbestos in areas not mentioned above			
9. 3 rd Party Monitoring Station work			
10. Fire Watch Duties during duration of work.			
11.			
Total			\$276,080.00

All applicable taxes are extra. Quotation is valid for 30 days.

Please note: This project will be billed progress billed bi-weekly (NET 15). Anticipated completion date within 3 months of existing scope. Full payment due in full upon closure of City Electrical Permit. Due to delays in the project, Community Fire is not responsible if the City of Burnaby increases the scope of work required.

- This quote is for work performed during regular business hours: Mon-Fri 8:00am-4:30pm. After hours/weekend appointments will be subject to overtime rates.
- Our Technicians are ASTTBC certified.
- We offer 24-Hour emergency service – 24/7 phone number 604.944.9242.
- All applicable taxes, vehicle charge and municipal fees are extra

Authorized Signature: _____

Name of Signer: _____

Date: _____

PO # (if required): _____

Proud Members Of



This is Exhibit "S" to the Affidavit of
.....Angela Sykalbosh.....
sworn (or affirmed) before me at
.....New Westminster.....B.C.
this 2nd day of September 2020.

~~A Commissioner/Notary Public for the
Province of British Columbia~~

MINUTES OF ANNUAL GENERAL MEETING STRATA CORPORATION NW 289

HELD: Tuesday, February 25th, 2020 at 7:00 p.m. in the Recreation Room of "Cameray Gardens" 5715 Jersey Avenue & 3925 Kingsway, Burnaby, BC.

PRESENT: The Owners, Strata Plan NW 289, as per Registration Sheet
Edward Cygan, Bayside Property Services Ltd.
Lucya Kowalewski, Clark Wilson LLP
Lauren Liang, Clark Wilson LLP

CALL TO ORDER

The meeting was called to order at 7:15 p.m. by Council Vice President, Angela Eykelbosh, who chaired the meeting.

Bayside reported that there was a total of 91 Owners represented at the meeting, including 63 by proxy. In accordance with the Strata Property Act of British Columbia, a quorum requires that eligible voters holding 1/3 (34) of the strata corporation's votes be present in person or by proxy. The registration sheets were signed, proxies were certified and ballots were issued.

NOTICE OF MEETING

It was moved, seconded (#318K/#107J) and carried by a majority vote that the Notice of Meeting dated February 6th, 2020 was proper notice in accordance with the Strata Property Act.

MINUTES OF PREVIOUS GENERAL MEETING

It was moved, seconded (#109K/#306K) and carried by a majority vote to approve the Minutes of the previous Annual General Meeting held February 26th, 2019, as previously circulated by Bayside.

INSURANCE REPORT

A copy of the Summary of Coverage is enclosed with these minutes. Owners are reminded that the Strata Corporation's insurance is not contents insurance and that Owners are responsible for obtaining your own homeowner policy to cover your personal belongings and any improvements you have made to your strata lot. Ensuring that the Strata deductibles are covered is important – particularly the \$10,000.00 water loss deductible and a large potential earthquake deductible. If repairs to a strata lot are less than the Strata insurance deductible, the Owner or their insurer is responsible to make those repairs regardless of the source of the problem.

All Owners – please note the following important items:

- a) **Contents/Improvements:** We take this opportunity to advise all Owners and residents that the Strata Corporation's insurance covers the building, carpeting etc., as per original construction. Owners must insure any improvements to these items (wallpapering, panelling, flooring, general up-grading etc.,) completed by yourself or the previous Owner

as well as your personal effects and furniture, through your personal Homeowner's coverage. It is suggested that all Owners and residents complete an inventory of their personal contents and belongings to ensure that you are adequately insured. Most insurance agents will provide you with an inventory guide booklet to assist you with an inventory. It is well worth it – also, take pictures or a video of your unit – and keep same in another location along with your inventory list.

- b) **Owner Responsibility:** There have been two court cases in British Columbia that dealt with the issue of Owner versus Strata Corporation responsibility, one involving a leaking dishwasher and the other, a broken pipe in a wall solely contained within one strata lot. Each incident caused thousands of dollars of damage to that strata lot. In both cases the strata lot Owner, not the Strata Corporation or the Strata Corporation's insurer, was held responsible for paying for the repairs. Based on these cases, it is apparent that if the "thing that breaks" (dishwasher, clothes washer, hot water tank, etc.) is owned by an individual unit Owner or is within the boundaries of the strata lot, either the cost of repairing any resulting damage or the deductible for the Strata Corporation's insurance policy, will be the responsibility of that Owner. Owners should therefore ensure that everything within their strata lot is in good working order, particularly things like dishwashers, clothes washers, toilets, sinks, faucets, hot water tanks, etc. where a breakdown could lead to water escape which might cause damage to your strata lot and others. Owners should also review your homeowner policy wording with your insurer to make sure that you have adequate protection for a chargeback of the strata corporation's deductible, or the actual cost of repairs, under these circumstances. Sometimes this coverage is provided as part of the basic policy, while other policies may only provide it as optional coverage requiring an additional premium. It is recommended that you provide the strata corporation's coverage details to your insurance broker to ensure that you are fully protected.
- c) **Claim Possibility/Notification:** Please note that any leakage or seepage of water should be reported promptly to Bayside, to ensure efforts are made to minimize the loss, and to ensure the Strata Corporation has an opportunity to make a claim with the insurance company. Such problems, if not reported, become repeated, ongoing leaks, and therefore may not be covered. The building's insurance normally covers incidents of leakage, but not those of a continuing nature.

RESOLUTION #1

BE IT RESOLVED by a $\frac{3}{4}$ vote of the Strata Corporation that, pursuant to Section 108 of the *Strata Property Act*:

- (a) the Strata Corporation is authorized to impose a levy on the strata lots comprising the Strata Corporation, in proportion to unit entitlement of each strata lot and in amounts shown opposite each strata lot in Schedule A (attached hereto and forming part of this resolution), the aggregate sum of \$310,000.00 for the payment of estimated costs associated with proceeding with the fire protection systems and related equipment replacements in both buildings as mandated by the City of Burnaby and the Fire Department.
- (b) each strata lot's share of the Special Levy is due and payable on April 1, 2020 in accordance with the attached Schedule.

- (c) in the event that an owner fails to pay the Special Levy on or by the due date, the owner must pay interest on any such arrears, starting on the date after the due date until the date of payment at a rate of 10% per annum, compounded annually. Despite this, if an owner pays each convenience instalment by the date set out in (b), interest will be waived.
- (d) Should funds be necessary before the entire levy is collected, the Strata Corporation is authorized to borrow funds from the contingency reserved fund, but such funds must be returned to the contingency reserve fund when the levy is collected.

END OF RESOLUTION

DISCUSSION:

One Owner asked Council and Bayside what led to the requirement to upgrade fire equipment. Council and Bayside reported that the order came from Burnaby Fire Department. An Owner asked the Property manager and Council to produce the order, but the Property Manager advised that he did not have it in his possession at the meeting. Council also advised that there was an Order from the Burnaby Fire Department which led to this emergency expense; but was unable to provide any documentation.

Another Owner asked to speak to present information between themselves and the Burnaby Fire Department. The Owner presented information from the Acting Fire Chief of Burnaby Fire Department.

A resident asked how Community Fire was selected by Council to perform the work and if any additional quotes were obtained. Council and Bayside responded by saying that Community Fire was the fire service firm of the Strata Corporation and only obtained a quotation from them because of their existing working relationship. At this point Council advised that work has already begun because it was deemed an emergency. The two lawyers from Clark Wilson indicated to all, that three quotes were in fact not a requirement as suggested by an Owner present at the meeting. There were additional comments from one resident about the Fire Department order, that in the opinion of that resident the resolution should wait for clarity before a vote.

It was moved, seconded (#318K/#107J) and carried to approve the resolution with the following results:

In Favour: 88
Opposed: 3
Abstentions: 0

Resolution #1 passed.

2020 OPERATING BUDGET:

It was moved and seconded (#205K/#306K) to open the floor for discussion:

An Owner who was concerned about the number of empty units, wanted to know if the Strata

Corporation's insurance company was aware of the vacancy and if it would have any impact on this year's renewal. It was discussed that the insurance company may have a problem with the empty units, and may require the Strata Corporation to take action. It was noted that a $\frac{3}{4}$ vote resolution to allow rental of units, was presented to Owners that was not approved. The new Council will have to address the situation to ensure that the insurance provider is aware of the empty units and to work with them to renew the policy.

There being no further discussion, a motion was made to vote on the amendment. It was moved, seconded (#103K/#210K) to amend the budget by increasing the allotted amount in line item 330 Insurance, by \$10,000.00 and to increase the strata fees by the same amount to cover the increase.

Once the amendment passed, the Owners voted on the amended 2020 Operating Budget and it was Moved, Seconded and Carried to approve the amended 2020 Operating Budget in the amount of \$386,829.85.

THE 2020 BUDGET PASSED.

Please note that maintenance fees have INCREASED as per the approved budget and the NEW maintenance fee SCHEDULE is attached.

NOTICE REGARDING INCREASED MAINTENANCE FEES

As a result of the Annual General Meeting being held after the Strata's year-end (December 31st), Bayside will need to adjust your April 2020 maintenance fee to reflect the difference between the 2019 maintenance fees and the 2020 maintenance fees for the months of January, February and March 2020.

- For Owners who are paying by pre-authorized withdrawals from their bank account, the **April 1, 2020** automatic withdrawal will reflect the adjustment, as per the attached schedule.
- Please note that the April 2020 automatic withdrawal will include the amount of the increase in maintenance fee for the months of January, February and March 2020, plus the new maintenance fee payment for April 2020.
- For Owners who pay by cheque, you will need to make your April 2020 payment for the increased maintenance fee shown for your suite, as per the attached schedule, plus the amount of the increase in maintenance fee for the months of January, February and March 2020.

**PLEASE REFER TO THE ATTACHED SCHEDULE FOR
DETAILS OF MAINTENANCE FEES OWING FOR YOUR SUITE.**

All Owners are reminded that the monthly maintenance assessments are due and payable on the first day of each and every month, in advance. Please note that late or non-payment will result in penalty assessment in accordance with Strata Corporation NW 289 Bylaws. Post-dated cheques are welcome and those wishing to do so may

arrange for pre-authorized withdrawals from their bank, *which is the preferred method of payment*. Interested Owners may obtain a Pre-authorized Withdrawal Form from Bayside to be filled out and returned to Bayside along with a void cheque.

Alternatively, Owners may forward a series of twelve (12) post-dated cheques to BAYSIDE'S office located at Sperling Plaza, Suite 100 - 6400 Roberts Street, Burnaby, BC V5G 4C9. Please note the following when making out your cheques:

1. Your cheques should be dated for the FIRST of each month (covering January 1st, 2020 through to and including December 1st, 2020);
2. Cheques are to be made payable to "Strata Plan NW 289";
3. Your **Unit Number** is to be noted on your cheques, if not already imprinted.

PLEASE NOTE: IF YOU ARE ON THE PRE-AUTHORIZED PAYMENT PLAN FOR YOUR MONTHLY STRATA FEES, THE SPECIAL LEVY PAYMENTS WILL NOT "AUTOMATICALLY" BE WITHDRAWN FROM YOUR BANK ACCOUNT. IF YOU WOULD LIKE YOUR SPECIAL LEVY PAYMENTS TO BE WITHDRAWN FROM YOUR ACCOUNT, YOU MUST COMPLETE THE ATTACHED FORM AUTHORIZING THE WITHDRAWALS TO OCCUR.

IF YOU ARE PAYING BY CHEQUE, PLEASE ENSURE THAT YOUR CHEQUES ARE RECEIVED ON OR BEFORE APRIL 1st, 2020.

STRATA COUNCIL ELECTION

In accordance with the Strata Property Act of BC, the current Strata Council members resigned; however, they would be eligible for re-election. Nominations or volunteers were then requested, and the following Owners agreed to let their names stand for election:

Rudolf Cheng	#109K	Megan Burghall	3304J
Ping He	#204J	Gary Drees	#318K
Angela Eykelbosh	#107J	Jeremy Yang	#212J
Gary Charter	#210J	Armaan Dhalla	#302K
David Grewal	#214K	Johnny Tsang	#312K
Leon Zhang	#204K	Sarbjit Sajwa	#316K

There being no further nominations, the nominations were closed with everyone in agreement. Ballots were provided and the votes counted with the following results to elect the following nominees to Council by majority vote:

Armaan Dhalla	#302K
David Grewal	#214K
Johnny Tsang	#312K
Leon Zhang	#204K
Sarbjit Sajwa.	#316K

Congratulations to the newly elected Council. There being no further business to discuss, the meeting was terminated at 8:38 p.m. on a motion by #107J.

EMERGENCIES:

For after hours, holiday, or weekend emergencies, **DO NOT** call the property manager's direct line or send an e-mail. **You need to call 604.432.7774** if you are calling regarding anything that cannot wait until the next business day.

Following the Annual General Meeting, the new Strata Council held a brief meeting to decide on the executive positions for 2020 as follows:

- | | |
|-----------------|----------------|
| 1) David Grewal | President |
| 2) Johnny Tsang | Treasurer |
| 3) Leon Zhang | Vice President |

The next meeting is TBD and will be held in the Recreation Room of "Cameray Gardens" 5715 Jersey Avenue & 3925 Kingsway, Burnaby, BC.



Edward Cygan, Property Manager
Bayside Property Services Ltd.
#100 – 6400 Roberts St.
Burnaby, B. C. V5G 4C9

Direct: 604-637-4339

Office: 604-432-7774 (**24 hours – after hours, emergencies only**)

Fax: 604-430-2698

Email: ecygan@baysideproperty.com

OWNERS: Please retain all Minutes as required by Real Estate Regulations.

strataSURE™



Policy No. CNW289		Summary of Coverage	
Named Insured:	The Owners of Strata Plan NW 289 Cameray Gardens		
Additional Insured(s):	Bayside Property Services Ltd.		
Location Address(es):	3925 Kingsway & 5715 Jersey Avenue, Burnaby, BC V5H 3Y7		
Policy Period:	June 1, 2019 to June 1, 2020 12:01 a.m. Standard Time		
Insuring Agreements		Deductibles	Limit
PROPERTY COVERAGES			
All Property, All Risks, Unlimited Guaranteed Replacement Cost		\$5,000	\$20,255,300
Unlimited Additional Living Expenses		Included	Included
Water Damage		\$10,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains		\$10,000	Included
Earthquake Damage		10 %	Included
Flood Damage		\$10,000	Included
Key and Lock Replacement		Nil	\$50,000
BLANKET EXTERIOR GLASS INSURANCE	Residential	\$ 100	Blanket
	Commercial	\$ 250	Blanket
COMMERCIAL GENERAL LIABILITY			
Each Occurrence Limit		\$ 500	\$5,000,000
Coverage A - Bodily Injury & Property Damage Liability - <i>Per Occurrence</i>		\$ 500	\$5,000,000
Products & Completed Operations - <i>Aggregate</i>			\$5,000,000
Coverage B - Personal Injury Liability - <i>Per Occurrence</i>		\$ 500	\$5,000,000
Non-Owned Automobile - SPF #6 – <i>Per Occurrence</i>			\$5,000,000
STRATA DIRECTORS & OFFICERS LIABILITY			
Primary Policy		Nil	\$2,000,000
Cyber Security and Privacy Liability			\$250,000
ENVIRONMENTAL LIABILITY POLICY / POLLUTION LEGAL LIABILITY			
Limit of Liability – Each Incident, Coverages A-G		\$10,000 Retention	\$1,000,000
Limit of Liability – Each Incident, Coverage H		5 Day Waiting Period	\$250,000
Aggregate Limit			\$1,000,000
VOLUNTEER ACCIDENT INSURANCE COVERAGE STR (08/17)			
Personal Accident Limit - Maximum Benefit - Lesser of \$350,000 or 7.5x Annual Salary			\$350,000
Weekly Accident Indemnity - Lesser of \$750 or 75% of Gross Weekly Earnings (52 weeks)		8 day Waiting Period	
Accident Expenses - various up to \$15,000 (see policy wording) Dental Expense - \$5,000			
Program Aggregate Limit			\$10,000,000
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION			
Employee Dishonesty		Nil	\$1,000,000
Broad Form Money & Securities		Nil	\$60,000
Program Aggregate Limit			\$10,000,000
EQUIPMENT BREAKDOWN			
I Standard Comprehensive Plus, Replacement Cost		\$1,000	\$20,255,300
II Consequential Damage, 90% Co-Insurance		\$1,000	\$25,000
III Extra Expense		24 Hour Waiting Period	\$250,000
IV Ordinary Payroll – 90 Days		24 Hour Waiting Period	\$100,000
PRIVACY BREACH SERVICES		Nil	\$50,000
TERRORISM		\$ 500	\$500,000

This is a generalized summary of coverage for quick reference. In all cases the terms and conditions of the policy in effect are the determining documents

STRATA CORPORATION NW 289
2020 Operating Budget

Year End December 31st

RECEIPTS		APPROVED BUDGET 2020
101	Owners' Contributions	369,369.85
102	Parking/Locker Income	3,000.00
103	Interest Income	1,500.00
104	Rental Income	12,510.00
105	Sundry income/Deposit Income	100.00
107	Late Payment Interest	350.00
TOTAL RECEIPTS		386,829.85
DISBURSEMENTS		
300	Gas	55,000.00
310	Electricity	22,500.00
320	Management Fees	25,630.00
322	Statutory Review of Books	210.00
330	Insurance	81,000.00
340	Janitorial Maintenance	25,000.00
360	Audit/Legal	21,700.00
380	Appraisal	900.00
390	Property Taxes	750.00
391	Caretaker Suite Repairs	5,000.00
395	Sundry/Deposit	3,500.00
415	Scavenging	4,500.00
425	Equipment/Supplies	2,000.00
433	Pest Control	1,500.00
434	Laundry Equipment	3,000.00
435	Repairs/Maintenance	55,139.85
436	Fire/Safety Equipment	7,500.00
445	Ground Mntce/Supplies	12,000.00
465	Enterphone	1,000.00
475	Elevator	9,000.00
710	Contingency Reserve	50,000.00
TOTAL DISBURSEMENTS		386,829.85

Strata Corporation NW 289
2020 Approved Strata Fee Schedule
January 1, 2020 - December 1, 2020 Inclusive

96

130

Unit Unit Operating CRF 2020
Entitlement Approved
Strata Fee

Monthly Jan 2020 Apr 1-20
Increase To Mar 2020 Pre-Authorized
Increase Withdrawal

5715 Jersey Avenue

101	110	293.79	45.99	339.78
102	114	304.46	47.67	352.13
103	114	304.46	47.67	352.13
104	112	299.13	46.83	345.96
105	108	288.44	45.16	333.60
106	116	309.81	48.50	358.31
107	118	315.15	49.34	364.49
109	78	208.32	32.61	240.93
110	80	213.66	33.45	247.11
111	108	288.44	45.16	333.60
112	114	304.46	47.67	352.13
114	113	301.79	47.25	349.04
115	118	315.15	49.34	364.49
116	108	288.44	45.16	333.60
201	110	293.79	45.99	339.78
202	114	304.46	47.67	352.13
203	114	304.46	47.67	352.13
204	112	299.13	46.83	345.96
205	108	288.44	45.16	333.60
206	116	309.81	48.50	358.31
207	79	210.99	33.03	244.02
208	79	210.99	33.03	244.02
209	79	210.99	33.03	244.02
210	78	208.32	32.61	240.93
211	80	213.66	33.45	247.11
212	108	288.44	45.16	333.60
214	114	304.46	47.67	352.13
215	113	301.79	47.25	349.04
216	118	315.15	49.34	364.49
217	108	288.44	45.16	333.60
301	110	293.79	45.99	339.78
302	114	304.46	47.67	352.13
303	114	304.46	47.67	352.13
304	112	299.13	46.83	345.96
305	108	288.44	45.16	333.60
306	116	309.81	48.50	358.31
307	79	210.99	33.03	244.02
308	79	210.99	33.03	244.02
309	79	210.99	33.03	244.02
310	78	208.32	32.61	240.93
311	80	213.66	33.45	247.11
312	108	288.44	45.16	333.60
314	114	304.46	47.67	352.13
315	113	301.79	47.25	349.04
316	118	315.15	49.34	364.49
317	108	288.44	45.16	333.60

9.20	27.60	367.38
9.53	28.59	380.72
9.53	28.59	380.72
9.37	28.11	374.07
9.03	27.09	360.69
9.70	29.10	387.41
9.87	29.61	394.10
6.52	19.56	260.49
6.69	20.07	267.18
9.03	27.09	360.69
9.53	28.59	380.72
9.44	28.32	377.36
9.87	29.61	394.10
9.03	27.09	360.69
9.20	27.60	367.38
9.53	28.59	380.72
9.53	28.59	380.72
9.37	28.11	374.07
9.03	27.09	360.69
9.70	29.10	387.41
6.60	19.80	263.82
6.60	19.80	263.82
6.60	19.80	263.82
6.52	19.56	260.49
6.69	20.07	267.18
9.03	27.09	360.69
9.53	28.59	380.72
9.44	28.32	377.36
9.87	29.61	394.10
9.03	27.09	360.69
9.20	27.60	367.38
9.53	28.59	380.72
9.53	28.59	380.72
9.37	28.11	374.07
9.03	27.09	360.69
9.70	29.10	387.41
6.60	19.80	263.82
6.60	19.80	263.82
6.60	19.80	263.82
6.52	19.56	260.49
6.69	20.07	267.18
9.03	27.09	360.69
9.53	28.59	380.72
9.44	28.32	377.36
9.87	29.61	394.10
9.03	27.09	360.69

Strata Corporation NW 289
2020 Approved Strata Fee Schedule
January 1, 2020 - December 1, 2020 Inclusive

97

131

Unit	Unit Entitlement	Operating	CRF	2020 Approved Strata Fee	Monthly Increase	Jan 2020 To Mar 2020 Increase	Apr 1-20 Pre-Authorized Withdrawal
3925 Kingsway							
101	107	285.77	44.74	330.51	8.95	26.85	357.36
102	83	221.68	34.70	256.38	6.94	20.82	277.20
103	83	221.68	34.70	256.38	6.94	20.82	277.20
104	108	288.44	45.16	333.60	9.03	27.09	360.69
105	108	288.44	45.16	333.60	9.03	27.09	360.69
106	83	221.68	34.70	256.38	6.94	20.82	277.20
107	83	221.68	34.70	256.38	6.94	20.82	277.20
108	106	283.10	44.32	327.42	8.86	26.58	354.00
109	89	237.70	37.21	274.91	7.44	22.32	297.23
110	106	283.10	44.32	327.42	8.86	26.58	354.00
111	78	208.32	32.61	240.93	6.52	19.56	260.49
112	79	210.99	33.03	244.02	6.60	19.80	263.82
114	81	216.33	33.87	250.20	6.77	20.31	270.51
115	110	293.79	45.99	339.78	9.20	27.60	367.38
116	113	301.79	47.25	349.04	9.44	28.32	377.36
117	86	229.68	35.96	265.64	7.19	21.57	287.21
118	113	301.79	47.25	349.04	9.44	28.32	377.36
119	99	264.41	41.39	305.80	8.28	24.84	330.64
201	107	285.77	44.74	330.51	8.95	26.85	357.36
202	83	221.68	34.70	256.38	6.94	20.82	277.20
203	83	221.68	34.70	256.38	6.94	20.82	277.20
204	108	288.44	45.16	333.60	9.03	27.09	360.69
205	108	288.44	45.16	333.60	9.03	27.09	360.69
206	83	221.68	34.70	256.38	6.94	20.82	277.20
207	83	221.68	34.70	256.38	6.94	20.82	277.20
208	106	283.10	44.32	327.42	8.86	26.58	354.00
209	111	296.46	46.41	342.87	9.29	27.87	370.74
210	106	283.10	44.32	327.42	8.86	26.58	354.00
211	78	208.32	32.61	240.93	6.52	19.56	260.49
212	79	210.99	33.03	244.02	6.60	19.80	263.82
214	81	216.33	33.87	250.20	6.77	20.31	270.51
215	110	293.79	45.99	339.78	9.20	27.60	367.38
216	113	301.79	47.25	349.04	9.44	28.32	377.36
217	86	229.68	35.96	265.64	7.19	21.57	287.21
218	113	301.79	47.25	349.04	9.44	28.32	377.36
219	99	264.41	41.39	305.80	8.28	24.84	330.64
301	107	285.77	44.74	330.51	8.95	26.85	357.36
302	83	221.68	34.70	256.38	6.94	20.82	277.20
303	83	221.68	34.70	256.38	6.94	20.82	277.20
304	108	288.44	45.16	333.60	9.03	27.09	360.69
305	108	288.44	45.16	333.60	9.03	27.09	360.69
306	83	221.68	34.70	256.38	6.94	20.82	277.20
307	83	221.68	34.70	256.38	6.94	20.82	277.20
308	106	283.10	44.32	327.42	8.86	26.58	354.00
309	111	296.46	46.41	342.87	9.29	27.87	370.74
310	106	283.10	44.32	327.42	8.86	26.58	354.00
311	78	208.32	32.61	240.93	6.52	19.56	260.49
312	79	210.99	33.03	244.02	6.60	19.80	263.82
314	86	229.68	35.96	265.64	7.19	21.57	287.21
315	110	293.79	45.99	339.78	9.20	27.60	367.38
316	113	301.79	47.25	349.04	9.44	28.32	377.36
317	86	229.68	35.96	265.64	7.19	21.57	287.21
318	113	301.79	47.25	349.04	9.44	28.32	377.36
319	99	264.41	41.39	305.80	8.28	24.84	330.64
Monthly	9965	26,614.12	4,166.57	30,780.69	833.11	2,499.33	33,280.02
Annual		319,369.44	49,998.84	369,368.28			

Strata Corporation NW 289 98
 Approved Special Levy for
 Fire Panel Equipment Upgrades
 Due April 1 2020

132

Unit Unit
 Entitlement Approved
 Special Levy

5715 Jersey Avenue

101	110	3,421.98
102	114	3,546.41
103	114	3,546.41
104	112	3,484.19
105	108	3,359.76
106	116	3,608.63
107	118	3,670.85
109	78	2,426.49
110	80	2,488.71
111	108	3,359.76
112	114	3,546.41
114	113	3,515.30
115	118	3,670.85
116	108	3,359.76
201	110	3,421.98
202	114	3,546.41
203	114	3,546.41
204	112	3,484.19
205	108	3,359.76
206	116	3,608.63
207	79	2,457.60
208	79	2,457.60
209	79	2,457.60
210	78	2,426.49
211	80	2,488.71
212	108	3,359.76
214	114	3,546.41
215	113	3,515.30
216	118	3,670.85
217	108	3,359.76
301	110	3,421.98
302	114	3,546.41
303	114	3,546.41
304	112	3,484.19
305	108	3,359.76
306	116	3,608.63
307	79	2,457.60
308	79	2,457.60
309	79	2,457.60
310	78	2,426.49
311	80	2,488.71
312	108	3,359.76
314	114	3,546.41
315	113	3,515.30
316	118	3,670.85
317	108	3,359.76

133

Totals	9965	309,999.96
--------	------	------------



BAYSIDE
PROPERTY SERVICES LTD.

Date: _____ 2020

NW 289

TO: PRE-AUTHORIZED PAYMENT PLAN PARTICIPANTS

I(We) _____

Being the registered Owner(s) of Suite # _____, Strata Plan NW 289, hereby authorize Bayside Property Services Ltd. on behalf of Strata Corporation NW 289 to withdraw my/our share of the Special Levy, as outlined in the Annual General Meeting of February 25 2020, from my/our account:

One (1) Installment in the amount of \$ _____
For Fire Panel Equipment Upgrades
On April 1 2020

Please return this form to Bayside Property Services Ltd. by mail or FAX to 604-430-2698 or email accounting@baysideproperty.com.

Signature(s): _____

Please do not complete this Form if you wish to pay by separate cheque.

This is Exhibit "T" referred to in the
affidavit of Angela Ekelbach
sworn before me at New Westminster
this 2nd day of September 2020

.....
A Commissioner for taking Affidavits
for British Columbia

Sealers
COPY



102
rea



THE CANADIAN
BAR ASSOCIATION
British Columbia Branch

PAGE 1 of 7 PAGES

136

CONTRACT OF PURCHASE AND SALE

BROKERAGE: Royal Pacific Realty (Kingsway) Ltd. DATE: February 23, 2020

ADDRESS: 3107 Kingsway Vancouver PC: V5R5J9 PHONE: (604) 439-0068

PREPARED BY: Tracy Yuen MLS® NO: R2377568

SELLER: <u>TUONG LAM</u>	BUYER: <u>1184409 BC LTD.</u>
SELLER: <u>PHUNG KIM VUONG</u>	BUYER: _____
ADDRESS: <u>219 3925 KINGSWAY</u>	ADDRESS: _____
<u>Burnaby</u> <u>BC</u>	_____
PC: <u>V5H 3Y7</u>	PC: _____
PHONE: _____	PHONE: _____
	OCCUPATION: _____

PROPERTY:

<u>219</u> <u>3925</u> <u>KINGSWAY</u>
UNIT NO. ADDRESS OF PROPERTY
<u>Burnaby</u> <u>V5H 3Y7</u>
CITY/TOWN/MUNICIPALITY POSTAL CODE
<u>001-263-234</u>
PID OTHER PID(S)

STRATA LOT 32, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 99/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

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 Five Hundred Seventy-Six Thousand Two Hundred DOLLARS \$ 576,200.00 (Purchase Price)

2. DEPOSIT: A deposit of \$ 28,810.00 which will form part of the Purchase Price, will be paid within 24 hours of acceptance unless agreed as follows: on or before February 25, 2020 in a way of bank draft.
See Addendum Attached. See Addendum Attached. T.L.P. = ✓

All monies paid pursuant to this section (Deposit) will be paid in accordance with section 10 or by uncertified cheque except as otherwise set out in this section 2 and will be delivered in trust to Royal Pacific Realty (in trust) 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 (c) if the sale does not complete, the money should be returned to such party as stakeholder or paid into Court.

T.L.P. = ✓ R

INITIALS

CREA WEBForms®

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

ITEM 2: DEPOSIT

1st deposit of \$2,500 will be paid one business day upon offer accepted. 2nd deposit of \$26,310 will be paid on or before March 31, 2020. Deposit payments will be paid by Bank Draft to "Royal Pacific Realty in Trust". Total deposit is \$28,810. - *T.L.P.V.*

LEGAL ADVICE

* Both the Buyer and the Seller acknowledge that the brokerages providing agency services to the Buyer and Seller do not provide legal or other expert advice in matters beyond the common standard of care in the real estate industry. The parties have been advised to seek independent legal advice prior to executing this contract of purchase and sale.

ASSIGNMENT

The Buyer reserves the right to assign this contract in whole or in part to any third party without further notice to the Seller; said assignment not to relieve the Buyer from his or her obligation to complete the terms and conditions of this contract should the assignee default.

STRATA PROXY

The Seller will, at the request of the Buyer, cooperate with and provide letter of authorization of consent to assist the Buyer's dealing with the City and other government authorities and agencies with respect to the property, and will execute any documents including Strata Proxy allowing the buyer to apply, to vote and obtain information.

SELLERS' RENT BACK AFTER POSSESSION

Sellers reserve the right to rent back from the Buyer after the Possession Date at a rate of \$2.5 per square foot rental rate. Upon the tenancy period, Seller would terminate the tenancy with the Buyer by serving one month's notice to the Buyer.

BC SPECULATION AND VACANCY TAX AND EMPTY HOME TAX

* Further to Clause 6 "Adjustments" and Clause 15 "Costs", the Buyer and Seller agree that if the property is located in a city or municipality that assesses a Speculation & Vacancy Tax (SVT) and an Empty Home Tax (EHT), such taxes will be the liability and obligation of the Seller to pay. The amount of the tax owing will be adjusted on the Statement of Adjustments by the Buyer's lawyer or notary. The Seller will provide a true copy of their most recent "Declaration for an Exemption" for SVT and "Property Status Declaration" for EHT, other evidence as required, including a statutory declaration required by the Buyer's lawyer or notary.

* The parties acknowledge and agree that the parties have been advised to seek independent legal advice regarding the Speculation & Vacancy Tax (SVT), Empty Home Tax (EHT) and the applicable taxes.

In case the Buyer fails to complete this transaction according to Item 4 "The Completion Date", the said deposit of \$28,810 is automatically forfeited to the Sellers and will immediately be released to the Sellers without delay. T.L.P.V.

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.

T.L.P.V. *D*
INITIALS

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

Item 2: Deposit

1st deposit of \$2,500 will be paid one business day directly to Sellers upon offer accepted. 2nd deposit of \$26,310 will be paid on or before March 31, 2020 to Royal Pacific Realty in Trust. Deposit payment will be paid by Bank Draft.

(P)

--	--

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*.

CP

INITIALS

4. **COMPLETION:** The sale will be completed on May 28th, yr. 2020
(Completion Date) at the appropriate Land Title Office.

5. **POSSESSION:** The Buyer will have vacant possession of the Property at 11.59 p. m. on
August 28, yr. 2020 (Possession Date) OR, subject to the following existing tenancies, if any:

Sellers reserve the right to stay for a maximum of three months free of charge after Completion

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 August 28th, yr. 2020 (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:
sold "as is" and "where is".

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 _____ yr. _____

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, cash 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) declarations regarding the Speculation and Vacancy Tax for residential properties located in jurisdictions where such tax is imposed and 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*.

7.2 PV R
INITIALS

- 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 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 cash 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 of Section 28 of 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 "Licensee(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;

T.L	P.V	R
-----	-----	---

INITIALS

- 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 brochure published by the British Columbia Real Estate Association entitled *Privacy Notice and Consent*.

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 25(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):

T.L.	P.V.
INITIALS	

A. The Seller acknowledges having received, read and understood Real Estate Council of British Columbia (RECBC) form entitled "*Disclosure of Representation in Trading Services*" and hereby confirms that the Seller has an agency relationship with

Tracy Yuen PREC* (Designated Agent(s)/Licensee(s))

who is/are licensed in relation to Royal Pacific Realty (Kingsway) Ltd. (Brokerage).

P.	H.
INITIALS	

B. The Buyer acknowledges having received, read and understood RECBC form entitled "*Disclosure of Representation in Trading Services*" and hereby confirms that the Buyer has an agency relationship with

NO AGENCY (Designated Agent(s)/Licensee(s))

who is/are licensed in relation to _____ (Brokerage).

INITIALS	

C. The Seller and the Buyer each acknowledge having received, read and understood RECBC 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)/Licensee(s))

who is/are licensed in relation to _____ (Brokerage),

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

INITIALS	

D. If only (A) has been completed, the Buyer acknowledges having received, read and understood RECBC 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.

INITIALS	

E. If only (B) has been completed, the Seller acknowledges having received, read and understood RECBC 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.

T.L.	P.V.	P.	H.
INITIALS			

PROPERTY ADDRESS

22. ACCEPTANCE IRREVOCABLE (Buyer and Seller): The Seller and the Buyer specifically confirm that this Contract of Purchase and Sale is executed under seal. It is agreed and understood that 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. THIS IS A LEGAL DOCUMENT. READ THIS ENTIRE DOCUMENT AND INFORMATION PAGE BEFORE YOU SIGN.

24. OFFER: This offer, or counter-offer, will be open for acceptance until 11:59 o'clock P. m. on February 25, yr. 2020 (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.

X [Signature]
WITNESS

BUYER

1184409 BC CD



PRINT NAME

X

WITNESS

BUYER



PRINT NAME

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

25. 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 February 22nd, yr. 2020

The Seller declares their residency:

RESIDENT OF CANADA

☒ INITIALS

NON-RESIDENT OF CANADA

☐ INITIALS
as defined under the *Income Tax Act*.

X [Signature]
WITNESS

SELLER



TUONG LAM

PRINT NAME

X [Signature]
WITNESS

SELLER



PHUNG KIM VUONG

PRINT NAME

109

**CONTRACT OF PURCHASE AND SALE
INFORMATION ABOUT THIS CONTRACT**

143

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.

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

2. **DEPOSIT(S):** Section 28 of the *Real Estate Services Act* requires that money held by a brokerage in respect of a real estate transaction for which there is 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 a subject clause, the brokerage requires the written agreement of both parties in or to release the deposit. If both parties do not sign the agreement to release the deposit, then the parties will have to apply to court for a determination of the deposit.
3. **COMPLETION:** (Section 4) Unless the parties are prepared to actually meet at the Land Title Office and exchange title documents for the Purchase Price, it is 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 on Saturdays.

4. **POSSESSION:** (Section 5) the Buyer should make arrangements through the real estate licensee for obtaining possession. The Seller will not generally allow the Buyer move in before the Seller has actually 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 out a mortgage, make sure that title, zoning and building restrictions are all acceptable to your mortgage company. In certain circumstances, the mortgage company can 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).



In addition to the above costs there may be 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 at 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 18) The Buyer should arrange for insurance to be effective as of 12:01 am 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. 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 or 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. **Real Estate Council Rules 5-9:** 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/Licensees with whom the Seller or the Buyer has an agency relationship should be listed. If additional space is required, list the additional Designated Agents/Licensees on an addendum to the Contract of Purchase and Sale.

**RECBC REAL ESTATE COUNCIL
OF BRITISH COLUMBIA**
**NOTICE TO SELLER REGARDING
ASSIGNMENT TERMS**

Please print clearly

The Real Estate Services Regulation requires this notice to be provided to you, the seller, at the same time you are presented with a proposed contract for the purchase and sale of your property (an "offer") if that offer does not include one or both of the following terms:

- A term that provides that the contract must not be assigned without your written consent;
- A term that provides that you are entitled to any profit resulting from an assignment of the contract by the buyer or any subsequent assignee.

A contract assignment occurs when a buyer transfers the contract to buy property to someone else before the completion date.

Before accepting this offer, you should obtain independent professional advice regarding the absence of one or both of these terms. You should also consider whether you wish to make a counter-offer that includes the absent term(s) or other terms regarding assignments.

If this offer does not contain any terms about whether the contract may be assigned:

- the contract may be assigned without your consent, and
- you will not have any right to receive the profit, if any, made by the buyer from the sale of your property before the completion date.

If you are working with a real estate licensee, the Regulation requires the licensee to inform you about the following:

- if the terms included in the offer you received permit the buyer to assign the contract;
- any conditions in the offer on any assignment, including whether you have the right to receive any additional money if the buyer makes a profit from assigning the contract.

PART A

Notice to (name of seller(s))

TUONG LAM / PHUNG KIM VUONG

Street address of real estate being sold

219-3925 Kingsway, Burnaby, BC V5H 3Y7

Legal description

Strata Lot 23, Plan NWS 289, DL34 Group 1, NWLD, 99/10044 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form I or V as appropriate.

Name of licensee providing notice

Tracy Yuen REBC*

Date notice provided

PART B - SIGNATURES AND ACKNOWLEDGEMENT

1. TUONG LAM & PHUNG KIM VUONG

(name of seller(s))

acknowledge receipt of a copy of this notice at the same time the offer was presented to me on **FEB 28/2020**

(date)

Signature of seller(s):

BROKERAGE USE ONLY

Note: The Council intends to amend section 8-4(1) of the Rules to require a brokerage to retain a copy of this notice. In the interim, the Council advises licensees to provide a copy of this notice to their managing broker, and brokerages to retain a copy of this notice.

Name of person acknowledging receipt of notice for brokerage

Signature of person acknowledging receipt of notice for brokerage

Title of person acknowledging receipt of notice for brokerage

Date

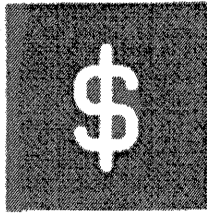
Mailing Address

Real Estate Council of British Columbia
900-750 West Pender Street | Vancouver, BC Canada | V6C 2T8

Enquiries

Tel: 604 683 9664 | Toll-free: 1.877.683.9664 | Fax: 604 683 9017
www.recbc.ca | info@recbc.ca

A COPY OF THIS NOTICE IS NOT REQUIRED TO BE PROVIDED TO THE REAL ESTATE COUNCIL UNLESS IT IS SPECIFICALLY REQUESTED



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.

The Real Estate Council of BC 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 and scan the QR code or visit recbc.ca for more information about real estate transactions.





Paying for Real Estate Services: What Sellers Need to Know

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 5-11.1 of the Rules under the Real Estate Services Act. Your real estate professional must present this Paying for Real Estate Services: What Sellers Need to Know information page to you along with this disclosure form.

Real Estate Professional Disclosure Details

Tracy Uyen PREC*
Name

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

Royal Pacific Realty (Kingsway) Ltd
Brokerage

Uyen Seng CL
Signature

219-3925 Kingsway, Burnaby, BC V5H 3Y7
Property address

Thuong Lam and Phung Kim Vuong
Name(s) of seller(s)

Name(s) of potential buyer(s)

Potential buyer(s) brokerage, if any

Offer Details

Date of offer/counter-offer:

February 21, 2020
\$576,200.00

Offered purchase price

Date of disclosure

February 23, 2020

Payment Details

If you accept this offer you will pay your real estate professional's brokerage this amount:

— This amount will be kept by your real estate professional's brokerage for representing you.

\$18,905

— This amount will be shared with the potential buyer's brokerage:

\$18,905

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:

Consumer Acknowledgment This is NOT a contract

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

[Signature] [Signature]

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 5-11(1)(a) of the Rules under the Real Estate Services Act.

A COPY OF THIS DISCLOSURE IS NOT REQUIRED TO BE PROVIDED TO THE REAL ESTATE COUNCIL OF BC UNLESS IT IS SPECIFICALLY REQUESTED

p.2 of 2

The Real Estate Council of BC regulates real estate professionals to protect consumers. Visit us online for information on real estate transactions, ask us a question, file a complaint or an anonymous tip. 1.877.683.9664 | ANONYMOUS TIPLINE: 1.833.420.2400 | info@recbc.ca | www.recbc.ca

** PROXY **

I, _____, being the Owner(s) of Unit 219 STRATA LOT 32, "Cameray Gardens", Strata Plan NW289, hereby appoint DEWINDER SINGH GRAWAL as my/our Proxy Representative at the Annual General Meeting of The Owners, Strata Plan NW 289, to be held Tuesday February 25, 2020, at 7:00 PM in the Recreation Room, 3925 Kingsway & 5715 Jersey Avenue, Burnaby, BC. Discretionary authority is conferred on the proxy with respect to such proposals or matters which may properly come before the meeting and at any adjournment thereof.

SIGNED this _____ day of February, 2020.

Owner(s)

SCHEDULE "A"

ACCESS TO THE PROPERTY

The seller hereby grants to the buyer and its authorized representatives the right to enter the property with 48 hours' notice for the purposes of carrying out such inspections, examinations, tests, any reports, appraisal and surveys, including soil tests as it may deem necessary; provided that the buyer shall indemnify and save harmless the seller from any and all loss, cost or damage suffered as a direct result of the buyer exercising its rights pursuant to this clause.

FINAL WALK THROUGH

The Buyer will have the right to do a walk-through inspection of the property prior to the completion day. The Seller will fully cooperate by providing access to the property to the Buyer or Buyer's representative.

OPTION TO LEASES BACK

(a) The Seller shall have the option to leases back the Property for maximum of 12 months Commencing on the day of the Possession Date (the "Leases back Term");

(b) The Seller shall execute a Residential Tenancy Agreement from the Residential Tenancy Branch of BC30 days prior to Possession day and it will outline that the rent is Monthly and the Tenant (Seller) shall be responsible for the followings:

- (i) Utilities and communication services;
- (ii) No subletting is permitted;

DOCUMENTS FORM PART OF THE CONTRACT

Seller warrants to deliver the following documents to Buyer with 3 days following the acceptance of the Offer and those documents shall form part of the contract:

The title search, Property Disclosure Statement and Form H.

SELLER HOME OWNER INSURANCE

Seller warrants to maintain a valid insurance coverage for their contents, liability and for replacement value of the strata.

NOTIFICATION OF CHANGES IN BYLAWS OR RULES OR SPECIAL LEVY

The Seller will notify the Buyer before completion of any notice of a resolution to amend the by-laws or rules of strata cooperation or rules or the bylaws of a section to which the strata lots belongs or any amendment to such by-law that the Seller has not disclosed to the Buyer. The Seller will promptly deliver a copy of the relevant resolution or notice or notice of resolution to Buyer. The Seller warrant and obligate to pay any outstanding amounts under the Strata Corporation Act on or before completion.



T-LP-x

PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES



Date of disclosure: February 25, 2020

The following is a statement made by the seller concerning the property or strata unit located at:

ADDRESS/STRATA UNIT #: 219-3925 Kingsway, Burnaby, BC V5H 3Y7 the "Unit")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

☒ Principal Residence ☐ Residence(s) ☐ Barn(s) ☐ Shed(s)
☐ Other Building(s) Please describe _____

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "Do Not Know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer. "Unit" is defined as the living space, including related limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Lands" is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. "Development" is defined as the Lands, the Unit and all other strata lots and Common Property.

THE SELLER SHOULD INITIAL
THE APPROPRIATE REPLIES.

1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?				<input checked="" type="checkbox"/>
B. Are you aware of any existing tenancies, written or oral?				
C. Are you aware of any current or pending local improvement levies/charges?				
D. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?				
2. SERVICES				
A. Are you aware of any problems with the water system?				
B. Are you aware of any problems with the sanitary sewer system?				
3. BUILDING Respecting the Unit and Common Property				
A. Has a final building inspection been approved or a final occupancy permit been obtained?				
B. Has the fireplace, fireplace insert, or wood stove installation been approved (i.) by local authorities? ii.) received WETT certificate? <input type="checkbox"/>				
C. (i) Has this Unit been previously occupied? (ii) Are you the "owner developer" as defined in the Strata Property Act?				
D. Does the Unit have any equipment leases or service contracts, e.g., security systems, water purification, etc.?				
E. Are you aware of any additions or alterations made without a required permit; e.g. building, electrical, gas, etc.?				
F. Are you aware of any structural problems with any of the buildings in the Development?				
G. Are you aware of any problems with the heating and/or central air conditioning system?				
H. Are you aware of any damage due to wind, fire or water?				
I. Are you aware of any infestation or unrepaired damage by insects or rodents?				
J. Are you aware of any leakage or unrepaired damage?				
K. Are you aware of any problems with the electrical or gas system?				
L. Are you aware of any problems with the plumbing system?				
M. Are you aware of any pet restrictions?				

T. L. P. V

February 25, 2020

DATE OF DISCLOSURE

PAGE 2 of 4 PAGES

ADDRESS/STRATA UNIT #: 219-3925 Kingsway, Burnaby, BC V5H 3Y7

3. BUILDING Respecting the Unit and Common Property. (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Are you aware of any rental restrictions?				
O. Are you aware of any age restrictions?				
P. Are you aware of any other restrictions? If so, provide details on page 4, Section 5 Additional Comments.				
Q. Are you aware of any special assessment(s) voted on or proposed? (i) For how much? _____				
R. Have you paid any special assessment(s) in the past 5 years? (i) For how much? _____				
S. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Unit?				
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?				
U. Are you aware of any problems with the swimming pool and/or hot tub?				
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?				
W. Are there any agreements under which the owner of the Unit assumes responsibility for the installation and/or maintenance of alterations to the Unit or Common Property?				
X. Was this Unit constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)				
Y. Is this Unit or related Common Property covered by home warranty insurance under the Homeowner Protection Act? (Please visit BC Housing's New Home Registry for confirmation on home warranty insurance - https://lms.bchousing.org/LIMSPortal/registry/Newhomes/)				
Z. Is there a current "EnerGuide for Houses" rating number available for this unit? i) If so, what is the rating number? _____ ii) When was the energy assessment report prepared? _____				
AA. Nature of Interest/Ownership: Freehold <input type="checkbox"/> Time Share <input type="checkbox"/> Leasehold <input type="checkbox"/> Undivided <input type="checkbox"/> Bare Land <input type="checkbox"/> Cooperative <input type="checkbox"/>				
BB. Management Company _____ Name of Manager _____ Telephone _____ Address _____				
CC. If self managed, Strata Council President's Name _____ Telephone _____ Strata Council Secretary Treasurer's Name _____ Telephone _____				
DD. Are the following documents available?	Yes	No	Can be obtained from:	
Bylaws				
Rules/Regulations				
Year-to-date Financial Statements				
Current Year's Operating Budget				
All Minutes of Last 24 Months Including Council, Special and AGM Minutes				
Engineer's Report and/or Building Envelope Assessment				
Strata Plan				
Depreciation Report				
Reserve Fund Study				
EE. What is the monthly strata fee? \$				

T-4 P-V



THE CANADIAN
BAR ASSOCIATION
British Columbia Branch

PAGE 1 of 7 PAGES

CONTRACT OF PURCHASE AND SALE

February 23, 2020

BROKERAGE: Royal Pacific Realty (Kingsway) Ltd.

DATE: November 3, 2017

ADDRESS: 3107 Kingsway

Vancouver

PC: V5R 5J9

PHONE: (604) 439-0068

PREPARED BY: Tracy Yuen PREC*

MLS® NO: _____

SELLER: Liping Duan - LI PING DUAN

BUYER: Cameras Garden Holdings Ltd.

SELLER:

BUYER:

ADDRESS: # 102 - 3925 KINGSWAY BB

ADDRESS: 887 - 1001 West Broadway

Burnaby

PC: V5H 3Y7

Vancouver, BC

PC: V6H 4E4

PHONE: _____

PHONE: _____

OCCUPATION: _____

PROPERTY:

102 - 3925 KINGSWAY BB

UNIT NO.

ADDRESS OF PROPERTY

Burnaby

V5H 3Y7

CITY/TOWN/MUNICIPALITY

POSTAL CODE

001-263-081

PID

OTHER PID(S)

STRATA LOT 16, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 99/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

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 _____

Four Hundred Fifty Thousand

DOLLARS \$ 450,000.00

(Purchase Price)

2. **DEPOSIT:** A deposit of \$22,500.00 which will form part of the Purchase Price, will be paid within 24 hours of acceptance unless agreed as follows: 24 hours upon subjects removed See Addendum Attached

All monies paid pursuant to this section (Deposit) will be paid in accordance with section 10 or by uncertified cheque except as otherwise set out in this section 2 and will be delivered in trust to See Addendum Attached

Royal Pacific Realty in trust 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 (c) if the sale does not complete, the money should be returned to such party as stakeholder or paid into Court.

INITIALS


102 - 3925 KINGSWAY BB


Burnaby

V5H 3Y7


PAGE 2 of 7 PAGES


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

The offer is subject to complete a feasibility study of all aspects of the Property, including the feasibility study for future development of the Property for the Purchaser's purposes on or before 10 days upon offer accepted. Any costs associated with the feasibility study will be the sole responsibility of the Purchaser. 

This condition is for the sole benefit to the Buyer. 

Item 2 : Deposit

1st deposit of \$2,500 will be paid one business day upon offer accepted. 2nd deposit of \$20,000 will be paid on or before March 31, 2020. All deposit payments will be paid directly to Seller and to be by Bank Draft. 

If Special Levy for fire protection systems and related equipment replacements in both buildings is approved prior to the Completion Date, Seller is responsible for this payment. 

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*.


INITIALS

102 - 3925 KINGSWAY BB

Burnaby

V5H 3Y7

PAGE 3 of 7 PAGES

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

NO GROWTH OR MANUFACTURE OF ILLEGAL SUBSTANCES

* Seller represents and warrants that, during the time the Seller has owned the strata lot, neither the strata lot nor any limited common property associated with the strata lot has been used for the growth of marijuana or manufacture of any illegal substances. This warranty shall survive and not merge on the completion of this transaction. Further, the Seller represents that, to the best of the Seller's knowledge and belief, neither the strata lot nor any limited common property associated with the strata lot has ever been used for the growth of marijuana or manufacture of illegal substances.

LEGAL ADVICE

* Both the Buyer and the Seller acknowledge that the brokerages providing agency services to the Buyer and Seller do not provide legal or other expert advice in matters beyond the common standard of care in the real estate industry. The parties have been advised to seek independent legal advice prior to executing this contract of purchase and sale.

The Seller will, at the request of the Buyer, cooperate with and provide letter of authorization of consent to assist the Buyer's dealing with the City and other government authorities and agencies with respect to the property, and will execute any documents including Strata Proxy allowing the Buyer to apply, to vote and obtain information.

The Buyer reserves the right to assign this contract in whole or in part to any third party without further notice to the Seller; said assignment not to relieve the Buyer from his or her obligation to complete the terms and conditions of this contract should the assignee default.

Seller reserves the right to rent back from the Buyer after the Possession Date at a rate of \$2.5 per square foot rental rate. Upon the tenancy period, Seller would terminate the tenancy with the Buyer by serving one month's notice to the Buyer.

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*.


INITIALS

102 - 3925 KINGSWAY BB
PROPERTY ADDRESS

Burnaby

V5H 3Y7

PAGE 4 of 7 PAGES

☒ **COMPLETION:** The sale will be completed on January 30
(Completion Date) at the appropriate Land Title Office.

May 28thyr. 2020

☒ **POSSESSION:** The Buyer will have vacant possession of the Property at 11:59 a. m. on
May 28th yr. 2020 (Possession Date) OR, subject to the following existing tenancies, if any:

☒ Seller reserve the right to stay for a maximum of three months free of charge after

Completion.

☒ **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 January 30 yr. 2020 (Adjustment Date).

☒ **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:

the unit is sold "as is" and "where is"

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 _____ yr. _____

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, cash 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) declarations regarding the Speculation and Vacancy Tax for residential properties located in jurisdictions where such tax is imposed and 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*.

☒ ☐ ☒ ☐

INITIALS

102 - 3925 KINGSWAY BB

Burnaby

V5H 3Y7

PAGE 5 of 7 PAGES

PROPERTY ADDRESS

- 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 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 cash 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 of Section 28 of 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 "Licensee(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;



INITIALS

102 - 3925 KINGSWAY BB

Burnaby

V5H 3Y7

PAGE 6 of 7 PAGES

PROPERTY ADDRESS

- 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 brochure published by the British Columbia Real Estate Association entitled *Privacy Notice and Consent*.

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 25(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):


INITIALS

A. The Seller acknowledges having received, read and understood Real Estate Council of British Columbia (RECBC) form entitled "*Disclosure of Representation in Trading Services*" and hereby confirms that the Seller has an agency relationship with

Tracy Yuen PREC* (Designated Agent(s)/Licensee(s))
who is/are licensed in relation to Royal Pacific Realty (Kingsway) Ltd. (Brokerage).


INITIALS

B. The Buyer acknowledges having received, read and understood RECBC form entitled "*Disclosure of Representation in Trading Services*" and hereby confirms that the Buyer has an agency relationship with

NO AGENCY (Designated Agent(s)/Licensee(s))
who is/are licensed in relation to _____ (Brokerage).


INITIALS

C. The Seller and the Buyer each acknowledge having received, read and understood RECBC 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)/Licensee(s))
who is/are licensed in relation to _____ (Brokerage),
having signed a dual agency agreement with such Designated Agent(s)/Licensee(s) dated _____.


INITIALS

D. If only (A) has been completed, the Buyer acknowledges having received, read and understood RECBC 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.


INITIALS

E. If only (B) has been completed, the Seller acknowledges having received, read and understood RECBC 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.


INITIALS

102 - 3925 KINGSWAY BB

Burnaby

V5H 3Y7

PAGE 7 of 7 PAGES

PROPERTY ADDRESS

22. ACCEPTANCE IRREVOCABLE (Buyer and Seller): The Seller and the Buyer specifically confirm that this Contract of Purchase and Sale is executed under seal. It is agreed and understood that 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. THIS IS A LEGAL DOCUMENT. READ THIS ENTIRE DOCUMENT AND INFORMATION PAGE BEFORE YOU SIGN.

24. OFFER: This offer, or counter-offer, will be open for acceptance until 11:59 o'clock p. m. on February yr. 25th (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.

X Unen Seng Ch
WITNESS

BUYER

1184409 BC Ltd

PRINT NAME

Camcray Garden Holdings Ltd.

X
WITNESS

BUYER

PRINT NAME

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

R
INITIALS

No

INITIALS

25. 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 Feb 24, 2020, yr.

The Seller declares their residency:

RESIDENT OF CANADA

R
INITIALS

NON-RESIDENT OF CANADA

INITIALS

as defined under the *Income Tax Act*.

X Liping Seng Ch
WITNESS

SELLER

LIPING DUAN
PRINT NAME

Liping Duan

X
WITNESS

SELLER

PRINT NAME

*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®).

CONTRACT OF PURCHASE AND SALE INFORMATION ABOUT THIS CONTRACT

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.
2. **DEPOSIT(S):** Section 28 of the *Real Estate Services Act* 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 a subject clause, the brokerage requires the written agreement of both parties in order to release the deposit. If both parties do not sign the agreement to release the deposit, then the parties will have to apply to court for a determination of the deposit issue.
3. **COMPLETION:** (Section 4) Unless the parties are prepared to actually 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 real estate licensees for obtaining possession. The Seller will not generally let the Buyer move in before the Seller has actually 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 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).



In addition to the above costs there may be financial adjustments between the Seller and the Buyer pursuant to Section 6.

7. **RISK:** (Section 16) The Buyer should arrange for insurance to be effective on the earlier of the Completion Date or the date the Seller receives the proceeds of sale, or the date the Seller vacates the property.
8. **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. A Property Disclosure Statement completed by the Seller may be available.
9. **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. **Real Estate Council Rules 5-9:** 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.
10. **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.
11. **AGENCY DISCLOSURE:** (Section 21) all Designated Agents/Licensees with whom the Seller or the Buyer has an agency relationship should be listed. If additional space is required, list the additional Designated Agents/Licensees on an addendum to the Contract of Purchase and Sale.

**RECBC REAL ESTATE COUNCIL
OF BRITISH COLUMBIA**
**NOTICE TO SELLER REGARDING
ASSIGNMENT TERMS**

Please print clearly

The Real Estate Services Regulation requires this notice to be provided to you, the seller, at the same time you are presented with a proposed contract for the purchase and sale of your property (an "offer") if that offer does not include one or both of the following terms:

- A term that provides that the contract must not be assigned without your written consent;
- A term that provides that you are entitled to any profit resulting from an assignment of the contract by the buyer or any subsequent assignee.

A contract assignment occurs when a buyer transfers the contract to buy property to someone else before the completion date.

Before accepting this offer, you should obtain independent professional advice regarding the absence of one or both of these terms. You should also consider whether you wish to make a counter-offer that includes the absent term(s) or other terms regarding assignments.

If this offer does not contain any terms about whether the contract may be assigned,

- the contract may be assigned without your consent, and
- you will not have any right to receive the profit, if any, made by the buyer from the sale of your property before the completion date.

If you are working with a real estate licensee, the Regulation requires the licensee to inform you about the following:

- if the terms included in the offer you received permit the buyer to assign the contract;
- any conditions in the offer on any assignment, including whether you have the right to receive any additional money if the buyer makes a profit from assigning the contract.

PART A

Notice to (name of seller(s))

Liping Duan

Street address of real estate being sold

102-3925 Kingsway, Burnaby, BC V5H 3Y7

Legal description

SL 16, Plan NWS289, District Lot 34, Group 1, NWLD, 99/10044 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 or V, as appropriate

Name of licensee providing notice

Tracy Chen PREC*

Date notice provided

February 23, 2020
Nov. 3, 2019

PART B - SIGNATURES AND ACKNOWLEDGEMENT

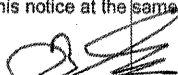
1. LI PING DUAN

(name of seller(s))

acknowledge receipt of a copy of this notice at the same time the offer was presented to me on Feb 24, 2020

(date)

Signature of seller(s):


BROKERAGE USE ONLY

Note: The Council intends to amend section 8-4(1) of the Rules to require a brokerage to retain a copy of this notice. In the interim, the Council advises licensees to provide a copy of this notice to their managing broker, and brokerages to retain a copy of this notice.

Name of person acknowledging receipt of notice for brokerage

Signature of person acknowledging receipt of notice for brokerage

Title of person acknowledging receipt of notice for brokerage

Date

Mailing Address

Real Estate Council of British Columbia
900-750 West Pender Street | Vancouver, BC Canada | V6C 2T8

Enquiries

Tel: 604.683.9664 | Toll-free: 1.877.683.9664 | Fax: 604.683.9017
www.recbc.ca | info@recbc.ca

A COPY OF THIS NOTICE IS NOT REQUIRED TO BE PROVIDED TO THE REAL ESTATE COUNCIL UNLESS IT IS SPECIFICALLY REQUESTED.



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:

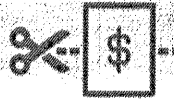
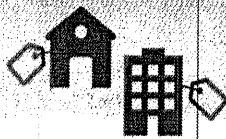
- the amount their brokerage will be paid
- the amount of the payment that will be shared with the buyer's brokerage, if any
- the amount their brokerage will keep for representing you in the transaction

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:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> the total amount your real estate professional's brokerage will receive if you accept the offer | <input checked="" type="checkbox"/> how the payment would be shared with the brokerage representing the potential buyer, if any | <input checked="" type="checkbox"/> 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.

RECBC REAL ESTATE COUNCIL
OF BRITISH COLUMBIA

The Real Estate Council of BC 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
and scan the QR code or
visit recbc.ca for more
information about real
estate transactions.



**Paying for Real Estate Services:
What Sellers Need to Know**

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 5-11.1 of the Rules under the Real Estate Services Act. 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

Name Tracy Chen PREC*

Property address 102-3925 Kingsway, Burnaby BC V5H 3Y7

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

Name(s) of seller(s) Liping Duan

Brokerage Royal Pacific Realty (Kingsway) Ltd

Name(s) of potential buyer(s) 1184409 BC Ltd.

Signature Chen Song Ch

Potential buyer(s)' brokerage, if any

Offer Details	Offer	Counter-offer	Counter-offer	Counter-offer
Date of offer/counter-offer:	<u>Feb 23, 2020</u>			
Offered purchase price:	<u>\$450,000</u>			
Date of disclosure:	<u>Feb 24, 2020</u>			

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:	<u>#15750.-</u>	<u>After discount</u>		
- This amount will be kept by your real estate professional's brokerage for representing you:	<u>#15750.-</u>	<u>Final Commission</u>	<u>#10,000</u>	
- This amount will be shared with the potential buyer's brokerage:				
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:	<u>Feb 24, 2020</u>			

Consumer Acknowledgment **This is NOT a contract**

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

* 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 5-11(1)(a) of the Rules under the Real Estate Services Act.

A COPY OF THIS DISCLOSURE IS NOT REQUIRED TO BE PROVIDED TO THE REAL ESTATE COUNCIL OF BC UNLESS IT IS SPECIFICALLY REQUESTED.

p.2 of 2

The Real Estate Council of BC regulates real estate professionals to protect consumers. Visit us online for information on real estate transactions, ask us a question, file a complaint or an anonymous tip. 1.877.683.9664 | ANONYMOUS TIPLINE: 1.833.420.2400 | info@recbc.ca | www.recbc.ca

Received + reviewed
Feb 11, 2020



BCREA



THE CANADIAN
BAR ASSOCIATION
British Columbia Branch

PAGE 1 of 8 PAGES

CONTRACT OF PURCHASE AND SALE

BROKERAGE: William Wright Commercial R.E. DATE: October 17, 2019
 ADDRESS: 430-605 Robson Street Vancouver PG: V6B 5J3 PHONE: 604-428-5255
 PREPARED BY: Trideep Chakraborty PREC* MLS® NO: NA

SELLER: <u>Norman Victor Leech</u>	BUYER: <u>Michelle Wu</u>
SELLER:	BUYER:
ADDRESS: <u>103-3925 KINGSWAY</u>	ADDRESS: <u>C/O. Buyer's Agent</u>
<u>Burnaby, B.C.</u> PG: <u>V5H 2L3</u>	PC: _____
PHONE: _____	PHONE: _____
<u>V5H 3Y7</u>	OCCUPATION: _____

PROPERTY:

103-3925 KINGSWAY

UNIT NO

ADDRESS OF PROPERTY

Burnaby

CITY/TOWN/MUNICIPALITY

POSTAL CODE

000-859-389

PID

OTHER PID(S)

Strata Lot 17 Plan NWS289 District Lot 34 Land District 1 Land District 36

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
Four Hundred Forty Thousand Sixty Five Thousand 2 35 000.00 2 35 000.00 (Purchase Price)
\$20,000.00 DOLLARS \$40,000.00 (Purchase Price)
2. DEPOSIT: A deposit of \$10,000.00 which will form part of the Purchase Price, will be paid within 24 hours of acceptance unless agreed as follows: Paid within two days following all the subjects removal.

All monies paid pursuant to this section (Deposit) will be paid in accordance with section 10 or by uncertified cheque except as otherwise set out in this section 2 and will be delivered in trust to Seller's Lawyer In Trust

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 (c) if the sale does not complete, the money should be returned to such party as stakeholder or paid into Court.

2 35 000.00 2 35 000.00
INITIALS

103-3925 KINGSWAY

Burnaby

PROPERTY ADDRESS

PAGE 2 of 8 PAGES

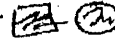

3. **TERMS AND CONDITIONS:** The purchase and sale of the Property includes the following terms and is subject to the following conditions:

(1) The offer is subject to the following:

(a) Subject to satisfactory financing and bank appraisal made available to the buyer within 30 (thirty) days following the receipt of all documents under clause 3.1 (b).

(b) Subject to the buyer receiving, and approving the following documents:

- A current Form B Information Certificate attaching the strata corporation's rules, current budget and the developer's Rental Disclosure Statement;
- Most current strata plan;
- Current by laws of the strata corporation, and any section to which the strata corporation belongs to;
- Recent financial statements and operating budget;
- Minutes of the minutes held in last 24 months;
- Most recent building envelope inspection reports, engineering reports or remediation reports;
- Most recent building deficiency report;
- Most recent building depreciation reports;
- Most recent environmental reports for the land that strata unit is part of;
- Minutes of the special meetings and/or AGMs held in last 24 months;
- Copy of the title search & PDS.

Authorization for Buyer to obtain  
The Seller to provide the above listed documents within five (5) days of acceptance of the offer or counter offer, all the subjects removal above will occur thirty (30) days following receiving the documents listed above 3.1 (b). However, any delay in receiving the above listed documents described in 3.1 (b), the Buyer will have the right to extend the subjects removal date by the same number of calendar days in delay of receiving the documents listed above in 3.1 (b).

Subjects are for the sole benefit of the Buyer.

(c) Subject to receiving and approving an inspection report within 30 (thirty) days following the receipt of all documents under clause 3.1 (b).

Subjects are for the sole benefit of the buyer.

(1) Seller Representations and Warranties

(a) The seller hereby grants to the buyer and its authorized representatives the right to enter the property with 48 hours notice for the purposes of carrying out such inspections, examinations, tests, any reports, appraisal and surveys, including soil tests as it may deem necessary; provided that the buyer shall indemnify and save harmless the seller from any and all loss, cost or damage suffered as a direct result of the buyer exercising its rights pursuant to this clause.

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*.

INITIALS

103-3925 KINGSWAY

Burnaby

PROPERTY ADDRESS

PAGE 3 of 8 PAGES

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

(b) The Seller will, at the request of the Buyer, cooperate with and provide letter of authorization and consent to assist the Buyer's dealings with the City and other government authorities and agencies with respect to the property and will execute any documents including strata proxy which is required to enable the Buyer to apply, vote and obtain any strata information upon subject's removal.

(c) The seller represents and warrants that during the time, the seller has owned the property, the use of the property thereon has not been for the growth or manufacture of any illegal substance. The warranty shall survive and not merge on the completion of this transaction.

(d) The seller warrants that there is no outstanding work orders against the property.

(e) The seller agrees to ~~professionally~~ clean the property and remove all garbage and deliver the property neat & clean, and maintain the same or better and may not effect the property use or value upon possession of the property to the buyer.

(f) Any of the representation or warranties made by the seller are untrue or the seller does not complete the purchase and sale, the deposit will be returned to the buyer immediately without prejudice to any rights or remedies the buyer may have in respect of the seller's breach or default under the Agreement. The buyer may elect to terminate the Agreement hereunder, in neither case without prejudice to any rights or remedies the buyer may have in respect of the seller's breach or default.

(III) Acknowledgement

(a) The Agent, in order to accommodate the transaction described in this Agreement, was and is entitled to pass any relevant information it receives from either party or from any other source to either of the parties as the Agent sees fit, without being in conflict of its duties to either party.

(IV). Liability and damage to the property

The property shall be at the risk of the seller until the time of the closing of the sale and purchase of the property, and thereafter at the risk of the buyer. In the event of damage to the property occurring before the time of closing by reason of fire, tempest, lightning, earthquake, and flood or other Act of God, fire, explosion, riot, civil commotion, insurrection or war, then the buyer may, at its option:

(a) terminate this Agreement in which case the deposit shall be returned to the buyer immediately; or

(b) close the sale and require the seller to assign to the buyer the proceeds of any insurance claim.

(c) The seller agrees to maintain a valid insurance coverage for their contents, liability and for replacement value of the strata unit from the completion to possession date.

UPON SUBJECT REMOVAL

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*.

INITIALS

103-3925 KINGSWAY
PROPERTY ADDRESS

Burnaby

PAGE 4 of 8 PAGES

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

(V) Confidentiality

The parties agree to keep the terms and conditions of the Agreement confidential, including the purchase price, and shall not disclose any of the terms contained herein to any person other than their legal representatives, bank, and other professional advisor and such other persons as may be approved in writing by the other party hereto. The seller agrees to allow the buyer to release the information to the buyer's respective and agents.

(VI) Legal advice

Both the buyer and seller are advised to seek independent legal advice.

(VII) Assignment

Notwithstanding clause 20A, the Buyer has the right to assign its interest and obligations under this agreement or direct a transfer of the property to a company or any third party without prior consent of the Seller, but the Buyer shall remain liable in respect of its obligations hereunder.

(VIII)

The Seller warrants that unit #103-3925 Kingsway, Burnaby and #105-3925 Kingsway, Burnaby are to be sold together. *SEE APPENDUM DATED JAN 31, 2020 P. 1 OF 1*

(IX) Final Walk Through

The Buyer will have the right to do a walk through inspection of the property prior to the completion day. The Seller will fully cooperate by providing access to the property to the Buyer or Buyer's representative.

(X) Miscellaneous

Time is of the essence of this offer.

The Buyer and the Seller agree that within two days of subject removal, the \$20,000.00 deposit shall be paid by the Seller's legal representative to the Seller, and that the \$20,000.00 deposit shall become non-refundable to the Buyer once subjects are removed and shall be retained by the Seller.

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.

103-3925 KINGSWAY
PROPERTY ADDRESS

Burnaby

PAGE 5 of 8 PAGES

4. **COMPLETION:** The sale will be completed on ~~January 31~~ April 30 ~~March 31~~ March 31, yr. 2020
(Completion Date) at the appropriate Land Title Office.

5. **POSSESSION:** ~~February 29~~ August 31, 2020 ~~July 31~~ March 31, yr. 2020 (Possession Date) OR, subject to the following existing tenancies, if any:
The seller will be responsible for their own utility and strata fee.

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 ~~February 29~~ March 31, yr. 2020 (Adjustment Date). August 31, 2020

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:

Two sets of keys, two sets of garage openers, all the appliances, and window coverings.

BUT EXCLUDING: Nothing

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 _____ yr.

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, cash 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) declarations regarding the Speculation and Vacancy Tax for residential properties located in jurisdictions where such tax is imposed and 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*.

INITIALS

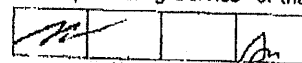
103-3925 KINGSWAY

Burnaby

PROPERTY ADDRESS

PAGE 6 of 8 PAGES

- 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 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 cash 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 of Section 28 of 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 "Licensee(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:
- for all purposes consistent with the transaction contemplated herein;
 - 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.



INITIALS

103-3925 KINGSWAY

Burnaby

PROPERTY ADDRESS

PAGE 7 of 8 PAGES

- 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 brochure published by the British Columbia Real Estate Association entitled *Privacy Notice and Consent*.

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 25(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):

INITIALS	

A. The Seller acknowledges having received, read and understood Real Estate Council of British Columbia (RECBC) form entitled "*Disclosure of Representation in Trading Services*" and hereby confirms that the Seller has an agency relationship with

None

(Designated Agent(s)/Licensee(s))

who is/are licensed in relation to _____ (Brokerage).

INITIALS	

B. The Buyer acknowledges having received, read and understood RECBC form entitled "*Disclosure of Representation in Trading Services*" and hereby confirms that the Buyer has an agency relationship with

Trideep Chakraborty PREC*

(Designated Agent(s)/Licensee(s))

who is/are licensed in relation to William Wright Commercial (Brokerage).

INITIALS	

C. The Seller and the Buyer each acknowledge having received, read and understood RECBC 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)/Licensee(s))

who is/are licensed in relation to _____ (Brokerage),

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

INITIALS	

D. If only (A) has been completed, the Buyer acknowledges having received, read and understood RECBC 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.

INITIALS	

E. If only (B) has been completed, the Seller acknowledges having received, read and understood RECBC 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.

INITIALS			

103-3925 KINGSWAY

PROPERTY ADDRESS

Burnaby

PAGE 8 of 8 PAGES

22. **ACCEPTANCE IRREVOCABLE** (Buyer and Seller): The Seller and the Buyer specifically confirm that this Contract of Purchase and Sale is executed under seal. It is agreed and understood that 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. **THIS IS A LEGAL DOCUMENT. READ THIS ENTIRE DOCUMENT AND INFORMATION PAGE BEFORE YOU SIGN.**

24. **OFFER:** This offer, or counter-offer, will be open for acceptance until 11:00 o'clock p m. on _____, yr. _____ (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.

X
WITNESS

BUYER

SEAL

Michelle Wu

PRINT NAME

X
WITNESS

BUYER

SEAL

PRINT NAME

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

Am
INITIALS

No

INITIALS

25. **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 FEBRUARY 12, yr. 2020

The Seller declares their residency:

RESIDENT OF CANADA

INITIALS

NON-RESIDENT OF CANADA

INITIALS

as defined under the *Income Tax Act*.

WITNESS

ELISABETH RECHSTEINER

Notary Public

100 - 5050 Kingsway

X
WITNESS Burnaby BC V5H 4C2 Canada

(Permanent Commission)

SELLER

SEAL

Norman Victor Lecch

PRINT NAME

SEAL

PRINT NAME

*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. DA FEB 2019

COPYRIGHT - BC REAL ESTATE ASSOCIATION AND CANADIAN BAR ASSOCIATION (BC BRANCH)

WEBForms® Feb/2019

CONTRACT OF PURCHASE AND SALE ADDENDUM



BCREA
British Columbia
Real Estate Association



THE CANADIAN
BAR ASSOCIATION
British Columbia Branch

MLS® NO.:

DATE: 01/31/2020

PAGE 1 of 1 PAGES

103 3925 Kingsway, Burnaby

RE: ADDRESS

Strata Lot 17 Plan NWS289 District Lot 34 Land District 1

Land District 36 83/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT
OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

LEGAL DESCRIPTION:

000-859-389

PID

OTHER PID(S)

FURTHER TO THE CONTRACT OF PURCHASE AND SALE DATED October 17, 2019

MADE BETWEEN Michelle Wu AS BUYER, AND
Norman Victor Leech AS SELLER AND COVERING

THE ABOVE-MENTIONED PROPERTY, THE UNDERSIGNED HEREBY AGREE AS FOLLOWS:

INTERRELATED PROPERTY CLOSING CONDITION

The Buyer has entered into another Contract of Purchase and Sale in respect of 105-3925 Kingsway, Burnaby, BC (the "Additional Contract") and the Seller and the Buyer hereby acknowledges and agrees that:

- The Closing of this transaction and the Purchase and Sale of 105-3925 Kingsway, Burnaby B.C. are intended to be concurrent closing and it is a condition of this contract that the purchase and sale of 105-3925 Kingsway, Vancouver, B.C. complete concurrently or a date agree upon by both parties;
- The Seller and the Buyer hereby acknowledges and agrees that if other Seller(s) fails to complete the sale under the Additional Contract (the "Other Sellers") will constitute a default under this Contract, then the Buyer may, at its option elect to:
 - complete this Purchase and Sale without prejudice to any other rights and remedies which the Buyer may have in law or on equity under this Contract and Additional Contract;

All other terms and conditions remain the same. Time shall remain of the essence.

X

WITNESS

BUYER

SEAL

Michelle Wu

PRINT NAME

X

WITNESS

BUYER

SEAL

PRINT NAME

X

WITNESS ELISABETH RECHSTEINER SELLER

SEAL

Norman Victor Leech

PRINT NAME

X

WITNESS

SELLER

SEAL

PRINT NAME

*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®).

BC2005 REV FEB 2019

COPYRIGHT - BC REAL ESTATE ASSOCIATION AND THE CANADIAN BAR ASSOCIATION (BC BRANCH)

CONTRACT OF PURCHASE AND SALE ADDENDUM/AMENDMENT

Page 1 of 1 Pages

Date: February 11, 2020

RE: ADDRESS: #103, 3925 Kingsway, Burnaby, B.C. V5H 3Y7

FURTHER TO THE CONTRACT OF PURCHASE AND SALE DATED: OCTOBER 17, 2019

MADE BETWEEN:
NORMAN VICTOR LEECH

AS SELLER

AND:
MICHELLE WU

AS BUYER, AND COVERING

THE ABOVE MENTIONED PROPERTY, THE UNDERSIGNED HEREBY AGREE AS FOLLOWS:

The parties hereto agree that in the event the Buyer chooses not to complete the purchase of the property, after this Contract has become a firm and binding contract, the \$20,000.00 deposit shall be non-refundable to the Buyer, and shall be paid to the Vendor in compensation for the time, efforts and expenses the Vendor has incurred with respect to this Contract.

All other terms and conditions of the Contract herein remain the same.

Witness: 

ELISABETH RECHSTEINER

) Seller: 

Norman Victor Leech

Witness: _____

) Buyer: 

Michelle Yu

ELISABETH RECHSTEINER
Notary Public
100 - 5050 Kingsway
Burnaby BC V5H 4C2 Canada
(604) 433-1971
(Permanent Commission)

RECBC REAL ESTATE COUNCIL
OF BRITISH COLUMBIA

NOTICE TO SELLER REGARDING ASSIGNMENT TERMS

Please print clearly

The Real Estate Services Regulation requires this notice to be provided to you, the seller, at the same time you are presented with a proposed contract for the purchase and sale of your property (an "offer") if that offer does not include one or both of the following terms:

- A term that provides that the contract must not be assigned without your written consent;
- A term that provides that you are entitled to any profit resulting from an assignment of the contract by the buyer or any subsequent assignee.

A contract assignment occurs when a buyer transfers the contract to buy property to someone else before the completion date.

Before accepting this offer, you should obtain independent professional advice regarding the absence of one or both of these terms. You should also consider whether you wish to make a counter-offer that includes the absent term(s) or other terms regarding assignments.


If this offer does not contain any terms about whether the contract may be assigned,

- the contract may be assigned without your consent, and
- you will not have any right to receive the profit, if any, made by the buyer from the sale of your property before the completion date.

If you are working with a real estate licensee, the Regulation requires the licensee to inform you about the following:

- if the terms included in the offer you received permit the buyer to assign the contract;
- any conditions in the offer on any assignment, including whether you have the right to receive any additional money if the buyer makes a profit from assigning the contract.

PART A	
Notice to (name of seller(s))	
Norman Victor Leech	
Street address of real estate being sold	
103-3925 KINGSWAY	Burnaby
Legal description	
Strata Lot 17 Plan NWS289 District Lot 34 Land District 1 Land District 36	
Name of licensee providing notice	Date notice provided
Trideep Chakraborty PREC*	

PART B - SIGNATURES AND ACKNOWLEDGEMENT	
I, <u>Norman Victor Leech</u>	
(name of seller(s))	
acknowledge receipt of a copy of this notice at the same time the offer was presented to me on <u>January 14 2020</u>	
Signature of seller(s): 	

BROKERAGE USE ONLY	
Note: The Council intends to amend section 8.4(1) of the Rules to require a brokerage to retain a copy of this notice. In the interim, the Council advises licensees to provide a copy of this notice to their managing broker, and brokerages to retain a copy of this notice.	
Name of person acknowledging receipt of notice for brokerage	Signature of person acknowledging receipt of notice for brokerage
Title of person acknowledging receipt of notice for brokerage	Date
Mailing Address	
Real Estate Council of British Columbia	
900-750 West Pender Street Vancouver, BC Canada V6C 2T8	
Enquiries	
Tel: 604.683.8664 Toll-free: 1.877.683.9664 Fax: 604.683.9017	
www.recbo.ca info@recbo.ca	

A COPY OF THIS NOTICE IS NOT REQUIRED TO BE PROVIDED TO THE REAL ESTATE COUNCIL UNLESS IT IS SPECIFICALLY REQUESTED.

Notice To Seller Regarding Assignment Terms

(Rev 05/2016)

Page 1 of 1

WEBForms 11 Cell2017

CONTRACT OF PURCHASE AND SALE INFORMATION ABOUT THIS CONTRACT

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.
 2. **DEPOSIT(B):** Section 28 of the *Real Estate Services Act* 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 a subject clause, the brokerage requires the written agreement of both parties in order to release the deposit. If both parties do not sign the agreement to release the deposit, then the parties will have to apply to court for a determination of the deposit issue.
 3. **COMPLETION:** (Section 4) Unless the parties are prepared to actually 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 lawyer's 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 on Saturdays.
 4. **POSSESSION:** (Section 5) the Buyer should make arrangements through the real estate licensee for obtaining possession. The Seller will not generally let the Buyer move in before the Seller has actually 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 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	Costs to be Borne by the Buyer
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 Goods and Services Tax (if applicable)	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)
- In addition to the above costs there may be 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 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. 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. *Real Estate Council Rules 5-9:* 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/Licensees with whom the Seller or the Buyer has an agency relationship should be listed. If additional space is required, list the additional Designated Agents/Licensees on an addendum to the Contract of Purchase and Sale.

Received & Received

Feb 11, 2020



THE CANADIAN
BAR ASSOCIATION
British Columbia Branch

PAGE 1 of 8 PAGES

CONTRACT OF PURCHASE AND SALE

BROKERAGE: William Wright Commercial R.E. DATE: October 17, 2019
 ADDRESS: #430 - 605 Robson Street Vancouver PC: V6B 5J3 PHONE: (604) 428-5255
 PREPARED BY: Trideep Chakraborty PREC* MLS® NO: _____

SELLER: <u>Jenny Donna Dickison</u>	BUYER: <u>Michelle Wu</u>
SELLER: _____	BUYER: _____
ADDRESS: <u>105-3925 Kingsway</u>	ADDRESS: <u>C/O. Buyer's Agent</u>
_____	_____
<u>Burnaby, B.C.</u> PC: <u>V5H 2L3</u>	PC: _____
PHONE: _____	PHONE: _____
_____	OCCUPATION: _____

PROPERTY:

105-3925 KINGSWAY

UNIT NO.	ADDRESS OF PROPERTY
<u>Burnaby</u>	
CITY/TOWN/MUNICIPALITY	POSTAL CODE
<u>001-262-921</u>	<u>V5H 394</u>
PID	OTHER PID(S)

Strata Lot 1 Plan NWS289 District Lot 34 Land District 1 Land District 36

LEGAL DESCRIPTION

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

- PURCHASE PRICE:** The purchase price of the Property will be (2M)
Five Hundred Sixty Six Thousand Eighty Five Thousand (100) \$585,000.00 (2M) (100)
(100) (2M) \$20,000.00 DOLLARS \$ 566,000.00 (Purchase Price)
- DEPOSIT:** A deposit of \$ 10,000.00 which will form part of the Purchase Price, will be paid within 24 hours of acceptance unless agreed as follows: Paid within two days following all the subjects removal.

All monies paid pursuant to this section (Deposit) will be paid in accordance with section 10 or by uncertified cheque except as otherwise set out in this section 2 and will be delivered in trust to Seller's Lawyer In Trust

_____ 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 (c) if the sale does not complete, the money should be returned to such party as stakeholder or paid into Court.

(100) (2M) (100) (2M)
INITIALS

105-3925 KINGSWAY

Burnaby

PAGE 2 of 8 PAGES

PROPERTY ADDRESS

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

(I) The offer is subject to the following:

(a) Subject to satisfactory financing and bank appraisal made available to the buyer within 30 (thirty) days following the receipt of all documents under clause 3. I (b).

(b) Subject to the buyer receiving, and approving the following documents:

- A current Form B Information Certificate attaching the strata corporation's rules, current budget and the developer's Rental Disclosure Statement;
- Most current strata plan;
- Current by laws of the strata corporation, and any section to which the strata corporation belongs to;
- Recent financial statements and operating budget;
- Minutes of the minutes held in last 24 months;
- Most recent building envelope inspection reports, engineering reports or remediation reports;
- Most recent building deficiency report;
- Most recent building depreciation reports;
- Most recent environmental reports for the land that strata unit is part of;
- Minutes of the special meetings and/or AGMs held in last 24 months;
- Copy of the title search & PDS.

an authorization for Buyer to obtain



The Seller to provide the above listed documents within five (5) days of acceptance of the offer or counter offer, all the subjects removal above will occur thirty (30) days following receiving the documents listed above 3. (I) (b). However, any delay in receiving the above listed documents described in 3. (I) (b), the Buyer will have the right to extend the subjects removal date by the same number of calendar days in delay of receiving the documents listed above in 3. (I) (b).

Subjects are for the sole benefit of the Buyer.

(c) Subject to receiving and approving an inspection report within 30 (thirty) days following the receipt of all documents under clause 3. I (b).

Subjects are for the sole benefit of the buyer.

(II) Seller Representations and Warranties

(a) The seller hereby grants to the buyer and its authorized representatives the right to enter the property with 48 hours notice for the purposes of carrying out such inspections, examinations, tests, any reports, appraisal and surveys, including soil tests as it may deem necessary; provided that the buyer shall indemnify and save harmless the seller from any and all loss, cost or damage suffered as a direct result of the buyer exercising its rights pursuant to this clause.

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*.



INITIALS

105-3925 KINGSWAY

Burnaby

PAGE 3 of 8 PAGES

PROPERTY ADDRESS

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

(b) The Seller will, at the request of the Buyer, cooperate with and provide letter of authorization and consent to assist the Buyer's dealings with the City and other government authorities and agencies with respect to the property and will execute any documents including strata proxy which is required to enable the Buyer to apply, vote and obtain any strata information upon subjects removal.

(c) The seller represents and warrants that during the time, the seller has owned the property, the use of the property thereon has not been for the growth or manufacture of any illegal substance. The warranty shall survive and not merge on the completion of this transaction.

(d) The seller warrants that there is no outstanding work orders against the property.

(e) The seller agrees to ~~professionally~~ clean the property and remove all garbage and deliver the property neat & clean, and maintain the same or better and may not effect the property use or value upon possession of the property to the buyer.

(f) Any of the representation or warranties made by the seller are untrue or the seller does not complete the purchase and sale, the deposit will be returned to the buyer immediately without prejudice to any rights or remedies the buyer may have in respect of the seller's breach or default under the Agreement. The buyer may elect to terminate the Agreement hereunder, in neither case without prejudice to any rights or remedies the buyer may have in respect of the seller's breach or default.

(III) Acknowledgement

(a) The Agent, in order to accommodate the transaction described in this Agreement, was and is entitled to pass any relevant information it receives from either party or from any other source to either of the parties as the Agent sees fit, without being in conflict of its duties to either party.

(IV). Liability and damage to the property

The property shall be at the risk of the seller until the time of the closing of the sale and purchase of the property, and thereafter at the risk of the buyer. In the event of damage to the property occurring before the time of closing by reason of fire, tempest, lightning, earthquake, and flood or other Act of God, fire, explosion, riot, civil commotion, insurrection or war, then the buyer may, at its option:

(a) terminate this Agreement in which case the deposit shall be returned to the buyer immediately; or

(b) close the sale and require the seller to assign to the buyer the proceeds of any insurance claim.

(c) The Seller agrees to maintain a valid insurance coverage for their contents, liability and for replacement value of the strata from upon subject removal date to possession date.

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*.

INITIALS

105-3925 KINGSWAY

Burnaby

PAGE 4 of 8 PAGES

PROPERTY ADDRESS

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

(V) Confidentiality

The parties agree to keep the terms and conditions of the Agreement confidential, including the purchase price, and shall not disclose any of the terms contained herein to any person other than their legal representatives, bank, and other professional advisor and such other persons as may be approved in writing by the other party hereto. The seller agrees to allow the buyer to release the information to the buyer's respective and agents.

(VI) Legal advice

Both the buyer and seller are advised to seek independent legal advice.

(VII) Assignment

Notwithstanding clause 20A, the Buyer has the right to assign its interest and obligations under this agreement or direct a transfer of the property to a company or any third party without prior consent of the Seller, but the Buyer shall remain liable in respect of its obligations hereunder.

(VIII)

The Seller warrants that unit #103-3925 Kingsway, Burnaby and #105-3925 Kingsway, Burnaby are to be sold together. See Addendum dated January 31, 2020 page 1 of 1.

(IX) Final Walk Through

The Buyer will have the right to do a walk through inspection of the property prior to the completion day. The Seller will fully cooperate by providing access to the property to the Buyer or Buyer's representative.

(X) Miscellaneous

Time is of the essence of this offer.

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*.

INITIALS

105-3925 KINGSWAY

Burnaby

PAGE 5 of 8 PAGES

PROPERTY ADDRESS

4. **COMPLETION:** The sale will be completed on January 31 April 30, yr. 2020
(Completion Date) at the appropriate Land Title Office.

5. **POSSESSION:** The Buyer will have vacant possession of the Property at 11:00 AM on February 29, yr. 2020 (Possession Date) OR, subject to the following existing tenancies, if any:
The seller will be responsible for their own utility and strata fee.

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 February 29, yr. 2020 (Adjustment Date). August 31, 2020

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:

Two sets of keys, two sets of garage openers, all the appliances, and window coverings.

BUT EXCLUDING: Nothing

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 _____ yr. _____

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, cash 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) declarations regarding the Speculation and Vacancy Tax for residential properties located in jurisdictions where such tax is imposed and 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*.

INITIALS



105-3925 KINGSWAY

Burnaby

PAGE 6 of 8 PAGES

PROPERTY ADDRESS

- 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 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 cash 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 of Section 28 of 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 "Licensee(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;

INITIALS

105-3925 KINGSWAY

Burnaby

PAGE 7 of 8 PAGES

PROPERTY ADDRESS

- 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 brochure published by the British Columbia Real Estate Association entitled *Privacy Notice and Consent*.

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 25(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):

INITIALS	

A. The Seller acknowledges having received, read and understood Real Estate Council of British Columbia (RECBC) form entitled "*Disclosure of Representation in Trading Services*" and hereby confirms that the Seller has an agency relationship with

None

(Designated Agent(s)/Licensee(s))

who is/are licensed in relation to _____ (Brokerage).

INITIALS	

B. The Buyer acknowledges having received, read and understood RECBC form entitled "*Disclosure of Representation in Trading Services*" and hereby confirms that the Buyer has an agency relationship with

Trideep Chakraborty PREC*

(Designated Agent(s)/Licensee(s))

who is/are licensed in relation to William Wright Commercial R.E. (Brokerage).

INITIALS	

C. The Seller and the Buyer each acknowledge having received, read and understood RECBC 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)/Licensee(s))

who is/are licensed in relation to _____ (Brokerage),

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

INITIALS	

D. If only (A) has been completed, the Buyer acknowledges having received, read and understood RECBC 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.

INITIALS	

E. If only (B) has been completed, the Seller acknowledges having received, read and understood RECBC 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.

INITIALS			

105-3925 KINGSWAY

Burnaby

PAGE 8 of 8 PAGES

PROPERTY ADDRESS

22. ACCEPTANCE IRREVOCABLE (Buyer and Seller): The Seller and the Buyer specifically confirm that this Contract of Purchase and Sale is executed under seal. It is agreed and understood that 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. THIS IS A LEGAL DOCUMENT. READ THIS ENTIRE DOCUMENT AND INFORMATION PAGE BEFORE YOU SIGN.

24. OFFER: This offer, or counter-offer, will be open for acceptance until 11:00 o'clock p m. on _____, yr. _____ (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.

X
WITNESS

BUYER

SEAL Michelle Wu
PRINT NAME

X
WITNESS

BUYER

SEAL
PRINT NAME

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

Am
INITIALS

No

INITIALS

25. 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 February 12, yr. 2020

The Seller declares their residency:

RESIDENT OF CANADA

Am
INITIALS

NON-RESIDENT OF CANADA

INITIALS

as defined under the *Income Tax Act*.

WITNESS

ELISABETH RECHSTEINER
Notary Public

X
WITNESS
100 - 5050 Kingsway
Burnaby BC V5H 4C2 Canada
(604) 433-1911
(Permanent Commission)

SELLER

Jenny Donna Dickison
SELLER

SEAL Jenny Donna Dickison
PRINT NAME

SEAL
PRINT NAME

*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®).

CONTRACT OF PURCHASE AND SALE ADDENDUM



THE CANADIAN
BAR ASSOCIATION
British Columbia Branch

MLS® NO.: NA DATE: 01/31/2020

PAGE 1 of 1 PAGES

105 3925 Kingsway, Burnaby, B.C.

RE: ADDRESS

Strata Lot 1 Plan NWS289 District Lot 34 Land District 1 Land District 36 108/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

LEGAL DESCRIPTION:

001-262-921

PID

OTHER PID(S)

FURTHER TO THE CONTRACT OF PURCHASE AND SALE DATED 10/17/2019

MADE BETWEEN Michelle Wu AS BUYER, AND Jenny Donna Dickison AS SELLER AND COVERING

THE ABOVE-MENTIONED PROPERTY, THE UNDERSIGNED HEREBY AGREE AS FOLLOWS:

The Buyer has entered into another Contract of Purchase and Sale in respect of 103-3925 Kingsway, Burnaby, B.C. (the "Additional Contract"), and the Seller and Buyer hereby acknowledge and agree that:

(a) The Closing of this transaction and the Purchase and Sale of 103-3925 Kingsway, Burnaby, B.C. are intended to be concurrent closing, and it is a condition of this Contract that the purchase and sale of 103-3925 Kingsway, Burnaby, B.C. complete concurrently or a date agree upon by both parties;

(b) The Seller and Buyer hereby acknowledge and agree that if the other Seller fails to complete the sale under the Additional Contract (the "Other Seller") will constitute a default under this Contract, then the Buyer may, at its option elect to:

(i) complete this Purchase and Sale without prejudice to any other rights and remedies which the Buyer may have in law or on equity under this Contract and Additional Contract.

All other terms and conditions remain the same.

Time shall remain of the essence.

X

WITNESS

BUYER

SEAL

Michelle Wu

PRINT NAME

X

WITNESS

BUYER

SEAL

PRINT NAME

X

WITNESS

ELISABETH RECHSTEINER
Notary Public

SELLER

SEAL

Jenny Donna Dickison

PRINT NAME

X

WITNESS

100-5050 Kingsway
Burnaby BC V6H 4C2 Canada

SELLER

SEAL

PRINT NAME

*PREG 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 Home Builders (QHB) (MLSO).

CONTRACT OF PURCHASE AND SALE ADDENDUM/AMENDMENTPage 1 of 1 Pages

Date: February 12, 2020

RE: ADDRESS: #105, 3925 Kingsway, Burnaby, B.C. V5H 3Y7**FURTHER TO THE CONTRACT OF PURCHASE AND SALE DATED:** OCTOBER 17, 2018**MADE BETWEEN:****JENNY DONNA DICKISON****AS SELLER****AND:****MICHELLE WU****AS BUYER, AND COVERING****THE ABOVE MENTIONED PROPERTY, THE UNDERSIGNED HEREBY AGREE AS FOLLOWS:**

The parties hereto agree that in the event the Buyer chooses not to complete the purchase of the property, after this Contract has become a firm and binding contract, the \$20,000.00 deposit shall be non-refundable to the Buyer, and shall be paid to the Vendor in compensation for the time, efforts and expenses the Vendor has incurred with respect to this Contract.

All other terms and conditions of the Contract herein remain the same.

Witness: ) Seller: 

Jenny Donna Dickison

ELISABETH RECHSTEINER
Notary Public
100 - 5050 Kingsway
Burnaby BC V5H 4C2 Canada
(604) 433-1911
(Permanent Commission)

Witness: _____

) Buyer: 

Michelle Yu

**RECBC REAL ESTATE COUNCIL
OF BRITISH COLUMBIA**

NOTICE TO SELLER REGARDING ASSIGNMENT TERMS

Please print clearly

The Real Estate Services Regulation requires this notice to be provided to you, the seller, at the same time you are presented with a proposed contract for the purchase and sale of your property (an "offer") if that offer does not include one or both of the following terms:

- A term that provides that the contract must not be assigned without your written consent;
- A term that provides that you are entitled to any profit resulting from an assignment of the contract by the buyer or any subsequent assignee.

A contract assignment occurs when a buyer transfers the contract to buy property to someone else before the completion date.

Before accepting this offer, you should obtain independent professional advice regarding the absence of one or both of these terms. You should also consider whether you wish to make a counter-offer that includes the absent term(s) or other terms regarding assignments.

If this offer does not contain any terms about whether the contract may be assigned,

- the contract may be assigned without your consent, and
- you will not have any right to receive the profit, if any, made by the buyer from the sale of your property before the completion date.

If you are working with a real estate licensee, the Regulation requires the licensee to inform you about the following:

- If the terms included in the offer you received permit the buyer to assign the contract;
- any conditions in the offer on any assignment, including whether you have the right to receive any additional money if the buyer makes a profit from assigning the contract.

PART A

Notice to (name of seller(s)) Jenny Donna Dickison	
Street address of real estate being sold 105-3925 KINGSWAY Burnaby	
Legal description Strata Lot 1 Plan NWS289 District Lot 34 Land District 1 Land District 36	
Name of licensee providing notice Trideep Chakraborty PREC*	Date notice provided

PART B – SIGNATURES AND ACKNOWLEDGEMENT

I, <u>Jenny Donna Dickison</u> (name of seller(s))	
acknowledge receipt of a copy of this notice at the same time the offer was presented to me on <u>Feb 12 2020</u> (date)	
Signature of seller(s): <u>[Signature]</u>	

BROKERAGE USE ONLY

Note: The Council intends to amend section 8-4(1) of the Rules to require a brokerage to retain a copy of this notice. In the interim, the Council advises licensees to provide a copy of this notice to their managing broker, and brokerages to retain a copy of this notice.

Name of person acknowledging receipt of notice for brokerage	Signature of person acknowledging receipt of notice for brokerage
Title of person acknowledging receipt of notice for brokerage	Date

Mailing Address Real Estate Council of British Columbia 900-750 West Pender Street Vancouver, BC Canada V6C 2T8	Enquiries Tel: 604.683.9664 Toll-free: 1.877.683.9664 Fax: 604.683.9017 www.recbo.ca info@recbo.ca
--	---

A COPY OF THIS NOTICE IS NOT REQUIRED TO BE PROVIDED TO THE REAL ESTATE COUNCIL UNLESS IT IS SPECIFICALLY REQUESTED.

CONTRACT OF PURCHASE AND SALE INFORMATION ABOUT THIS CONTRACT

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.
2. **DEPOSIT(S):** Section 28 of the *Real Estate Services Act* 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 a subject clause, the brokerage requires the written agreement of both parties in order to release the deposit. If both parties do not sign the agreement to release the deposit, then the parties will have to apply to court for a determination of the deposit issue.
3. **COMPLETION:** (Section 4) Unless the parties are prepared to actually 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 real estate licensees for obtaining possession. The Seller will not generally let the Buyer move in before the Seller has actually 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 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	Costs to be Borne by the Buyer
Lawyer or Notary Fees and Expenses:	Lawyer or Notary Fees and Expenses:
- attending to execution documents.	- appraisal (if applicable)
Costs of clearing title, including:- investigating title,	- Land Title Registration fees.
- discharge fees charged by	Fire Insurance Premium.
encumbrance holders,	Sales Tax (if applicable).
- prepayment penalties.	Property Transfer Tax.
Real Estate Commission (plus GST).	Goods and Services Tax (if applicable).
Goods and Services Tax (if applicable).	
	- mortgage company's Lawyer/Notary.

In addition to the above costs there may be 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 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. 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. **Real Estate Council Rules 5-9:** 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/Licensees with whom the Seller or the Buyer has an agency relationship should be listed. If additional space is required, list the additional Designated Agents/Licensees on an addendum to the Contract of Purchase and Sale.



Our File: 00029

May 1, 2020


Via Email: grewal@shawbiz.ca

Cameray Garden Holdings Ltd.
& 1184409 BC Ltd.

Attention: Mr. David Grewal

Dear Sirs:

This is Exhibit "U" referred to in the
affidavit of Angela Eukelbosh
sworn before me at New Westminster
this 2nd day of September 2020


A Commissioner for taking Affidavits
for British Columbia

Re: Contracts of Purchase and Sale of 102, 206 and 219 Kingsway, Burnaby, BC

I have reviewed the contracts that you have provided, all dated February 23, 2020. You have asked me for my opinion of whether you should proceed with these contracts at this time.

I note that litigation was commenced against all owners due to a dispute arising from a contract entered into by the former strata council. This litigation was filed on April 17, 2020 and was not contemplated at the time that the company (1184409 BC Ltd) entered into the contracts. Unfortunately, due to the closure of the Courts and court reporting businesses (but for limited video conferencing), my ability to engage in the discovery process to be able to ascertain the legitimacy of the litigation is significantly hampered.

Until such time as I am able to obtain disclosure and determine the parameters respecting the litigation file, I recommend that you seek an extension to any new steps on this file. At this time it appears unlikely that the sellers will be able to provide clear title by the closing date set out in the contract, as required pursuant to section 9 of the Contracts of Purchase and Sale. Without the ability to provide clear title, the sellers are almost certain to be in breach of the contracts on closing date. Once I am able to obtain some disclosure and take a position on whether the litigation commenced is valid – or what exposure the Company may face upon closing on a property encumbered by this lien – I will not be in a position to recommend any further steps.

If the sellers are agreeable, I recommend seeking an extension of the closing date, without further deposits, for 60 days. At that time, assuming cooperation of the litigation claimant, or availability



of the Courts for me to enforce disclosure through an application, I will likely be in a position to provide a much clearer recommendation.

As a final note, this letter does not serve to comment on the purchase price set out in the Contracts of Purchase and Sale. You may wish to seek advice from a property appraiser respecting the current state of the market and whether the contracted purchase price represents fair market value.

Please do not hesitate to contact me if you have any further questions,

Yours truly,

GUARDIAN LAW CORPORATION

Per:


Michelle E. Guy
MEG/

~~A Commissioner/Notary Public for the
Province of British Columbia~~



Tassadar ! Potato <tassadarpotato@gmail.com>

Fire Upgrades

David Grewal <grewal@shawbiz.ca>

Thu, Mar 19, 2020 at 7:46 PM

To: Tassadar ! Potato <tassadarpotato@gmail.com>

My communication with u is over ur nasty person pls send email to bayside they r managing the this building thx

Best regards,

David Grewal
604 377 4355

On Mar 19, 2020, at 18:46, Tassadar ! Potato <tassadarpotato@gmail.com> wrote:

Hello David Grewal and whomever may be writing emails and advising on his behalf,

You are misjudging my intentions. I don't want conflict. I want the council and owners to work together to everyone's benefit. I want this building to be reinsured when it is due. That is why I have been writing you. I want a safe and well-run building. I don't want money to be wasted. I don't represent anyone. I have been very honest in my communications. I was also honest when asked if I was recording the conversation. As it turned out, my recording did not work. I have never felt the need to record a conversation in the past, and the app I used stopped recording as soon as the phone call began. I chose to try to record because I've been told you tend to get aggressive and threatening and wanted to be prepared incase our interaction turned that way. Despite this warning and my precaution I was still shocked that you were so hostile in response to my simple questions. I was just asking why you say Community Fire Prevention failed, and you evaded the question and got hostile.

In what way did the previous council act "outside their scope of authority"?

I am surprised you say our conversation is a setback in the strata council's attempt to work with the owners. I am also surprised you are suggesting I was trying to entrap you. This is just questions being asked by an owner. Owners have always asked questions of strata members. I am still awaiting your answers.

Please include the contact information of the building management that you would like me to direct my communication to.

Megan Burghall

On Thu, Mar 19, 2020 at 5:32 PM David Grewal <grewal@shawbiz.ca> wrote:

Megan,

I was speaking to you as an owner in good faith but it became clear at the outset that you were not calling for information, but instead to try to garner information to be used to increase the conflict between the current council and the small group of owners that you represent. It turns out that I was correct that you were being disingenuous and that your call was an attempt at entrapment, as you were discovered to be recording the call.

Unfortunately, this represents a set back in our attempts to work with the owners in an attempt to handle things in the best interests of everyone involved. With respect to your position that Community Fire was "heavily vetted", this unfortunately has not proven to be the case and the previous council appears to have acted outside their scope of authority. We are merely trying to repair these actions and meet our duties as council members to both handle things properly and ensure the safety of everyone involved.

Things would be more productive if you worked with the current council and did not engage in behaviours such as secretly recording conversations that are being held in good faith.

Please direct your communications from this point forward to the building management.

Best regards,

David Grewal
604 377 4355

On Mar 19, 2020, at 17:02, Tassadar ! Potato <tassadarpotato@gmail.com> wrote:

Hello David Grewal,

I am disappointed with how our phone call just went. I didn't get to ask the questions that I had wanted because you got so agitated and interruptive. It was quite shocking to me. As a strata council member I hope you will be able to communicate more calmly with the owners in the future.

What I was trying to ask was whether or not you allowed Community Fire Prevention to do the work before declaring that they had failed. It sounds like instead of letting them do their work you had the fire marshall come in and inspect the building before any work was done which of course resulted in them saying we are not up to code. Every owner here already knew that. This does not mean the Community Fire Prevention failed as you said in your previous email. Community Fire Prevention could bring us up to code if you would let them do their work. I don't see any reason why you would want to backtrack and put this job out to other companies when the previous strata council had already vetted this one so thoroughly. We need this work done immediately so that we can be safe, remain insured, and not get fined.

What exactly is fire watch? How much does fire watch cost? This money could be saved if you had not halted progress on the upgrades.

I appreciate your news that you and the strata council are planning a meeting about this in the next couple days. I look forward to hearing your timely and cost effective resolution to this problem.

Kind regards,

Megan Burghall

On Thu, Mar 19, 2020 at 7:22 AM Tassadar ! Potato <tassadarpotato@gmail.com> wrote:

Hello Mr. Grewal,

I am not sure how the company that was contracted to do the fire upgrades could have failed. They were waiting to be paid by you so that they could do the work. We expect you to pay them so they can do their work which will bring the building up to fire code. I don't believe that some other company that you just found is going to do a better job than the company that spent a lot of time working out a plan with the previous strata council that you replaced. I think you would find this all much clearer if you had voted to keep some of the previous members of the strata council to stay on instead of insisting on there being two unfilled positions. That would have been a great way for you to work with the homeowners.

Kind regards,
Megan Burghall

On Wed, Mar 18, 2020 at 10:42 PM David Grewal <grewal@shawbiz.ca> wrote:

Hi Megan re fire upgrade al the work they did fail we have to start fire watch for the building till we fix this system we r going to investigate what they have done also we r getting some other co to fix the problem pls call me tomorrow I can update we want to work with all the home owners

Best regards,

David Grewal
604 377 4355

On Mar 13, 2020, at 15:59, David Grewal <grewal@shawbiz.ca> wrote:

We had strata meeting today we order the cleaning co put extra work to clean all the laundry machines clean all the main entrance doors with high quality cleaning products for ur insurance comment our insurance is not b covering the losses because strata corporation nor bayside inform the insurance Co that there r 47 unit r vacant will find out who is responsible for that we r checking on the work order from the fire department let u kno soon will keep u update

Best regards,

David Grewal
604 377 4355

On Mar 10, 2020, at 22:51, Tassadar ! Potato
<tassadarpotato@gmail.com> wrote:

Hello Mr. Grewal,

At the AGM the standpoint of nearly all the owners living at Cameray Gardens was that we were happy with the work that went into creating the contract with Community Fire Protection. When I thanked the previous strata council for having put the hard work into coming up with a contract that would bring us up to fire code without unnecessary expenditures there was a large round of applause. Tom has always been very vocal at AGM's. His view here is an outlier and by no means represents the owners as a whole. It was unfortunate that his interruptions led to some confusion. The owners want the fire upgrades to happen ASAP for no more than the quoted price with Community Fire Protection. We expect them to get paid so they can do the work in time for us to get insured. I look forward to hearing your plan after your strata meeting.

Kind regards,

Megan Burghall

On Tue, Mar 10, 2020, 10:17 PM David Grewal
<grewal@shawbiz.ca> wrote:

Pls understand we did not have any meeting yet also at the agm everyone was asking for the fire order the strata corporation nor the bayside did not produce any work order when Tom wants to show the work order which he obtain from fire department Agneta shut him down we want to do the right things for all the owner we r having a strata meeting with bayside on Friday after the meeting we will in position to give all the answer

Best regards,

David Grewal
604 377 4355

> On Mar 10, 2020, at 18:25, Tassadar ! Potato
<tassadarpotato@gmail.com> wrote:

>
>

3/22/2020

158 - Fire Upgrades

192

> Hello Mr. Grewal,
> When are the required fire upgrades being completed at Cameray Gardens? I am surprised they have not begun since we have a very limited time window before we renew our insurance, we are at great risk of being fined by the fire department, and the funds are already in place to pay Community Fire Prevention with whom we already have a signed contract.
> Kind regards,
> Megan Burghall
> 304-5715 Jersey Ave. Burnaby



Angela Eykelbosh <aeykelbosh@gmail.com>

Conversation with Grewal1 message

Iris June Adiong <irisadiong@gmail.com>
To: Angela Eykelbosh <aeykelbosh@gmail.com>

Mon, Mar 23, 2020 at 1:12 PM

Sent from my iPhone

Begin forwarded message:

From: David Grewal <grewal@shawbiz.ca>
Date: March 22, 2020 at 12:28:47 PM PDT
To: Iris June Adiong <irisadiong@gmail.com>
Subject: Re: Fire Men?

This is Exhibit "W" referred to in the
affidavit of Angela Eykelbosh
sworn before me at New Westminster
this 2nd day of September 2020

.....
A Commissioner for taking Affidavits
for British Columbia

We had fire inspection because Angla wants us to pay some money to community fire they did not tel us what work they have done also she did not give us any work order from the fire department that's why fire department came and check and fail the alarm system they ask us to have fire watch which we order and we did call other co to check they working on it and give us the price we will resolve this in few days and give u all the up date we as new counsel working on things since we got in we did not get any help from anybody but so many road blocks from Angla will update all the owner in few days

Best regards,

David Grewal
604 377 4355

On Mar 21, 2020, at 18:54, Iris June Adiong <irisadiong@gmail.com> wrote:

And by the way I just saw a man in security uniform came into the building. We've been seeing these men lately roaming around. Apparently I heard they are here as fire watch for our building.

Please enlighten me as to what is going on.

I hope you take action to guarantee the safety of everyone here.

Thank you!

Iris Adiong
106 Jersey

Sent from my iPhone

On Mar 21, 2020, at 6:01 PM, Iris June Adiong <irisadiong@gmail.com> wrote:

Hello Council team!

I'm one of the owners of Cameray gardens from the Jersey building.

May I please request for a copy of the minutes of the meeting for both the AGM & the council meeting.

And also wondering if we are doing some preventive measures in the building against the Covid-19.

Kindly let us know any details.

Thank you & let us all stay safe!

Iris Adiong

106 Jersey owner

Sent from my iPhone

Status: Registered

Doc #: CA8105199

RCVD: 2020-03-25 RQST: 2020-09-02 09:39:55

FORM_CBL_V20

NEW WESTMINSTER LAND TITLE OFFICE

BUILDERS LIEN ACT
FORM 5 (Sections 15, 16, 18)

Mar-25-2020 13:03:37.001

CA8105199

CLAIM OF LIEN Province of British Columbia

1585164777 PAGE 1 OF 5 PAGES

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

Justin Ryan
Levine XT9M9RDigitally signed by Justin
Ryan Levine XT9M9R
Date: 2020.03.25
12:33:33 -07'00'

APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

GOLBEY LAW CORPORATION
BARRISTERS & SOLICITORS
2707 CLARKE STREETTELEPHONE: 604-800-1629
FILE: 00456

PORT MOODY

BC V3H1Z5

Document Fees: \$0.00

I, BRETT JOHNSTON
PORT MOODY, BC, V3H1Z5of c/o 2707 CLARKE STREET
, agent of the lien claimant state that:

1. COMMUNITY FIRE PREVENTION LTD.

Incorporation No
0510146

of 113-1320 KINGSWAY AVENUE, PORT COQUITLAM, BC, V3C 6P4
claims a lien against the following land:
[PID] [legal description]

SEE SCHEDULE

STC? YES ☐

This is Exhibit "X" referred to in the
affidavit of... Angela Gykelbach...
sworn before me at New Westminster
this 2nd day of September 2020

.....
A Commissioner for taking Affidavits
for British Columbia

2. A general description of the work done or material supplied, or to be done or supplied, or both, is as follows:

custom parts purchased for the replacement of the fire alarm control panel, environmental
consulting, and labour for related installation

3. The person who engaged the lien claimant, or to whom the lien claimant supplied material, and who is or will become indebted to the lien claimant is:

Strata Plan NW289 - CAMERAY GARDENS

4. The sum of \$ 223,930.28 is or will become due and owing to COMMUNITY FIRE PREVENTION LTD.
on MARCH 12, 2020

5. The lien claimant's address for service is:

113-1320 KINGSWAY AVENUE, PORT COQUITLAM, BC, V3C 6P4

Signed: _____

Date: MARCH 23, 2020

Note: Section 45 of the Builders Lien Act provides as follows:

- 45 (1) A person who knowingly files or causes an agent to file claim of lien containing a false statement commits an offence.
(2) A person who commits an offence under subsection (1) is liable to a fine not exceeding the greater of \$2,000 and the amount by which the stated claim exceeds the actual claim.

ADDITIONAL PARCEL IDENTIFICATION

PAGE 2 OF 5 PAGES

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LANDSTC for each PID listed below? YES ☐

[PID]	[LEGAL DESCRIPTION – must fit in a single text line]
001-262-921	STRATA LOT 1 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-262-939	STRATA LOT 2 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-262-947	STRATA LOT 3 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-262-963	STRATA LOT 4 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-262-971	STRATA LOT 5 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-262-980	STRATA LOT 6 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-262-998	STRATA LOT 7 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-005	STRATA LOT 8 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
000-938-530	STRATA LOT 9 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-013	STRATA LOT 10 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-021	STRATA LOT 11 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-030	STRATA LOT 12 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-048	STRATA LOT 13 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-056	STRATA LOT 14 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-064	STRATA LOT 15 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-081	STRATA LOT 16 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
000-859-389	STRATA LOT 17 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
000-739-979	STRATA LOT 18 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-099	STRATA LOT 19 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-102	STRATA LOT 20 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-111	STRATA LOT 21 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-137	STRATA LOT 22 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-145	STRATA LOT 23 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-153	STRATA LOT 24 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-161	STRATA LOT 25 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-170	STRATA LOT 26 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-188	STRATA LOT 27 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-196	STRATA LOT 28 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-200	STRATA LOT 29 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-218	STRATA LOT 30 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289

ADDITIONAL PARCEL IDENTIFICATION

PAGE 3 OF 5 PAGES

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LANDSTC for each PID listed below? YES ☐

[PID]	[LEGAL DESCRIPTION – must fit in a single text line]
001-263-226	STRATA LOT 31 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-234	STRATA LOT 32 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-242	STRATA LOT 33 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-251	STRATA LOT 34 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-269	STRATA LOT 35 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-277	STRATA LOT 36 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-285	STRATA LOT 37 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-293	STRATA LOT 38 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
000-613-754	STRATA LOT 39 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-025-953	STRATA LOT 40 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-307	STRATA LOT 41 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-315	STRATA LOT 42 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-323	STRATA LOT 43 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-340	STRATA LOT 44 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-358	STRATA LOT 45 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-366	STRATA LOT 46 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-374	STRATA LOT 47 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-382	STRATA LOT 48 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-391	STRATA LOT 49 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
000-564-885	STRATA LOT 50 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-404	STRATA LOT 51 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-421	STRATA LOT 52 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-439	STRATA LOT 53 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-447	STRATA LOT 54 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-455	STRATA LOT 55 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
000-814-377	STRATA LOT 56 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-463	STRATA LOT 57 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-480	STRATA LOT 58 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-498	STRATA LOT 59 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-528	STRATA LOT 60 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289

ADDITIONAL PARCEL IDENTIFICATION

PAGE 4 OF 5 PAGES

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND

STC for each PID listed below? YES ☐

[PID]	[LEGAL DESCRIPTION – must fit in a single text line]
001-263-544	STRATA LOT 61 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-561	STRATA LOT 62 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-035-118	STRATA LOT 63 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-579	STRATA LOT 64 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-595	STRATA LOT 65 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-609	STRATA LOT 66 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-617	STRATA LOT 67 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-625	STRATA LOT 68 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-633	STRATA LOT 69 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-641	STRATA LOT 70 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-650	STRATA LOT 71 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-676	STRATA LOT 72 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-684	STRATA LOT 73 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-706	STRATA LOT 74 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-714	STRATA LOT 75 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-731	STRATA LOT 76 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-749	STRATA LOT 77 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-757	STRATA LOT 78 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
000-473-774	STRATA LOT 79 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-765	STRATA LOT 80 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-773	STRATA LOT 81 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-781	STRATA LOT 82 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-790	STRATA LOT 83 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-811	STRATA LOT 84 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-820	STRATA LOT 85 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-838	STRATA LOT 86 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-846	STRATA LOT 87 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-854	STRATA LOT 88 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-862	STRATA LOT 89 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-871	STRATA LOT 90 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289

Status: Registered

Doc #: CA8105199

RCVD: 2020-03-25 RQST: 2020-09-02 09.39.55

FORM_E_V20

ADDITIONAL PARCEL IDENTIFICATION

PAGE 5 OF 5 PAGES

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LANDSTC for each PID listed below? YES ☐

[PID]

[LEGAL DESCRIPTION – must fit in a single text line]

001-263-889	STRATA LOT 91 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-897	STRATA LOT 92 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-919	STRATA LOT 93 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-927	STRATA LOT 94 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-935	STRATA LOT 95 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-943	STRATA LOT 96 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-951	STRATA LOT 97 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-960	STRATA LOT 98 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-978	STRATA LOT 99 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-263-994	STRATA LOT 100 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289
001-264-001	STRATA LOT 101 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289



Angela Eykelbosh <aeykelbosh@gmail.com>

Seeking additional information on fire work at NW 289

2 messages

Angela Eykelbosh <aeykelbosh@gmail.com>

Mon, Mar 23, 2020 at 8:12 AM

To: perry.talkkari@burnaby.ca

Cc: kelly.parker@burnaby.ca

Hi Perry - as you are aware, the new strata council for NW 289 has ceased any and all work on our open electrical permit and our pending fire system upgrade. I am requesting your insight into this situation on two points:

1. One of the council members has alleged to owners that halting this work was somehow related to a failure or deficiency of the contractor, Brett Johnston of Community Fire Prevention. What is your professional opinion of Brett, his knowledge of the issues in this building, and his technical capability to carry out the necessary work in a timely manner?
2. If another contractor were called in at this point (with our insurance renewal coming up quickly on June 1 2020), do you consider that that company would be able to fully assess the deficiencies and deal with the complete scope of work in a timely manner?

Thank you so much for your assistance,

Angela Eykelbosh
107-5715 Jersey Avenue
Burnaby, BC, V5H 2L3

Talkkari, Perry <Perry.Talkkari@burnaby.ca>

Mon, Mar 23, 2020 at 8:38 AM

To: Angela Eykelbosh <aeykelbosh@gmail.com>

Cc: "Parker, Kelly" <Kelly.Parker@burnaby.ca>

Angela

I have dealt with Brett at Community Fire for years and find him to be a very knowledgeable, honest and hard working individual. He is very thorough and trust worthy. Any other contractor brought in at this time would only have information provided to them by the individual who hired them, therefore be at a disadvantage as to all the problems that pertain to the life safety they are servicing except for obvious deficiencies. In addition they would have no knowledge of the order FPO issued and to the scope of work to follow related to the order.

Perry Talkkari

Chief Fire Prevention Officer

Burnaby Fire Department

4867 Sperling Avenue/ Burnaby BC/ V5E-2S9

perry.talkkari@burnaby.ca / Office Direct 604-294-7564

This is Exhibit "Y" referred to in the
affidavit of Angela Eykelbosh
sworn before me at New Westminster
this 2nd day of September 2020

A Commissioner for taking Affidavits
for British Columbia

The contents of this posting or electronic mail message are solely the writings, thoughts and/or ideas of the account holder and may not necessarily reflect those of the City of Burnaby.

If you have any concerns regarding inappropriate use of this account. Please Email the postmaster@city.burnaby.bc.ca.

From: Angela Eykelbosh [mailto:aeykelbosh@gmail.com]
Sent: Monday, March 23, 2020 8:13 AM
To: Talkkari, Perry
Cc: Parker, Kelly
Subject: Seeking additional information on fire work at NW 289

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you feel this email is malicious or a scam, please forward it to phishing@burnaby.ca

[Quoted text hidden]



Angela Eykelbosh <aeykelbosh@gmail.com>

Fwd: Message to Cameray Owners

2 messages

Rahima Bhaloo <rahimabhaloo@gmail.com>

Tue, Mar 31, 2020 at 7:11 PM

To: Angela Eykelbosh <aeykelbosh@hotmail.com>, Angela Eykelbosh <aeykelbosh@gmail.com>

----- Forwarded message -----

From: **David Grewal** <grewal@shawbiz.ca>

Date: Tue., Mar. 31, 2020, 18:19

Subject: Message to Cameray Owners

To: <GREWAL@shawbiz.ca>

This is Exhibit "2" referred to in the
affidavit of Angela Eykelbosh
sworn before me at New Westminster
this 2nd day of September 2020

.....
A Commissioner for taking Affidavits
for British Columbia

Dear Homeowners,

Since we have taken on the role of your strata council we have had an uphill battle with your former strata council. We have had no cooperation from the old strata council members and Bayside has tendered their resignation, which we did not accept. We have 30 days left to find a management company. To date we have been having to do all of the management services without payment. Our biggest hurdle was to complete the Fire Department Work Order, which was not provided to us by any of the previous strata council members. We asked Community Fire to give us a copy of the Work Order, along with a list of what they had completed and what was left to do. As of today, we have not received any response from them. However, one of your former strata members complained to the Fire Department and they came and inspected the building. The Fire Department found that no work had been done by Community Fire and they directed us to engage a fire watch starting this past Friday. We understand that Community Fire had not even taken steps to obtain a permit for the work.

We hired a company, called Acme Fire, to give us an estimate to complete the work and satisfy the Fire Department. We were told by Acme Fire that while they were working they were approached by this former council member; they say that she harassed them and called the Fire Department and the Building Permit Department to put a hold on the work that was taking place. Upon hearing about this we contacted the Fire Department and the Building Department to get the hold removed from the permit. Acme Fire completed the job on Friday and the Fire Department inspected and approved of the work today. The cost of Acme Fire's work was less than \$10,000, as opposed to the \$220,000 that your former council committed you to paying Community Fire prior to holding the vote at the AGM.

While we were handling this matter, we discovered that Community Fire has filed a lien on the building for \$220,000. We are hiring a lawyer to remove the lien and will sue the parties responsible for this mess. The Council has decided to extend the time to pay the special levy approved at the AGM from April 1, 2020 to May 1, 2020 to give us time to know the actual end cost of the work to be done so that we can hopefully significantly reduce the amount owing by you. We will be obtaining two quotations, which we will provide to all of the homeowners, and we will then decide how to complete the remaining work required.

Also, as you are aware, we upgraded the cleaning of the building with additional cleaning of the laundry rooms, door handles and any other possible contact surfaces, to protect you from possible Covid 19 exposure. While we were already addressing this and arranging for the additional cleaning, your former strata council went to Fraser Health to make a complaint. Fraser Health indicated that they were happy with what was being done.

Yours truly,

David Grewal
Strata President

3/31/2020

Gmail - Fwd: Message to Cameray Owners

169

203

NWS 289

aeyselbosh@gmail.com <aeyselbosh@gmail.com>
To: Leo Flores Toscano <leonardo_ft@yahoo.com>

Tue, Mar 31, 2020 at 7:12 PM

Sent from my iPhone

Begin forwarded message:

[Quoted text hidden]

From: Parker, Kelly <Kelly.Parker@burnaby.ca>

Sent: April 14, 2020 4:26 PM

To: Kam Karan <Kam@acmefire.com>; grewal@shawbiz.ca <grewal@shawbiz.ca>

Cc: AG Electric and Alarm Monitoring Ltd <info@agelectricltd.com>; 'Johnny Tsang' <johnny-tsang@outlook.com>; Boris Zaytsev <BorisZ@acmefire.com>; Michael McClelland <MikeM@acmefire.com>; Talkkari, Perry <Perry.Talkkari@burnaby.ca>; AG Electric and Alarm Monitoring Ltd <info@agelectricltd.com>; Samson, Dave <Dave.Samson@burnaby.ca>; Bowcock, Chris <Chris.Bowcock@burnaby.ca>

Subject: Cameray Gardens; 3925 Kingsway & 5715 Jersey - Fire Alarm Upgrade

Kam & David;

Thank you for providing copies of the ULC monitoring certificates for the upgraded fire alarm system.

I am writing with respect to the late evening telephone calls I received from both of you on Thursday, April 9, 2020, demanding I authorize the removal of the Fire Watch, and the aggressive tone taken towards me when I was attempting to explain the process.

I was under the impression that my email of April 2nd clearly outlined the work required and expectations in order to remove the Fire Watch, which were as follows:

Phase 1: applies to both addresses - 3925 Kingsway & 5715 Jersey

- Alarm panel upgrade, interconnected and monitored
- Increase audibility in the common areas
- All painted fire alarm bells need to be replaced

Once Phase 1 has been completed, we can schedule a functional test for the fire alarm system, devices and new audible devices in the common areas. If the functional test passes, you may terminate the Fire Watch.

Once you re-schedule the functional test with the City, both the Electrical Department and Fire Prevention Division will attend. If all aspects of the functional test pass, THEN and only then, will the fire watch be terminated.

Kelly Parker | Acting Captain - Fire Prevention Division | Burnaby Fire Department | Cel 604-842-1323
City of Burnaby | Station 1 – 2nd Floor | 4867 Sperling Avenue, Burnaby BC V5E 2S9
www.burnaby.ca | kelly.parker@burnaby.ca | Office 604-294-7599 | Fax 604-294-0490

This is Exhibit "AA" referred to in the
affidavit of Angela Gykelbosh
sworn before me at New Westminster
this 2nd day of September 2020

A Commissioner for taking Affidavits
for British Columbia

Parker, Kelly <Kelly.Parker@burnaby.ca>

to Johnny, Rick, Perry, Dave, Chris, grewal@shawbiz.ca, Eric

Apr 29, 2020, 4:13 PM

Good afternoon Johnny,

Please accept this email as confirmation that the functional test conducted this afternoon at the above noted property successfully passed the function testing and we acknowledge Phase 1 of the required deficiencies have been addressed and the Fire Watch may be removed.

Further to my email of Friday, April 17, 2020, which stated our expectations as follows:

PHASE 1: applies to both addresses - 3925 Kingsway & 5715 Jersey (COMPLETED as of Wednesday, April 29, 2020)

- Alarm panel upgrade, interconnected and monitored

PHASE 1.5: applies to both addresses - 3925 Kingsway & 5715 Jersey (DUE date of Phase 1.5 work is May 17, 2020)

- Increase audibility in the common areas
- All painted fire alarm bells need to be replaced

PHASE 2: applies to both addresses - 3925 Kingsway & 5715 Jersey (DUE date of Phase 2 work is by June 17, 2020)

- Increase audibility in ALL suites, by adding a hardwired smoke/heat combo inside each unit with a sounder base within 5 feet of the suite entrance
- Replace all battery operated smoke detectors in ALL suites with a newer smoke upgrade

REMINDER: All life safety equipment throughout the building must be tested, serviced and functional.

I look forward to receiving the proposal for the scope of work required from City Fire.

Should you have any questions or concerns regarding this matter, please do not hesitate to contact me directly at 604-842-1323.

Regards,

Kelly Parker | Acting Captain - Fire Prevention Division | Burnaby Fire Department | Cel 604-842-1323

City of Burnaby | Station 1 - 2nd Floor | 4867 Sperling Avenue, Burnaby BC V5E 2S9

www.burnaby.ca | kelly.parker@burnaby.ca | Office 604-294-7599 | Fax 604-294-0490

This is Exhibit "BB" referred to in the
affidavit of Angela Cykelbosh
sworn before me at New Westminster
this 2nd day of September 2020

.....
A Commissioner for taking Affidavits
for British Columbia



Angela Eykelbosh <aeykelbosh@gmail.com>

Insurance renewal and fire upgrade

Angela Eykelbosh <aeykelbosh@gmail.com>

Fri, May 29, 2020 at 11:19 PM

To: Hilaire Kalfon <hkalfon@fraserparkrealty.com>, Johnny Tsang <johnny-tsang@outlook.com>, David Grewal <grewal@shawbiz.ca>, "Leon (Chao) Zhang" <leonzhang@royalpacific.com>, armaansdhalla@gmail.com
 Bcc: Norm Leech <normleech@gmail.com>, gary drees <garyluciend1@hotmail.com>

Hello Council - I spoke with Burnaby Fire Department Captain Kelly Parker this week regarding Phase 2 of our fire upgrade. She confirmed yet again that if we do not complete the upgrade (wiring all units with smoke detectors) by **June 17th**, we will be fined \$500 weekly and then daily until we get it done. She was extremely clear with me (and with Johnny Tsang, whose correspondence I have obtained through a FOI request) that **no delay or exemptions will be tolerated**.

She also confirmed to me via email that the structures in the basement cannot be retained by simply obtaining a building permit. They must be removed. We obtained quotes last year, but the high cost of removal (due to the presence of asbestos) was not feasible given the extreme financial hardship cause to the strata council by our current strata council president.

Regarding the SGMs you wish to call, I recognize that there are a number of issues that must be considered for the good of the strata. However, you have a much better chance of getting these resolutions passed if you provide us with a draft wording of the resolutions before the notice is sent, as we wish to subject it to legal review.

At this time, it is extremely unlikely that the owners here in the building will consider a change in the no-rentals bylaw, even if it impacts insurance premiums this year or next year. Without the required fire upgrade completed, it would be extraordinarily irresponsible to put more people in the building.

Thanks,
 Angela Eykelbosh

This is Exhibit "CL" referred to in the
 affidavit of Angela Eykelbosh
 sworn before me at New Westminster
 this 2nd day of September 2020

~~.....~~
 A Commissioner for taking Affidavits
 for British Columbia

From: Johnny Tsang [mailto:johnny-tsang@outlook.com]
Sent: Thursday, June 04, 2020 11:49 AM
To: Parker, Kelly
Cc: Jon Land; Hilaire Kalfon (hkalfon@fraserparkrealty.com); Rick Puri
Subject: Re: Quote for Engineering - NW 289

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. **The City will never ask for personal or account information or account password through email.** If you feel this email is malicious or a scam, please forward it to phishing@burnaby.ca

Good morning Captain Parker,

I received confirmation from the strata council today, and also just informed the property manager to proceed.

Thank you for your follow up, I tried calling earlier this week for clarification and left a voicemail, but understand you're busy! Luckily I spoke with Rick and he clarified the engineering portion and the proposed solution. The council wants to understand the equipment and he was able to explain the principle to me.

The council hopes the engineer will have sufficient time for designing, and the installation; we sincerely appreciate your understanding. Thank you again and we look forward to completing this promptly.

Best regards,
Johnny Tsang

This is Exhibit "DD" referred to in the
affidavit of.....Angela Gykelbosh.....
sworn before me at.....New Westminster.....
this.....2nd.....day of.....September.....2020.

.....
A Commissioner for taking Affidavits
for British Columbia

From: Hilaire Kalfon [mailto:hkalfon@fraserparkrealty.com]
Sent: Tuesday, June 16, 2020 3:51 PM
To: Parker, Kelly
Cc: Johnny Tsang; Jon Land; Talkkari, Perry; Bowcock, Chris; grewal@shawbiz.ca
Subject: Re: Quote for Engineering - NW 289

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. **The City will never ask for personal or account information or account password through email.** If you feel this email is malicious or a scam, please forward it to phishing@burnaby.ca

Hello Kelly:

Further to our conversation, the Council on behalf of the Owners Strata Plan NW 289 have received the Engineered drawings for the requested phase 2 work. Council in accordance with the Strata Property Act is required to obtain quotations to ensure they have fair market pricing. We believe that this would take a very short period of time and could have a contractor (fire service firm) selected by Monday, June 22, 2020. At this time the chosen contractor will be able to provide a schedule to complete the Phase 2 work.

As mentioned, the fire panels are operational, verified and connected. The audibility in phase 1.5 has been approved yourself and completed.

Cameray Gardens is asking to extend the June 17, 2020 deadline because we have an operational fire panel and there are no issues. The strata council is making forward progress by and will have a chosen contractor to complete phase 2 by Monday June 22.

We received the drawings today and would like the opportunity to properly select a contractor.

Yours truly,

Hilaire Kalfon
Commercial Property Manager
Fraser Park Realty Ltd.
#235 - 10330 152 Street, Surrey, BC V3R 4G8
P: 604 398 7275 Fax: 604 398 7276

This is Exhibit "EG" referred to in the
affidavit of.....Angela Gyselbost.....
sworn before me at.....New Westminster.....
this.....2nd.....day of.....September.....2020.....

.....
A Commissioner for taking Affidavits
for British Columbia

From: Parker, Kelly
Sent: Wednesday, June 17, 2020 12:15 PM
To: 'Hilaire Kalfon'
Cc: Johnny Tsang; Jon Land; Talkkari, Perry; Bowcock, Chris; grewal@shawbiz.ca
Subject: RE: Quote for Engineering - NW 289

Hilaire;

Please accept this email as an extension for commencement of Phase 2. We expect a letter of intent from the chosen Company and yourselves by Monday, June 22, 2020 at 4:00pm.

Please note, after discussions with the Fire Chief, this is the last extension for the previously negotiated work required to have your fire alarm system in full working order.

Regards,

Kelly Parker | Acting Captain - Fire Prevention Division | Burnaby Fire Department | Cel 604-842-1323

City of Burnaby | Station 1 – 2nd Floor | 4867 Sperling Avenue, Burnaby BC V5E 2S9

www.burnaby.ca | kelly.parker@burnaby.ca | Office 604-294-7599 | Fax 604-294-0490

This is Exhibit "FF" referred to in the
affidavit of... *Angela Eukelbosh*
sworn before me at... *New Westminster*
this 2nd day of... *September* 2020

.....
A Commissioner for taking Affidavits
for British Columbia

On Tue, Jun 23, 2020 at 12:55 PM Parker, Kelly <Kelly.Parker@burnaby.ca> wrote:

Good afternoon;

I have not received your letter of intent for phase 2 within the deadline so the fee schedule has been applied to the properties at 3925 Kingsway Street and 5715 Jersey Avenue as of today.

We have not received any documentation outlining the commencement of phase 2, therefore, we will be conducting weekly re-inspections and applying the fee schedule accordingly.

I am still waiting to review the proposed engineered drawings for the phase 2 work.

To clarify, PHASE 2: applies to both addresses - 3925 Kingsway & 5715 Jersey and the scope of work includes:

- . Increase audibility in ALL suites, by adding a hardwired smoke/heat combo inside each unit with a sounder base within 5 feet of the suite entrance
- . Replace all battery operated smoke detectors in ALL suites with a newer smoke upgrade

Regards,

Kelly Parker | Acting Captain - Fire Prevention Division | Burnaby Fire Department | Cel 604-842-1323

City of Burnaby | Station 1 – 2nd Floor | 4867 Sperling Avenue, Burnaby BC V5E 2S9

www.burnaby.ca | kelly.parker@burnaby.ca | Office 604-294-7599 | Fax 604-294-0490

This is Exhibit "G6" referred to in the
affidavit of Angela Gyalbosh
sworn before me at New Westminster
this 2nd day of September 2020

.....
A Commissioner for taking Affidavits
for British Columbia

From: Hilaire Kalfon [mailto:hkalfon@fraserparkrealty.com]
Sent: Tuesday, June 23, 2020 3:49 PM
To: Parker, Kelly
Cc: Johnny Tsang; Jon Land; Talkkari, Perry; Bowcock, Chris; grewal@shawbiz.ca
Subject: Re: Quote for Engineering - NW 289

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. **The City will never ask for personal or account information or account password through email.** If you feel this email is malicious or a scam, please forward it to phishing@burnaby.ca

Hello Kelly,

Following a meeting with the Owners yesterday, it was discovered that a significant amount of the Owners- including former Council members, were unaware that the fire alarm system was a voluntary upgrade. I understand one of the Owners has informed you that all owners want this upgrade, but the residents have been grossly misinformed.

At the Annual General Meeting on February 25th, 2020, the upgrade was presented as a mandatory order; however, based on the responses yesterday, the Owners do not want to proceed knowing this is a voluntary upgrade. As a result of this meeting, I believe the Strata Council will need to revisit this decision with the Owners.

On June 16th Kaita Consultants provided us with the engineering drawings, and the drawings were sent to you on the same day. I've attached it in this email again for your review. We entrusted the guidance of Rick and yourself as this was a new requirement for Phase 2, therefore we moved forward with hiring the engineer.

I've received verification reports, certificate of completion, and final electrical pass certification from the council. In addition, they have confirmed with the City of Burnaby that there are no outstanding electrical permits opened for both buildings and the fire alarm system is verified, interconnected and monitored. I understand from Rick that the fire alarm system running perfectly after City Fire resolved all the issues.

At the very least there is no reason to inspect or fine when you are aware of the condition and our fire alarm system is in great working order and there are no deficiencies.

Based on the above information, especially the Owners response, are you ordering the Strata Corporation to complete Phase 2 when there is a fully functioning fire alarm system?

We will have an answer for you shortly with the contract.

Yours truly,

Hilaire Kalfon
Commercial Property Manager
Fraser Park Realty Ltd.
#235 - 10330 152 Street, Surrey, BC V3R 4G8
P: 604 398 7275 Fax: 604 398 7276

Parker, Kelly <Kelly.Parker@burnaby.ca>
to Hilaire, Johnny, Jon, grewal@shawbiz.ca

Jun 30, 2020, 1:15 PM

Good afternoon Hilaire;

There seems to be confusion about the specifics surrounding "voluntary" and "mandatory" when it comes to the fire alarm upgrade program. The Burnaby Fire Department commenced the program in 1998, specifically for properties constructed in the years 1946 to 1979.

The Program is "voluntary", however, if an alarm panel requires replacement then the fire alarm upgrade program then becomes "mandatory", which is the case in the Cameray Garden Buildings NW289.

The Phase 2 is not negotiable and is required in order to complete the last portion of your fire alarm system upgrade. I have attached a document outlining what is expected for a fire alarm upgrade.

Until a "letter of intent" to move forward with the work by a certified company, weekly re-inspection fees will apply.

Once you have secured a certified company to do the work I will review the engineered drawings to confirm they meet our requirements.

The Fire Alarm system may currently be operating, but phase 2 of the program has not been completed and is required.

The Electrical permit for changing the alarm panel was closed but it was previously negotiated with Johnny that a new electrical permit was required to complete the final phases which was discussed at the functional test and was also agreed to by City Fire.

Regards,

Kelly Parker | Acting Captain - Fire Prevention Division | Burnaby Fire Department | Cel 604-842-1323

City of Burnaby | Station 1 – 2nd Floor | 4867 Sperling Avenue, Burnaby BC V5E 2S9

www.burnaby.ca | kelly.parker@burnaby.ca | Office 604-294-7599 | Fax 604-294-0490

From: Parker, Kelly
Sent: Monday, July 06, 2020 1:34 PM
To: 'Hilaire Kalfon'; Johnny Tsang; Jon Land; grewal@shawbiz.ca
Subject: Phase 2, Fire Alarm Upgrade NW 289

Good afternoon;

Still waiting for a "letter of intent" to move forward with the final phase of the alarm upgrade which is required to be completed by a certified company as previously discussed.

Once you have secured a certified company to do the work I will review the engineered drawings to confirm they meet our requirements.

Regards,

Kelly Parker | Acting Captain - Fire Prevention Division | Burnaby Fire Department | Cel 604-842-1323

City of Burnaby | Station 1 – 2nd Floor | 4867 Sperling Avenue, Burnaby BC V5E 2S9

www.burnaby.ca | kelly.parker@burnaby.ca | Office 604-294-7599 | Fax 604-294-0490

This is Exhibit "H4" referred to in the
affidavit of.....Angela Gyalbosh.....
sworn before me at.....New Westminster.....
this 2nd day of.....September..... 2020

.....
~~A Commissioner for taking Affidavits
for British Columbia~~

8/3/2020

FW: Phase 2, Fire Alarm Upgrade NW 289 - aeykelbosh@gmail.com - Gmail

180

214

Parker, Kelly

to Hilaire, Johnny, grewal@shawbiz.ca, Jon, Chris

Jul 8, 2020, 9:23 AM

Good morning;

I have not received your letter of intent for the completion of phase 2 regarding your fire alarm upgrade.

To clarify, Phase 2 is MANDATORY in order to comply with the fire alarm upgrade program, which you voluntarily agreed to and started in 2017, and now must complete.

Re-inspections fees are being applied to the properties on a weekly basis. The re-inspection fee is \$500 per building.

Kelly Parker | Acting Captain - Fire Prevention Division | Burnaby Fire Department | Cel 604-842-1323

City of Burnaby | Station 1 – 2nd Floor | 4867 Sperling Avenue, Burnaby BC V5E 2S9

www.burnaby.ca | kelly.parker@burnaby.ca | Office 604-294-7599 | Fax 604-294-0490

Hello Jacquie:

Thank you very much for your email and reply to our request.

I'm unclear as to what you are referring to in your comments that Cameray Gardens is not fully functional and up to Code. This is the 3rd time we have provided the reports and information showing that the building is fully functional and verified. The building's fire panels are working and communicating (for the past 3 months) see attached reports. The building is in perfect working order.

We have been waiting for Kelly Parker to approve the engineering drawings that we provided on June 16th while the Strata Corporation has been getting fined.

Why is the Strata Corporation getting fined if we are waiting for her to approve the drawings.

There's a pandemic going on and the Strata Corporation just had to pay \$256,000.00 for insurance almost 5 times their normal amount.

Yours truly,

Hilaire Kalfon

Commercial Property Manager

Fraser Park Realty Ltd.

#235 - 10330 152 Street, Surrey, BC V3R 4G8

P: 604 398 7275 Fax: 604 398 7276

This is Exhibit "II" to the Affidavit of
Angela Sykelbosh
sworn (or affirmed) before me at
New Westminster, B.C.
this 2nd day of September 2020.

A Commissioner/Notary Public for the
Province of British Columbia

On Wed, Jul 15, 2020 at 11:43 AM Bathgate, Jacqueline <Jacquie.Bathgate@burnaby.ca> wrote:

Hello Hilaire,

I had been sent your most recent email of July 15, 2020 to follow-up on with regards to the ongoing inspection of the above addresses.

Cpt. Parker is currently away from the office. It looks like this has been an ongoing file which she has thoroughly been dealing with. With that being said no weekly re-inspections and/or additional fees will be charged while Cpt. Parker is away.

Cpt. Parker has been following the Burnaby City Bylaw guideline with regards to the application of the re-inspection fees that have already been charged. She has very diligently and strategically been helping all parties involved to bring the building deficiencies, fire alarm panel to code and fully functional.

Upon Cpt. Parker's return she will be in contact with you to answer any concerns and give the direction needed to bring the above to completion.

Regards,

Jacquie Bathgate

Captain, Fire Prevention

Direct: 604-294-7573

jacquie.bathgate@burnaby.ca

City of Burnaby | Burnaby Fire Department | Fire Prevention Division

Station 1 - 2nd Floor | 4867 Sperling Avenue | Burnaby, BC V5E 2S9

The contents of this posting or electronic mail message are solely the writings, thoughts and/or ideas of the account holder and may not necessarily reflect those of the City of Burnaby.

If you have any concerns regarding inappropriate use of this account. Please Email the postmaster@city.burnaby.bc.ca

this is Exhibit ^{JS} "referred to in the
affidavit of...Angela Sykelbash.....
sworn before me at...New Westminster
this 2nd day of September.....2020

.....
A Commissioner for taking Affidavits
for British Columbia



Angela Eykelbosh <aeykelbosh@gmail.com>

Re-inspection fees for NW2893 messages

Angela Eykelbosh <aeykelbosh@gmail.com>

Tue, Aug 11, 2020 at 9:18 PM

To: "South-Flett, Megan" <megan.south-flett@burnaby.ca>, "Parker, Kelly" <kelly.parker@burnaby.ca>

Hi Captain Parker and Megan:

Would you kindly provide me with an idea of how much my strata is currently owing in re-inspection fees? The strata council has not commenced the work, has not told us about the fining, and I see from the City of Burnaby website that no permits have been issued. If you could let us know how much we are owing, that would be useful to us.

Thanks,
Angela Eykelbosh

Angela Eykelbosh <aeykelbosh@gmail.com>

Fri, Aug 14, 2020 at 2:42 PM

To: "South-Flett, Megan" <megan.south-flett@burnaby.ca>, "Parker, Kelly" <kelly.parker@burnaby.ca>

Hi Captain Parker - I have obtained invoices for reinspection for our building for June 23, June 30, and July 8th. Have we been assessed additional fees since then? Or has the strata council been granted another extension.

I am seeking to understand our situation. As an owner here, I am responsible for my portion of those fees.

Angela
[Quoted text hidden]

Parker, Kelly <Kelly.Parker@burnaby.ca>

Mon, Aug 17, 2020 at 8:08 AM

To: Angela Eykelbosh <aeykelbosh@gmail.com>

Good morning Angela;

Sorry for my delayed response.

To date, those are the dates for reinspection fees. There will be an additional inspection fee charged this week.

No extension has been granted the Phase 2 of the upgrade is still mandatory.

Regards,

Kelly Parker | Acting Captain - Fire Prevention Division | Burnaby Fire Department | Cel 604-842-1323

City of Burnaby | Station 1 – 2nd Floor | 4867 Sperling Avenue, Burnaby BC V5E 2S9

www.burnaby.ca | kelly.parker@burnaby.ca | Office 604-294-7599 | Fax 604-294-0490

From: Angela Eykelbosh [mailto:aeykelbosh@gmail.com]

Sent: Friday, August 14, 2020 2:42 PM

To: South-Flett, Megan; Parker, Kelly

Subject: Re: Re-inspection fees for NW289

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. **The City will never ask for personal or account information or account password through email.** If you feel this email is malicious or a scam, please forward it to phishing@burnaby.ca

[Quoted text hidden]



Invoice

HST/GST Reg. No. R121379614
Telephone: 604-294-7739 (Accounting)
604-294-7310 (Accounting)

4949 Canada Way, Burnaby, B.C. V5G 1M2
Finance Department

Reference Code:
Invoice No.: 33761

OWNERS OF STRATA PLAN NWS289
C/O: FRASER PARK REALITY LTD
235-10330 152 ST
SURREY, BC V3R 4G8

Customer Code: 8000006430

W.O. No.:
Our File: 3925 Kingsway
Your File:

Invoice Date: 7/3/2020

Description	Amount
FIRE REINSPECTION	
Reinspection by the Burnaby Fire Department at 3925 Kingsway (Civic Address: 3925 Kingsway) on 2020 June 23.	500.00
	\$500.00

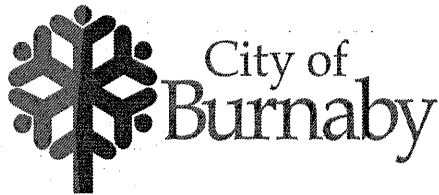
Sub-total: \$500.00
GST: 25.00
Amount due **\$525.00**



THIS INVOICE PAYABLE UPON RECEIPT

Please quote our invoice number on all payments
or return one copy of invoice with payment

CHEQUES: make payable to **City of Burnaby**
CASH and DEBIT CARDS: in person at City Hall
CREDIT CARDS (Visa, Mastercard, AMEX) **up to \$50K**: in-person at City Hall (**1.75%** service fee applies)



Invoice

HST/GST Reg. No. R121379614
Telephone: 604-294-7739 (Accounting)
604-294-7310 (Accounting)

4949 Canada Way, Burnaby, B.C. V5G 1M2
Finance Department

Reference Code:
Invoice No.: 33762

OWNERS OF STRATA PLAN NWS289
C/O: FRASER PARK REALITY LTD
235-10330 152 ST
SURREY, BC V3R 4G8

Customer Code: 8000006430

W.O. No.:
Our File: 5715 Jersey Ave
Your File:

Invoice Date: 7/3/2020

Description	Amount
FIRE REINSPECTION	
Reinspection by the Burnaby Fire Department at 5715 Jersey Avenue (Civic Address: 5715 Jersey Avenue) on 2020 June 23.	500.00
	\$500.00

Sub-total: \$500.00
GST: 25.00
Amount due **\$525.00**



THIS INVOICE PAYABLE UPON RECEIPT

Please quote our invoice number on all payments
or return one copy of invoice with payment

CHEQUES: make payable to **City of Burnaby**
CASH and DEBIT CARDS: in person at City Hall
CREDIT CARDS (Visa, Mastercard, AMEX) **up to \$50K**: in-person at City Hall (**1.75%** service fee applies)



Invoice

HST/GST Reg. No. R121379614
Telephone: 604-294-7739 (Accounting)
604-294-7310 (Accounting)

4949 Canada Way, Burnaby, B.C. V5G 1M2
Finance Department

Reference Code:
Invoice No.: 33781

OWNERS OF STRATA PLAN NWS289
C/O: FRASER PARK REALITY LTD
235-10330 152 ST
SURREY, BC V3R 4G8

Customer Code: 8000006430

W.O. No.:
Our File: 3925 Kingsway
Your File:

Invoice Date: 7/9/2020

Description	Amount
FIRE REINSPECTION	
Reinspection by the Burnaby Fire Department at 3925 Kingsway (Civic Address: 3925 Kingsway) on 2020 June 30.	500.00
	\$500.00

Sub-total: \$500.00
GST: 25.00
Amount due **\$525.00**



THIS INVOICE PAYABLE UPON RECEIPT

Please quote our invoice number on all payments
or return one copy of invoice with payment

CHEQUES: make payable to **City of Burnaby**
CASH and DEBIT CARDS: in person at City Hall
CREDIT CARDS (Visa, Mastercard, AMEX) **up to \$50K**: in-person at City Hall (**1.75%** service fee applies)



Invoice

HST/GST Reg. No. R121379614
Telephone: 604-294-7739 (Accounting)
604-294-7310 (Accounting)

4949 Canada Way, Burnaby, B.C. V5G 1M2
Finance Department

Reference Code:
Invoice No.: 33782

Customer Code: 8000006430

OWNERS OF STRATA PLAN NWS289
C/O: FRASER PARK REALITY LTD
235-10330 152 ST
SURREY, BC V3R 4G8

W.O. No.:
Our File: 5715 Jersey Ave
Your File:

Invoice Date: 7/9/2020

Description	Amount
FIRE REINSPECTION	
Reinspection by the Burnaby Fire Department at 5715 Jersey Avenue (Civic Address: 5715 Jersey Avenue) on 2020 June 30.	500.00
	\$500.00

Sub-total: \$500.00
GST: 25.00
Amount due **\$525.00**



THIS INVOICE PAYABLE UPON RECEIPT

Please quote our invoice number on all payments
or return one copy of invoice with payment

CHEQUES: make payable to **City of Burnaby**
CASH and DEBIT CARDS: in person at City Hall
CREDIT CARDS (Visa, Mastercard, AMEX) **up to \$50K**: in-person at City Hall (**1.75%** service fee applies)



Invoice

HST/GST Reg. No. R121379614
 Telephone: 604-294-7739 (Accounting)
 604-294-7310 (Accounting)

4949 Canada Way, Burnaby, B.C. V5G 1M2
 Finance Department

Reference Code:

Invoice No.: 33783

Customer Code: 8000006430

OWNERS OF STRATA PLAN NWS289
 C/O: FRASER PARK REALITY LTD
 235-10330 152 ST
 SURREY, BC V3R 4G8

W.O. No.:

Our File: 3925 Kingsway

Your File:

Invoice Date: 7/9/2020

Description	Amount
FIRE REINSPECTION	
Reinspection by the Burnaby Fire Department at 3925 Kingsway (Civic Address: 3925 Kingsway) on 2020 July 08.	500.00
	\$500.00

Sub-total: \$500.00

GST: 25.00

Amount due **\$525.00**

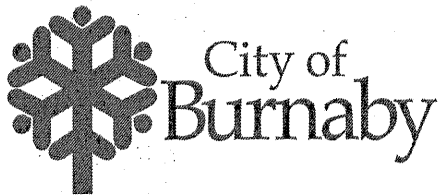
THIS INVOICE PAYABLE UPON RECEIPT

Please quote our invoice number on all payments
 or return one copy of invoice with payment

CHEQUES: make payable to **City of Burnaby**

CASH and DEBIT CARDS: in person at City Hall

CREDIT CARDS (Visa, Mastercard, AMEX) **up to \$50K:** in-person at City Hall (**1.75%** service fee applies)



Invoice

HST/GST Reg. No. R121379614
 Telephone: 604-294-7739 (Accounting)
 604-294-7310 (Accounting)

4949 Canada Way, Burnaby, B.C. V5G 1M2
 Finance Department

Reference Code:
 Invoice No.: 33784

OWNERS OF STRATA PLAN NWS289
 C/O: FRASER PARK REALITY LTD
 235-10330 152 ST
 SURREY, BC V3R 4G8

Customer Code: 8000006430

W.O. No.:
 Our File: 5715 Jersey Ave
 Your File:

Invoice Date: 7/9/2020

Description	Amount
FIRE REINSPECTION	
Reinspection by the Burnaby Fire Department at 5715 Jersey Avenue (Civic Address: 5715 Jersey Avenue) on 2020 July 08.	500.00
	\$500.00

Sub-total: \$500.00
 GST: 25.00
 Amount due **\$525.00**

THIS INVOICE PAYABLE UPON RECEIPT

Please quote our invoice number on all payments
 or return one copy of invoice with payment



CHEQUES: make payable to **City of Burnaby**
 CASH and DEBIT CARDS: in person at City Hall
 CREDIT CARDS (Visa, Mastercard, AMEX) **up to \$50K**: in-person at City Hall (**1.75%** service fee applies)

This is Exhibit "KK" referred to in the
affidavit of Angela Syllboh
sworn before me at New Westminster
this 2nd day of September 2020.

~~.....
A Commissioner for taking Affidavits
for British Columbia~~

From: Parker, Kelly
Sent: Monday, August 24, 2020 9:56 AM
To: 'Johnny Tsang'; grewal@shawbiz.ca; 'Hilaire Kalfon'
Cc: Paulson, Brian; Bathgate, Jacqueline; Bowcock, Chris
Subject: RE: Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

Good morning,

3925 Kingsway and 5715 Jersey has not completed the final phase (phase 2) of the alarm upgrade so your system is considered incomplete and NOT TO CODE.

Our expectations of the fire alarm upgrade have been made very clear and yet are still not completed.

Once the items in Phase 2 have been completed, then and only then will the fire alarm upgrade at 3925 Kingsway and 5715 Jersey be considered fully functional and operational.

I look forward to the functional testing of the final devices set out in Phase 2 in the near future.

Regards,

Kelly Parker | Acting Captain - Fire Prevention Division | Burnaby Fire Department | Cel 604-842-1323
City of Burnaby | Station 1 – 2nd Floor | 4867 Sperling Avenue, Burnaby BC V5E 2S9
www.burnaby.ca | kelly.parker@burnaby.ca | Office 604-294-7599 | Fax 604-294-0490

From: Johnny Tsang [<mailto:johnny-tsang@outlook.com>]
Sent: Thursday, July 30, 2020 5:20 PM
To: Parker, Kelly; Bowcock, Chris
Cc: Paulson, Brian; Bathgate, Jacqueline; grewal@shawbiz.ca; Hilaire Kalfon
Subject: Re: Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. **The City will never ask for personal or account information or account password through email.** If you feel this email is malicious or a scam, please forward it to phishing@burnaby.ca

Good afternoon Cpt. Parker,

I appreciate your approval for the engineering drawings. This is the first written approval we've received, as this was previously discussed only between City Fire, Kaita Consultant and yourself-granting them "approval in principle."

The status of the fire alarm system and reinspection fines are very unclear to us.

The VI reports, certificates and our conversations with Rick from City Fire indicate all deficiencies, maintenance items, and fire alarm system in its entirety is operational and functioning per code. Based on the documentation, we understand the fire alarm system is fully functional and in better state than the past couple of years. If it is not, please inform us immediately and we can consult the contractor to rectify the potential issues.

Good afternoon Chief Bowcock,

On behalf of the Strata Council and Owners, I have need to request a meeting with you to further discuss our progress and clarify the status of the building. With most respects, may you please advise your earliest availability to meet with myself and the property manager; meeting can be held at the Fire Department, NW 289, or the Property Management's office with safety/sanitary provisions.

Thank you for your attention, and I sincerely look forward to hearing back.

Best regards,
Johnny

**SUPREME COURT
OF BRITISH COLUMBIA
VANCOUVER REGISTRY**

APR 17 2020



In the Supreme Court of British Columbia

S-204200

No. _____
Vancouver Registry

BETWEEN

COMMUNITY FIRE PREVENTION LTD.

PLAINTIFF

AND

**THE OWNERS, STRATA PLAN NW289,
ARMAAN DHALLA, DAVID GREWAL,
JOHNNY CHI HO TSANG, LEON ZHANG, SARBJIT BAJWA,
1161359 BC LTD., 1184413 BC LTD.,
1184414 BC LTD., 1184416 BC LTD., 1237765 B.C. LTD.,
MARCELINO LOPES DE SOUSA, OLGA MARIA DUTRA DE SOUSA,
JENNY DONNA DICKISON FERNANDO MARCELINO LUIS ALBERTO ALMEIDA
MONICA PAOLA ALIAGA, PHUNG KIM VUONG,
TUONG LAM, AMAR SINGH BHATIA,
NARANJAN KAUR BHATIA, JU-SHAN CHIANG., FLORA FU
MARIO TIEXIERA ALMEIDA, MARIA DA NATIVIDADE ALMEIDA, XIN TIAN,
YANKUI WANG, CUI MING CHEN, NICHOLAS GEORGE KARAMOUZOS,
MARIA KARAMOUZOS ROLANDO VINAS DIZON, NARCISA DIZON, NORMAN
VICTOR LEECH, LI PING DUAN, KENNETH JOHN WATSON, MARK WILLIAM
LOUTTIT, SARAH KINUKO LOUTTIT, PIA FACCIO RICKY HEE MENG LAI HON-
CHING RUDOLPH CHENG, CARMELIA MARIA DA SILVA, ANGELA JOY
EYKELBOSH, CHRISTIAN HERBERT JOSON LIM, IRIS JUNE CALIBUGAN ADIONG,
JULIAN BOZSIK, VAN DAO NGUYEN, THI BICH HANG NGUYEN SU JUAN SITU,
WAN CHEN, HONG YANG, THOMAS PATRICK FLEMING, GARY LUCIEN DREES,
YUK FAR CHEUNG, YIN ON CHEUNG, RICHARD RAYMOND RAVENSBERGEN,
DAWN MARIE RAVENSBERGEN, LUALHATI ONGKEKO CRISOSTOMO, TAK TAI LUI,
SO FAN LEE, PING CHOR CHAN, GRACE JOANNA LEVSEN, HSIANG, CHIAO HUANG,
MANSOUR MESHKI, HUI LIN DONG, LI WANG, NASIM BHALOO, MEGAN MARY
BURGHALL DAISY CUETO EVANGELISTA, MARIA CHERRY EVANGELISTA, ZHI
HAO YANG, JU TAI ZHOU, YU QING LI, GARY DALE CHARTER, CRISTINA
RIMANDO GAPAL ARTHUR SUMMERS WILLIAMSON, RICHARD CHARLES PATRICK
SPENCER, DIANE MARIE SPENCER, EDWARD LAWRENCE THUE, PING HE, YAN
QIONG LU, SUZANNE JUANITA KUDELSKI,
OM PARKASH LOOMBA, MERRAN LOOMBA,
NGUYEN THANH VUONG, TUYET NGOC DU**

DEFENDANTS

This is Exhibit "LL" referred to in the
affidavit of Angela Eykelbosh
sworn before me at New Westminster
this 2nd day of September 2020

.....
A Commissioner for taking Affidavits
for British Columbia

NOTICE OF CIVIL CLAIM

This action has been started by the plaintiff(s) for the relief set out in Part 2 below.

If you intend to respond to this action, you or your lawyer must

- (a) file a response to civil claim in Form 2 in the above-named registry of this court within the time for response to civil claim described below, and
- (b) serve a copy of the filed response to civil claim on the plaintiff.

If you intend to make a counterclaim, you or your lawyer must

- (a) file a response to civil claim in Form 2 and a counterclaim in Form 3 in the above-named registry of this court within the time for response to civil claim described below, and
- (b) serve a copy of the filed response to civil claim and counterclaim on the plaintiff and on any new parties named in the counterclaim.

JUDGMENT MAY BE PRONOUNCED AGAINST YOU IF YOU FAIL to file the response to civil claim within the time for response to civil claim described below.

Time for Response to Civil Claim

A response to civil claim must be filed and served on the plaintiff(s),

- (a) if you were served with the notice of civil claim anywhere in Canada, within 21 days after that service,
- (b) if you were served with the notice of civil claim anywhere in the United States of America, within 35 days after that service,
- (c) if you were served with the notice of civil claim anywhere else, within 49 days after that service, or
- (d) if the time for response to civil claim has been set by order of the court, within that time.

CLAIM OF THE PLAINTIFF

Part 1: Statement of Facts

[Using numbered paragraphs, set out a concise statement of the material facts giving rise to the plaintiff's(s') claim.]

1. The Plaintiff, Community Fire Prevention Ltd., is a company duly incorporated pursuant to the laws of British Columbia, with a registered records address at 104 - 1320 Kingsway Avenue, Port Coquitlam, British Columbia.
2. The Defendant, The Owners, Strata Plan NW289 (the "Strata Corporation"), is a strata corporation duly subsisting pursuant to the *Strata Property Act*, with registered address at c/o Bayside Property Services Ltd., #100-6400 Roberts Street, Burnaby, British Columbia.
3. The Defendant, David Grewal is a director of the Defendants 1161359 BC Ltd., 1184413 BC Ltd., 1184414 BC Ltd., and 1184416 BC Ltd., whose mailing address is 1100 - 510 Burrard Street, Vancouver, British Columbia.
4. The Defendant, Sarbjit Bajwa, is a director of the Defendant 1184413 BC Ltd., and whose mailing address is 15303 58A Avenue, Surrey, British Columbia.
5. The Defendant, Johnny Chi Ho Tsang, is a director of the Defendant 1184414 BC Ltd., whose mailing address is 1607 - 7788 Ackroyd Road, Richmond, British Columbia.
6. The Defendant, Armaan Dhalla, is a director of the Defendant 1184416 BC Ltd., whose mailing address is 117 - 3925 Kingsway Avenue, Burnaby, British Columbia.
7. The Defendant, Leon Zhang, does not own a strata lot in the Strata Corporation, and his address for service is unknown to the plaintiff.
8. The Defendant, 1161359 BC Ltd., is incorporated under the laws of British Columbia, with an address for service at 1130 - 1185 West Georgia Street, Vancouver, British Columbia.
9. The Defendant, 1184413 BC Ltd., is incorporated under the laws of British Columbia, with an address for service at 1130 - 1185 West Georgia Street, Vancouver, British Columbia.
10. The Defendant, 1184414 BC Ltd., is incorporated under the laws of British Columbia, with an address for service at 1130 - 1185 West Georgia Street, Vancouver, British Columbia.
11. The Defendant, 1184416 BC Ltd., which is incorporated under the laws of British Columbia, with an address for service at 1130 - 1185 West Georgia Street, Vancouver, British Columbia.
12. The Defendants listed in Appendix A to this Notice of Civil Claim are the registered owners of strata lots 1 through 101 of the Strata Corporation, and whose addresses for service are listed therein (the "Owners").
13. The Owners own the common property and common assets of the Strata Corporation as tenants in common pursuant to s.66 of the *Strata Property Act*, and together with each of the Owners respective strata lot, will collectively be referred to as the "Lands".

14. The Plaintiff carries on the business of installing and servicing fire protection equipment in British Columbia.

Claim against Strata Corporation and Owners

15. On or about January 29, 2020, the Plaintiff entered into an agreement with the Strata Corporation whereby the Plaintiff agreed to replace the fire alarm panel located on the common property of the Lands (the "Contract").

16. The Owners of the Strata Corporation passed a resolution authorizing the Strata Corporation to finance the Contract on February 25, 2020.

17. In accordance with the terms of the agreement, and with the knowledge and consent of the Strata Corporation, the Plaintiff performed work and supplied materials necessary remove the existing fire alarm panel and install a new fire panel (the "Improvement") and invoiced the Strata Corporation from time to time.

18. In breach of its contract with the Plaintiff, the Strata Corporation has refused or neglected to make payment, despite demand. There remains due and owing to the Plaintiff from the Strata Corporation for work performed and materials supplied and delivered to the Lands, the sum of \$223,930.28.

19. The Plaintiff has demanded payment of the said sum from the Strata Corporation but the Strata Corporation has refused or neglected to pay the same.

20. On March 25, 2020 the Plaintiff made a claim of lien pursuant to the *Builders Lien Act*, S.B.C. 1997, c. 45, alleging that the sum of \$223,930.28 was due and owing by causing the said claim of lien to be filed against the Lands at the Land Title Office in the City of New Westminster, the Province of British Columbia under number CA8105199.

21. On or about March 25, 2020, the Improvement was not completed or abandoned. The Strata Corporation has prevented access to the Lands so the Improvement can be completed.

22. The Plaintiff has complied with the provisions of the *Builders Lien Act* and is entitled to a builders lien on the Lands.

23. The Strata Corporation was obligated by section 4 of the *Builders Lien Act* to retain a holdback pursuant to that section.

Claim against the Strata Council Defendants and Majority Owners

24. The Defendants, Armaan Dhalla, David Grewal, Johnny Tsang, Leon Zhang, and Sarbjit Bajwa were at all material times strata council members of the Strata Corporation (the "Strata Council Defendants").

25. At all material times, the Strata Council Defendants were elected by the Owners at a general meeting of the Strata Corporation.

26. The Defendant, David Grewal is a director of the Defendants 1161359 BC Ltd., 1184413 BC Ltd., 1184414 BC Ltd., and 1184416 BC Ltd. David Grewal does not own a strata lot in the Strata Corporation.

27. The defendant, Sarbjit Bajwa, is a director of the Defendant 1184413 BC Ltd. Sarbjit Bajwa does not own a strata lot in the Strata Corporation.

28. The defendant, Johnny Chi Ho Tsang, is a director of the Defendant 1184414 BC Ltd. Johnny Chi Ho Tsang does not own a strata lot in the Strata Corporation.

29. The defendant, Armaan Dhalla, is a director of the Defendant 1184416 BC Ltd. Armaan Dhalla does not own a strata lot in the Strata Corporation.

30. The Defendants, 1161359 BC Ltd., 1184413 BC Ltd., 1184414 BC Ltd., and 1184416 BC Ltd., will collectively be referred to as the ("Majority Owners").

31. The Majority Owners and the Strata Council Members know of the existence of the Contract but have directed the Strata Corporation to withhold payment of the Plaintiff's invoices relating to the Improvement, have refused to allow the Plaintiff access to the Lands in order to finish the installation of the Improvement, and are looking for another contractor to complete the work, contrary to the terms of the Contract.

32. The Strata Council Defendants and Majority Owners intended and caused that the Strata Corporation to breach the Contract.

33. In causing the Strata Corporation and Majority Owners, or each of them, to breach the Contract, the Strata Council Defendants and Majority Owners were acting in bad faith and outside the normal and ordinary scope of their duties as strata council members.

Part 2: Relief Sought

[Using numbered paragraphs, set out the relief sought and indicate against which defendant(s) that relief is sought. Relief may be sought in the alternative.]

1. For a declaration that the Plaintiff is entitled to a lien pursuant to the *Builders Lien Act* in the amount of \$223,930.28 against the Lands owned by the Owners and located in the City of Burnaby and each legally described as indicated in Appendix A (the "Lands");
2. For a declaration that the lien pursuant to the *Builders Lien Act* of the Plaintiff is a first charge, lien, or encumbrance against the Lands in preference or priority to all of the right, title, and interest of the Strata Corporation and Owners;

3. For a judgment or order that in default of payment in the amount of \$223,930.28 and costs, the Lands, the interest of the Owners charged by the said lien be sold for the purposes of realizing the amount of the Plaintiff's lien and costs pursuant to the provisions of the *Builders Lien Act* and that the proceeds of such sale be applied in payment of the Plaintiff's lien and costs;
4. For the purposes aforesaid, an order that all proper and necessary directions, accounts, inquiries, and references be taken;
5. For judgment against the Strata Corporation in the sum of \$223,930.28 plus contractual interest, or interest in the alternative, pursuant to the *Court Order Interest Act*;
6. For damages for interference with contractual relations against the Strata Council Defendants and Majority Owners defendants;
7. For damages, including general and special damages;
8. For a Certificate of Pending Litigation;
9. For costs of this Action including a reasonable sum for the costs of drawing and filing the claim of lien filed in the Land Title Office in the City of New Westminster under number CA8105199; and
10. For such further and other relief as the nature of this case may require and this Honourable Court may deem proper.

Part 3: Legal Basis

[Using numbered paragraphs, set out a concise summary of the legal bases on which the plaintiff(s) intend(s) to rely in support of the relief sought and specify any rule or other enactment relied on. The legal bases for the relief sought may be set out in the alternative.]

1. The Plaintiff claims against the Strata Corporation in its capacity as representative or agent of the Owners.
2. The Plaintiff performed work and supplied material in relation to the Improvement on the Lands pursuant to a contract with the Strata Corporation.
3. The Plaintiff is entitled to judgment for the unpaid amount due and owing under the contract and to a lien under the *Builders Lien Act* ("the Act").
4. The Plaintiff claims costs pursuant to the Act and the British Columbia Supreme Court Civil Rules.
5. The Plaintiff claims general damages and special damages for the Strata Corporation's breach of the Contract.

6. The Plaintiff claims general damages and special damages against the Strata Council Defendants and Majority Owners as they each interfered with the Plaintiff's contractual relations with the Strata Corporation as follows:
- a. the Contract between the Plaintiff and the Strata Corporation was a valid and enforceable contract at all material times;
 - b. the Strata Council Defendants and the Majority Owners, and each of them, knew of the existence of the Contract;
 - c. the Strata Council Defendants the Majority Owners, and each of them, induced the Strata Corporation to breach the Contract;
 - d. the Strata Council Defendants the Majority Owners, and each of them, intended that the Strata Corporation breach the Contract;
 - e. the interference of the Strata Council Defendants and the Majority Owners, and each of them, was wrongful;
 - f. the Strata Council Defendants the Majority Owners, and each of them, were acting in bad faith, outside the normal and ordinary scope of their duties as strata council members; and
 - g. the Plaintiff suffered damages as a result of that interference.

Plaintiff's address for service:

Citadel Law Corporation
1400 - 1125 Howe Street
Vancouver, BC V6Z 2K8

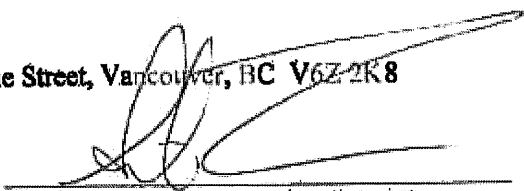
Fax number address for service (if any): N/A

Email address for service (if any): N/A

Place of trial: Vancouver

The address of the registry is: 800 Smithe Street, Vancouver, BC V6Z 2K8

Dated April 17, 2020



Signature of lawyer for Plaintiff
Silvano Todesco

Rule 7-1(1) of the Supreme Court Civil Rules states:

(1) Unless all parties of record consent or the court otherwise orders, each party of record to an action must, within 35 days after the end of the pleading period,

- (a) prepare a list of documents in Form 22 that lists**
 - (i) all documents that are or have been in the party's possession or control and that could, if available, be used by any party at trial to prove or disprove a material fact, and**
 - (ii) all other documents to which the party intends to refer at trial, and**
- (b) serve the list on all parties of record.**

APPENDIX A – Owner Defendants

Strata Lot	Registered Owners and their Addresses for Service	Legal Description (collectively the "Lands")
1.	JENNY DONNA DICKISON, #105 - 3925 KINGSWAY BURNABY, BC V5H 3Y7	Strata Lot 1 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-262-921
2.	FERNANDO MARCELINO DUTRA DE SOUSA, 106 - 3925 KINGSWAY BURNABY, BC V5H 3Y7	Strata Lot 2 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-262-939
3.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 3 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-262-947
4.	CARMELIA MARIA DA SILVA, 108 - 3925 KINGSWAY BURNABY, BC V5H 3Y7	Strata Lot 4 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-262-963
5.	HON-CHING RUDOLPH CHENG, 109-3925 KINGSWAY BURNABY, BC V5H 3Y7	Strata Lot 5 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-262-971
6.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 6 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-262-980
7.	1161359 BC LTD., 1130-1185 GEORGIA ST W VANCOUVER, BC V6E 4E6	Strata Lot 7 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-262-998
8.	RICKY HEE MENG LAI, 112 - 3925 KINGSWAY BURNABY, BC V5H 3Y7	Strata Lot 8 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-005
9.	PIA FACCIO,	Strata Lot 9

	685 PLEASANT PARK OTTAWA, ONTARIO K1G 1Y3	District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 000-938-530
10.	1161359 BC LTD., 1130-1185 GEORGIA ST W VANCOUVER, BC V6E 4E6	Strata Lot 10 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-013
11.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 11 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-021
12.	1184416 BC LTD., 1130-1185 GEORGIA ST W VANCOUVER, BC V6E 4E6	Strata Lot 12 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-030
13.	MARK WILLIAM LOU TIT, SARAH KINUKO LOU TIT, 118 3925 KINGSWAY BURNABY, BC V5H 3Y7	Strata Lot 13 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-048
14.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 14 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-056
15.	KENNETH JOHN WATSON, 101 - 3925 KINGSWAY BURNABY, BC V5H 3Y7	Strata Lot 15 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-064
16.	LI PING DUAN, 102 - 3925 KINGSWAY BURNABY, BC V5H 3Y7	Strata Lot 16 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-081
17.	NORMAN VICTOR LEECH, #103 - 3925 KINGSWAY BURNABY, BC V5H 3Y7	Strata Lot 17 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 000-859-389
18.	ROLANDO VINAS DIZON, NARCISA DIZON,	Strata Lot 18

	104-3925 KINGSWAY BURNABY, BC V5H 3Y7	District Lot 34 Group 1 New Westminster District Strata Plan NW289 000-739-979
19.	NICHOLAS GEORGE KARAMOUZOS, MARIA KARAMOUZOS, #205-3925 KINGSWAY BURNABY, BC V5H 3Y7	Strata Lot 19 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-099
20.	CUI MING CHEN, #206-3925 KINGSWAY BURNABY, BC V5H 3Y7	Strata Lot 20 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-102
21.	YANKUI WANG, 302 5565 INMAN AVENUE BURNABY, BC V5H 2M2 XIN TIAN, 207 3925 KINGSWAY BURNABY, BC V5H 3Y7	Strata Lot 21 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-111
22.	MARIO TIEXIERA ALMEIDA, MARIA DA NATIVIDADE ALMEIDA, LUIS ALBERTO ALMEIDA, 3925 KINGSWAY #208 BURNABY, BC V5H 3X7	Strata Lot 22 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-137
23.	1237765 B.C. LTD., 268 - 8191 WESTMINSTER HIGHWAY RICHMOND, BC V6X 1A7	Strata Lot 23 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-145
24.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 24 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-153
25.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 25 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-161

26.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 26 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-170
27.	JU-SHAN CHIANG, FLORA FU, 214 3925 KINGSWAY BURNABY, BC V5H 3Y7	Strata Lot 27 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-188
28.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 28 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-196
29.	1184414 BC LTD., 1130-1185 GEORGIA ST W VANCOUVER, BC V6E 4E6	Strata Lot 29 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-200
30.	1161359 BC LTD., 1234 WEST 41ST AVENUE VANCOUVER, BC V6M 1X2	Strata Lot 30 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-218
31.	AMAR SINGH BHATIA, NARANJAN KAUR BHATIA, #218 - 3925 KINGSWAY BURNABY, BC V5H 3Y7	Strata Lot 31 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-226
32.	PHUNG KIM VUONG, TUONG LAM, #219 3925 KINGSWAY BURNABY, BC V5H 3Y7	Strata Lot 32 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-234
33.	MONICA PAOLA ALIAGA, 201 - 3925 KINGSWAY BURNABY, BC V5H 3Y7	Strata Lot 33 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-242
34.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 34 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-251

35.	MARCELINO LOPES DE SOUSA, OLGA MARIA DUTRA DE SOUSA, 5507 WOODSWORTH STREET BURNABY, BC V5G 4M3	Strata Lot 35 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-269
36.	1237765 B.C. LTD., 268 - 8191 WESTMINSTER HIGHWAY RICHMOND, BC V6X 1A7	Strata Lot 36 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-277
37.	1184413 BC LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6J 4H1	Strata Lot 37 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-285
38.	LUALHATI ONGKEKO CRISOSTOMO, #306 - 3925 KINGSWAY BURNABY, BC V5H 3Y7	Strata Lot 38 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-293
39.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 39 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 000-613-754
40.	RICHARD RAYMOND RAVENSBERGEN, DAWN MARIE RAVENSBERGEN, #308 - 3925 KINGSWAY BURNABY, BC V5H 3H7	Strata Lot 40 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-025-953
41.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 41 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-307
42.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 42 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-315
43.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET	Strata Lot 43

	VANCOUVER, BC V6E 4E6	District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-323
44.	1184414 BC LTD., 1130-1185 GEORGIA ST W VANCOUVER, BC V6E 4E6	Strata Lot 44 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-340
45.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 45 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-358
46.	YUK FAR CHEUNG, YIN ON CHEUNG, #315 3925 KINGSWAY BURNABY, BC V5H 3Y7	Strata Lot 46 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-366
47.	1184413 BC LTD., 1130-1185 GEORGIA ST W VANCOUVER, BC V6E 4E6	Strata Lot 47 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-374
48.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 48 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-382
49.	GARY LUCIEN DREES, 318 - 3925 KINGSWAY BURNABY, BC V5H 3Y7	Strata Lot 49 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-391
50.	THOMAS PATRICK FLEMING, SUITE 319-3925 KINGSWAY BURNABY, BC V5H 3Y7	Strata Lot 50 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 000-564-885
51.	1161359 BC LTD., 1130 1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 51 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-404
52.	1184416 B.C. LTD.,	Strata Lot 52

	1130 - 1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-421
53.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 53 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-439
54.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 54 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-447
55.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 55 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-455
56.	WAN CHEN, HONG YANG, #114 - 5715 JERSEY AVENUE BURNABY, BC V5H 2L3	Strata Lot 56 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 000-814-377
57.	1161359 BC LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6J 4H1	Strata Lot 57 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-463
58.	1184416 BC LTD., 1130-1185 GEORGIA ST W VANCOUVER, BC V6E 4E6	Strata Lot 58 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-480
59.	SU JUAN SITU, 101-5715 JERSEY AVENUE BURNABY, BC V5H 2L3	Strata Lot 59 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-498
60.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 60 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-528
61.	1161359 B.C. LTD.,	Strata Lot 61

	1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-544
62.	VAN DAO NGUYEN, THI BICH HANG NGUYEN, #104-5715 JERSEY AVENUE BURNABY, BC V5H 2L3	Strata Lot 62 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-561
63.	JULIAN BOZSIK, 105 - 5715 JERSEY AVENUE BURNABY, BC V5H 2L3	Strata Lot 63 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-035-118
64.	CHRISTIAN HERBERT JOSON LIM, IRIS JUNE CALIBUGAN ADIONG, 106 - 5715 JERSEY AVENUE BURNABY, BC V5H 2L3	Strata Lot 64 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-579
65.	ANGELA JOY EYKELBOSH, 107-5715 JERSEY AVENUE BURNABY, BC V5H 2L3	Strata Lot 65 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-595
66.	THE OWNERS, STRATA PLAN NW289 3925 KINGSWAY BURNABY, BC	Strata Lot 66 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-609
67.	1184416 BC LTD, 1130-1185 WEST GEORGIA VANCOUVER, BC V6E 4E6	Strata Lot 67 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-617
68.	NGUYEN THANH VUONG, TUYET NGOC DU, 102 - 2277 EAST 30TH AVENUE VANCOUVER, BC V5N 5N1	Strata Lot 68 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-625
69.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 69 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-633

70.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 70 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-641
71.	OM PARKASH LOOMBA, MERRAN LOOMBA, 215 5715 JERSEY AVENUE BURNABY, BC V5H 2L3	Strata Lot 71 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-650
72.	SUZANNE JUANITA KUDELSKI, #216 - 5715 JERSEY AVENUE BURNABY, BC V5H 2L3	Strata Lot 72 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-676
73.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 73 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-684
74.	YAN QIONG LU, 201-5715 JERSEY AVENUE BURNABY, BC V5H 2L3	Strata Lot 74 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-706
75.	1184416 BC LTD., 1130-1185 GEORGIA ST W VANCOUVER, BC V6E 4E6	Strata Lot 75 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-714
76.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 76 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-731
77.	PING HE, #204-5715 JERSEY AVENUE BURNABY, BC V5H 2L3	Strata Lot 77 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-749
78.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 78 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-757
79.	EDWARD LAWRENCE THUE,	Strata Lot 79

	#206 - 5715 JERSEY AVENUE BURNABY, BC V5H 2L3	District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 000-473-774
80.	RICHARD CHARLES PATRICK SPENCER, DIANE MARIE SPENCER, 207-5715 JERSEY AVENUE BURNABY, BC V5H 2L3	Strata Lot 80 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-765
81.	ARTHUR SUMMERS WILLIAMSON, #208 - 5715 JERSEY AVENUE BURNABY, BC V5H 2L3	Strata Lot 81 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-773
82.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 82 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-781
83.	GARY DALE CHARTER, CRISTINA RIMANDO GAPAL, 210 - 5715 JERSEY AVENUE, BURNABY, BC V5H 2L3	Strata Lot 83 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-790
84.	JU TAI ZHOU, YU QING LI, 211-5715 JERSEY AVENUE BURNABY, BC V5H 2L3	Strata Lot 84 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-811
85.	ZHI HAO YANG, 212-5715 JERSEY AVENUE BURNABY, BRITISH COLUMBIA V5H 2L3	Strata Lot 85 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-820
86.	DAISY CUETO EVANGELISTA, MARIA CHERRY EVANGELISTA, 314 5715 JERSEY AVENUE BURNABY, BC V5H 2L3	Strata Lot 86 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-838
87.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 87 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-846

88.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 88 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-854
89.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 89 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-862
90.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 90 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-871
91.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 91 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-889
92.	1161359 B.C. LTD., 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	Strata Lot 92 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-897
93.	MEGAN MARY BURGHALL, 304 - 5715 JERSEY AVENUE BURNABY, BC V5H 2L3	Strata Lot 93 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-919
94.	NASIM BHALOO, 305 - 5715 JERSEY AVENUE BURNABY, BC V5H 2L3	Strata Lot 94 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-927
95.	HUI LIN DONG, LI WANG, 306-5715 JERSEY AVENUE BURNABY, BC V5H 2L3	Strata Lot 95 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-935
96.	MANSOUR MESHKI, 307-5715 JERSEY AVENUE BURNABY, BRITISH COLUMBIA V5H 2L3	Strata Lot 96 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-943
97.	1161359 B.C. LTD.,	Strata Lot 97

	1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6	District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-951
98.	HSIANG CHIAO HUANG, 309 - 5715 JERSEY AVENUE BURNABY, BC V5H 2L3	Strata Lot 98 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-960
99.	GRACE JOANNA LEVSEN, 310 - 5715 JERSEY AVENUE BURNABY, BC	Strata Lot 99 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-978
100.	PING CHOR CHAN, 311-5715 JERSEY AVENUE BURNABY, BC V5H 2L3	Strata Lot 100 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-263-994
101.	SO FAN LEE, #312 - 5715 JERSEY AVENUE BURNABY, BC V5H 2L3 TAK TAI LUI, #312 5715 JERSEY AVENUE BURNABY, BC V5H 2L3	Strata Lot 101 District Lot 34 Group 1 New Westminster District Strata Plan NW289 PID: 001-264-001

Appendix

[The following information is provided for data collection purposes only and is of no legal effect.]

Part 1: Concise summary of nature of claim:

Part 2: This claim arises from the following:

[Check one box below for the case type that best describes this case.]

A personal injury arising out of:

- ☐ a motor vehicle accident
- ☐ medical malpractice
- ☐ another cause

A dispute concerning:

- ☐ contaminated sites
- ☐ construction defects
- ☐ real property (real estate)
- ☐ personal property
- ☒ the provision of goods or services or other general commercial matters
- ☐ investment losses
- ☐ the lending of money
- ☐ an employment relationship
- ☐ a will or other issues concerning the probate of an estate
- ☐ a matter not listed here

Part 3:

[Check all boxes that apply to this case.]

- ☐ a class action
- ☐ maritime law
- ☐ Aboriginal law
- ☐ constitutional law
- ☐ conflict of laws
- ☒ none of the above
- ☐ do not know

Part 4:

1. *Builders Lien Act;*
2. *Strata Property Act;*
3. *Court Order Interest Act.*



No: S 204200
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

COMMUNITY FIRE PREVENTION LTD.

PLAINTIFF

AND

THE OWNERS, STRATA PLAN NW289,
ARMAAN DHALLA, DAVID GREWAL,
JOHNNY CHI HO TSANG, LEON ZHANG, SARBJIT BAJWA,
1161359 BC LTD., 1184413 BC LTD.,
1184414 BC LTD., 1184416 BC LTD., 1237765 B.C. LTD.,
MARCELINO LOPES DE SOUSA, OLGA MARIA DUTRA DE SOUSA,
JENNY DONNA DICKISON FERNANDO MARCELINO LUIS ALBERTO ALMEIDA
MONICA PAOLA ALIAGA, PHUNG KIM VUONG,
TUONG LAM, AMAR SINGH BHATIA,
NARANJAN KAUR BHATIA, JU-SHAN CHIANG, FLORIA FU
MARIO TIEXIERA ALMEIDA, MARIA DA NATIVIDADE ALMEIDA, XIN TIAN,
YANKUI WANG, CUI MING CHEN, NICHOLAS GEORGE KARAMOUZOS, MARIA
KARAMOUZOS ROLANDO VINAS DIZON, NARCISA DIZON, NORMAN VICTOR
LEECH, LI PING DUAN, KENNETH JOH NWATSON, MARK WILLIAM LOUTTIT,
SARAH KINUKO LOUTTIT, PIA FACCIO RICKY HEE MENG LAI HON-
CHING RUDOLPH CHENG, CARMELIA MARIA DA SILVA, ANGELA JOY
EYKELBOSH, CHRISTIAN HERBERT JOSON LIM, IRIS JUNE CALIBUGAN ADIONG,
JULIAN BOZSIK, VAN DAO NGUYEN, THI BICH HANG NGUYEN SU JUAN SITU,
WAN CHEN, HONG YANG, THOMAS PATRICK FLEMING, GARY LUCIEN DREES,
YUK FAR CHEUNG, YIN ON CHEUNG, RICHARD RAYMOND RAVENSBERGEN,
DAWN MARIE RAVENSBERGEN, LUALHATI ONKEKO CRISOSTOMO, TAK TAI LUI,
SO FAN LEE, PING CHOR CHAN, GRACE JOANNA LEVSEN, HSIANG, CHIAO HUANG,
MANSOUR MESHI, HUI LIN DONG, LI WANG, NASIM BHALOO, MEGAN MARY
BURGHALL, DAISY CUETO EVANGELISTA, MARIA CHERRY EVANGELISTA, ZHI
HAO YANG, JU TAI ZHOU, YU QING LI, GARY DALE CHARTER, CRISTINA
RIMANDO GAPAL ARTHUR SUMMERS WILLIAMSON, RICHARD CHARLES PATRICK
SPENCER, DIANE MARIE SPENCER, EDWARD LAWRENCE THUE, PING HE, YAN
QIONG LU, SUZANNE JUANITA KUDELSKI,
OM PARKASH LOOMBA, MERRAN LOOMBA,
NGUYEN THANH VUONG, TUYET NGOC DU

DEFENDANTS

RESPONSE TO CIVIL CLAIM

Filed by: The Owners, Strata Plan NW289 (the "Defendant")

Part 1: Response to Notice of Civil Claim Facts**Division 1 - Defendant's Response to Facts**

1. The facts alleged in paragraphs 8, 9, 10, 11, 12, and 30, of Part 1 of the Notice of Civil Claim are admitted.
2. The facts alleged in paragraphs 2, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 31, 32, 33 of Part 1 of the Notice of Civil Claim are denied.
3. The facts alleged in paragraphs 1, 3, 4, 5, 6, 7, 13, 14, 26, 27, 28, and 29 of Part 1 of the Notice of Civil Claim are outside the knowledge of the defendant.

Division 2 - Defendant's Version of Facts

1. The Defendant's registered address is c/o Fraser Park Realty Ltd. #235 – 10330 152 Street, Surrey, BC V3R 4G8.
2. The Defendant denies that they made the alleged or any contract as alleged in paragraph 15 of the notice of civil claim, or at all.
3. The plaintiff provided a quotation dated January 21, 2020 to the former property manager Edward Cygan ("Mr. Cygan") of Bayside Property Services of The Owners, Strata Plan NW 289, for a fire alarm panel replacement (the "Quotation").
4. The Defendants say that the Quotation is not a valid and enforceable contract because it was missing essential terms, including, but not limited to:
 - whether the parties can unilaterally or mutually terminate the contract, if at all;
 - the specific price of items listed in the Quotation.
5. In the alternative, if the Quotation is a valid and enforceable contract, which the Defendant specifically denies, the Quotation does not set out any terms that suggest that the Quotation cannot be cancelled by the Defendant at any time for any reason.
6. The Defendant admits that a resolution was passed on February 25, 2020, as alleged in paragraph 16 of the notice of civil claim, but denies that it was a resolution authorizing the Strata Corporation (as defined in the notice of civil claim) to finance any alleged contract, the existence of which is specifically denied by the Defendant.
7. The Defendant denies that the plaintiff performed work and supplied materials, as alleged in paragraph 17 of the notice of civil claim, and the Defendant says that the plaintiff did not perform work or supply any materials to the Lands (as defined in the notice of civil claim).

8. In answer to paragraph 20 of the notice of civil claim, if the Plaintiff is entitled to a lien against the Lands, which is denied, then the Defendant denies that the Plaintiff is entitled to a lien in the amount of \$223,930.28.
9. In response to paragraphs 21 to 23 of the notice of civil claim, the Defendant denies that the plaintiff is entitled to a lien against the Lands and denies that the Plaintiff has complied with the provisions of the *Builders lien Act*, S.B.C. 1997, c. 45, and amendments thereto (the "Act") by failing to supply the material to the land against which the lien was filed.
10. If any contract was made, which is specifically denied by the Defendant, The Defendant denies that the acts and conduct alleged in paragraphs 18, 31, or 32 of the notice of civil claim amounted to a breach of the contract as alleged, or at all.
11. In answer to paragraph 31 of the notice of civil claim, the Defendant denies that there was a contract, but, if there was any contract, which is denied, there were no terms that prohibited the Defendant from looking for or hiring another contractor to complete any work.

Part 2: Response to Relief Sought

1. The defendant consents to the granting of the relief sought in paragraph NIL of the Notice of Civil Claim.
2. The defendant opposes the granting of the relief sought in paragraph 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of Part 2 of the Notice of Civil Claim.
3. The defendant takes no position on the granting of the relief sought in paragraph NIL of Part 2 of the Notice of Civil Claim.

Part 3: LEGAL BASIS

1. The Defendant denies that there was any contract with the plaintiff as alleged or at all and if there was, which the Defendant denies, the Defendant denies that they breached the contract.
2. The contract is missing essential terms and any ambiguity should be construed against the drafter, the plaintiff.
3. The Defendant says that the Plaintiff did not perform any work or supply any materials under the Quotation and therefore has no valid claim to a lien against the Lands.
4. *Builders Lien Act*, S.B.C. 1997, c. 45, section 2.
5. In the alternative, if the plaintiff has a valid lien against the Lands, which the Defendant specifically denies, the Plaintiff may not take out a lien that is higher than the amount that is owing on any invoices, though it is specifically denied that any amount is owing to the plaintiff.


Defendant's address for service:

NORTH SHORE LAW LLP
Barristers & Solicitors
6th Floor, 171 West Esplanade
North Vancouver, B.C., V7M 3J9

Fax number address for service (if any):

604-980-4019

Date: May 19, 2020



Courtney Morrison
Lawyer for the Defendant

Rule 7-1(1) of the Supreme Court Civil Rules states:

- (1) Unless all parties of record consent or the Court otherwise orders, each party of record to an action must, within 35 days after the end of the pleading period,
 - (a) prepare a List of Documents in Form 22 that lists
 - (i) all documents that are or have been in the party's possession or control and that could, if available, be used by any party at trial to prove or disprove a material fact, and
 - (ii) all other documents to which the party intends to refer at trial, and
 - (b) serve the list on all parties of record.



No: S204200
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

COMMUNITY FIRE PREVENTION LTD.

PLAINTIFF

AND

THE OWNERS, STRATA PLAN NW289,
ARMAAN DHALLA, DAVID GREWAL,
JOHNNY CHI HO TSANG, LEON ZHANG, SARBJIT BAJWA,
1161359 BC LTD., 1184413 BC LTD.,
1184414 BC LTD., 1184416 BC LTD., 1237765 B.C. LTD.,
MARCELINO LOPES DE SOUSA, OLGA MARIA DUTRA DE SOUSA,
JENNY DONNA DICKISON FERNANDO MARCELINO LUIS ALBERTO ALMEIDA
MONICA PAOLA ALIAGA, PHUNG KIM VUONG,
TUONG LAM, AMAR SINGH BHATIA,
NARANJAN KAUR BHATIA, JU-SHAN CHIANG, FLORA FU
MARIO TIEXIERA ALMEIDA, MARIA DA NATIVIDADE ALMEIDA, XIN TIAN,
YANKUI WANG, CUI MING CHEN, NICHOLAS GEORGE KARAMOUZOS, MARIA
KARAMOUZOS ROLANDO VINAS DIZON, NARCISA DIZON, NORMAN VICTOR
LEECH, LI PING DUAN, KENNETH JOHN WATSON, MARK WILLIAM LOUTTIT,
SARAH KINUKO LOUTTIT, PIA FACCIO RICKY HEE MENG LAI HON-
CHING RUDOLPH CHENG, CARMELIA MARIA DA SILVA, ANGELA JOY
EYKELBOSH, CHRISTIAN HERBERT JOSON LIM, IRIS JUNE CALIBUGAN ADIONG,
JULIAN BOZSIK, VAN DAO NGUYEN, THI BICH HANG NGUYEN SU JUAN SITU,
WAN CHEN, HONG YANG, THOMAS PATRICK FLEMING, GARY LUCIEN DREES,
YUK FAR CHEUNG, YIN ON CHEUNG, RICHARD RAYMOND RAVENSBERGEN,
DAWN MARIE RAVENSBERGEN, LUALHATI ONKEKO CRISOSTOMO, TAK TAI LUI,
SO FAN LEE, PING CHOR CHAN, GRACE JOANNA LEVSEN, HSIANG, CHIAO HUANG,
MANSOUR MESHKI, HUI LIN DONG, LI WANG, NASIM BHALOO, MEGAN MARY
BURGHALL DAISY CUETO EVANGELISTA, MARIA CHERRY EVANGELISTA, ZHI
HAO YANG, JU TAI ZHOU, YU QING LI, GARY DALE CHARTER, CRISTINA
RIMANDO GAPAL ARTHUR SUMMERS WILLIAMSON, RICHARD CHARLES PATRICK
SPENCER, DIANE MARIE SPENCER, EDWARD LAWRENCE THUE, PING HE, YAN
QIONG LU, SUZANNE JUANITA KUDELSKI,
OM PARKASH LOOMBA, MERRAN LOOMBA,
NGUYEN THANH VUONG, TUYET NGOC DU

DEFENDANTS

RESPONSE TO CIVIL CLAIM

Filed by: ARMAAN DHALLA, DAVID GREWAL, JOHNNY CHI HO TSANG, SARBJIT
BAJWA, 1161359 BC LTD., 1184413 BC LTD., 1184414 BC LTD., 1184416 BC LTD. (the
"CGH Defendants")

Part 1: Response to Notice of Civil Claim Facts**Division 1 - Defendant's Response to Facts**

1. The facts alleged in paragraph 2, 4, 5, 6, 8, 9, 10, 11 and 13, of Part 1 of the Notice of Civil Claim are admitted.
2. The facts alleged in paragraph 3, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 30, 31, 32, 33 of Part 1 of the Notice of Civil Claim are denied.
3. The facts alleged in paragraph 1, 7, 12, 13, 14, 26, 27, 28, and 29 of Part 1 of the Notice of Civil Claim are outside the knowledge of the defendant.

Division 2 - Defendant's Version of Facts

4. David Grewal is not a director of the companies listed in paragraph 3 of the facts alleged in paragraph 3 of the Notice of Civil Claim. Devinder Grewal is a director of these companies.
5. The CGH Defendants deny that they made the alleged or any contract as alleged in paragraph 15 of the notice of civil claim, or at all.
6. The plaintiff provided a quotation dated January 21, 2020 to the former property manager Edward Cygan of Bayside Property Services ("Mr. Cygan") of The Owners, Strata Plan NW 289, for fire alarm panel replacement (the "Quotation").
7. The CGH Defendants say that the Quotation is not a valid and enforceable contract because it was missing essential terms, including, but not limited to:
 - whether the parties can unilaterally or mutually terminate the contract, if at all;
 - the specific price of items listed in the Quotation.
8. The CGH Defendants say that the Quotation is not a valid and enforceable contract because it was signed by Mr. Cygan without valid authority.
9. In the alternative, if the Quotation is a valid and enforceable contract, which the CGH Defendants specifically deny, the Quotation does not set out any terms that suggest that the Quotation cannot be cancelled by the CGH Defendants at any time for any reason.
10. The CGH Defendants deny that the Defendants, Armaan Dhalla, David Grewal, Johnny Tsang, Leon Zhang and Sarbjit Bajwa were at all material times strata council members of the Strata Corporation, as in fact, the entirety of communication with the Plaintiff was prior to these particular defendants being elected as strata council members.

11. Contrary to paragraph 30 of the Notice of Civil Claim, the “Majority Defendants”, as defined by the Plaintiff, do not own a majority of the units in the Strata Corporation.
12. The CGH Defendants admit that a resolution was passed on February 25, 2020, as alleged in paragraph 16 of the notice of civil claim, but denies that it was a resolution authorizing the Strata Corporation (as defined in the notice of civil claim) to enter into this contract, the existence of which is specifically denied by the CGH Defendants. The Plaintiff did not provide, either directly or indirectly to the Owners any contract to consider on which they could have entered into.
13. The CGH Defendants deny that the Plaintiff performed work and supplied materials, as alleged in paragraph 17 of the notice of civil claim, and the CGH Defendant says that the Plaintiff did not perform work or supply any materials to the Lands (as defined in the notice of civil claim).
14. If any contract was made, which is specifically denied by the CGH Defendants, The CGH Defendants deny that the acts and conduct alleged in paragraphs 18, 31, or 32 of the Notice of Civil Claim amounted to a breach of the contract as alleged, or at all.
15. In response to paragraphs 21 to 23 of the notice of civil claim, the CGH Defendants deny that the Plaintiff is entitled to a lien against the Lands and denies that the Plaintiff has complied with the provisions of the *Builders lien Act*, S.B.C. 1997, c. 45, and amendments thereto (the “Act”) by failing to supply the material to the land against which the lien was filed.
16. In answer to paragraph 31 of the Notice of Civil Claim, the CGH Defendants deny that there was a contract, but, if there was any contract, which is denied, there were no terms that prohibited the CGH Defendants from looking for or hiring another contractor to complete any work.

Part 2: Response to Relief Sought

17. The CGH Defendants consent to the granting of the relief sought in paragraph NIL of the Notice of Civil Claim.
18. The CGH Defendants oppose the granting of the relief sought in paragraph 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of Part 2 of the Notice of Civil Claim.
19. The CGH Defendants take no position on the granting of the relief sought in paragraph NIL of Part 2 of the Notice of Civil Claim.

Part 3: LEGAL BASIS

20. The CGH Defendants deny that there was any contract with the Plaintiff as alleged or at all and if there was, which the CGH Defendants deny, the CGH Defendants deny that they breached the contract.
21. The contract is missing essential terms and any ambiguity should be construed against the drafter, the Plaintiff.
22. The Quotation was signed by Mr. Cygan without valid authority and the Plaintiff knew, or ought to have known, that the Quotation was signed by Mr. Cygan without the approval of the Owners, including the CGH Defendants.
23. The CGH Defendants says that the Plaintiff did not perform any work or supply any materials under the Quotation and therefore has no valid claim to a lien against the Lands.
24. In the alternative, if the Plaintiff has a valid lien against the Lands, which the CGH Defendants specifically deny, the Plaintiff may not take out a lien that is higher than the amount that is owing, though it is specifically denied that any amount is owing to the plaintiff.
25. The Plaintiff has sought claims against Armaan Dhalla, David Grewal, Johnny Tsang, Leon Zhang and Sarbjit Bajwa, without cause or setting out the basis under which they claim against these parties personally, as they are not owners in the Strata Corporation.

Defendant's address for service:


Guardian Law Corporation
1130 – 1185 W Georgia Street
Vancouver, B.C., V6E 4E6

Fax number address for service (if any): N/A

Email for service: reception@guardian-law.ca

Date:

July 22, 2020


Michelle E. Guy
Lawyer for the CGH Defendants

Rule 7-1(1) of the Supreme Court Civil Rules states:

- (1) Unless all parties of record consent or the Court otherwise orders, each party of record to an action must, within 35 days after the end of the pleading period,

- (a) prepare a List of Documents in Form 22 that lists
 - (i) all documents that are or have been in the party's possession or control and that could, if available, be used by any party at trial to prove or disprove a material fact, and
 - (ii) all other documents to which the party intends to refer at trial, and
- (b) serve the list on all parties of record.

**SUPREME COURT
OF BRITISH COLUMBIA
VANCOUVER REGISTRY**

No: S204200

Vancouver Registry

JUL 22 2020

IN THE SUPREME COURT OF BRITISH COLUMBIA



BETWEEN:

COMMUNITY FIRE PREVENTION LTD.

PLAINTIFF

AND

THE OWNERS, STRATA PLAN NW289, ARMAAN DHALLA, DAVID GREWAL, JOHNNY CHI HO TSANG, LEON ZHANG, SARBJIT BAJWA, 1161359 BC LTD., 1184413 BC LTD., 1184414 BC LTD., 1184416 BC LTD., 1237765 B.C. LTD., MARCELINO LOPES DE SOUSA, OLGA MARIA DUTRA DE SOUSA, JENNY DONNA DICKISON FERNANDO MARCELINO LUIS ALBERTO ALMEIDA MONICA PAOLA ALIAGA, PHUNG KIM VUONG, TUONG LAM, AMAR SINGH BHATIA, NARANJAN KAUR BHATIA, JU-SHAN CHIANG, FLORA FU MARIO TIEXIERA ALMEIDA, MARIA DA NATIVIDADE ALMEIDA, XIN TIAN, YANKUI WANG, CUI MING CHEN, NICHOLAS GEORGE KARAMOUZOS, MARIA KARAMOUZOS ROLANDO VINAS DIZON, NARCISA DIZON, NORMAN VICTOR LEECH, LI PING DUAN, KENNETH JOHN WATSON, MARK WILLIAM LOUITTIT, SARAH KINUKO LOUITTIT, PIA FACCIORICKY HEE MENG LAI HON- CHING RUDOLPH CHENG, CARMELIA MARIA DA SILVA, ANGELA JOY EYKELBOSH, CHRISTIAN HERBERT JOSON LIM, IRIS JUNE CALIBUGAN ADIONG, JULIAN BOZSIK, VAN DAO NGUYEN, THI BICH HANG NGUYEN SU JUAN SITU, WAN CHEN, HONG YANG, THOMAS PATRICK FLEMING, GARY LUCIEN DREES, YUK FAR CHEUNG, YIN ON CHEUNG, RICHARD RAYMOND RAVENSBERGEN, DAWN MARIE RAVENSBERGEN, LUALHATI ONKEKO CRISOSTOMO, TAK TAI LUI, SO FAN LEE, PING CHOR CHAN, GRACE JOANNA LEVSEN, HSIANG, CHIAO HUANG, MANSOUR MESHKI, HUI LIN DONG, LI WANG, NASIM BHALOO, MEGAN MARY BURGHALL DAISY CUETO EVANGELISTA, MARIA CHERRY EVANGELISTA, ZHI HAO YANG, JU TAI ZHOU, YU QING LI, GARY DALE CHARTER, CRISTINA RIMANDO GAPAL ARTHUR SUMMERS WILLIAMSON, RICHARD CHARLES PATRICK SPENCER, DIANE MARIE SPENCER, EDWARD LAWRENCE THUE, PING HE, YAN QIONG LU, SUZANNE JUANITA KUDELSKI, OM PARKASH LOOMBA, MERRAN LOOMBA, NGUYEN THANH VUONG, TUYET NGOC DU

DEFENDANTS

AND

ANGELA JOY EYKELBOSH, NORMAN VICTOR LEECH, JEREMY YANG, RUDOLF CHENG, PING HE, BAYSIDE PROPERTY SERVICES LTD.

THIRD PARTIES

THIRD PARTY NOTICE

Filed by: DAVID GREWAL, 1161359 BC LTD., 1184413 BC LTD., 1184414 BC LTD., 1184416 BC LTD. (the "Claiming Parties")

To: ANGELA JOY EYKELBOSH, NORMAN VICTOR LEECH, JEREMY YANG, RUDOLF CHENG, PING HE, BAYSIDE PROPERTY SERVICES LTD.

THIS ACTION has been brought by the plaintiffs against the defendants for the relief set out in the notice of civil claim filed in this action.

TAKE NOTICE that the claiming parties claims against you for the relief set out in Part 2 below.

IF YOU INTEND TO RESPOND TO this claim against you, or if you have a set-off or counterclaim that you wish to have taken into account at the trial, YOU MUST FILE a response to third party notice in Form 6 in the above-named registry of this court within the time for response to third party notice provided for below and SERVE a copy of the filed response to third party notice on the claiming parties' address for service.

YOU OR YOUR LAWYER may file the response to third party notice.

JUDGMENT MAY BE PRONOUNCED AGAINST YOU IF YOU FAIL to file the response to third party notice within the time for response to third party notice described below.

Time for response to third party notice

A response to third party notice must be filed and served on the claiming parties,

- (a) if you were served with the third party notice anywhere in Canada, within 21 days after that service,
- (b) if you were served with the third party notice anywhere in the United States of America, within 35 days after that service,
- (c) if you were served with the third party notice anywhere else, within 49 days after that service, or
- (d) if the time for response to third party notice has been set by order of the court, within that time.

Claim of the Claiming Parties

Part 1: STATEMENT OF FACTS

1. Up until February 25, 2020, ANGELA JOY EYKELBOSH, NORMAN VICTOR LEECH, JEREMY YANG, RUDOLF CHENG and PING HE (the “Former Council Defendants”) were members of the strata council for NW289, the strata corporation for Cameray Gardens at 3925 Kingsway Ave and 5715 Jersey Avenue, Burnaby, BC (the “Property”).
2. Bayside Property Services Ltd. (“Bayside”) was the property management company employed by the strata corporation to manage the business of the Property and the strata corporation.
3. During their tenure on the strata council, the Former Council Defendants refused to be transparent to the other owners and were reckless in their duties to the strata corporation.
4. The Former Council Defendants became aware of deficiencies in the Property’s fire protection system prior to 2017 and took minimal steps to address or resolve the deficiencies in the best interests of the remaining owners within the strata corporation.
5. The Former Council Defendants engaged in secrecy, entered into contracts and approved spending without obtaining the consent of the owners as required by both the Strata Property Act and the bylaws of the strata corporation.
6. At the 2020 Annual General Meeting, held February 25, 2020 (the “AGM”), the Former Council Defendants and Bayside Property Services Ltd. advised the owners in attendance that there was an order from the Burnaby Fire Department to make a series of significant upgrades to the fire protection system and that those upgrades would cost \$310,000.00. The Former Council Defendants and Bayside Property Services Ltd. represented that the owners had no choice but to approve a special levy to pay for these upgrades, or the Burnaby Fire Department would commence the imposing of substantial fines against the strata corporation. The owners approved the expenditure under duress and based on the information provided by the Former Council Defendants and Bayside Property Services Ltd.
7. Despite being aware of the deficiencies within the building, neither Bayside or the Former Council Defendants advised the CGH Defendants of these deficiencies when they purchased 33 units in the Property in spring of 2018. Neither Bayside or the Former Council Defendants advised the CGH Defendants of any outstanding deficiencies when they later purchased an additional 14 units in spring of 2019. The failure of Bayside and the CGH Defendants to warn the CGH Defendants of the deficiencies deprived the CGH Defendants of the right to

demand a holdback from the sellers of these properties to cover the cost of the special assessment that they would demand from the Owners at the AGM on February 25, 2020.

8. At the Annual General Meeting a new council was elected, comprising of Devinder Grewal, Leon Zhang, Johnny Tsang, Sarbjit Bajwa and Armaan Dhalla (the "New Council").
9. The New Council engaged in a series of inquiries about the process that the Former Council Defendants had undertaken in their fiduciary duty to the strata corporation respecting the fire protection system. Despite repeated requests for documentation to support the claims made by the Former Council Defendants and Bayside Property Services Ltd. at the AGM, Bayside Property Services Ltd. was unable or unwilling to provide the New Council with documentation to support the claims made by Bayside Property Services Ltd. and the Former Council Defendants at the AGM.
10. Upon taking over the strata council, the New Council has taken all steps possible to mitigate the damages caused by the Former Council Defendants to the Owners, including communicating with the Burnaby Fire Department and engaging a new company to complete work recommended by the Burnaby Fire Department at significantly less cost to the Owners.

Part 2: RELIEF SOUGHT

1. A declaration that the Former Council Defendants and/or Bayside are solely liable for any judgement arising from the Notice of Civil Claim filed by Community Fire Prevention Ltd. on April 17, 2020, including all interests, special and general damages, and costs;
2. In the alternative, damages payable by the Former Council Defendants and/or Bayside in the amount of the special assessment payable by the CGH Defendants;
3. Costs of the CGH Defendants; and
4. Such further and other relief as the nature of this case may require and this Honorable Court may deem proper.

Part 3: LEGAL BASIS

1. Pursuant to Rule 3-5(1) of the Supreme Court Civil Rules, B.C. Reg. 168/2009 provides that:

In making a third party claim (1) A party against whom relief is sought in an action may, if that party is not a plaintiff in the action, pursue a third party claim against any person if the party alleges that (a) the party is entitled to contribution or indemnity from the person in relation to any relief that is being sought against the party in the action, (b) the party is entitled to relief against the person and that

relief relates to or is connected with the subject matter of the action, or (c) a question or issue between the party and the person (i) is substantially the same as a question or issue that relates to or is connected with (A) relief claimed in the action, or (B) the subject matter of the action, and (ii) should properly be determined in the action.”

2. Regarding council member’s standard of care, s. 31 of the *Strata Property Act* (SPA) notes that: in exercising the powers and performing the duties of the strata corporation, each council member must (a) act honestly and in good faith with a view to the best interests of the strata corporation, and (b) exercise the care, diligence and skill of a reasonably prudent person in comparable circumstances.
3. The Former Council Defendants and Bayside failed to address the deficiencies in the property’s fire protection system in a timely manner and let the issues persist for several years.
4. The Former Council Defendants and Bayside misrepresented to the owners that there was an order from the Burnaby Fire Department mandating the scope of work. The Former Council Defendants and Bayside also refused or neglected to seek out any second opinion or obtain any competing quotes before representing to the Owners that the costs set out were necessary, urgent and unavoidable.
5. The Former Council Defendants and Bayside did not advise the Owners that they in fact had already entered into a binding contract, without the approval of the Owners, and failed to act honestly by entering into contracts without obtaining the consent of the owners.

Dockside Brewing Co. Ltd. v. Strata Plan LMS 3837, 2007 BCCA 183, at para 9:

6. “A member of a strata council owes both a statutory fiduciary duty and a statutory duty of care in the management of the affairs of the strata corporation”

Peoples Department Stores Inc. (Trustee of) v. Wise, [2004] 3 S.C.R. 461, 2004 SCC 68, at para 32:

7. The Supreme Court describes the statutory fiduciary duty, "to act honestly and in good faith with a view to the best interests of the corporation"
8. Regarding strata corporation records, s. 35(1)(a) of the SPA notes that the strata corporation must prepare minutes of annual and special general meetings and council meetings, including the results of any votes. Under s. 35(1)(d), the strata corporation must also prepare books of account showing money received and spent and the reason for the receipt or expenditure. Further, according to s. 35(2)(g), the strata corporation must retain copies of written contracts to which the strata corporation is a party. Under s. 35(2)(k) corporation must also retain copies of correspondence sent or received by the strata corporation and council. Pursuant to s. 36 (1)(a) of the SPA, pertaining to access to records, on receiving a request, the strata corporation must make the records and documents referred to in s. 35 available for inspection by, and provide copies of them to an owner.

9. However, in response to requests made by the New Council, Bayside has failed to provide documentation to support their claims, along with the Former Council Defendants' claims at the AGM, regarding the process that the Former Council Defendants had undertaken in their fiduciary duty to the strata corporation pertaining to the fire protection system.
10. Under s. 35(2)(n.2) of the *SPA*, the strata corporation must also retain copies of any reports obtained by the strata corporation respecting repair or maintenance of major items in the strata corporation, including, without limitation, engineers' reports, risk management reports, sanitation reports and reports respecting any items for which information is, under section 94, required to be contained in a depreciation report.

Address for service of claiming parties:

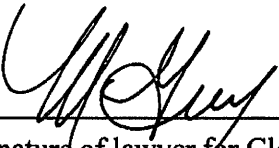
Guardian Law Corporation
1130 – 1185 W Georgia Street
Vancouver, BC V6E 4E6

Fax number address for service (if any): N/A

E-mail address for service (if any): reception@guardian-law.ca

The address of the registry is: 800 Smithe Street, Vancouver, BC V6Z 2K8

Dated: July 22, 2020



Signature of lawyer for Claiming Parties
Michelle E. Guy

Rule 7-1 (1) of the Supreme Court Civil Rules states:

(1) Unless all parties of record consent or the court otherwise orders, each party of record to an action must, within 35 days after the end of the pleading period,

(a) prepare a list of documents in Form 22 that lists

(i) all documents that are or have been in the party's possession or control and that could, if available, be used by any party at trial to prove or disprove a material fact, and

(ii) all other documents to which the party intends to refer at trial, and

(b) serve the list on all parties of record.



Angela Eykelbosh <aeykelbosh@gmail.com>

Request for documents

7 messages

Angela Eykelbosh <aeykelbosh@gmail.com>

Tue, Mar 3, 2020 at 8:52 PM

To: Edward Cygan <ecygan@baysideproperty.com>, grewal@shawbiz.ca

To the Strata Council:

I am writing to request access to the following document, which is required under Sections 35 and 36 of the *Strata Property Act*

- all bank statements, cancelled cheques, and certificates of deposit for the month of February;
- any correspondence with legal counsel for the strata corporation regarding the status of ongoing court proceedings; and
- any correspondence with the property manager regarding the termination of their contract.

Your reply is expected within 2 weeks,

Angela Eykelbosh

David Grewal <grewal@shawbiz.ca>

Tue, Mar 3, 2020 at 9:14 PM

To: Angela Eykelbosh <aeykelbosh@gmail.com>

U was the council member for last one year can u pls pass me all bank statement till Jan 31st 2020 also all ur email and corespondent with bay side the strata property manager pls send us in one week and any corespondent with fire department u was saying that ur r dealing with the contractor to repair all fire order how u can do without a work order from the fire department pls feel free to discuss any misrepresentation by u And the old council by strata counsel and the manager for strata counsel will b responsible for that what ever remedy available to the new strata council we will b Persadu

Best regards,

David Grewal
604 377 4355

This is Exhibit "MM" referred to in the affidavit of Angela Eykelbosh sworn before me at New Westminster this 2nd day of September 2020.

.....
A Commissioner for taking Affidavits
for British Columbia

On Mar 3, 2020, at 20:52, Angela Eykelbosh <aeykelbosh@gmail.com> wrote:

[Quoted text hidden]

Angela Eykelbosh <aeykelbosh@gmail.com>

Tue, Mar 3, 2020 at 9:58 PM

To: David Grewal <grewal@shawbiz.ca>, Edward Cygan <ecygan@baysideproperty.com>

Hi David - my request is clear and provided for under the Strata Property Act. Are you refusing to provide this information? Furthermore, are you threatening me personally ("b responsible for that what ever remedy") with legal action for the past actions of council with respect to the necessary, life-safety-required work on our building? Please clarify.

Thanks,
Angela

[Quoted text hidden]

David Grewal <grewal@shawbiz.ca>

Wed, Mar 4, 2020 at 11:05 AM

To: Angela Eykelbosh <aeykelbosh@gmail.com>

Where is the work order which everyone was asking at a g m meeting neither the council nor the bayside provided any work order also no bids provided to anyone how u can sign a contract whiteout any information if u made this decision personally then ur personally responsible once we have new law firm engaged then let them deal with this

Best regards,

David Grewal
604 377 4355

On Mar 3, 2020, at 21:58, Angela Eykelbosh <aeykelbosh@gmail.com> wrote:

[Quoted text hidden]

Angela Eykelbosh <aeykelbosh@gmail.com>
To: David Grewal <grewal@shawbiz.ca>

Wed, Mar 4, 2020 at 11:10 AM

Thanks for the clarification. When will a new property management firm be engaged?

[Quoted text hidden]

David Grewal <grewal@shawbiz.ca>
To: Angela Eykelbosh <aeykelbosh@gmail.com>
Cc: Edward Cygan <ECygan@baysideproperty.com>

Mon, Mar 9, 2020 at 3:45 PM

Hi Angela,

Your requests will be discussed at the next council meeting and a response will be provided by the strata manager.

Thank you,
David Grewal
C 604.377.4355
F 604.737.2780
grewal@shawbiz.ca

On Mar 3, 2020, at 13:38, Angela Eykelbosh <aeykelbosh@gmail.com> wrote:

To the Strata Council:

I am writing to request access to the following document, which is required under Sections 35 and 36 of the *Strata Property Act*

- all bank statements, cancelled cheques, and certificates of deposit for the month of March;
- any correspondence with legal counsel for the strata corporation regarding the status of ongoing court proceedings; and
- any correspondence with the property manager regarding the termination of their contract.

Your reply is expected within 2 weeks,

Angela Eykelbosh

aeykelbosh@gmail.com <aeykelbosh@gmail.com>
To: David Grewal <grewal@shawbiz.ca>, Johnny Tsang <johnny-tsang@outlook.com>, armaansdhalla@gmail.com, leonzhang@royalpacific.com
Cc: Edward Cygan <ECygan@baysideproperty.com>

Mon, Mar 9, 2020 at 4:12 PM

3/23/2020

Gmail request for documents

269

Great! When will the next council meeting be?

Sent from my iPhone

[Quoted text hidden]



Fraser Park Realty Ltd

1111 152 Street Surrey BC V4A 4G1
P 604 398 7275 F 604 398 7276

This is Exhibit "NN" to the Affidavit of
Angela Cykelbosh
 sworn (or affirmed) before me at
New Westminster, B.C.
 this 2nd day of September, 2020.

June 18, 2018

Memo To: Owners
 Cameray Gardens
 Strata Plan NW 289

A Commissioner/Notary Public for the
 Province of British Columbia

RE: Insurance Renewal Update and Meeting Preparation

We are writing to provide Owners with an update on the current Insurance renewal and preparation for the Special General Meeting on Monday June 22, 2020.

Under the Strata Property Act Section 7, the Strata Corporation is required to have insurance. As Council has informed Owners, HUB Insurance has technically cancelled the policy. They will not be renewing under the same terms and conditions as previous years.

HUB Insurance has been working diligently to obtain terms to provide coverage for Cameray Gardens. HUB Insurance has had to go to the insurers in London to obtain coverage. The reason for having to go to these markets has been the difficulty in overcoming two items that the Strata Corporation has not dealt with and has been aware of since April 2019.

These two items are the aluminum wiring and occupancy of the vacant units. HUB insurance advised that this would result in a higher than normal premium and if not dealt with, will become the normal premium and a yearly expense.

Fraser Park Realty Ltd. has reached out to alternative Insurance Providers and they have all advised us to remain with HUB Insurance until we have cleared the issues with the vacancies, aluminum wiring, and lawsuits.

We have learned that HUB Insurance may not be able to provide insurance coverage and HUB will have the results at the meeting. Furthermore, the cost of the premium to have insurance could be \$150,000 to \$200,000.

The reason for the high premium is a result of the two item that were previously discussed. The items were unfortunately were not dealt with by the previous Council despite having knowledge to address them.

Over a year ago, in April 2019 Council was asked to provide a report on the Aluminum wiring. This report was not completed and according to HUB Insurance were explained that it was not completed because of lack of funding. However, the report was not reported in the Council Meeting minutes nor was explained at the AGM. This was in fact hidden from Owners. Because the report and information was not brought to their attention if we are to obtain insurance, the premium will be the result that protection measures have not be completed or in the process of being completed to mitigate the risk of fire. According to the current Insurer the Pigtaills will need to be completed and will be given timeline to complete the repairs. If they are not we will not be able to obtain insurance.



Fraser Park Realty Ltd.

4200 122nd Street Surrey, BC V3R 4G1
P 604.398.7275 F 604.398.7276

HUB has also explained that the vacancies or empty units are a serious issue. HUB explained that neither the previous Council nor the previous Strata Manager notified them of the extent or the amount of vacant units. If they had known they would have required that they be addressed and occupied. HUB has advised that the if they are not occupied, will result in either a higher premium or not being insured. If the bylaws are not changed the higher premium will remain or may result in not receiving insurance.

It may be a possibility that HUB Insurance doesn't provide terms to renew the insurance for Cameray Gardens. If this happens, there are two possible outcomes that will have a significant impact to Owners.

Cameray Gardens may be able to obtain insurance from high-risk insurers. These insurers come at heavy cost and the premium may be upwards of \$400,000 to \$500,000 dollars. Although this is unsustainable and a short term solution, the insurer will still require the Strata Corporation to address the vacancies as well as the aluminum wiring.

However if Cameray Gardens is not able to obtain any insurance the result will be in the winding up of the Strata Corporation. Without Insurance, your mortgage holders will be requesting payment and the City of Burnaby will likely pull the occupancy permit, preventing Owners to live in their homes.

The fire upgrade has been taken into consideration and factored into the insurance, but does not address the wiring and occupancies. The fire upgrade is considered to be a voluntary and not mandated by the Burnaby Fire Department, as the previous Council presented at the 2020 AGM.

HUB Insurance will be present at the meeting to provide a report on the status with insurance renewal and can answer any of your questions.

In regards to the CRF expenditure for the pig tailing of the Aluminum wiring, the current about in the CRF is approximately: \$396,146.30

Yours truly,
Fraser Park Realty Ltd.

A handwritten signature in black ink, appearing to read "Hilaire Kalton", is written over a horizontal line.

Hilaire Kalton
Strata Manager,

On behalf of Strata Plan NW 289

FRASER PARK REALTY LTD.

Fraser Park Realty Ltd.
6235 100th St, Burnaby, BC V4N 4G6
P 604.366.7375 F 604.366.7376

June 18, 2020

To the Owners of Cameray Gardens
STRATA PLAN NW 289
5715 Jersey Avenue, Burnaby, BC
3925 Kingsway Street, Burnaby, BC

Dear Owner(s):

RE: AR REPORT AND LEDGER FOR SPECIAL GENERAL MEETING

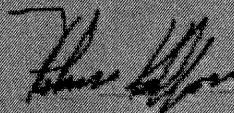
We are writing to you on behalf of the Owners Strata Plan NW 289 regarding your outstanding strata fees and/ or special levy payment.

We have received all the information from your previous Strata Management Company to assist Fraser Park Realty with the transition. Please find attached ledger indicating that you are currently in arrears.

Pursuant to Section 112 of the Strata Property Act, where the Strata Corporation is eligible to register a lien on the title of a strata lot for delinquency in their financial obligations to the Strata Corporation the Owner of the strata lot may be restricted from voting.

Please contact Fraser Park Realty Accounting department to make payment arrangements or you will be unable to vote at the Special General Meeting held on Monday, June 22, 2020.

Yours truly,
FRASER PARK REALTY LTD.



Hilaire Kalfon
Strata Manager

This is Exhibit "00" to the Affidavit of
Angela Cykelbosh
sworn (or affirmed) before me at
New Westminster B.C.
this 2nd day of September 2020.

A Commissioner/Notary Public for the
Province of British Columbia

Spencer, Mr. & Mrs. Richard C
 #207 - 5715 Jersey Ave
 Burnaby, BC

Building: 501 Strata Corporation NW 289

Unit: 5715-207

Business Phone:

Cell Phone:

Fax:

Move In Date: 01-May-2020

Move Out Date:

Page: 1

Date	Description	Reference	Charges	Payments	Balance
	Balance Forward:				
01-May-2020	Strata	8982	244.02		244.02
01-May-2020	Parking	7012	15.00		259.02
15-May-2020	PAD			-244.02	15.00
01-Jun-2020	Strata	7467	244.02		259.02
01-Jun-2020	Parking	7608	15.00		274.02
01-Jun-2020	PAD			-244.02	30.00

Current Balance:

Accounting to change PAD

T

Sec 116.1

Strata fee
 Leave

This is Exhibit "PP" referred to in the
affidavit of Angela Gukelbash
sworn before me at New Westminster
this 2nd day of September 2020


A Commissioner for taking Affidavits
for British Columbia

Cameray Sale

You may have received some of my letters in the past and or have talked to me already. I am an investor in the building and currently own a number of suites. In a recent mock vote to proceed to an official vote on the sale of the building, 70 of the people said Yes, 17 people said No and 13 did not show up. A no show is considered the same as a No. Although the Strata Council is moving forward with a formal vote, it appears the sale will not likely succeed showing only 70% in favor. It is possible 10 of the 13 no shows will vote yes, or some will change their mind, but unlikely.

My Offer - As the sale is not likely to go through, my direction has changed. I have started the process to acquire additional units, some of which I already have locked down.

I am able to pay full price NOW, with 6 months free rent.

Benefits of Selling Now

1. I will pay what the developer would pay you anyways, get your money faster and risk free. If the vote does NOT go through, your unit will only be worth market value. If the vote doesn't go, other investors will start picking units off and a strata windup and sale to a developer in a few years will look like a hopeless cause. **This is the same as selling to the developer**
2. I am only looking to fill a certain number of units, if you hesitate, you will be left out. All owners signing by the deadline will be accepted.
3. Remove the financial obligation to take responsibility for building upgrades and maintenance
4. Avoid increase in property taxes, pay no realtor fees, no liquidation fees (Value \$10k)
5. Have financial freedom to stay in the building and have cash, or move, your choice
6. If for some reason you don't believe this to be true, you will still have the official vote. You are not taking any risk by signing. Check with a lawyer if you are unsure.

Completing The Sale - I have made you a legal offer that is signed by me. I need the names of the people on title and signed by them where the yellow highlights are. **You MUST return it to me signed before the deadline**, if you do, I am contracted to the purchase of your unit and will secure it with a non-refundable deposit in about 2 weeks. You may scan it and sent it via email to me, or we can meet.

Each of you has your own personal reason to sell or not to sell, I hope I am offering you all something you feel is a good thing. I do not mean to cause stress, but see this as helping those who want to move on. You should decide what's best for you.

If you have questions, or wish to talk or meet, call Richard at 604-880-8621 or email richardhui1557@gmail.com . If you miss the deadline, I can still consider buying your unit, but can't promise that or at what price. Let me know if that's the case.

CONTRACT OF PURCHASE AND SALE

SELLER: _____	BUYER <u>The Software Guy Brokers Ltd</u>
SELLER: _____	BUYER: _____
ADDRESS: _____	ADDRESS: <u>Suite 351, 255 Newport Dr. Port Moody BC</u>
_____	V3H 5H1 _____
PHONE: _____	PHONE: <u>604-880-8621</u>

(All people on title must sign)

PROPERTY:

Address of Property: #107 5715 Jersey Ave. City/Town/Municipality: Burnaby Postal Code: V5H 2L3

PID 001 263 595

Legal Description: Strata lot 65 Plan NWS 289 District Lot 34 Land District 1

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

Six hundred twenty one thousand five hundred Dollars
 Dollars\$ 621,500 (Purchase Price)

2. DEPOSIT: A deposit of \$ 31,075 which will form part of the Purchase Price, will be paid within 24 hours of acceptance unless agreed as follows:

Non-refundable deposit paid within 3 business days of subject removal

All monies paid pursuant to this section (Deposit) will be paid in accordance to section 10 or by uncertified cheque except as otherwise set out in this section 2 and will be delivered in trust to Schwarz & Co. 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 (c) if the sale does not complete, the money should be returned to such party as stakeholder or paid into Court.

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

Subject to the buyer acquiring a satisfactory number of suites in the building on or before subject removal date.

INITIALS

--	--	--	--

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

Subject to the Buyer acquiring a satisfactory number of accepted offers on suites within Strata Plan NWS289, on or before the Subject Removal date. Subject removal date will be on or before March 3, 2018. The Buyer reserves the right to assign this contract in whole or in part to any third party without further notice to the Seller. This is for the sole benefit of the Buyer.

Any profit resulting from an assignment of this contract will be split evenly (50% to each) between the Buyer (The Software Guy Brokers Ltd. as assignor) and the Seller(s)

(_____).

Occupancy After Completion

The Buyer agrees to allow the Seller to continue to occupy the property, free of charge, for a period of six (6) months from the completion date. To facilitate occupancy, for the duration of the occupancy, the Buyer will either (a) add the Seller as a 1% owner on title, or (b) agree to pay any fines levied by the strata council/corporation if the strata deems the occupancy to be in contravention to the strata's rental bylaws. If Seller is required to vacate after completion, but before six (6) months from the completion date, the Buyer agrees to pay the Seller \$1,500 for each month from the date of vacation to the end of the six (6) months occupancy period. Payment for partial months will be pro-rated. In no case will the Seller be required to vacate the unit prior to a period of at least 90 days from the completion date, and the Buyer agrees to pay any fines levied by the strata during that time to allow occupancy for this minimum period of time. No payment of \$1,500 per month will be due from the Buyer to the Seller if the Seller chooses to voluntarily vacate the unit at any time during the occupancy period. During the occupancy period, the Seller will be responsible for any utilities that are billed separately to the unit, and for maintaining the property at an equal standard or better.

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*.

4. **COMPLETION:** The sale will be completed on April 16, 2018 (Completion Date) at the appropriate Land Title Office.
5. **POSSESSION:** The Buyer will have vacant possession of the Property at 12 (noon) p.m. on October 17, 2018 (Possession Date) per terms of Occupancy after Completion of 6 months as detailed in Terms & Conditions on Page 2.
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 April 16, 2018 (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: Stove, refrigerator, dishwasher if available at time of offer BUT EXCLUDING: Microwave & Owner's Possessions
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 N/A (Buyer Never Viewed)
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, cash or Lawyer's/Notary's.
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.
12. **TIME:** Time will be of the essence hereof, and unless the balance of the cash 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 of Section 28 of 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 Buyer's and Seller's Lawyers and/or Notaries to their agents and employees, of personal information about the Buyer and Seller for all purposes consistent with the transaction contemplated herein.
- 20. ACCEPTANCE IRREVOCABLE (Buyer and Seller):** The Seller and the Buyer specifically confirm that this Contract of Purchase and Sale is executed under seal. It is agreed and understood that 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.

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

21. **OFFER:** This offer, or counter-offer, will be open for acceptance until 5:00pm on February 17, 2018 (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.

X

WITNESS

BUYER



The Software Guy Brokers Ltd.

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

22. **ACCEPTANCE:** The Seller hereby accepts the above offer and agrees to complete the sale upon the terms and conditions set out above.

Seller's acceptance is dated: _____

The Seller declares their residency, as defined under the *Income Tax Act*.

RESIDENT OF CANADA

INITIALS

NON-RESIDENT OF CANADA

INITIALS

X

WITNESS

SELLER

PRINT NAME

X

WITNESS

SELLER

PRINT NAME

Camera Purchase - In follow up to my previous offer, I have been speaking with many owners regarding concerns on the contract and the timing of things and have attempted to address in a revised offer attached here. Anyone who has not completed with me already is notified to cancel the previous offer. Those that have completed with me already are open to this revision as well.

In addressing concerns I have:

- Clarified the original "rent back" language
- Moved the acceptance deadline to Feb 17, 2018 to give people time to seek legal advice
- Revised the contract to reflect a more current version currently used by the Real Estate Board
- Clarified the assignment clause
- Offered a profit split should an assignment produce a higher price for your unit

Please understand that we will not be able to increase our price offer or dates or the terms outlined, and that if we do not acquire the number of suites, or the SGM falls through, that we have no plans to continue pursuit of this building, our group will move on. The only value to us is if we can reach the number we hope to have quickly.

To summarize my proposal:

- Full price offer
- By March 3, 2018 you will know if we remove the subject and want to proceed
- If we do proceed, a non-refundable deposit will be provided within 3 business days of subject removal
- Completion is scheduled for April 16, 2018 when full payment is released to you
- The option to occupy for an additional 6 months free
- Additional profit split if a higher price is paid for your unit during assignment

Considerations: - Other than the legal concerns (which I hope I have alleviated), for those that want to sell, it takes any risk off the table. Upon completion, you would no longer be responsible for strata fees, or building levy's, property tax etc. The SGM will not likely succeed, so for those of you who want to sell, this is the opportunity.

Once I achieve the number of units I need, and the offer date closes, I can not promise to purchase any units beyond that.

I am open to questions, Richard Hui, richardhui1557@gmail.com (604-880-8621). I am away Feb 14, 15, 16 but can be reached by email or phone. If you would like to accept my offer please scan / photo and return to my email. I can also pick up completed offers on Feb 17, 2018. NOTE: Please conduct your diligence ASAP and send the offers in if you want to proceed. Note, the offers can be withdrawn (under Section 21) on written notice to you as an option for the Buyer at anytime.

This is Exhibit "QA" referred to in the
affidavit of... Angela Eykelbush.....
sworn before me at... New Westminster
this 2nd day of... September... 20 20

.....
A Commissioner for taking Affidavits
for British Columbia

CONTRACT OF PURCHASE AND SALE

The Seller: Angela Joy Eykelbosh
UNIT 107 - 5715 JERSEY AVE
Burnaby, BC.

The Buyer: **CAMERAY GARDEN HOLDINGS LTD.**
1161359 BC Ltd.
#887 - 1001 West Broadway,
Vancouver, BC. V6H 4E4

The Buyer hereby offers to purchase from the Seller and, by acceptance hereof, the Seller hereby agrees to sell to the Buyer the Property and premises municipally described as 107 - 5715 Jersey Avenue, Burnaby, B.C. having a legal description and more particularly known as:

Strata Lot 65 Plan NWS289 District Lot 34 Land District 1 Land District 36 TOGETHER
WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

PID: 001-263-595

Hereinafter called (the "Property"), for the price of the Purchase Price and on the terms set out below:

Basic Terms

1. Each reference in this Agreement to any of the basic terms set out below will be interpreted to mean the provisions listed below:

Purchase Price:	\$644,100.00
Non-refundable Deposit:	\$10,000.00
The Balance of the Purchase Price:	\$634,100.00
Acceptance Date:	June 18, 2018
Closing Date:	October 31, 2018 or such other date as the seller and buyer may mutually agree in writing.

Payment of Purchase Price

2. The Purchase Price will be paid as follows:
- (a) the Non-refundable Deposit will be paid by the Buyer to the "Buyer's Solicitor" as Stakeholder in trust within Three (3) business days following the acceptance of this Offer.;
 - (b) the balance of the Purchase Price on the Closing Date.



- (c) The Purchase Price to includes any buildings, improvements, fixtures, appurtenances, and attachments thereto and all blinds, awnings, screen doors and window, curtain rods, tracks and valances, fixed mirror, fixed carpeting, electric, plumbing, heating and air conditioning fixtures, washer, dryer, fridge, stove, dishwasher, microwave and all appurtenances and attachments thereto as viewed by the Buyer at the date of inspection, INCLUDING: stove, refrigerator, dishwasher if available at the time of offer. But excluding: Seller's possessions.

Deposit

3. The Deposit (the "Deposit") will be dealt with as follows:

- (a) the Deposit, earned thereon, will be:
- (i) paid to the Seller either:
 - A. on the Closing Date on account of the Purchase Price if the sale and purchase of the Property is completed; or
 - B. upon the default of the Buyer, unless such default is waived by the Seller, and the money so paid to the Seller will be absolutely forfeited to the Seller as a pre-agreed estimate of liquidated damages and not as a penalty, as full and complete compensation for the default and no right to sue for damages or to claim for specific performance will exist; or
 - (ii) paid to the Buyer as follows:
 - A. the Deposit will be paid to the Buyer upon the default of the Seller, without prejudice to any other right or remedy of the Buyer, if the Seller is in default of its obligation to complete the sale of the Property, unless such default is waived by the Buyer or the Buyer has elected to complete the purchase of the Property without prejudice to any other right or remedy of the Buyer.
 - (iii) In the event the Deposit are to be released to the Buyer or Seller as provided for in Clause 3 herein, the parties direct the Stakeholder to release the Deposit, without the requirement for a mutual release to be signed and provided to the Stakeholder.

Conditions

4. This is a cash offer and therefore there are no conditions precedents except:

- (a) Upon acceptance of this contract, ~~the Seller hereby irrevocably and exclusively appoints the Buyer as its sole and exclusive agent for all purposes connected with the sale of the Property and all meetings called by the Seller.~~ The proxy shall be irrevocable so long as the Buyer has not breached any term of this contract and shall form part of the contract.
- (b) Upon the Seller providing the Buyer with an endorsed Option to Purchase, the Buyer shall pay the Deposit directly to the Seller.

(the matters described in subsection (a) is hereby referred to as the "Condition")

5. In consideration of the Seller not revoking its acceptance of the Buyer's offer while this Contract remains pending to closing the Buyer has paid to the Seller the sum of \$1.00 (the "Condition Fee"), which the Seller acknowledges represents good, valuable and sufficient consideration for not withdrawing or revoking its acceptance of this Contract prior to the satisfaction or waiver of such condition.

Delivery Materials, Inspections and Searches

6. On or before five business days after the Acceptance Date, the Seller will deliver to the Buyer the items listed on Schedule "A" (the "Delivery Materials"), to the extent within the possession or control of the Seller. If the Seller becomes aware of any change in the information contained within the Delivery Materials, it shall promptly notify the Buyer and deliver written notice to the Buyer of the change.
7. The Buyer and its employees, engineers, consultants, agents and advisors will be entitled, upon 24 hours' notice at any time prior to the Closing Date, to enter upon the subject property for the purposes of carrying out such reasonable tests, studies, surveys and inspections as the Buyer may deem necessary, and the Seller will cooperate with the Buyer in the carrying out of such inspections, tests, studies, surveys and inspections. The Buyer will indemnify and save harmless the Seller from and against any loss, cost or damage of any nature whatsoever sustained by the Seller as a result of the Buyer exercising its rights under this Section 7.
8. The Seller consents to the Buyer making applications at the Buyer's sole expense for all requisite information to any applicable governmental body in respect of the Property and the Seller will provide, at the request of the Buyer, such reasonable written authorization as may be reasonably required.

Representations of the Seller

9. The Seller represents and warrants to the Buyer as representations which are true at the date hereof and will be true as at the Closing Date:
- (a) that the Seller has full and absolute right and power to own and sell the Property and to complete the transactions contemplated by this Agreement;
 - (b) the Seller is resident in Canada within the meaning of the *Income Tax Act* (Canada);
 - (c) the Seller is the registered and beneficial owner of the Property, and has good and marketable title thereto free and clear of any liens or encumbrances, save and except for charges listed with Land Titles as of the date of this Offer;
 - (d) to the best of the Seller's knowledge, no written notice of any claim has been received by the Seller with respect to the Property and no claim or litigation is pending or threatened against the Seller relating to the Property or its occupancy or use, nor is any other proceeding which might materially affect the Seller's obligation or ability to sell the Property pending or threatened;
 - (e) no notice has been received and remains outstanding, from any municipal, provincial, federal, or other statutory authority relating to material non-compliance with any applicable zoning or building by-laws, building restriction, by-laws or other regulations or ordinances, and no work order or active file is outstanding



from any department of government requiring substantial repairs, alterations, modifications or demolition of the Property;

- (f) there shall be no judgments or any other claims, statutory or otherwise, registered against or attached to the interest of the Seller in the Property on the Closing Date;
- (g) the Seller has received no written notice of, nor does it have any knowledge of any pending or threatened action or governmental proceeding relating to expropriation of the Property or any part thereof which would materially affect the Property;
- (h) the Seller warrants that the Property are owner occupied;
- (i) to the best of the Seller's knowledge, there are no:
 - (i) storage, usage, treatment, disposal, release or discharge of any Hazardous Materials that has occurred or will occur on the Property;
 - (ii) pending or threatened actions or proceedings (or notices of potential actions or proceedings) from any governmental agency or any other entity regarding the conditions or use of the Property, or regarding any environmental, health or safety law;
 - (iii) pending or threatened actions or proceedings concerning the disposal, release or discharge of Hazardous Materials that pertain to the Property or any business or operations conducted thereon; and
 - (iv) pending or threatened environmental actions or proceedings that could impair the value of the Property.

The Seller will promptly notify the Buyer of any notices or proceedings described in this subsection and the Seller will promptly cure and have dismissed with prejudice any such actions or proceedings to the Buyer's reasonable satisfaction.

Occupancy After Closing

10. The Buyer agrees that the Seller may continue to occupy the property after the closing date as a tenant, at the rate of \$2.50 per square foot per month, subject to the right of the Buyer upon obtaining demolition permit from the City of Burnaby for the strata and upon provision of 30 days prior notice to the occupants, to terminate such tenancy for purposes of demolition of the strata/property.

During the occupancy period, the Seller will be responsible for any utilities that are billed separately to the unit, and for maintaining the property at an equal standard or better.

The Residential Tenancy Agreement of BC shall be signed by both Seller and Buyer one month prior to Closing.

Completion/Closing Date

11. The purchase and sale of the Property will be completed on October 31, 2018 at the appropriate Land Title Office.



Possession, Adjustments and Risk

12. The Buyer will have vacant possession of the Property at 12 noon on the Closing Date, except in clause 10 herein.
13. 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. All adjustments, both incoming and outgoing of whatsoever nature will be made as of October 31, 2018 (Adjustment Date).
14. The Property, 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 the Transfer (as defined hereafter) is filed for registration in the applicable Land Title Office, and the Seller will hold all insurance policies and the proceeds thereof in trust for the parties as their respective interest may appear pending the Closing, after which time the Property, buildings and included items will be at the risk of the Buyer.

Title and Condition of the Property

15. The Property will be transferred to the Buyer free and clear of all encumbrances except the Permitted Encumbrances.

The Property and all included items will be in substantially the same condition at Possession Date as viewed by the buyer at the date of inspection.

Time of the Essence

16. Time shall be of the essence of this Agreement.

Preparation of Documents and Closing Provisions

17. The Buyer will cause all necessary closing documents to be prepared and delivered to the Seller at least seven (7) days prior to the Closing Date for approval and shall cause its solicitors to submit the closing documents for registration in the applicable land title office on the Closing Date.
18. All documents required giving effect to the purchase and sale of the Property will be delivered in registrable form, where necessary, and will be lodged for registration in the applicable Land Title Office on or before the Closing Date.
19. If the Seller has existing financial charges to be cleared from title to the Property the Seller, while still required to clear such charges, may wait to pay and discharge the existing financial charges until immediately after receipt of the Purchase Price, but in this event, the Buyer may pay the Purchase Price to a lawyer or Notary Public in trust, on undertakings to pay and discharge the financial charges and remit the balance, if any, to the Seller.
20. If the Buyer is relying upon a mortgage to finance all or any portion of the Purchase Price, the Buyer while still required to pay the Purchase Price on the Closing Date may wait to pay the Purchase Price to the Seller until after the Freehold Transfer and any new mortgage documents have been lodged for registration in the Land Title Office, but only if, before such lodging, the Buyer has made available for tender to the Seller that portion of the Purchase Price not secured by the mortgage, has fulfilled all the mortgagee's conditions for funding except the lodging of the mortgage documents for



registration, and has made available to the Seller a lawyer's or Notary Public's undertaking to pay the Purchase Price upon the lodging of the Freehold Transfer and mortgage documents and the advance by the mortgagee of the mortgage proceeds.

Legal Fees and Other Costs

21. Each of the Buyer and the Seller will pay its own legal fees, but the Buyer will be responsible to the payment of all property purchase taxes, land registration fees and Goods and Services Tax, if applicable, in connection with the transfer of title to the Property.
22. The Buyer will pay all costs related to any mortgage and the Vendor will pay all costs of clearing title to the Property.

Further Assurances

23. The Seller and the Buyer will each execute and deliver all such further documents and do such further acts and things as may be reasonably required from time to time to give effect to the terms hereof.
24. In this Contract, "Business Day" means Monday to Friday inclusive of each week, excluding days which are statutory holidays in the Province of British Columbia.
25. In this Contract, any reference to a party includes that party's heirs, executors, administrator, successors and assigns; singular includes plural and masculine includes feminine.
26. Tender or payment of monies by the Buyer to the Seller will be by cheque, bank draft, cash or lawyer's/notary's trust cheque.

Binding Effect

27. This Contract shall ensure to the benefit of and are binding upon the parties hereto and their respective successors and permitted assigns.

Execution by Facsimile

28. This Contract may be executed and delivered by electronic mail transmission or other means of electronic communication capable of producing a printed copy.



Offer

29. This Contract of Purchase and Sale is open for acceptance by the Seller until 5:00 p.m. (Pacific Standard Time) on the June 18, 2018 (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 acceptance in writing and notifying the other party of such acceptance there shall be a binding Contract of Purchase and Sale on the terms and conditions set forth.

IN WITNESS of which the Buyer has executed this Offer on the 13 day of June 2018.

CAMERAY GARDEN HOLDINGS LTD.

Per: [Signature]
Authorized Signatory

Witness: [Signature]
Print Name M. Guy

1161359 BC Ltd.

Per: [Signature]
Authorized Signatory

Witness: [Signature]
Print Name M. Guy

Acceptance:

The Seller hereby accepts the above offer and agrees to complete the sale upon the terms and conditions hereof, this _____ day of _____ 2018.

Per: _____
Authorized Signatory

Witness: _____
Print Name

SCHEDULE A**DELIVERY MATERIALS**

1. Nona required.



SCHEDULE B**** PROXY ****

I, Angela Joy Eykelbosh, being the registered owner of Unit 107 - 5715 Jersey Avenue, Burnaby, BC, "Cameray Gardens" Strata Plan NW 289, hereby appoint Michelle Guy as my Proxy Representative at any and all meetings of The Owners, Strata Plan NW 289, 3925 Kingsway & 5715 Jersey Avenue, Burnaby, BC. Discretionary authority is conferred on the proxy with respect to such proposals or matters which may properly come before the meeting and at any adjournment thereof.

SIGNED this ____ day of _____, 2018.

Name: Angela Joy Eykelbosh



This is Exhibit "RR" referred to in the
affidavit of Angela Eukelbash
sworn before me at New Westminster
this 2nd day of September 2026

.....
~~A Commissioner for taking Affidavits~~
~~for British Columbia~~

107J

Upcoming SGM - Rental Vote

I am writing on behalf of Cameray Garden Holdings Ltd., the company that has purchased 33 units in Cameray Gardens. We are writing you about the rental vote that is coming on August 4th, 2018. Your strata council has decided to impose fines against the Company for alleging that we are renting the units that we own. As a result, the Company has no choice but to challenge the bylaw, that we believe is invalid, in Court. The Company would prefer to resolve this matter in everyone's best interests, which is why we have called the vote this coming weekend.

Proceeding through court is a very expensive process. Under the Strata Property Act, the Company is not responsible for paying the cost of the strata council's defence. As the Company has a blocking vote, we will not approve the payment of any legal fees from the contingency fund. As a result, your strata council will have to come to each of you directly to make a proportional contribution to the expense of the litigation.

This can be avoided for the most part if you vote in favour of the rental amendment. While we do not believe the rental bylaw will stand to challenge in Court, we always prefer a resolution that does not involve an expensive legal battle.

We are seeking your support this coming weekend. If you are not here and wish to provide your proxy in favour of the rental amendment, please provide your proxy to Michelle Guy, our company representative, in unit 200 in the Kingsway building. If any of you choose to sell your units to us from this day forward, the Company will pay your share of any legal costs that incurred up to the date of closing.

We appreciate your support,

Cameray Garden Holdings Ltd.

亲爱的居民,

本人代表 Cameray Garden Holdings Ltd. (下称“本公司”), 本公司在 Cameray Gardens 于早前已购买了 33 个单位。我们现正为您陈述关于 2018 年 8 月 4 日即将来临的租赁投票。您的分契理事会声称本公司把现时拥有的单位出租, 违反分契理事会附例, 早前决定对本公司处以罚款。本公司强烈否认有关的无理指控, 本公司已索取法律意见, 认为该附例并无法律效力来约束业主将单位出租。因此, 本公司别无选择, 只能在法庭上挑战我们认为无效的附例。本公司更愿意以符合每位业主的最佳利益来解决这个问题, 这就是我们在即将到来的周末召集投票的原因。

毋庸置疑, 通过法庭来解决分契理事会对上述附例的误解将会是一个非常昂贵的程序。根据 Strata Property Act, 本公司根本不需负责支付分契委员会的辩护费用。由于本公司在分契理事会拥有大多数投票权, 所以本公司将不会同意容许从应急基金支付任何法律费用。因此, 您的分契委员会介时必须直接向您们每个业主提供相关比例的诉讼费用。

但如果您投票支持本公司提议的租房修正案, 大部分法律费用将可以避免。虽然我们绝对有信心我们对于租赁条例的上述见解将不会在法庭上受到质疑, 但我们当然更欢迎不涉及昂贵的法律纠纷之决议。

故此, 我们将在本周末寻求您们对租房修正案的支持。如果您们未能拨冗出席, 却又希望提供代理人支持我们的租赁修改, 请将您们已签妥的代理权表格提供给我们公司代表 Michelle Guy 女士, 位于 Kingsway 大楼的 201 号单位。此外, 如果您们选择从今天开始向我们出售您们的单位, 本公司将支付您在截止日期之前因上述事宜所产生的任何法律费用。

感谢您们的支持,

Cameray Garden Holdings Ltd.



Fraser Park Realty Ltd.
#235 - 10330 152 Street Surrey, BC V3R 4G8
P 604.398.7275 F 604.398.7276

June 24, 2020

David Grewal
1161359 BC Ltd.
1130-1185 West George St.
Vancouver, B.C., V6E 4E6

Attention Mr. Grewal:

This is Exhibit ^{SS} "referred to in the
affidavit of.... Angela G. Grewal.....
sworn before me at New Westminster
this 2nd day of September 2020

.....
A Commissioner for taking Affidavits
for British Columbia

RE: Request to Rent Under Financial Hardship Section 32.1.a

We are writing to you on behalf of Strata Plan NW 289, Cameray Gardens regarding your request to rent your units under hardship.

Council has received and reviewed your letter dated June 23, 2020 to request to rent all the units owned by 1161359 BC Ltd. After discussion Council has approved your request under the strata corporation NW 289 Bylaws section 32.1.a for a 2-year term under the following terms and conditions:

1. Prior to possession of a strata lot by a tenant, the landlord must deliver to the tenant the current bylaws and rules of the strata corporation and a Notice of Tenant's Responsibilities in Form K.
2. Within two weeks of renting a strata lot, the landlord must give the strata corporation a copy of the Form K - Notice of Tenant's Responsibilities signed by the tenant, in accordance with section 146 of the Act.
3. The strata lot must not be rented to a tenant for a period of less than 1 month.
4. Adhere to the building security rules by ensuring that strangers are not permitted in the building and waiting for the garage gate to close before leaving area.
5. Council may request financial information in the future that you agree to provide.

Your request to rent will be effective July 1, 2020.

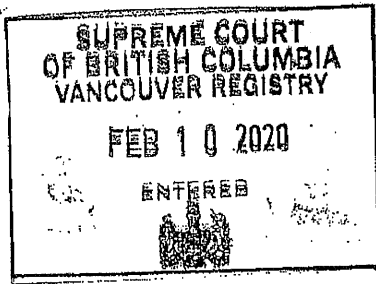
Please contact the undersigned for any further information.

Yours truly,
Fraser Park Realty Ltd.

Hilaire Kalton
Strata Manager

This is Exhibit "TT" referred to in the
affidavit of... Angela Gykelbach.....
sworn before me at... New Westminster
this 2nd day of... September... 2020

.....
A Commissioner for taking Affidavits
for British Columbia



No. H-190537
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

GC CAPITAL INC. (formerly 1162143 B.C. LTD.)

PETITIONER

AND:

1161359 B.C. LTD., CAMERAY GARDEN HOLDINGS LTD.,
HELEN CHAN SUN, DAVID GREWAL (ALSO KNOWN AS
DEVINDER SINGH GREWAL), THE OWNERS, STRATA
PLAN NWS289 (also known as THE OWNERS, STRATA
PLAN NW289), RICHARD JOHN HUI, AND
TENANT(S)/OCCUPANT(S)

RESPONDENTS

ORDER MADE AFTER APPLICATION

ORDER NISI

BEFORE)

MASTER

Elwood

) February 10, 2020

THE APPLICATION of the Petitioner, GC Capital Inc. (formerly 1162143 B.C. Ltd.); coming on for hearing at Vancouver, B.C. on February 10, 2020 and on hearing Christopher J. Ramsay, Counsel for the Petitioner; and no one appearing on behalf of the Respondents, though duly served;

THIS COURT ORDERS AND DECLARES that:

1. Where not otherwise defined, capitalized terms adopt the defined terms in the Petition.

-2-

2. The Respondent, 1161359 B.C. Ltd. ("359"), has made default under a mortgage and assignment of rents dated April 29, 2018 and registered in the New Westminster Land Title Office on April 30, 2018, under registration number CA6769537 and CA6769538, respectively (the "Mortgage"). The Mortgage charges the following lands and premises

3925 Kingsway, Burnaby, BC

<p>PID: 001-262-947</p> <p>Strata Lot 3 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1</p>
<p>PID: 001-262-980</p> <p>Strata Lot 6 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1</p>
<p>PID: 001-263-021</p> <p>Strata Lot 11 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1</p>
<p>PID: 001-263-056</p> <p>Strata Lot 14 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1</p>
<p>PID: 001-263-153</p> <p>Strata Lot 24 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1</p>
<p>PID: 001-263-161</p> <p>Strata Lot 25 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1</p>
<p>PID: 001-263-170</p> <p>Strata Lot 26 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1</p>

PID: 001-263-196 Strata Lot 28 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
PID: 001-263-251 Strata Lot 34 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
PID: 000-613-754 Strata Lot 39 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
PID: 001-263-307 Strata Lot 41 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
PID: 001-263-315 Strata Lot 42 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
PID: 001-263-323 Strata Lot 43 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
PID: 001-263-358 Strata Lot 45 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
PID: 001-263-382 Strata Lot 48 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-439

Strata Lot 53 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-447

Strata Lot 54 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

(the "Kingsway Lands")

and

5715 Jersey Avenue, Burnaby, BC

PID: 001-263-455

Strata Lot 55 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-528

Strata Lot 60 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-544

Strata Lot 61 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-633

Strata Lot 69 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-641

Strata Lot 70 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-684 Strata Lot 73 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
PID: 001-263-731 Strata Lot 76 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
PID: 001-263-757 Strata Lot 78 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
PID: 001-263-781 Strata Lot 82 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
PID: 001-263-846 Strata Lot 87 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
PID: 001-263-854 Strata Lot 88 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
PID: 001-263-862 Strata Lot 89 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
PID 001-263-871 Strata Lot 90 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
PID 001-263-889 Strata Lot 91 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-897

Strata Lot 92 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-951

Strata Lot 97 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

(the "**Jersey Lands**", collectively with Kingsway Lands, the "**Lands**")

in priority to the interests therein or claims thereto of the Respondents and their heirs, executors, administrators, successors and assigns, and any persons claiming by, through or under them.

3. The Beneficiary Authorization and Charge Agreement dated April 30, 2018, made among Cameray Garden Holdings Ltd. (the "**Beneficial Owner**") and 359 (the "**Nominee**" and together with the Beneficial Owner, the "**Respondent Debtors**") and the Petitioner (the "**Charge Agreement**") is an agreement affirming and charging effective the date of the Mortgage the Beneficial Owners' right, title, and interest in the Lands and that the Mortgage is a Mortgage charging the Beneficial Owners' interest in the Lands in favour of the Petitioner in priority to the interests therein or claims thereto of the Respondents and their heirs, executors, administrators, successors and assigns, and any persons claiming by, through or under them.

4. The security agreements dated April 30, 2018 made between the Respondent Debtors, the Respondents Helen Chan Sun ("**Sun**") and Devinder (David) Singh Grewal ("**Grewal**", and collectively with Sun, the "**Guarantors**") and the Petitioner, and registered on April 30, 2018 in the Personal Property Registry, in the Province of British Columbia, under Base Registration No. 725435K (the "**GSA**") are agreements charging all of the Respondent Debtors' present and after acquired personal property including that located in or relating to the Lands as defined therein (hereinafter called the "**Property**") in priority to the interests therein or claims thereto of the Respondents and

their respective heirs, executors, administrators, successors and assigns, and any person claiming by, through or under them.

5. The guarantee and postponement of claim dated April 30, 2018, made between the Guarantors and the Petitioner as Mortgagee (the "**Guarantee Agreements**") are binding and enforceable agreements under which the Guarantors did guarantee to be liable to the Mortgagee for payment of all debts and liabilities, present or future, direct or indirect at any time owing to the Petitioner.

6. The Hazardous Substance Indemnity Agreement dated for reference the 30th day of April, 2018, made between the Respondent Debtors and the Respondents Sun and Grewal (collectively Sun and Grewal as the "**Indemnitors**") and the Petitioner (the "**Indemnity Agreement**") is an agreement by which the Respondent Debtors and the Indemnitors shall indemnify and hold harmless the Petitioner, in accordance with the terms therein, of and from any losses, liabilities, damages, injuries, costs, expenses and claims including all claims for Environmental Liability as that term is defined in the Indemnity Agreement in priority to the interests therein or claims thereto of the Respondents and their heirs, executors, administrators, successors and assigns, and any persons claiming by, through or under them.

7. The Mortgage, Charge Agreement, GSA, Guarantee Agreements and Hazardous Substance Indemnity Agreement when hereinafter collectively referred to are called the "**Security**".

8. The Respondent Debtors as Mortgagors, and the Guarantors, have made default under the Loan and Security, and that as a result, the full balance secured thereunder is now due and payable to the Petitioner.

9. The amount due and owing under the Loan and Security as of February 10, 2020 is the sum of \$5,332,811.87, plus per diem interest currently at the rate of \$3,047.32 from and including February 10, 2020, plus the Petitioner's costs of this proceeding on a

special costs basis or, alternatively, a party and party costs basis pursuant to Scale B or such other scale as may be appropriate (the "**Amount Required to Redeem**").

10. The rate of interest chargeable on funds advanced pursuant to the Loan and Mortgage is 16% per annum, compounded monthly, and commencing May 1, 2019 at the rate of 20% per annum, compounded monthly until full payment of the indebtedness.

11. The last date for redemption be one (1) day, after the date of pronouncement of this Order made herein, or such other period of time as this Court may order.

12. The Respondent, Cameray Garden holdings Ltd., has made default under the Charge Agreement and all monies secured thereby are due and owing.

13. The Respondents, Sun and Grewal, have made default under the terms of the GSA dated April 30, 2018 and all monies secured thereby are due and owing.

14. Judgment be granted in favour of the Petitioner against the Respondents 359 and Cameray Garden Holdings Ltd. as Mortgagors, and the Respondents David Grewal also known as Devinder Singh Grewal and Helen Chan Sun, as Guarantors in the sum of \$5,332,811.87 plus per diem interest currently at \$3,047.32 from and including February 10, 2020 to and including the date of judgment together with the Petitioner's costs of this proceeding on a special costs basis or, alternatively, a party and party costs basis pursuant to Scale B or such other scale as may be appropriate.

15. The Petitioner, has exclusive conduct of the sale and may list the Lands for sale, until further order of the Court or until the Lands are sold and may pay to any real estate agent or firm who arranged a sale of the Lands a real estate commission of up to 3 percent (3%) of the gross selling price plus taxes to be paid from the proceeds of the gross selling price.

16. A sale is subject to the approval of the Court unless otherwise agreed to in writing by all parties.

17. The Respondent, 359, or any person on behalf of the said Respondent, including any person or persons in possession of the Lands, do forthwith and until further order of the Court, permit any duly authorized agent on behalf of the Petitioner, to inspect, appraise, or show to any prospective purchaser or purchasers the Lands, including the interior of the premises between the hours of 9:00 o'clock in the forenoon and 7:00 o'clock in the afternoon on any day of the week, except statutory holidays, commencing forthwith, and to post signs on the Lands stating that the Lands are offered for sale.

18. Upon the Respondent, 359, or any of them, paying to the solicitor of record for the Petitioner, or if no such solicitor exists then either to the Petitioner or into Court to the credit of this proceeding at the Court Registry, 800 Smithe Street, Vancouver, British Columbia, the Amount Required to Redeem, on or before pronouncement of either an Order Absolute of Foreclosure or an order confirming a sale of the Lands and the Personal Property or any part thereof, the Petitioner shall deliver up the Lands and the Personal Property free and clear of all encumbrances in favour of it or any person claiming by, through or under it and shall deliver up all deeds, titles and documents in its custody relating thereto to the Respondent or the Respondents who made payment.

19. If the Lands and Personal Property are not be redeemed, the Petitioner shall be at liberty to apply for an Order Absolute of Foreclosure and upon pronouncement of Order Absolute of Foreclosure the Respondents and all persons claiming by, through or under them shall henceforth stand absolutely debarred and foreclosed of and from all right, title, interest and equity of redemption in and to the Lands and the Personal Property and all monies paid under the Loan and Security shall become the property of the Petitioner free from any right of the Respondents and that thereupon the Petitioner do recover vacant possession of the Lands and possession of the Personal Property.

20. The Petitioner be granted liberty to apply to this Court for a further summary accounting of any amounts which become due to the Petitioner under the terms of the Loan and Security after the date of pronouncement of this Order.

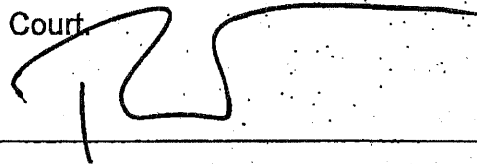
21. The Petitioner's costs to and including this Order will be assessed under Scale A and the Petitioner shall be at liberty to apply for an order that its costs after this Order will be assessed on a different basis.

22. The balance of the relief sought in the Petition be and is hereby adjourned generally.

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


Signature of Christopher J. Ramsay
Counsel for the Petitioner

By the Court.



Registrar

This is Exhibit "UU" referred to in the
affidavit of... Angela Gykelbach
sworn before me at... New Westminster
this 2nd day of... September 2020

.....
~~A Commissioner for taking Affidavits
for British Columbia~~



HAMILTON & COMPANY

— STRATA | LITIGATION

G. Stephen Hamilton

Lawyer

Direct: 604.630.7472

shamilton@hamiltonco.ca

Our file: 51919

Vivien Hsu

Legal Assistant

604.630.7462 ext.103

vhsu@hamiltonco.ca

June 30, 2020

BY EMAIL ONLY

The Owners, Strata Plan NW 289
c/o Fraser Park Realty Ltd.
235 – 10330 152 Street
Surrey, BC V3R 4G8

North Shore Law LLP
6th Floor, 171 West Esplanade
North Vancouver, BC V7M 3J9

Attention: Hilaire Kalfon

Attention: Courtney Morrison

Dear Sirs/Mesdames:

**Re: The Owners, Strata Plan NW 289 (the "Strata Corporation")
Rental Based on Hardship**

We are lawyers for Angela Eykelbosh and 36 registered owners of Cameray Gardens.

We are writing in relation to the Strata Council's recent decision to grant 1161359 BC Ltd.'s request to rent its strata lots based on hardship.

In our opinion, the Strata Council's decision was fundamentally flawed and inconsistent with the laws of our Province. It is settled law in British Columbia that economic hardship is insufficient to establish hardship under the provisions of the *Strata Property Act* (the "Act"): see *Von Schottenstein v. Strata Plan 730* (1985), 64 B.C.L.R. 376.

1161359 BC Ltd. purchased its strata lots as part of an investment strategy, with full knowledge that rentals were not permitted at Cameray Gardens. Whether or not the company finds itself in financial hardship and requires rental income is of no concern to the Strata Corporation and does not warrant the Strata Council's exercise of hardship discretion, especially in light of the ownership's refusal to amend the bylaws to allow rentals at the special general meeting held on June 22, 2020.

It appears to us that the Strata Council was improperly influenced by factors that should not have been considered in the hardship application, and it is probable that the strata council members may have failed to discharge their duties under ss. 31 and 32 of the *Act*. We require the Strata Council to immediately provide our office with the following:

1. All information considered by the Strata Council in relation to the hardship application, including financial records of 1161359 BC Ltd., correspondence, emails or other documents;
2. A full explanation of why the Strata Council found that hardship had been satisfied; and
3. An explanation of why all of the applicants' strata lots required rental permission;

HAMILTON & COMPANY

4th Floor, 500 Sixth Avenue
New Westminster, BC V3L 1V3

Phone: 604.630.7462

Fax: 604.630.7489

Email: info@hamiltonco.ca

Website: www.hamiltonco.ca

{HC51919-01585547;1}



**HAMILTON
& COMPANY**
— STRATA | LITIGATION —

File No. 51919
June 30, 2020
Page 2 of 2

We require that the Strata Council take immediate steps to cancel the hardship rental permission granted to 1161359 BC Ltd. If the Strata Council fails to cancel the rental permission, our clients intend to hold each of the Strata Council members personally liable for all losses suffered by our clients as a result of the Strata Council's conduct, including all legal expense incurred by our clients to set aside the Strata Council's hardship decision.

Yours truly,

HAMILTON & COMPANY



G. Stephen Hamilton*
GSH/vh
* A Law Corporation



Our File Ref: 00029

May 16, 2020

Via Email: aeykelbosh@gmail.com

Angela Joy Eykelbosh
#107 – 5715 Jersey Ave
Burnaby, BC V5H 2L3

This is Exhibit "VV" referred to in the
affidavit of... Angela Eykelbosh...
sworn before me at New Westminster
this 2nd day of September 2020

Dear Ms. Aykelbosh:

.....
A Commissioner for taking Affidavits
for British Columbia

Re: Harassment

As you are aware, I am counsel for Cameray Garden Holdings Ltd. and its associated companies. In my role as corporate counsel, I had contact with Burnaby RCMP yesterday evening, where it appears that you had called to report that the patio door to #115 – 5715 Jersey Avenue, a unit owned by my client, was not locked. We had our onsite caretaker attend to lock the door and were told that you had complained that there was a fob on the counter. Your knowledge of same was, of course, a surprise, as the counters are not visible from outside of the unit, even if you were peering inside the unit through the patio door.

As this is one of many recent complaints about insecure units (nearly all of which have been false), it appears that you are going from unit to unit, conducting unauthorized inspections of my client's property. It is also apparent that you trespassed unlawfully on my client's property by entering unit 115, as it would have been impossible for you to have seen any fob as alleged without having entered the unit. I am further told by our caretaker that you said upon his arrival to the police officer in attendance that you had many keys to our clients units (presumably from your former position on strata council) and could let the officer in at her leisure.

This is another incident in what is becoming a long series of incidents of you harassing my client. From making reports to the Health Department, to relentless false claims of insecure units, you appear to be obsessing over my client and actively trying to cause harm.

This letter serves to demand that you immediately cease and desist your ongoing harassment of my client. You are to immediately surrender ALL keys that you have to any unit other than your own, whether it be to my client's units or any other key that you possess as a result of your former position on the strata council. You may deliver these keys to unit 310 – 3925 Kingsway,



so long as you do not disturb our caretaker and advise in advance of what time you intend to deliver these keys. If you prefer, you may arrange with a member of the strata council or the current management company for the property to deliver the keys.

We have asked that the police investigate your unlawful entry of my clients units and will seek a civil restraining order and damages against you, should this conduct continue.

I trust you will govern yourself accordingly,

Yours truly,

GUARDIAN LAW CORPORATION

Per:


Michelle E. Guy
MEG/



070

This is Exhibit "B" referred to in the affidavit of Janine Williams sworn before me at Vancouver, British Columbia, this 11 day of May, 2022.

J. Yates

A Commissioner for taking Affidavits within British Columbia.

This is the 2nd affidavit of Angela Joy Eykelbosh in this case and was made on December 14th, 2020

NO. NEW-S-S-230873
NEW WESTMINSTER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

ANGELA EYKELBOSH, SU JUAN SITU, VAN DAO NGUYEN, THI BICH HANG NGUYEN, IRIS ADIONG, CHRISTIAN LIM, NGUYEN THANH VUONG & TUYET NGOC DU, HONG YANG, YAN QIONG LU, PING HE, EDWARD LAWRENCE THUE, DIANE SPENCER, ARTHUR S. WILLIAMSON, GARY CHARTER, YU QING LI, JU TAI ZHOU, ZHI HAO YANG (JEREMY), OM PARKASH LOOMBA, SUZANNE KUDELSKI, MEGAN BURGHALL, NASIM BHALOO, HUI L. DONG (FRANK), LI WANG, MANSOUR MESHKI, HSIANG CHIAO (CATHY) HUANG, GRACE LEVSEN, PING C. CHAN, SO FAN LEE, DAISY & MARIA EVANGELISTA, ROLANDO DIZON, CARMELIA DA SILVA, RUDOLPH CHENG, RICKY LAI, NICHOLAS GEORGE KARAMOUZOS & MARIA KARAMOUZOS, LUIS & MARIA ALMEIDA, FLORA FU, JU SHAN CHIANG, TUONG LAM, PHUNG VUONG, LUALHATI CRISOSTOMO, RICHARD AND DAWN RAVENSBERGEN, GARY DREES, JULIAN BOZSIK, LI PING DUAN, NORMAN LEECH, JENNY DONNA DICKSON, FERNANDO DE SOUSA, MARCELINO DE SOUSA, XIN TIAN

PETITIONERS

AND:

THE OWNERS, STRATA PLAN NW 289,
1161359 B.C. LTD., 1184413 B.C. LTD.,
1184414 B.C. LTD., 1184416 B.C. LTD., and 1237765 B.C. LTD.

RESPONDENTS

AFFIDAVIT

I, Angela Joy Eykelbosh, doctor, c/o 4th Floor, 500 Sixth Avenue, New Westminster, Province of British Columbia, MAKE OATH AND SAY THAT:

I. I am the registered owner of strata lot 65, of Unit 107 of Strata Plan NW 289 and as such have personal knowledge of the matters and facts herein set forth in this affidavit, save and

OE

except where same are stated to be based upon information and belief and, where so stated, I verily believe same to be true.

2. Unless otherwise stated, I adopt and use the same defined terms in my first affidavit made on September 2, 2020 and filed in these proceedings on September 9, 2020.

Foreclosure Proceedings

3. On or about April 24, 2019, the Strata Corporation registered *Strata Property Act* liens against the title of a number of the Investor Owners' strata lots. The Investor Owners did not pay the amounts required to discharge the liens and the Strata Corporation commenced legal proceedings to enforce the liens in the summer of 2019.

4. On July 30, 2019, GC Capital Inc. ("GC"), commenced foreclosure proceedings against 33 of the Investor Owners' strata lots at Cameray Gardens upon whose title GC was the registered holder of a second mortgage (the "GC Foreclosure Lots"). Attached hereto and marked as **Exhibit "A"** to this my Affidavit is a true copy of GC's petition.

5. In early 2020, the Investor Owners were in strata fee arrears of approximately \$217,575.00. Just prior to the 2020 AGM, the Investor Owners paid off all amounts owing so they could vote. The total paid by Investor Owners on February 23, 2020 was \$311,382.81. The Strata Corporation removed the liens registered against the Investor Owners' titles after it received payment of the \$311,382.81.

6. After the 2020 AGM where the Investor Owners voted in a council for the Strata Corporation (the "Council") of their choice, excluding all resident owners, the Council, which was now comprised of only Investor owners or their affiliates, ceased to provide any information regarding the Strata Corporation's finances. Because the Strata Council President, David Grewal's, companies had refused to pay maintenance fees for roughly two years prior, the Petitioners were concerned the Investor Owners had stopped paying their strata fees, and did not intend to pay the special levy approved in the 2020 AGM.

7. I was aware of GC Capital's foreclosure proceedings, but it was not until about September 2020 when my counsel, G. Stephen Hamilton, advised me that Hart Buck, a commercial

realtor, had contacted him to say that there was a buyer for the GC Foreclosure Lots and that an approval of sale hearing was scheduled for the week of September 21, 2020.

8. Because of the lack of access to the Strata's financial information, I was concerned that the GC Foreclosure Lots would be sold without the *Strata Property Act* liens being registered against the GC Foreclosure Lots to recover the significant arrears owed to the Strata Corporation by the owners of the GC Foreclosure Lots. The liens referred to in GC's petition had been discharged in March of 2020 after the Investor Owners had paid their arrears.

9. The Petitioners instructed their lawyer to attend the approval of sale hearing to make the Court aware of these proceedings and the outstanding debt to the Strata Corporation. The Petitioners instructed Mr. Hamilton to file a response to GC's application and have one of his associates attend the approval of sale hearing for the GC Foreclosure Lots. Attached hereto and marked as **Exhibit "B"** to this my Affidavit is a true copy of a letter with enclosures the Petitioners' lawyer sent GC's lawyer on September 28, 2020.

10. I am advised by Ben Scheidegger, an associate at Mr. Hamilton's office, that he was contacted by Shaun C. Driver of Boughton Law Corporation, on September 28, 2020 and that Mr. Driver had advised Mr. Scheidegger that he had just been retained by the Strata Corporation. Attached hereto and marked as **Exhibit "C"** to this my Affidavit is a true copy of email correspondence between Mr. Scheidegger and Mr. Driver dated September 28, 2020.

11. I am advised by Mr. Scheidegger and verily believe to be true that the approval of sale hearing was adjourned on September 29, 2020 so that the parties could provide further evidence for a hearing on October 7, 2020. Attached hereto and marked as **Exhibit "D"** to this my Affidavit is a true copy of the Court Services Online notes of the order made after the September 29, 2020 approval of sale hearing.

12. On October 6, 2020, Mr. Driver registered 33 liens against the GC Foreclosure Lots with a total face value of \$321,944.24. Attached hereto and marked as **Exhibit "E"** to this my Affidavit is a true copy of email correspondence from Mr. Driver to Mr. Scheidegger and others on October 6 and 7, 2020.

13. I am advised by Mr. Scheidegger and verily believe to be true that he attended GC's approval of sale hearing on October 7, 2020 and that Master Taylor made an order approving the sale of the GC Foreclosure Lots. Attached hereto and marked as **Exhibit "F"** to this my Affidavit is a true copy of the Court Services Online notes of the order from October 7, 2020.

14. I am advised by Mr. Scheidegger and verily believe to be true that he has not received a copy of the entered order made October 7, 2020 and that an entered copy of the order of October 7, 2020 signed by Master Taylor is not available on Court Services Online.

15. It is my understanding that the sale of the GC Foreclosure Lots did not complete. Attached hereto and marked as **Exhibit "G"** to this my Affidavit is a true copy of a title search for strata lot 69, one of the GC Foreclosure Lots, dated December 9, 2020, showing the Respondent 1161359 B.C. Ltd. as the registered owner.

16. I do not know if the owners of the GC Foreclosure Lots have paid the amounts owing on the liens filed by Mr. Driver. On review of Exhibit G, there remains a *Strata Property Act* lien registered against strata lot 69. I do not know if the Council has taken any steps to enforce the liens registered against the GC Foreclosure Lots. I do not know if the Council has filed liens against the other delinquent Investor Owners.

17. On December 10, 2020, my lawyer Mr. Hamilton forwarded me a copy of a Notice of Application in foreclosure proceedings brought against 29 strata lots owned by the Investor Owners (the "Numbered Company Foreclosure Lots"). According to the Notice of Application, the proposed buyer is a company related to the company that has a registered mortgage against the Numbered Company Foreclosure Lots. Attached hereto and marked as **Exhibit "H"** to this my Affidavit is a true copy of the Notice of Application Mr. Hamilton forwarded to me.

Ongoing Fire Detection, Safety Concerns and Council Governance

18. On September 24, 2020, Cameray Gardens was put on fire watch by the Burnaby Fire Department ("BFD"). My understanding of a fire watch is that there must be a guard present on the property of Cameray Gardens 24 hours a day and that guard must keep an hourly log book of her sweeps of Cameray Gardens. Attached hereto and marked as **Exhibit "I"** to this my

Affidavit is a true copy of email correspondence sent by BFD ordering Cameray Gardens onto a fire watch.

19. Cameray Gardens' property manager responded to the email from BFD on September 25, 2020. BFD has subsequently emailed Cameray Gardens on October 14, 2020 and November 27, 2020 requesting more information from Cameray Gardens about the timeline for completion of the outstanding fire panel repairs and requesting the log books of the fire watch. On December 9, 2020, Captain Parker of the BFD emailed Cameray Gardens requesting a response to her requests for information "forthwith." Attached hereto and marked as **Exhibit "J"** to this my Affidavit is a true copy of email correspondence from BFD regarding the fire watch.

20. The Council did not notify the Petitioners of the fire watch order. A copy of the fire watch was posted on the door of the Strata Corporation's buildings by the Burnaby Fire Department. I would not have learned the scope of the problem if I had not requested BFD to provide me with a copy of all correspondence related to my residence.

21. On November 24, 2020, I received an email from another owner at Cameray Gardens, Megan Burghall, who is also one of the Petitioners, explaining a conversation she had had with Cameray Gardens' property manager who did not appear to be concerned about the fire watch order from BFD. Attached hereto and marked as **Exhibit "K"** to this my Affidavit is a true copy of that email from Ms. Burghall.

22. I have not received any notices or minutes for meetings of the Council since May 2020. I suspect that the Council is not conducting meetings and has abandoned the affairs of the Strata Corporation, including pending litigation. If the Council is conducting meetings, it is not providing notice or minutes to the owners. The fire watch and required fire alarm upgrade are pressing matters that the Council does not appear to be addressing. As mentioned earlier it is not clear if the Council has taken any steps to recover unpaid strata maintenance fees or levies from the GC Foreclosure Lots or any other delinquent owners.

23. It is my understanding that David Grewal has resigned from the Council and that Johnny Tsang is now the acting president of the Council. On December 9, 2020, I sent an email to the current property manager of the Strata Corporation, Hilaire Kalfon, asking who is currently on

the Council. On December 10, 2020 I received a response from Mr. Kalfon who advised me that current members of Council are Leon Zhang and Sarbjit Bajwa. Johnny Tsang and Sarbjit Bajwa are co-directors of 1184414 BC Ltd and 1181413 BC Ltd, respectively, with David Grewal. I believe Mr. Kalfon's statements in his December 10, 2020 email are true. Attached hereto and marked as **Exhibit "L"** to this my Affidavit is a true copy of my email correspondence with Mr. Kalfon.

Rental Restriction Bylaw

24. Based on discussions with other Petitioners, I verily believe to be true that the Investor Owners are renting out some of their strata lots, despite Cameray Gardens' bylaws. Attached hereto and marked as **Exhibit "M"** to this my Affidavit are true copies of email correspondence between myself and other Petitioners.

25. Based on the information I have received from other Petitioners, I have prepared a list of the Investor Owners' suites that are currently occupied by tenants. The tenanted strata lots belong to 1161359 BC Ltd, of which David Grewal was/is sole director, as well as 1184414 BC Ltd, of which David Grewal and Johnny Tsang (current Acting Strata Council President) were/are co-directors. Attached hereto and marked as **Exhibit "N"** to this my Affidavit is a true copy of the list I have compiled.

26. On July 23, 2020, one of the Investor Owners, 1161359 BC LTD., filed a petition in the British Columbia Supreme Court seeking a number of orders to permit it to rent out its strata lots (the "Hardship Proceedings"). Attached hereto and marked as **Exhibit "O"** is a true copy of 1161359 BC LTD.'s Petition.

27. On August 14, 2020, the Petitioners filed a response in the Hardship Proceedings as interested parties. The Petitioners are represented by G. Stephen Hamilton in the Hardship Proceedings. Mr. Hamilton advises me and I verily believe to be true that he has not been served with a Notice of Hearing or any other court documents regarding the Hardship Proceedings since filing the response to petition. Attached hereto and marked as **Exhibit "P"** is a true copy of the interested parties' response to petition filed by Mr. Hamilton.

Bullying and Intimidation

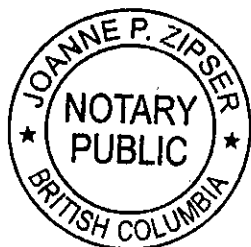
28. I am employed by the Provincial Health Services Authority ("PHSA") and one day this fall, the PHSA's privacy office advised me that it had received a freedom of information request for any information regarding 5715 Jersey Avenue and 3925 Kingsway, otherwise known as Cameray Gardens. The PHSA privacy officer advised me that the request originating from Guardian Law, David Grewal's lawyer. I believe that this freedom of information request was made by David Grewal as an attempt to intimidate me for participating in these proceedings. Attached hereto and marked as **Exhibit "Q"** are true copies of email correspondence with the PHSA privacy officer regarding this freedom of information request.

SWORN BEFORE ME in the City of
Duncan, in the Province of British Columbia
on this 14th day of December, 2020.



A Commissioner for taking Affidavits
in British Columbia

JOANNE P. ZIPSER
Notary Public
#103 – 394 Duncan Street
Duncan B.C. V9L 3W4
(250) 748-7155



ANGELA JOY EYKELBOSH

**SUPREME COURT
OF BRITISH COLUMBIA
VANCOUVER REGISTRY**

JUL 30 2019



Form 66 (Rules 16-1(2))

H-190537

No.
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

GC CAPITAL INC. (formerly 1162143 B.C. LTD.)

PETITIONER

AND:

1161359 B.C. LTD., CAMERAY GARDEN HOLDINGS LTD.,
HELEN CHAN SUN, DAVID GREWAL (ALSO KNOWN AS
DEVINDER SINGH GREWAL), THE OWNERS, STRATA
PLAN NWS289 (also known as THE OWNERS, STRATA
PLAN NW289), RICHARD JOHN HUI, AND
TENANT(S)/OCCUPANT(S)

RESPONDENTS

PETITION TO THE COURT

ON NOTICE TO: 1161359 B.C. LTD.
#1130 - 1185 West Georgia Street
Vancouver, B.C. V6E 4E6

CAMERAY GARDEN HOLDINGS LTD.
#1130 - 1185 West Georgia Street
Vancouver, B.C. V6E 4E6

HELEN CHAN SUN
241 - 1489 Marine Drive
West Vancouver, B.C. V7T 1B8

DAVID GREWAL (also known as DEVINDER SINGH GREWAL) (250) 748-7155
#1130 - 1185 West Georgia Street
Vancouver, B.C. V6E 4E6

This is Exhibit "A" referred to in the
affidavit of Angela Gybelkash
sworn before me at Duncan
this 4th day of December 2020

[Signature]
A Commissioner for taking Affidavits
for British Columbia

ANNE P. ZIPSER
Notary Public
#103 - 394 Duncan Street
Duncan B.C. V9L 3W4

- 2 -

THE OWNERS, STRATA PLAN NWS289
(also known as THE OWNERS, STRATA PLAN NW289)
c/o Homelife Glenayre Realty Ltd. Property Management Division
45269 Keith Wilson Road
Chilliwack, B.C. V2R 5S1

RICHARD JOHN HUI
351 -255 Newport Drive
Port Moody, B.C. V3H 5H1

This proceeding is brought for the relief set out in Part 1 below, by

The company named as Petitioner in the style of proceedings above

If you intend to respond to this Petition, you or your lawyer must

- (a) file a Response to Petition in Form 67 in the above-named registry of this court within the time for response to Petition described below, and
- (b) serve on the Petitioner:
 - (i) 2 copies of the filed Response to Petition, and
 - (ii) 2 copies of each filed Affidavit on which you intend to rely at the hearing.

Orders, including orders granting the relief claimed, may be made against you, without any further notice to you, if you fail to file the Response to Petition within the time for response.

Time for Response to Petition

A Response to Petition must be filed and served on the Petitioner:

- (a) if you were served with the Petition anywhere in Canada, within 21 days after that service,
- (b) if you were served with the Petition anywhere in the United States of America, within 35 days after that service,
- (c) if you were served with the Petition anywhere else, within 49 days after that service, or
- (d) if the time for Response has been set by order of the court, within that time.

(1)	The address of the registry is:	800 Smithe Street Vancouver, BC, V6Z 2E1
(2)	The ADDRESS FOR SERVICE of the Petitioner is:	Christopher J. Ramsay Clark Wilson LLP 900 – 885 West Georgia Street Vancouver, BC V6C 3H1 (Direct Number: 604-643-3176)
	Fax number address for service (if any) of the Petitioner:	604.687.6314
	E-mail address for service (if any) of the Petitioner:	N/A
(3)	The name and office address of the Petitioner's lawyer is:	Christopher J. Ramsay Clark Wilson LLP 900 – 885 West Georgia Street Vancouver, BC V6C 3H1 (Direct Number: 604-643-3176)

CLAIM OF THE PETITIONER

PART 1: ORDERS SOUGHT

1. A Declaration that the mortgage and assignment of rents April 29, 2018, made between 1161359 B.C. Ltd. as Mortgagor, and GC Capital Inc. (formerly and 1162143 B.C.) Ltd., as mortgagee and registered in the New Westminster Land Title Office, in the Province of British Columbia, on April 30, 2018 under No.'s CA6769537 and CA6769538, respectively (collectively, the "Mortgage"), is a Mortgage charging the following lands:

3925 Kingsway, Burnaby, BC

PID: 001-262-947

Strata Lot 3 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-262-980

Strata Lot 6 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

- 4 -

<p>PID: 001-263-021</p> <p>Strata Lot 11 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1</p>
<p>PID: 001-263-056</p> <p>Strata Lot 14 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1</p>
<p>PID: 001-263-153</p> <p>Strata Lot 24 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1</p>
<p>PID: 001-263-161</p> <p>Strata Lot 25 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1</p>
<p>PID: 001-263-170</p> <p>Strata Lot 26 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1</p>
<p>PID: 001-263-196</p> <p>Strata Lot 28 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1</p>
<p>PID: 001-263-251</p> <p>Strata Lot 34 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1</p>
<p>PID: 000-613-754</p> <p>Strata Lot 39 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1</p>
<p>PID: 001-263-307</p> <p>Strata Lot 41 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1</p>
<p>PID: 001-263-315</p> <p>Strata Lot 42 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1</p>

PID: 001-263-323

Strata Lot 43 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-358

Strata Lot 45 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-382

Strata Lot 48 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-439

Strata Lot 53 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-447

Strata Lot 54 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

(the "Kingsway Lands")

and

5715 Jersey Avenue, Burnaby, BC

PID: 001-263-455

Strata Lot 55 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-528

Strata Lot 60 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-544

Strata Lot 61 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

- 6 -

PID: 001-263-633 Strata Lot 69 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
PID: 001-263-641 Strata Lot 70 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
PID: 001-263-684 Strata Lot 73 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
PID: 001-263-731 Strata Lot 76 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
PID: 001-263-757 Strata Lot 78 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
PID: 001-263-781 Strata Lot 82 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
PID: 001-263-846 Strata Lot 87 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
PID: 001-263-854 Strata Lot 88 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
PID: 001-263-862 Strata Lot 89 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
PID 001-263-871 Strata Lot 90 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

- 7 -

<p>PID 001-263-889</p> <p>Strata Lot 91 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1</p>
<p>PID: 001-263-897</p> <p>Strata Lot 92 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1</p>
<p>PID: 001-263-951</p> <p>Strata Lot 97 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1</p>

(the "**Jersey Lands**", collectively with Kingsway Lands, the "**Lands**")

in priority to the interests therein or claims thereto of the Respondents and their heirs, executors, administrators, successors and assigns, and any persons claiming by, through or under them.

2. A Declaration that the Beneficiary Authorization and Charge Agreement dated the 30th day of April, 2018, made among Cameray Garden Holdings Ltd. (the "**Beneficial Owner**") and 1161359 B.C. Ltd. (the "**Nominee**" and together with the Beneficial Owner, the "**Respondent Debtors**") and the Petitioner (the "**Charge Agreement**") is an agreement affirming and charging effective the date of the Mortgage the Beneficial Owners' right, title, and interest in the Lands and that the Mortgage is a Mortgage charging the Beneficial Owners' interest in the Lands in favour of the Petitioner in priority to the interests therein or claims thereto of the Respondents and their heirs, executors, administrators, successors and assigns, and any persons claiming by, through or under them.

3. A Declaration that the security agreements dated April 30, 2018 made between the Respondent Debtors, the Respondents Helen Chan Sun ("**Sun**") and Devinder (David) Singh Grewal ("**Grewal**", and collectively with Sun, the "**Guarantors**") and the Petitioner, and registered on April 30, 2018 in the Personal Property Registry, in the Province of British Columbia, under Base Registration No. 725435K (the "**GSA**") are agreements charging all of the Respondent Debtors' present and after acquired personal property including that located in or relating to the Lands as defined therein (hereinafter called the "**Property**") in priority to the interests therein or claims thereto of the Respondents and their respective heirs, executors, administrators, successors and assigns, and any person claiming by, through or under them.

4. A Declaration that the guarantee and postponement of claim dated April 30, 2018, made between the Guarantors and the Petitioner as Mortgagee (the "**Guarantee Agreements**") are binding and enforceable agreements under which the Guarantors did guarantee to be liable to the Mortgagee for payment of all debts and liabilities, present or future, direct or indirect at any time owing to the Petitioner.

5. A Declaration that the Hazardous Substance Indemnity Agreement dated for reference the 30th day of April, 2018, made between the Respondent Debtors and the Respondents Sun and Grewal (collectively Sun and Grewal as the "Indemnitors") and the Petitioner (the "Indemnity Agreement") is an agreement by which the Respondent Debtors and the Indemnitors shall indemnify and hold harmless the Petitioner, in accordance with the terms therein, of and from any losses, liabilities, damages, injuries, costs, expenses and claims including all claims for Environmental Liability as that term is defined in the Indemnity Agreement in priority to the interests therein or claims thereto of the Respondents and their heirs, executors, administrators, successors and assigns, and any persons claiming by, through or under them.

6. The Mortgage, Charge Agreement, GSA, Guarantee Agreements and Hazardous Substance Indemnity Agreement when hereinafter collectively referred to are called the "Security".

7. A Declaration that the Respondent Debtors as Mortgagors, and the Guarantors, have made default under the Loan as herein defined and Security, and that as a result, the full balance secured thereunder is now due and payable to the Petitioner.

8. A Declaration that the amount of money due and owing under the Loan and Security and the amount of money required to redeem the Lands is the sum of \$4,774,648.37 as of July 11, 2019 plus per diem interest currently at the rate of \$2,539.24 from and including July 11, 2019, plus the Petitioner's costs of this proceeding on a special costs basis or, alternatively, a party and party costs basis pursuant to Scale B or such other scale as may be appropriate (the "Amount Required to Redeem").

9. A Declaration that the rate of interest chargeable on funds advanced pursuant to the Loan and Mortgage is 16% per annum, compounded monthly, and commencing May 1, 2019 at the rate of 20% per annum, compounded monthly until full payment of the indebtedness.

10. An Order that the last date for redemption be one (1) day, or alternatively three (3) months, or alternatively six (6) months after the date of pronouncement of any Order made herein, or such other period of time as this Court may order.

11. Judgment in favour of the Petitioner against the Respondents 1161359 B.C. Ltd. and Cameray Garden Holdings Ltd. as Mortgagors, and the Respondents David Grewal also known as Devinder Singh Grewal and Helen Chan Sun, as Guarantors in the sum of \$4,774,648.37 plus per diem interest currently at \$2,539.24 from and including July 11, 2019 to and including the date of judgment together with the Petitioner's costs of this proceeding on a special costs basis or, alternatively, a party and party costs basis pursuant to Scale B or such other scale as may be appropriate.

12. An Order that, upon the Respondents or any of them paying into Court to the credit of this proceeding at the Court Registry at 800 Smithe Street, in the City of Vancouver, in the Province of British Columbia, or to the solicitor of record for the Petitioner or, if no such solicitor exists then paying to the Petitioner, prior to the pronouncement of an order absolute of foreclosure or an order approving a sale of the Lands the Amount Required to Redeem, then the Petitioner shall reconvey the Lands free and clear of all encumbrances in favour of it or by any person claiming by, through or under it, and shall deliver up, upon oath if required, all deeds, titles and documents in its custody, possession or power relating to the Lands to the Respondent or Respondents who made payment.

13. An Order that, if the Lands are not redeemed, the Petitioner shall be at liberty to apply for an order absolute of foreclosure, and upon pronouncement of an order absolute of foreclosure, then the Respondents and their heirs, executors, administrators, successors, and assigns and all persons claiming by, through, or under them shall be foreclosed of all right, title, interest, estate, and equity of redemption in and to the Lands, and shall immediately deliver to the Petitioner vacant possession of the Lands.

14. An Order appointing a receiver of the rents and mesne profits in respect of the Lands.

15. An Order that the Lands be listed for sale, and that the Petitioner have exclusive conduct of sale.

16. An Order that the Petitioner be at liberty to apply for a further summary accounting of any amounts that may become due to the Petitioner pursuant to the Security for interest, taxes, arrears of taxes, insurance premiums, costs, charges, expenses or otherwise.

17. A Certificate of Pending Litigation.

18. An Order for any further relief that to this Honourable Court may seem just.

PART 2: FACTUAL BASIS

1. The Petitioner, GC Capital Inc. (formerly 1162143 B.C. Ltd.), is a company duly incorporated in and pursuant to the laws of the Province of British Columbia, having a registered and records office at 1816 – 1177 West Hastings Street, Vancouver, British Columbia, V6E 2K3.

2. By a commitment letter dated April 27, 2018 the Petitioner agreed to loan the amount of \$4,500,000.00 to the Respondent Debtors on the terms and conditions provided for therein (the "Loan").

3. By the Mortgage and Charge Agreement, the Respondents 1161359 B.C. Ltd. as the registered owner of the Lands, Cameray Garden Holdings Ltd. as the beneficial owner of the Lands, all as Mortgagors, mortgaged the Lands to the Petitioner as security for the Loan.

- 10 -

4. By the Guarantee Agreements, the Respondents David Grewal also known as Devinder Singh Grewal and Helen Chan Sun, as Guarantors, did guarantee to be liable to the Mortgagee for the payment of the Loan and Mortgage debt and obligations thereunder.

5. The Respondents 1161359 B.C. Ltd., Cameray Garden Holdings Ltd., David Grewal also known as Devinder Singh Grewal and Helen Chan Sun have made default under the Loan and Mortgage by reason of the following:

- (a) by failing to pay interest instalments due under the Loan and Mortgage;
- (b) property taxes are in arrears and outstanding in respect of the Kingsway Lands in the amount of \$43,627.90 and in the amount of \$39,840.35 with respect to the Jersey Lands as at June 18, 2019, plus daily interest on arrears and daily taxes; and
- (c) failing to pay strata fees in respect of the Lands and allowing strata liens have been registered over title to the Kingsway and Jersey Lands for strata fees outstanding in the amount of \$34,852.60 with respect to the Kingsway Lands and the amount of \$32,693.36 with respect to the Jersey Lands.

6. Pursuant to the Loan and Mortgage, the principal, interest, and all other costs, charges, and expenses secured and payable thereby become due and payable on maturity of, and default under, the Mortgage, and are now due and payable and have not been paid, and as a result the full balance secured thereunder is now due and payable to the Petitioner.

7. Demand has been made on the Respondent Debtors and Guarantors for the payment of the money owing to the Petitioner and secured by the Security, but this money has not been paid, and as of July 11, 2019, there was due and owing to the Petitioner pursuant to the Loan and Security the sum of \$4,774,648.37 plus interest thereafter on funds advanced at the rate of 16% per annum, compounded monthly, and commencing May 1, 2019 at the rate of 20% per annum, compounded monthly.

8. By the GSA, registered in the Personal Property Registry in the Province of British Columbia, the Respondent Debtors and Beneficial Owners charged all of the Respondent Debtors' and Beneficial Owners' Property to the Petitioner in priority to the interests therein or claims thereto of the Respondents and their respective heirs, executors, administrators, successors and assigns, and any person claiming by, through or under them.

9. By the Charge Agreement, the Beneficial Owners affirmed and charged effective the date of the Mortgage the Beneficial Owners' right, title, and interest in the Lands the Mortgage as a Mortgage charging the Beneficial Owners' interest in the Lands in favour of the Petitioner in priority to the interests therein or claims thereto of the Respondents and their heirs, executors, administrators, successors and assigns, and any persons claiming by, through or under them.

- 11 -

10. By the Hazardous Substance Indemnity Agreement, the Respondent Debtors and the Guarantors agreed to indemnify and hold harmless the Petitioner, in accordance with the terms therein, of and from any losses, liabilities, damages, injuries, costs, expenses and claims including all claims for hazardous Liability as that term is defined in the Hazardous Substance Indemnity Agreement.

11. The per diem interest due on the said principal sum is the amount of \$2,539.24 as at July 11, 2019.

12. The following sets out the holders of charges, nature of charges and registration numbers of the charges registered in the New Westminster Land Title Office against title of the Lands, all of which charges rank in priority behind the interest of the Petitioner:

RESPONDENTS	NATURE OF INTEREST	REGISTRATION NUMBERS
Richard John Hui	Mortgage	CA6769663 (SL 3, 6, 11, 14, 24, 25, 26, 28, 34, 39, 41, 42, 43, 45, 48, 53, 54, 55, 60, 61, 69, 70, 73, 76, 78, 82, 87, 88, 89, 90, 91, 92, 97)
The Owners, Strata Plan NW289	Strata Property Act Lien	CA7467649 (SL 3) CA7467657 (SL 6) CA7467661 (SL 11) CA7467663 (SL 14) CA7467666 (SL 24) CA7467671 (SL 25) CA7467675 (SL 26) CA7467678 (SL 28) CA7467683 (SL 34) CA7467693 (SL 39) CA7467696 (SL 41) CA7467699 (SL 42) CA7467700 (SL 43) CA7467704 (SL 45) CA7467706 (SL 48) CA7467708 (SL 53) CA7467709 (SL 54) CA7461747 (SL 55) CA7461748 (SL 60) CA7461750 (SL 61) CA7461752 (SL 69) CA7461754 (SL 70) CA7461755 (SL 73)

- 12 -

RESPONDENTS	NATURE OF INTEREST	REGISTRATION NUMBERS
		CA7461753 (SL 76) CA7461756 (SL 78) CA7461760 (SL 82) CA7461763 (SL 87) CA7461764 (SL 88) CA7461765 (SL 89) CA7461761 (SL 90) CA7461769 (SL 91) CA7461771 (SL 92) CA7461772 (SL 97)
Richard John Hui	Certificate of Pending Litigation	CA7540699 (SL 3, 6, 11, 14, 24, 25, 26, 28, 34, 39, 41, 42, 43, 45, 48, 53, 54, 55, 60, 61, 69, 70, 73, 76, 78, 82, 87, 88, 89, 90, 91, 92, 97)

13. The Petitioner has not entered into nor taken possession of the Lands.

14. The Mortgage is a first charge against the Lands.

PART 3: LEGAL BASIS

1. The Petitioner will rely on Rules 10-2, 13-5, 16-1 and 21-7 of the Supreme Court Civil Rules.

PART 4: MATERIAL TO BE RELIED ON

1. Affidavit #1 of Dave Shokar, made July 29, 2019.

2. Affidavit #1 of Deborah Hamann-Trou, made July 29, 2019.

The Petitioner estimates that the hearing of the Petition will take 5 minutes.

Date: July 29, 2019


Signature of Lawyer for Petitioner
Lawyer: Christopher J. Ramsay

This PETITION TO THE COURT is prepared by Christopher J. Ramsay of the firm of **Clark Wilson LLP** whose place of business is 900 – 885 West Georgia Street, Vancouver, British Columbia, V6C 3H1 (Direct #: 604.643.3176, Fax #: 604.687.6314, Email: CRamsay@cwilson.com) (File #: 48292-0001).

To be completed by the court only:

Order made

- ☐ in the terms requested in paragraphs _____ of Part 1 of this Petition
- ☐ with the following variations and additional terms:

Date:

[dd/mmm/yyyy]
Master

Signature of ☐ Judge ☐



**HAMILTON
& COMPANY**
— STRATA | LITIGATION —

Benjamin L. Scheidegger

Lawyer

Direct: 604.630.7479

bscheidegger@hamiltonco.ca

Our file: 51919

Vivien Hsu

Legal Assistant

604.630.7462 ext.103

vhsu@hamiltonco.ca

September 28, 2020

BY EMAIL ONLY

Clark Wilson LLP
900 – 885 West Georgia Street
Vancouver, BC V6C 3H1

Attention: Christopher Ramsay

Dear Sir:

**Re: GC Capital Inc. (formerly 1162143 BC Ltd.) v. 1161359 B.C. Ltd. et al.
SCBC Vancouver Registry Action No. H-190537**

This is Exhibit "B" referred to in the
affidavit of Angela Gyrelhosh
sworn before me at Duncan
this 14th day of December 2020

A Commissioner for taking Affidavits
for British Columbia

JOANNE P. ZIPSER

Notary Public

#103 – 394 Duncan Street
Duncan B.C. V9L 3W4
(250) 748-7155

We are counsel for various resident owners of The Owners, Strata Plan NWS 289 (the "Strata Corporation") and have filed a petition to appoint an administrator. Copies of our petition and supporting materials were sent to you electronically on September 10, 2020.

Enclosed for service upon you are our clients' filed materials in response to your application to approve the sale of 33 strata lots in Strata Plan NW 289. Our instructions are to attend your hearing tomorrow and seek an adjournment of the approval of sale until our hearing for appointment of an administrator is heard, or to have the sum of \$213,468.08 paid to the Strata Corporation from the sale or be paid into Court or held in trust by you as security for unpaid strata fees and special levies by the owners of the strata lots you are foreclosing on. It is our clients' position that the strata council is dysfunctional and has failed to protect the interests of the Strata Corporation by not filing *Strata Property Act* liens or otherwise taking steps to collect unpaid common expenses from the owners of the lots you are foreclosing on.

We will provide filed copies of the enclosed upon receipt of same. Please forward the call in information for the hearing tomorrow.

Yours truly,

HAMILTON & COMPANY

Benjamin L. Scheidegger
BLS/vh
Enclosures

HAMILTON & COMPANY

4th Floor, 500 Sixth Avenue
New Westminster, BC V3L 1V3

Phone: 604.630.7462

Fax: 604.630.7489

Email: info@hamiltonco.ca

Website: www.hamiltonco.ca

{HC51919-01605694;1}



NO. H-190537
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

GC CAPITAL INC. (FORMERLY 1162143 B.C. LTD.)

AND:

PETITIONER

1161359 B.C. LTD., CAMERAY GARDEN HOLDINGS LTD.,
HELEN CHAN SUN, DAVID GREWAL (ALSO KNOWN AS
DEVINDER SINGH GREWAL), THE OWNERS, STRATA PLAN
NWS289 (ALSO KNOWN AS THE OWNERS, STRATA PLAN
NW289), RICHARD JOHN HUI, AND TENANT(S)/OCCUPANT(S)

RESPONDENTS

APPLICATION RESPONSE

Application response of: Interested Parties, Angela Eykelbosh, Su Juan Situ, Van Dao Nguyen, Thi Bich Hang Nguyen, Iris Adiong, Christian Lim, Nguyen Thanh Vuong & Tuyet Ngoc Du, Hong Yang, Yan Qiong Lu, Ping He, Edward Lawrence Thue, Diane Spencer, Arthur S. Williamson, Gary Charter, Yu Qing Li, Ju Tai Zhou, Zhi Hao Yang (Jeremy), Om Parkash Loomba, Suzanne Kudelski, Megan Burghall, Nasim Bhaloo, Hui L. Dong (Frank), Li Wang, Mansour Meshki, Hsiang Chiao (Cathy) Huang, Grace Leysen, Ping C. Chan, So Fan Lee, Daisy & Maria Evangelista, Rolando Dizon, Carmelia Da Silva, Rudolph Cheng, Ricky Lai, Nicholas George Karamouzos & Maria Karamouzos, Luis & Maria Almeida, Flora Fu, Ju Shan Chiang, Tuong Lam, Phung Vuong, Lualhati Crisostomo, Richard And Dawn Ravensbergen, Gary Drees, Julian Bozsik, Li Ping Duan, Norman Leech, Jenny Donna Dickson, Fernando De Sousa, Marcelino De Sousa, Xin Tian (the "Interested Parties")

THIS IS A RESPONSE TO the Notice of Application of the Petitioners, GC Capital Inc. (formerly 1162143 B.C. LTD.) filed August 18, 2020.

Part 1: ORDERS CONSENTED TO

The Interested Parties consent to the granting of the orders set out in Part 1 of the Notice of Application: none.

Part 2: ORDERS OPPOSED

The Interested Parties oppose the granting of the orders set out in paragraphs 4 and 5 of Part 1 of the Notice of Application.

- 2 -

Part 3: ORDERS ON WHICH NO POSITION IS TAKEN

The Interested Parties take no position on the granting of the orders set out in paragraphs 1-3, 6 - 10 of Part 1 of the Notice of Application.

Part 4: FACTUAL BASIS

1. The Interested Parties are a number of registered owners of strata lots within The Owners, Strata Plan NW 289 (the "Resident Owners").
2. On September 9, 2020 the Resident Owners filed a petition in the New Westminster Registry of this Court under No. 230873 (the "Administrator Petition") seeking a Court ordered administrator pursuant to s. 174 of the *Strata Property Act* to exercise the powers and duties of The Owners, Strata Plan NW 289 (the "Strata Corporation").
3. Service of the Administrator Petition was completed on September 23, 2020.
4. The Resident Owners filed the Administrator Petition in part because of concern that the Strata Corporation was not collecting strata fees and other common expenses from the owners of the strata lots described in these proceedings as the Kingsway Lands and Jersey Lands.
5. The Resident Owners are concerned that the owners of the Jersey Lands and Kingsway Lands have not paid their monthly strata fees and special levy amounts totalling \$213,468.08 for the period February to September 2020 (the "Outstanding Arrears").
6. It appears the Strata Corporation has not filed Strata Property Act liens against the Kingsway Lands and Jersey Lands for the Outstanding Arrears.
7. If there are no liens registered against the Kingsway Lands and Jersey Lands for amounts outstanding for common expenses, then those common expenses will not be paid out of the proceeds of sale of the Jersey Lands and Kingsway Lands based on the Petitioner's proposed form of order, and the Resident Owners will be forced to make up the shortfall of the Outstanding Arrears.
8. The Resident Owners ask that, upon completion of the foreclosure, the amount of \$213,468.08 be paid to the Strata Corporation or into Court, or alternatively, held in trust by solicitors for the Petitioner, until the Court has decided on the Resident Owners' application for the appointment of an Administrator.

Part 5: LEGAL BASIS

1. Sections 112 – 118 and 174 of the *Strata Property Act*.

Part 6: MATERIAL TO BE RELIED ON

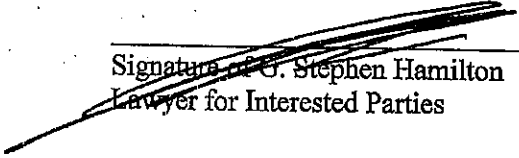
1. Affidavit #1 of G. Stephen Hamilton Made September 28, 2020.

- 3 -

The Interested Parties estimate that the application will take: 1 hour

<input type="checkbox"/>	The Interested Parties have filed in this proceeding a document that contains the application respondent's address for service.
<input checked="" type="checkbox"/>	<p>The Interested Parties have not filed in this proceeding a document that contains an address for service. The application respondent's ADDRESS FOR SERVICE is:</p> <p>Hamilton & Company 4th Floor 500 Sixth Avenue New Westminster, BC V3L 1V3</p> <p>Email address for service (if any): <u>shamilton@hamiltonco.ca</u></p> <p>Name of the Interested Parties' lawyer: <u>G. Stephen Hamilton</u></p>

Date: September 28, 2020


Signature of G. Stephen Hamilton
Lawyer for Interested Parties



This is the 1st Affidavit
of G. Stephen Hamilton in this case and was
made on September 28, 2020

NO. H-190537
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

GC CAPITAL INC. (FORMERLY 1162143 B.C. LTD.)

PETITIONER

AND:

1161359 B.C. LTD., CAMERAY GARDEN HOLDINGS LTD.,
HELEN CHAN SUN, DAVID GREWAL (ALSO KNOWN AS
DEVINDER SINGH GREWAL), THE OWNERS, STRATA PLAN
NWS289 (ALSO KNOWN AS THE OWNERS, STRATA PLAN
NW289), RICHARD JOHN HUI, AND TENANT(S)/OCCUPANT(S)

RESPONDENTS

AFFIDAVIT

I, Stephen Hamilton, lawyer, of 4th Floor - 500 Sixth Avenue, New Westminster,
Province of British Columbia, MAKE OATH AND SAY THAT:

1. I am legal counsel for 43 individual owners in The Owners, Strata Plan NW 289 (the "Interested Parties") and as such have personal knowledge of the matters and facts herein set forth in this Affidavit, save and except where same are stated to be based upon information and belief and, where so stated, I verily believe same to be true.
2. I have filed a Petition to appoint an administrator of The Owners, Strata Plan NWS289 (also known as The Owners, Strata Plan NW289) (the "Strata Corporation"), one of the respondents in these proceedings. The Interested Parties are resident owners of various strata lots in the Strata Corporation.
3. Now produced, shown to me, attached hereto and marked as **Exhibit "A"** to this my affidavit is a true copy of the Petition filed on September 9, 2020 on behalf of the Interested Parties, under New Westminster Supreme Court Registry Action No. S-230873.

- 2 -

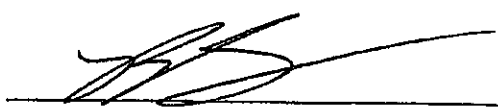
4. The Interested Parties are concerned that the owners of the strata lots that are the subject of the within proceedings (the "Investment Owners") have not been paying strata fees or special levies levied against their strata lots.

5. Now produced, shown to me, attached hereto and marked as **Exhibit "B"** to this my affidavit is a true copy of a spreadsheet showing the amounts that the Interested Owners suspect are owing by the Respondent, 1161359 BC Ltd. (the "Outstanding Arrears")

6. The Interested Parties are unable to confirm the Outstanding Arrears because the council of the Strata Corporation is uncooperative, and comprised of owners or representatives of owners of the Investment Lots.

7. The Petitioner in the within proceeding lists Strata Property Act Liens to be paid in priority from the proceeds of sale. However, the Interested Parties believe that the Strata Corporation has failed to register liens against the strata lots owned by the Investment Owners. Now produced, shown to me, attached hereto and marked as **Exhibit "C"** to this my affidavit is a true copy of a title search of Strata Lot 3 of Strata Plan NW289 showing Strata Property Act Lien registered under CA7467649 being discharged on March 31, 2020.

SWORN BEFORE ME at New
Westminster, Province of British
Columbia, this 28 day of September,
2020


A Commissioner for taking Affidavits
in British Columbia


G. STEPHEN HAMILTON

Ben Scheidegger
Barrister & Solicitor
Hamilton & Company
4th Floor, 500 Sixth Avenue
New Westminster, BC V3L 1V3
604.630.7462

This is Exhibit "A" referred to in the
affidavit of G. Stephen Hamilton
sworn before me at New Westminster
this 28 day of September 2020


A Commissioner for taking Affidavits
for British Columbia

230873



NO.
NEW WESTMINSTER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

ANGELA EYKELBOSH, SU JUAN SITU, VAN DAO NGUYEN, THI BICH HANG
NGUYEN, IRIS ADIONG, CHRISTIAN LIM, NGUYEN THANH VUONG &
TUYET NGOC DU, HONG YANG, YAN QIONG LU, PING HE, EDWARD LAWRENCE
THUE, DIANE SPENCER, ARTHUR S. WILLIAMSON, GARY CHARTER, YU QING LI,
JU TAI ZHOU, ZHI HAO YANG (JEREMY), OM PARKASH LOOMBA,
SUZANNE KUDELSKI, MEGAN BURGHALL, NASIM BHALOO,
HUI L. DONG (FRANK), LI WANG, MANSOUR MESHKI, HSIANG CHIAO (CATHY)
HUANG, GRACE LEVSEN, PING C. CHAN, SO FAN LEE, DAISY & MARIA
EVANGELISTA, ROLANDO DIZON,
CARMELIA DA SILVA, RUDOLPH CHENG, RICKY LAI, NICHOLAS GEORGE
KARAMOUZOS & MARIA KARAMOUZOS,
LUIS & MARIA ALMEIDA, FLORA FU, JU SHAN CHIANG, TUONG LAM,
PHUNG VUONG, LUALHATI CRISOSTOMO, RICHARD AND DAWN RAVENSBERGEN,
GARY DREES, JULIAN BOZSIK, LI PING DUAN,
NORMAN LEECH, JENNY DONNA DICKSON, FERNANDO DE SOUSA,
MARCELINO DE SOUSA, XIN TIAN

PETITIONERS

AND:

THE OWNERS, STRATA PLAN NW 289,
1161359 B.C. LTD., 1184413 B.C. LTD.,
1184414 B.C. LTD., 1184416 B.C. LTD., and 1237765 B.C. LTD.

RESPONDENTS

PETITION TO THE COURT

ON NOTICE TO:

The Owners, Strata Plan NW 289
c/o Fraser Park Realty Ltd.
#235 - 10330 152 Street
Surrey, BC V3R 4G8

1161359 B.C. Ltd.
1130 - 1185 West Georgia Street
Vancouver, BC V6E 4E6

1184413 B.C. Ltd.
1130 - 1185 West Georgia Street
Vancouver, BC V6E 4E6

1184414 B.C. Ltd.
1130 - 1185 West Georgia Street
Vancouver, BC V6E 4E6

- 2 -

1184416 B.C. Ltd.
1130 – 1185 West Georgia Street
Vancouver, BC V6E 4E6

1237765 B.C. Ltd.
268 – 8191 Westminster Highway
Richmond, BC V6X 1A7

This proceeding is brought for the relief set out in Part 1 below, by

☒ the person(s) named a petitioner(s) in the style of proceedings above

☐[name(s)].....(the petitioner(s))

If you intend to respond to this petition, you or your lawyer must

- (a) file a response to petition in Form 67 in the above-named registry of this court within the time for response to petition described below, and
- (b) serve on the petitioner(s)
 - (i) 2 copies of the filed response to petition, and
 - (ii) 2 copies of each filed affidavit on which you intend to rely at the hearing.

Orders, including orders granting the relief claimed, may be made against you, without any further notice to you, if you fail to file the response to petition within the time for response.

Time for response to petition

A response to petition must be filed and served on the petitioner(s),

- (a) if you reside anywhere within Canada, within 21 days after the date on which a copy of the filed petition was served on you,
- (b) if you reside in the United States of America, within 35 days after the date on which a copy of the filed petition was served on you,
- (c) if you reside elsewhere, within 49 days after the date on which a copy of the filed petition was served on you, or
- (d) if the time for response has been set by order of the court, within that time.

(1)	The address of the registry is: 651 Carnarvon Street, Begbie Square, New Westminster, BC V3M 1C9
(2)	The ADDRESS FOR SERVICE of the petitioner is: Hamilton & Company 4 th Floor, 500 Sixth Avenue, New Westminster, BC V3L 1V3

- 3 -

	E-mail address for service (if any) of the petitioner: <u>shamilton@hamiltonco.ca</u>
(3)	<p>The name and office address of the petitioner's lawyer is:</p> <p>G. Stephen Hamilton Hamilton & Company 4th Floor, 500 Sixth Avenue New Westminster, BC V3L 1V3 Telephone: 604-630-7462</p>

CLAIM OF THE PETITIONER

Part 1: ORDERS SOUGHT

1. Pursuant to s.174 of the *Strata Property Act* (the "*Act*"), an order appointing an administrator (the "Administrator") to exercise the powers and duties of The Owners, Strata Plan NW 289 (the "Strata Corporation") and Strata Council until further court order;
2. The Administrator shall take all reasonable and necessary steps to:
 - (a) Investigate the condition of the common property, including the fire-safety systems;
 - (b) Investigate the financial well-being of the Strata Corporation, including the contingency reserve, special levy and operating funds;
 - (c) Investigate the status of the Strata Corporation's insurance and determine whether any conditions imposed by the insurer for the placement of the insurance has been satisfied by the Strata Corporation;
 - (d) Complete the Strata Corporation's yearly financial audit;
 - (e) Recover from owners unpaid strata fees or special levies;
 - (f) Register certificates of lien against strata lots for unpaid strata fees or special levies, and enforce the certificates of lien in accordance with ss. 116-118 of the *Act*;

- 4 -

- (g) Protect the interests of the Strata Corporation in relation to foreclosure proceedings brought against any owner, including the Respondents, 1161359 B.C. Ltd., 1184413 B.C. Ltd., 1184414 B.C. Ltd., 1184416 B.C. Ltd., and 1237765 B.C. Ltd. (the "Companies");
 - (h) Defend the Strata Corporation in relation to the notice of civil claim brought by Community Fire Prevention Ltd. in action no. S-204200;
 - (i) Ensure all owners have access to any report prepared or received by the Administrator;
 - (j) Determine what work, if any, should be done to repair the Strata Corporation's common property (the "Repairs"), and the estimated cost of the Repairs; and
 - (k) Raise sufficient funds by special levy to pay for the Repairs.
3. The Administrator may retain professionals, including legal counsel, for opinions, advice and services in relation to the Administrator's duties;
4. The Administrator's fees shall be rendered monthly, and shall be payable by the Strata Corporation, provided that at the request of any party, the Administrator shall pass his accounts before the Registrar of the Supreme Court of British Columbia;
5. The Strata Corporation shall add the Administrator as a named insured on its errors and omissions insurance policy, at the expense of the Strata Corporation;
6. In the alternative, the Administrator may purchase liability insurance coverage for the work performed as the Administrator under this Order, and all expenses associated in obtaining the insurance coverage be charged to the Strata Corporation as an expense of the Administrator;
7. The Administrator shall report to the Court on or before February 1, 2021, or such other date as determined by this Honourable Court, with respect to the steps taken under this Order, the costs incurred by the Administrator, and whether the appointment should continue;
8. The Administrator be at liberty to apply to the Court for directions to assist and permit the discharge of the Administrator's duties hereunder;

- 5 -

9. The Administrator and/or any party have liberty to apply to this Court to substitute another Administrator for the one appointed, extend the term of an Administrator for any subsequent term or terms, or to expand or reduce the scope of an Administrator's powers, as this Court deems appropriate;
10. If any $\frac{3}{4}$ vote resolution or majority vote resolution of the owners is required to give effect to any of the Orders set out herein, and if such resolution does not pass at a general meeting of the owners, the Administrator and/or any party have leave to apply to this Court for an Order approving the resolution;
11. No person shall issue any legal process against the Administrator or any employee or representative of the Administrator related to this appointment without leave of the Supreme Court of British Columbia;
12. Further, or in the alternative, an order pursuant to s.165 of the *Act*, that the Strata Corporation forthwith take all reasonable and necessary steps to repair the fire-safety systems for the building in accordance with and to the complete satisfaction of the directives or orders from the Burnaby Fire Department;
13. An order cancelling the Strata Council's decision granting a rental hardship exemption for the strata lots owned by the Companies.
14. An order restraining the Companies from renting their strata lots in contravention of the Strata Corporation's bylaws;
15. An order that the Strata Corporation deliver within 14 days of the Court's order, the following financial records of the Strata Corporation, including:
 - a) all bank statements, cancelled cheques, and certificates of deposit for the month of February 2020 to the date of the Court's order;
 - b) financial statements as defined by s.103(3) of the *Act* and s. 6.7 of the Strata Property Regulation;
 - c) books of account showing money received and spent and the reason for the expenditure; and

- 6 -

- d) a copy of the Strata Corporation's most recent policy of insurance including correspondence or documents relating to any conditions imposed by the insurer for the placement of the insurance coverage.
- 16. Costs; and
 - 17. Such further and other relief as this Honourable Court may deem just and proper.

Part 2: FACTUAL BASIS

- 1. The Petitioners are the registered owners of strata lots within The Owners, Strata Plan NW 289.
- 2. The Respondent, The Owners, Strata Plan NW 289 (the "Strata Corporation") commonly known as "Cameray Gardens", is a strata corporation with a service address for these proceedings at c/o #235 - 10330 152 Street, Surrey, BC.
- 3. The Respondent, 1161359 B.C. Ltd., is a company duly incorporated under the laws of British Columbia with a service address for these proceedings at 1130 - 1185 W. Georgia Street, Vancouver, BC.
- 4. The Respondent, 1184413 B.C. Ltd., is a company duly incorporated under the laws of British Columbia with a service address for these proceedings at 1130 - 1185 W. Georgia Street, Vancouver, BC.
- 5. The Respondent, 1184414 B.C. Ltd., is a company duly incorporated under the laws of British Columbia with a service address for these proceedings at 1130 - 1185 W. Georgia Street, Vancouver, BC.
- 6. The Respondent, 1184416 B.C. Ltd., is a company duly incorporated under the laws of British Columbia with a service address for these proceedings at 1130 - 1185 W. Georgia Street, Vancouver, BC.
- 7. The Respondent, 1237765 B.C. Ltd., is a company duly incorporated under the laws of British Columbia with a service address for these proceedings at 268 - 8191 Westminster Highway, Richmond, BC.

- 7 -

8. All Petitioners currently reside at Cameray Gardens and are herein referred to as Resident Owners.

9. The Strata Corporation is approximately 45 years old and comprised of 101 residential strata lots. The building has 3 storeys, as well as a concrete parkade level.

Background

10. At the November 23, 2016 annual general meeting ("2016 AGM"), the owners at the Strata Corporation voted to gather information regarding a potential wind-up of Cameray Gardens.

11. With the potential wind-up, investors began purchasing units at Cameray Gardens at some point in 2017. The first investor group was led by Richard Hui, who claims to have originally purchased three strata lots prior to December 2017. When it became apparent that the strata wind-up might not be successful, Mr. Hui acquired more units.

12. Offers from Mr. Hui were distributed in February 2018 and the sale of many strata lots closed in April 2018. In or around April 2018, 33 strata lots in total were investor owned. The minutes from the May 15, 2018 council meeting ("May 2018 Minutes") state that the 33 strata lots were transferred by Mr. Hui to a company or companies controlled by Devinder David Grewal ("Mr. Grewal").

13. By letter dated June 13, 2018 Mr. Grewal's lawyer made offers to purchase strata lots in Cameray Gardens to assist him with the re-development of the strata lands.

14. By October 2018, Mr. Grewal's companies owned or controlled the votes of approximately 45 strata lots at Cameray Gardens, with additional strata lot purchases to be completed in the spring of 2019.

15. Mr. Grewal is listed as a director on all but one of the numbered companies that own strata lots at Cameray Gardens.

16. Presently, the Respondent numbered company owners (collectively or individually "Investor Owners") own 49 strata lots at Cameray Gardens.

- 8 -

The Fire Detection System

17. A fire alarm system issue first came to the Strata Council's attention when a fire panel in the Kingsway building failed in or around February 2017.
18. Community Fire Prevention Ltd. ("Community Fire"), the company that conducted the Strata Corporation's annual fire inspections and maintenance work was called to investigate and replace the fire panel. Community Fire determined electrical incompatibilities with the Strata Corporation's outdated fire system, and the Burnaby Fire Department ("BFD") demanded that the system be brought up to code.
19. The initial estimated cost for this work was less than \$300,000.00. However, this did not take into account the potential costs of asbestos abatement in the 1974 building, which was expected to increase the cost.
20. In or around May 16, 2017, the Strata Council raised the issue of the fire upgrade with owners at a special general meeting ("2017 SGM"). The uncertainty regarding the full scope of the work was discussed, and at that time the Strata Council asked for approval to spend up to \$20,000.00 from the Strata Corporation's contingency reserve fund for the installation of heat detectors, representing a small portion of the required fire system upgrade.
21. In October 2017, Brett Johnston ("Mr. Johnston") of Community Fire presented the Strata Corporation with a scope of work that had been developed in consultation with the BFD.
22. Due to the significant cost, effort and work required to investigate the extent of the fire system problems, and due to the good working relationship between Community Fire, the BFD and City of Burnaby, the Strata Council thought it prudent and most efficient to work with Community Fire exclusively, rather than seeking other quotes for the same work.
23. In December 2017, as part of the information gathering process related to the potential wind-up of the Strata Corporation, Bayside Property Services Ltd. (the Strata Corporation's property manager at the time) sent out a copy of the depreciation report, along with a letter outlining the Strata Council's current understanding of the fire system upgrade and its costs.

- 9 -

However, the estimate in Community Fire's scope of work did not include the cost of asbestos abatement, which was likely required because Cameray Gardens was built in 1974.

24. During the April 8, 2018 special general meeting ("April 2018 SGM"), the wind-up resolution failed. As a result, the Strata Council had to consider that the building was likely to remain owner-occupied for the foreseeable future and that there could be no reasonable objection to proceeding with the fire system upgrade. Mr. Johnston from Community Fire was asked to update his cost estimates and get back to the Strata Council.

25. In September 2018, the Investor Owners ceased paying their maintenance fees. This had a large and immediate impact on strata revenues, creating a shortfall of roughly \$13,000.00 each month, that increased over time as more units were acquired by the Investor Owners.

26. In March 2019, the Strata Corporation underwent a fire inspection by Kelly Parker, Captain of BFD's Fire Prevention Division. The Strata Corporation was ordered to take immediate measures to upgrade the fire system.

27. However, before proceeding with a fire system upgrade, the Strata Corporation was now forced to deal with recovering the large sum of strata fees owed by the Investor Owners. The strata fee arrears were in excess of \$100,000.00, affecting the Strata Corporation's operating budget. Legal proceedings were commenced in or around June 2019 for the recovery of the Investor Owners' outstanding strata fees.

28. The Strata Council completed in-suite inspections of most strata lots in October and December 2019. The Strata Council found that the vast majority of owners did not have a functioning battery-operated smoke alarm in their strata lots. The strata lots owned by the Investor Owners were an even greater concern, as few units had functioning smoke detectors and had other problems such as water damage, toilet/tap supply lines turned on despite no occupants, pests, odors, garbage, and open windows.

29. The Strata Council also became aware of increased insurance costs for strata corporations in British Columbia. With an open electrical permit, the order from the BFD, and the changing landscape in the insurance industry, the Strata Council had serious concerns about obtaining

- 10 -

insurance for the Strata Corporation. Such concerns included that the building might be deemed uninsurable.

30. To address the safety of owners and insurance issues, the Strata Council, on an emergency basis, entered into a contract with Community Fire for a negotiated scope of work costing approximately \$276,000.00, not including the cost of patchwork and repair after the fire system installation.

31. Subsequently, the Strata Corporation put forward a resolution at the 2020 AGM for a special levy in the sum of \$310,000.00 to pay for Community Fire's work. The special levy was approved by the owners.

The Current Strata Council

32. In early 2020, the Investor Owners were in strata fee arrears of approximately \$217,575.00. Just prior to the 2020 AGM, the Investor Owners paid off all amounts owing so they could vote. The total paid by Investor Owners on February 23, 2020 was \$311,382.81. At this time, the Investor Owners owned 49 strata lots and controlled 49 of 101 votes.

33. Because the Strata Corporation is comprised of 101 strata lots, 49 votes is a minority and insufficient to seize control of the Strata Council, however, Investor Owners obtained additional proxies by entering into contracts for the purchase of 4 strata lots.

34. During the 2020 AGM, the Investor Owners used their simple majority of votes to elect themselves as Strata Council members and exclude all other Resident Owners in the building, despite there being two available positions under the bylaws. This resulted in a divide between the interests of two competing groups in the complex. One group that wished to acquire units and dissolve Cameray Gardens solely for profit, and others who reside at Cameray Gardens and call it home.

35. From what transpired, it appears Mr. Grewal had a plan to seize control of the Strata Council and to exclude the Resident Owners. After purchasing the proxy votes immediately before the 2020 AGM, it appears he did not intend to honour his obligations under the contracts. Mr. Grewal claims to have breached his contracts to purchase the strata lots because of a lien

- 11 -

placed on the strata lots by Community Fire, which was registered because the current Strata Council would not pay the Community Fire invoices.

36. As such, it appears Mr. Grewal simply entered into the contracts for the sole purpose of gaining control of the Strata Council.

37. In or around March, 2020, Mr. Grewal claimed that Community Fire "had failed" and he was putting the building on fire watch by hiring a 24-hour security guard. From the Petitioners understanding, this was not a voluntary choice of the Strata Corporation, but rather required after Brett Johnston informed the City of Burnaby and the BFD that work on the fire safety repairs had stalled.

38. On March 20, 2020, Ms. Eykelbosh spoke to Mr. Johnston of Community Fire again and Mr. Johnston informed Ms. Eykelbosh that he had been instructed by the Strata Council to cease work in the building and that his outstanding invoices had still not been paid. Mr. Johnston indicated that he would file a builder's lien against the Strata Corporation on behalf of Community Fire.

39. The Strata Council's claims that Community Fire's work was faulty is not supported by correspondence from the BFD. Fire Chief Perry Talkkari of the BFD emailed Ms. Eykelbosh regarding Mr. Johnston's high degree of professionalism and technical expertise, and also stated that hiring a new contractor would be detrimental to getting the work completed in a timely manner.

40. On March 26 and 27th, 2020, AG Electric and ACME Fire and Safety Co. were on site at Cameray Gardens to install a new fire panel in the Jersey building. The contractors advised Ms. Eykelbosh that the work was to get the Strata Corporation off the fire watch.

41. On March 31st, 2020, the BFD was called to Cameray Gardens to inspect the new work. Strata Council member Johnny Tsang tried to prevent Ms. Eykelbosh from attending the inspection. The BFD did not take the Strata Corporation off fire watch because the work completed by the Strata Corporation's contractor was insufficient. The BFD stated that they

- 12 -

would not sign off on the Strata Corporation's open electrical permit until the full scope of work was completed, including the installation of hardwired smoke detectors in every suite.

42. In or around April 2, 2020, the Investor Owners made a decision to extend the 2020 AGM levy payment date from April 1, 2020 to May 1, 2020. Some but not all owners were informed of this change, and some owners had their levy refunded entirely. The refunding of the levy suggests that the intent of the Strata Council is to avoid proceeding with the necessary fire system work.

43. Correspondence obtained from the BFD throughout April 2020 shows numerous reiterations regarding the scope of the work, several reminders to submit documentation and get on with the work, and clarifications that the work was indeed mandatory. In addition, Captain Parker protested the aggressive tone taken towards her during a late evening telephone call from Mr. Grewal.

44. On April 29, 2020, Captain Parker confirmed in an email that the buildings had passed a functional test, phase 1 upgrade, and thus the fire watch could be relieved. She also laid out the detailed scope of work with dates of completion. In this email, it was made very clear that all phase 2 work on the fire upgrade should be completed by June 17, 2020.

45. Throughout May 2020, emails between the Strata Council and BFD shows that the fire system scope of work was a mandatory requirement of the BFD.

46. Ms. Eykelbosh emailed the Strata Council on May 29, 2020, requesting information on the fire system upgrade and urging them to proceed with the work, especially given that they had called an SGM to repeal the Strata Corporation's rental restriction bylaw, which may result in additional occupants entering the building.

47. In June 2020, council member Johnny Tsang sent several emails to the BFD indicating that work was proceeding and that the Strata Council intended to complete the work promptly.

48. On June 16, 2020, Captain Parker asked the Strata Council for confirmation of their intent to complete Phase 2 of the fire upgrade. In response, property manager Hilaire Kalfon

- 13 -

("Mr. Kalfon") asked for an extension so that the Strata Council could seek several quotations for the work, which he claimed was an obligation under the *Act*.

49. On June 17, 2020, Captain Parker granted the Strata Council an extension to submit the letter of intent to complete by June 22, 2020 and noted that no further extensions would be given.

50. On June 22, 2020, a special general meeting ("June 2020 SGM") of the Strata Corporation was held to repeal the rental restriction bylaw. The bylaw was upheld, and the owners also approved a transfer of \$120,000.00 from the CRF for aluminum wiring pig-tailing as an additional fire-safety measure. The Strata Council was representing to owners at the SGM that the fire system upgrade was voluntary, and the current Strata Council claimed that previous Strata Council members had deliberately misled the owners regarding the mandatory nature of the fire system upgrade.

51. On June 23, 2020, Captain Parker emailed the Strata Council again requesting the letter of intent and stating that re-inspection fees would begin. In response, Mr. Kalfon replied to Captain Parker that the Strata Corporation's building's fire system was fully operational and that it had suddenly come to everyone's attention that the fire upgrade was actually voluntary, that the owners are opposed to the upgrade, and that the decision to complete phase 2 of the upgrade, including hardwiring of smoke detectors in every unit, must be revisited.

52. In July 2020, Captain Parker sent two emails to the Strata Council requesting the letter of intent to move forward with Phase 2, and she clarified once again that the fire upgrade was indeed mandatory and that re-inspection fees would apply at \$500.00 per week per building, totaling \$1,000.00 per week.

53. On July 16, 2020, Mr. Kalfon replied to a BFD staffer that the Strata Corporation's fire system was working properly and that the building was fully functional and verified, despite being previously corrected on this point by Captain Parker.

- 14 -

54. There has been no further communication regarding the fire system upgrade to the owners and no additional work on strata lots in the building. The aluminum wire pig-tailing approved at the June 2020 SGM has not been started.

55. The hardwiring of smoke detectors is the most expensive portion of the upgrade and in fact cannot be completed if the Investor Owners do not pay their proportionate share of the expense. It appears that the Investor Owners are prioritizing their own cost savings over the safety of Resident Owners.

56. The Strata Corporation is currently being fined \$1,000.00 a week for re-inspection fees, which began occurring as of June 23, 2020. To date, weekly inspection fees total approximately \$5,000.00. This money, along with the unexpected and unwarranted expenditure for the fire watch, which totaled \$14,403.90, were not included in the Strata Corporation's operating budget. If the Investor Owners are not paying their strata fees, the combined increase in expenses and shortfall in revenue puts the Strata Corporation's financial well-being at extreme risk.

57. By email to the Strata Council dated August 24, 2020, Captain Parker repeated her demand for the phase 2 fire upgrades.

Exposing the Strata Corporation to Litigation

58. The current Strata Council has failed to honour the obligations of the Strata Corporation. In January 2020, the Strata Corporation entered into an agreement with Community Fire to carry out the fire upgrade mandated by the BFD. The resolution passing a special levy to conduct this work was passed at the 2020 AGM. The special levy was due April 1, 2020, however, the Petitioners suspect that the Investor Owners have not paid their proportionate share, given that the Strata Council first extended the due date and then began talking about cancelling the levy.

59. The potential breach of the Community Fire contract resulted in a lawsuit against the Strata Corporation, as Community Fire sued to enforce its builders lien.

Failure to Provide Documents in Breach of the Act

60. Despite numerous requests, the Strata Council has refused to provide the financial records for the Strata Corporation since February 2020.

- 15 -

61. This refusal to share financial documents has created serious concern that the current Strata Council members are not paying their strata fees or special levies. Previously, the Investor Owners refused to pay their strata fees, forcing the Strata Corporation to commence legal action to recover the money. Despite legal action, the arrears were paid only days before the February 2020 AGM, indicating that the Investor Owners were not unable to pay, but simply unwilling. In February 2020, Investor Owners paid approximately \$311,000.00 to bring their strata lot accounts current.

62. At the most recent SGM on June 22, 2020, the Strata Council was asked to provide owners with the totals for both the operating and special levy fund accounts, both of which the Strata Council refused to answer. This refusal to provide information was not mentioned in the meeting minutes. It is important that the owners find out whether or not the Investor Owners are paying their strata fees. The Strata Corporation cannot run without 50% of its revenue. If in fact the Investor Owners have not paid their strata fees or levies, both are subject to a late payment charge.

63. The June 2020 SGM to repeal the rental bylaw was itself problematic. The current Strata Council exerted pressure on owners and attempted to create conditions that would prevent owners from voting at the June 22, 2020 SGM to repeal the no-rental bylaw. This was attempted in several ways:

- a) 2 business days before the meeting, the property manager hand delivered a letter to the front door of all owners claiming that if we did not approve rentals, the city would "pull our occupancy permit" and we would be homeless;
- b) 2 business days before the meeting, the property manager hand delivered a letter to all owners indicating that owners may not be permitted to vote if they were delinquent in their financial obligations to the Strata Corporation. This created considerable distress and confusion, when in fact the Strata Council had no right to deny voting rights on the basis it claimed; and
- c) The SGM was called as an in person meeting despite a public health order banning gatherings of 50 people. Many owners did not attend in person, due to fear of the virus, fear of the ban, or fear of the Strata Council. This

- 16 -

disenfranchised them from exercising their vote in person, and denied them the opportunity to receive potentially essential information that was provided at the meeting.

64. At the June 2020 SGM, there was continuous yelling and threats made against former council members by the current Strata Council.

65. After the repeal of the rental restriction bylaw failed, Mr. Grewal directly stated to Ms. Eykelbosh that if insurance was unavailable to the Strata Corporation because of unoccupied units, he would inform the Petitioners' banks that the building was uninsured.

The Hardship Exemption and Conflict of Interest

66. Following the defeat of the wind-up resolution, the Investor Owners continued to purchase strata lots in Cameray Gardens and circulated offers to Resident Owners with offers to purchase strata lots.

67. By May 2018, it appeared to the Strata Council that the Investor Owners were illegally renting their strata lots to the owners who had agreed to sell their strata lots. The exact nature of the contractual relationship between the Investor Owners and the owners was unknown to the Strata Council because the Investor Owners did not share the details of the contracts of purchase and sale. However, the Strata Council was in possession of the Investor Owners' proposed contract of purchase and sale that offered rent backs to owners after closing of purchases.

68. On or about May 15, 2018, the Strata Council held a meeting to discuss the illegal rentals and instructed the property manager to send bylaw infraction letters.

69. On or about June 25, 2018, a bylaw infraction letter was sent to the Investor Owners by the Strata Corporation's property manager.

70. The Investor Owners' response to the bylaw infraction letter did not adequately answer the Strata Council's concern that the Investor Owners may have offered a "rent back" option to former owners for an indefinite time. The Strata Council at the time concluded that the Investor Owners were breaching the no rental bylaw by allowing a rental to continue past the completion date.

- 17 -

71. Bylaw 32(d) allows for the imposition of a fine up to \$500.00 for a contravention of the no rental bylaw and every seven days for a continuing contravention. This bylaw is consistent with the provisions of the *Act*.

72. In response to the Strata Council's decision to enforce the rental prohibition bylaw against the Investor Owners, in or around July 2018, the Investor Owners called a special general meeting to repeal the no rental bylaw for Cameray Gardens. Shortly before the SGM, the Investor Owners' lawyer, Michelle Guy, began living in Unit 210 Kingsway of Cameray Gardens, and solicited owners directly to obtain their proxies for the special general meeting. Michelle Guy apparently rented a strata lot in Cameray Gardens from July 2018 to March 2020.

73. The Investor Owners' attempt to repeal the rental prohibition bylaw failed. Subsequently, the Strata Corporation initiated a dispute notice in the CRT to recover the fines imposed against the Investor Owners' strata lots for the illegal rentals. On October 29, 2018, the CRT granted the Strata Corporation a default judgment against the Investor Owners for \$15,000.00 of unpaid fines relating to the Investor Owners' contravention of the rental prohibition bylaw.

74. On or about January 13, 2019, the Investor Owners applied to the Strata Council for an exemption from the rental prohibition bylaw based on hardship. However, the Investor Owners failed to provide sufficient evidence to support the hardship application, and the Investor Owners' hardship application was denied. At the time, the Investor Owners' strata lots were the subject of a bank foreclosure, however the Investor Owners did not provide the Strata Council with any financial statements or information to support their claim for hardship. The Strata Council concluded that because the Investor Owners had purchased their strata lots with knowledge of the rental prohibition bylaw, and as an investment opportunity, it would be inappropriate to grant an exemption under the provisions of the *Act*.

75. In the meantime, the Investor Owners were not paying strata fees for the strata lots they had purchased, and in or around late June 2019, the Strata Corporation commenced legal proceedings to collect the unpaid amounts.

76. By February 2020, the Investor Owners had still not paid the arrears of strata fees owing for their strata lots, and had not paid the CRT judgment. However, in order to vote at the Strata

- 18 -

Corporation's annual general meeting scheduled for February 23, 2020, the Investor Owners paid the amounts owing to the Strata Corporation including unpaid strata fees, legal costs and the CRT judgment, which amounts totalled approximately \$311,000.00.

77. The February 25, 2020 annual general meeting of the Strata Corporation resulted in a significant change in the Strata Corporation's governance. The Investor Owners used their voting power to gain control of the Strata Council and subsequently the controlling mind of the Investor Owners, Mr. Grewal, became the Strata Council president.

78. On or about June 23, 2020, the Investor Owners sent a letter to the Strata Corporation requesting to rent all their units under hardship. The Investor Owners did not explain why they could not sell their strata lots.

79. On or about June 24, 2020, the Strata Council, who are all co-directors of the Investor Owners, granted a hardship exemption to the Investor Owners in a secret meeting (there are no minutes for a meeting of the council to consider the hardship application) for all or some of the Investor Owners' strata lots. Subsequently, the Investor Owners advertised their strata lots for rent. The ownership was not informed that a hardship exemption had been granted to the Investor Owners and instead discovered the Strata Council's secret decision after receiving the exemption letter from a third party.

80. The Investor Owners' strata lots are in foreclosure and it appears the Investor Owners are attempting to rent the strata lots to save their investment. It appears that 33 of 49 of the Investor Owners' strata lots are now listed for sale by court order in foreclosure proceedings.

81. The Strata Council did not require the Investor Owners to disclose their financial records to support the Investor Owners' request for a hardship exemption in June 2020. The basis for the Strata Council granting a hardship exemption to the Investor Owners is unknown to the owners of Cameray Gardens.

82. By letter dated June 30, 2020, the Petitioners' lawyer demanded that the Strata Council explain the basis for granting the Investor Owners a hardship exemption and requested the following information:

- 19 -

- (i) All information considered by the Strata Council in relation to the hardship application, including financial records of 1161359 B.C. Ltd., correspondence, emails or other documents;
- (ii) A full explanation of why the Strata Council found that hardship had been satisfied; and
- (iii) An explanation of why all of the applicants' strata lots required rental permission.

83. The Strata Council has not responded to the June 30, 2020 letter.

Strata Corporation Insurance

84. The Strata Corporation's current insurance coverage may have been obtained under false pretences. On July 3, 2020, Ms. Eykelbosh spoke to Dave Blake ("Mr. Blake"), the Strata Corporation's insurance broker from HUB Insurance. Mr. Blake advised Ms. Eykelbosh that the Strata Corporation had managed to obtain insurance coverage, but that the new coverage was based upon the understanding that the owners would work to fill the vacant units as quickly as possible. Ms. Eykelbosh advised Mr. Blake that the owners had upheld the no-rentals bylaw at the June 2020 SGM, and so those units would certainly not be occupied. Mr. Blake indicated that the insurer would check back with the Strata Corporation in 3 to 6 months.

85. In addition to the issue of vacancies, the insurers are likely expecting the Strata Corporation to complete the aluminum wiring pig-tailing as promised. Although the owners approved a transfer of \$120,000.00 from the contingency reserve fund during the June 2020 SGM, the owners have heard nothing further regarding this work. This is surprising given that it was represented to the owners in Mr. Kalfon's letter of June 18, 2020 as a critical fire-safety improvement that was necessary to obtain insurance and that had to be enacted immediately.

86. It is the Petitioners understanding that the Strata Council may have obtained insurance under false pretences because they would be in violation of the terms and conditions of their mortgages if insurance was not in place. So they have protected themselves, but it is unclear what would happen to the Resident Owners if there is a fire in the building and the Resident Owners are found not to have met the conditions of the Strata Corporation's insurance policy.

- 20 -

Threats and Acts of Intimidation

87. The Petitioners live in a toxic atmosphere of threats and intimidation. These have focused mostly on former council members, but have also more broadly included all owners on some occasions.

88. On or about June 18, 2020, just prior to the June 2020 SGM dealing with the no-rental bylaw repeal, owners received a letter from the property manager threatening them with homelessness if they did not agree to change the bylaw. The letter stated that if owners did not allow rentals and approve pig-tailing, the Strata Corporation would fail to obtain insurance. There would be no way for the Petitioners' mortgagees to know about the insurance issues unless the Strata Council made a point of communicating with them. Further, the idea that the City would remove the owners from the building is highly improbable. However, to a number of the owners in the building, who are currently out of work and feeling very vulnerable, this letter was considered a direct and serious threat and created a great deal of distress.

89. During the June 2020 SGM, Mr. Grewal repeatedly mentioned to former council members that "you're going to pay" and council member Johnny Tsang said that there were accounting irregularities in the Strata Corporation's books that somehow implicated former Strata Council members in crimes. Resident owners Meghan Burghall and Nasim Bhaloo objected openly to this, expressing how the atmosphere was intimidating and threatening and that former council members should be treated with more respect.

90. During the same June 2020 SGM, just after the resolution to repeal the rental restriction bylaw had failed, Mr. Grewal stated to Ms. Eykelbosh that he would call the mortgagees of all the Resident Owners if the Strata Corporation failed to obtain insurance because of the vacancies created by his inability to rent his units. This would result in the mortgages of these owners being called in. Mr. Grewal even noted that the bank holding Ms. Eykelbosh's mortgage is RBC, indicating that he had indeed sought this information, presumably with the intent to use it.

Significantly Unfair Acts

91. When Investor Owners took over the Strata Council in February 2020, they elected five people to the Strata Council, deliberately leaving two spots vacant that could have been filled

- 21 -

with Resident Owners. This was done to separate the interests of the Investor Owners from the Resident Owners. It has prevented Resident Owners from having any reasonable insight into the operation of the Strata Corporation.

92. The current Strata Council has contravened the *Act* and their duties as Strata Council members on several occasions. In addition to failing to provide access to financial documents, honour contractual obligations, and protect the owners' safety in the building, they have also failed to hold regular council meetings. The first Strata Council meeting occurred on March 13, 2020. However, the meeting was not called to order and the business of the Strata Corporation was not conducted. The property manager refused to sign off on the minutes.

93. The next council meeting was held on May 12, 2020, during which the business of the Strata Corporation was conducted, although reviews of financial reports were again deferred and no information was given on the special levy account or arrears. The Strata Council also declined to proceed with a scheduled financial audit.

94. No further council meetings have been held. Thus, since the 2020 AGM, one council meeting has occurred and the Owners have not been kept up to date on the business of the Strata Corporation.

Part 3: LEGAL BASIS

1. The Petitioners rely on ss. 31, 32, 35, 36, 72, 165 and 174 of the *Act*.
2. The duty to repair arises from s. 72 of the *Act* and is fundamental to the role of a strata corporation. (*Royal Bank of Canada v. Holden* (1996), 7 R.P.R. (3d) 80 (B.C.S.C.)).
3. Absent exceptional circumstances, it is always the strata corporation's responsibility, not the owners individually, to repair and maintain the common property.
4. The Strata Corporation's response to the duty to repair is measured by a standard of reasonableness. (*John Campbell Law Corp. v. Strata Plan 1350*, 2001 BCSC 1342).
5. Generally, the source of the damage, or cause of the need for repair or maintenance does not matter; the Strata Corporation must repair and maintain the building to make it 'good'.

- 22 -

(*Taychuk v. Strata Plan LMS 744*, supra, citing *Sterloff v. Strata Plan VR 2613* (1994), 38 R.P.R. (2d) 102 (B.C.S.C.); *Manton v. York Condominium Corp. No. 461* (1984), 49 O.R. (2d) 83 (Co. Ct.); and *Fudge v. Strata Plan NW 2636*, 2012 BCPC 409 (*Ross v. Strata Plan VIS 1098* (2 August 2002), Victoria 02-1331 (B.C.S.C.) (*Elahi v. Strata Plan VR 1023*, 2011 BCSC 1665); (*York Condominium Corp. No. 59 v. York Condominium Corp. No. 87* (1983), 148 D.L.R. (3d) 660 (Ont. C.A.), *Strata Plan 1229 v. Trivantor Investments International Ltd.* (1995), 4 B.C.L.R. (3d) 259 (S.C.)).

6. The duty to repair is not a duty that may be avoided - even if the decision not to repair is unanimous. *Strata Plan 1229 v. Trivantor*, supra.

7. The court may order repairs and impose a special levy on owners under ss. 164, 165, 173 or 174. *Tadeson v. Owners, Strata Plan NW 2644*, 1999 CanLII 6999 (BCSC).

8. The 'test' for the appointment of an Administrator is set out in *Lum v. Strata Plan VR 519*, 2001 BCSC 493:

- a) whether there has been established a demonstrated inability to manage the strata corporation;
- b) whether there has been demonstrated substantial misconduct or mismanagement or both in relation to the affairs of the strata corporation;
- c) whether the appointment of an Administrator is necessary to bring order to the affairs of the strata corporation;
- d) whether there is a struggle among competing groups within the strata corporation such as to impede or prevent proper governance of the strata corporation; and
- e) whether only the appointment of an Administrator has any reasonable prospect of bringing to order the affairs of the strata corporation.

9. Section 31 of the *Act* requires council members to act honestly and in good faith, with a view to the best interests of the strata corporation.

10. Section 32 of the *Act* states the following:

- 23 -

Disclosure of conflict of Interest

32 A council member who has a direct or indirect interest in

- (a) a contract or transaction with the strata corporation, or
- (b) a matter that is or is to be the subject of consideration by the council, if that interest could result in the creation of a duty or interest that materially conflicts with that council member's duty or interest as a council member,
must
- (c) disclose fully and promptly to the council the nature and extent of the interest,
- (d) abstain from voting on the contract, transaction or matter, and
- (e) leave the council meeting
 - (i) while the contract, transaction or matter is discussed, unless asked by council to be present to provide information, and
 - (ii) while the council votes on the contract, transaction or matter.

11. Sections 35 and 36 of the *Act* require the Strata Corporation to make records and documents referred to in section 35 available for inspection by, and provide copies of them to an owner.

12. The bylaws of the Strata Corporation prohibit rentals.

13. The current Strata Council members are unable to discharge their duties under ss. 31 and 32 of the *Act*. The Strata Council members are directors of the Investor Owners and owe a duty of loyalty to those companies. The interests of the Strata Corporation and Investor Owners are in regular conflict. The conflict has resulted in the Strata Corporation's failure to comply with its duties, including not meeting the BFD's repair directives, not upholding the no-rental bylaw, not recovering unpaid common expenses from the Investor Owners, not holding Strata Council meetings, and not providing owners with financial information.

14. The Petitioners submit that only the appointment of an Administrator will bring order to the affairs of the Strata Corporation.


- 24 -

Part 4: MATERIAL TO BE RELIED ON

1. Affidavit #1 of Angela Joy Eykelbosh made September 2, 2020.

The petitioners estimate that the hearing of the petition will take 1 day.

Date: September 8, 2020



Signature of G. Stephen Hamilton
Lawyer for petitioners

- 25 -

To be completed by the court only:

Order made

☐ in the terms requested in paragraphs of Part 1 of this petition

☐ with the following variations and additional terms:

.....
.....
.....

Date: _____

Signature of ☐ Judge ☐ Master

This is Exhibit "B" referred to in the
affidavit of Gl. Stephen Hamilton
sworn before me at New Westminster
this 28th day of September 2020

.....
A Commissioner for taking Affidavits
for British Columbia

Amounts believed to be owing on strata lots belonging to 1161359 BC Ltd								
Unit Number	Building Address	Strata Lot	Company	Monthly Strata Fees 2020	Special Levy Amount	Amount Owing Feb thru Oct 2020		
107	3925 Kingsway	3	1161359 BC Ltd.	\$ 256.38	2582.04	\$ 4,633.08		
110	3925 Kingsway	6	1161359 BC Ltd.	\$ 327.42	3297.54	\$ 5,916.90		
111	3925 Kingsway	7	1161359 BC Ltd.	\$ 240.93	2426.49	\$ 4,353.93		
115	3925 Kingsway	10	1161359 BC Ltd.	\$ 339.78	3421.98	\$ 6,140.22		
116	3925 Kingsway	11	1161359 BC Ltd.	\$ 349.04	3515.3	\$ 6,307.62		
119	3925 Kingsway	14	1161359 BC Ltd.	\$ 305.80	3079.78	\$ 5,526.18		
202	3925 Kingsway	34	1161359 BC Ltd.	\$ 256.38	2582.04	\$ 4,633.08		
210	3925 Kingsway	24	1161359 BC Ltd.	\$ 327.42	3297.54	\$ 5,916.90		
211	3925 Kingsway	25	1161359 BC Ltd.	\$ 240.93	2426.49	\$ 4,353.93		
212	3925 Kingsway	26	1161359 BC Ltd.	\$ 244.02	2457.6	\$ 4,409.76		
215	3925 Kingsway	28	1161359 BC Ltd.	\$ 339.78	3421.98	\$ 6,140.22		
217	3925 Kingsway	30	1161359 BC Ltd.	\$ 265.64	2675.36	\$ 4,800.48		
301	3925 Kingsway	51	1161359 BC Ltd.	\$ 330.51	3328.65	\$ 5,972.73		
303	3925 Kingsway	53	1161359 BC Ltd.	\$ 256.38	2582.04	\$ 4,633.08		
304	3925 Kingsway	54	1161359 BC Ltd.	\$ 333.60	3359.76	\$ 6,028.56		
307	3925 Kingsway	39	1161359 BC Ltd.	\$ 256.38	2582.04	\$ 4,633.08		
309	3925 Kingsway	41	1161359 BC Ltd.	\$ 342.87	3453.09	\$ 6,196.05		
310	3925 Kingsway	42	1161359 BC Ltd.	\$ 327.42	3297.54	\$ 5,916.90		
311	3925 Kingsway	43	1161359 BC Ltd.	\$ 240.93	2426.49	\$ 4,353.93		
314	3925 Kingsway	45	1161359 BC Ltd.	\$ 265.64	2675.36	\$ 4,800.48		
317	3925 Kingsway	48	1161359 BC Ltd.	\$ 265.64	2675.36	\$ 4,800.48		
102	5715 Jersey Avenue	60	1161359 BC Ltd.	\$ 352.13	3546.41	\$ 6,363.45		
103	5715 Jersey Avenue	61	1161359 BC Ltd.	\$ 352.13	3546.41	\$ 6,363.45		
111	5715 Jersey Avenue	69	1161359 BC Ltd.	\$ 333.60	3359.76	\$ 6,028.56		
112	5715 Jersey Avenue	55	1161359 BC Ltd.	\$ 339.78	3546.41	\$ 6,264.65		
115	5715 Jersey Avenue	57	1161359 BC Ltd.	\$ 364.49	3670.85	\$ 6,586.77		
203	5715 Jersey Avenue	76	1161359 BC Ltd.	\$ 352.13	3546.41	\$ 6,363.45		
205	5715 Jersey Avenue	78	1161359 BC Ltd.	\$ 333.60	3359.76	\$ 6,028.56		
209	5715 Jersey Avenue	82	1161359 BC Ltd.	\$ 244.02	2457.6	\$ 4,409.76		
214	5715 Jersey Avenue	70	1161359 BC Ltd.	\$ 352.13	3546.41	\$ 6,363.45		
217	5715 Jersey Avenue	73	1161359 BC Ltd.	\$ 333.60	3359.76	\$ 6,028.56		
301	5715 Jersey Avenue	90	1161359 BC Ltd.	\$ 339.78	3421.98	\$ 6,140.22		
302	5715 Jersey Avenue	91	1161359 BC Ltd.	\$ 352.13	3546.41	\$ 6,363.45		
303	5715 Jersey Avenue	92	1161359 BC Ltd.	\$ 352.13	3546.41	\$ 6,363.45		
308	5715 Jersey Avenue	97	1161359 BC Ltd.	\$ 244.02	2457.6	\$ 4,409.76		
315	5715 Jersey Avenue	87	1161359 BC Ltd.	\$ 349.04	3515.3	\$ 6,307.62		
316	5715 Jersey Avenue	88	1161359 BC Ltd.	\$ 364.49	3670.85	\$ 6,586.77		
317	5715 Jersey Avenue	89	1161359 BC Ltd.	\$ 333.60	3359.76	\$ 6,028.56		
						\$ 213,468.08		

IN ADDITION TO amounts potentially owed by 1184413 BC Ltd, 1184414 BC Ltd, 1184416 BC Ltd, and 1237765 BC Ltd						
Unit Number	Building Address	Strata Lot	Company	Monthly Strata Fees 2020	Special Levy Amount	Amount Owing Feb thru Oct 2020
305	3925 Kingsway	37	1184413 BC Ltd.	\$ 333.60	3359.76	\$ 6,028.56
316	3925 Kingsway	47	1184413 BC Ltd.	\$ 349.04	3515.3	\$ 6,307.62
216	3925 Kingsway	29	1184414 BC Ltd.	\$ 349.04	3515.3	\$ 6,307.62
312	3925 Kingsway	44	1184414 BC Ltd.	\$ 244.02	2457.6	\$ 4,409.76
117	3925 Kingsway	12	1184416 BC Ltd.	\$ 265.64	2675.36	\$ 4,800.48
302	3925 Kingsway	52	1184416 BC Ltd.	\$ 256.38	2582.04	\$ 4,633.08
109	5715 Jersey Avenue	67	1184416 BC Ltd.	\$ 240.93	2426.49	\$ 4,353.93
116	5715 Jersey Avenue	58	1184416 BC Ltd.	\$ 333.60	3359.76	\$ 6,028.56
202	5715 Jersey Avenue	75	1184416 BC Ltd.	\$ 352.13	3546.41	\$ 5,363.45
204	3925 Kingsway	36	1237765 BC Ltd.	\$ 333.60	3359.76	\$ 6,028.56
209	3925 Kingsway	23	1237765 BC Ltd.	\$ 342.87	3453.09	\$ 6,196.05
						\$ 61,457.67
						\$ 274,925.75

TITLE SEARCH PRINT

File Reference: 51919

2020-09-28, 09:35:06

Requestor: Vivien Hsu

****CURRENT AND CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** WX2117661
From Title Number CA6768219This is Exhibit "C" referred to in the
affidavit of... G. Stephen Hamilton
sworn before me at New Westminster
this 28th day of September, 2020.**Application Received** 2019-06-28A Commissioner for taking Affidavits
for British Columbia**Application Entered** 2019-07-18**Registered Owner in Fee Simple**
Registered Owner/Mailing Address:1161359 B.C. LTD., INC.NO. BC1161359
1130-1185 WEST GEORGIA STREET
VANCOUVER, BC
V6E 4E6**Taxation Authority** Burnaby, City of**Description of Land**

Parcel Identifier: 001-262-947

Legal Description:

STRATA LOT 3 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests**Nature: MORTGAGE
Registration Number: CA6769345
Registration Date and Time: 2018-04-30 16:00
Registered Owner: 1162037 B.C. LTD.
INCORPORATION NO. BC1162037
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 51919

2020-09-28, 09:35:06

Requestor: Vivien Hsu

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA6769346
Registration Date and Time:	2018-04-30 16:00
Registered Owner:	1162037 B.C. LTD. INCORPORATION NO. BC1162037
Remarks:	INTER ALIA
Nature:	MORTGAGE
Registration Number:	CA6769537
Registration Date and Time:	2018-04-30 16:44
Registered Owner:	1162143 B.C. LTD. INCORPORATION NO. BC1162143
Transfer Number:	CA6769537 TRANSFERRED TO CA7978675
Registered Owner:	GC CAPITAL INC. INCORPORATION NO. BC1162143
Transfer Number:	CA7978675
Remarks:	INTER ALIA
Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA6769538
Registration Date and Time:	2018-04-30 16:44
Registered Owner:	1162143 B.C. LTD. INCORPORATION NO. BC1162143
Transfer Number:	CA6769538 TRANSFERRED TO CA7978676
Registered Owner:	GC CAPITAL INC. INCORPORATION NO. BC1162143
Transfer Number:	CA7978676
Remarks:	INTER ALIA
Nature:	MORTGAGE
Registration Number:	CA6769663
Registration Date and Time:	2018-04-30 17:50
Registered Owner:	RICHARD JOHN HUI
Remarks:	INTER ALIA
Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CA7467649
Registration Date and Time:	2019-04-26 15:47
Registered Owner:	THE OWNERS, STRATA PLAN NW289
Cancelled By:	CA8115132
Cancelled Date:	2020-03-31
Nature:	CERTIFICATE OF PENDING LITIGATION
Registration Number:	CA7540699
Registration Date and Time:	2019-06-04 15:04
Registered Owner:	RICHARD JOHN HUI
Remarks:	INTER ALIA

TITLE SEARCH PRINT

File Reference: 51919

2020-09-28, 09:35:06

Requestor: Vivien Hsu

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: CA7601507
 Registration Date and Time: 2019-07-04 09:18
 Registered Owner: 1162037 B.C. LTD.
 INCORPORATION NO. BC1162037
 Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: CA7654661
 Registration Date and Time: 2019-07-30 14:28
 Registered Owner: GC CAPITAL INC.
 INCORPORATION NO. BC1162143
 Remarks: INTER ALIA

Nature: JUDGMENT
 Registration Number: CA7736273
 Registration Date and Time: 2019-09-09 11:17
 Registered Owner: RICHARD JOHN HUI
 Remarks: INTER ALIA

Nature: JUDGMENT
 Registration Number: CA7783069
 Registration Date and Time: 2019-10-01 11:27
 Registered Owner: THE OWNERS, STRATA PLAN NW289
 Remarks: INTER ALIA
Cancelled By: CA8059321
Cancelled Date: 2020-02-27

Nature: JUDGMENT
 Registration Number: CA7909159
 Registration Date and Time: 2019-12-04 12:35
 Registered Owner: ANDREW HING CHUEN LEE
 EXECUTOR OF THE WILL OF FONG KIU LEE, DECEASED, SEE
 CA7909159
 Remarks: INTER ALIA

Nature: JUDGMENT
 Registration Number: CA7954787
 Registration Date and Time: 2019-12-30 14:35
 Registered Owner: 1162037 B.C. LTD.
 INCORPORATION NO. BC1162037
 Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 51919

2020-09-28, 09:35:06

Requestor: Vivien Hsu

Nature: JUDGMENT
Registration Number: CA8042787
Registration Date and Time: 2020-02-19 10:34
Registered Owner: GC CAPITAL INC.
INCORPORATION NO. BC1162143
Remarks: INTER ALIA

Nature: CLAIM OF BUILDERS LIEN
Registration Number: CA8105199
Registration Date and Time: 2020-03-25 13:03
Registered Owner: COMMUNITY FIRE PREVENTION LTD.
INCORPORATION NO. 0510146
Remarks: INTER ALIA
Cancelled By: CA8188265
Cancelled Date: 2020-05-13

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

Ben L. Scheidegger

From: Ben L. Scheidegger
Sent: Monday, September 28, 2020 2:56 PM
To: sdriver@boughtonlaw.com
Cc: Hsu, Vivien
Subject: 51919 Camery Gardens
Attachments: Petition filed September 9, 2020 (01601184xEDEB8).PDF; Petition filed July 23, 2020 (01593147xEDEB8).PDF; Order of Master Elwood (Order NISI - H-190537) - filed February 10, 2020 (01578216xEDEB8).PDF; Notice of Application filed August 18, 2020 (H-190537) (01605573xEDEB8).PDF; Response to Petition filed August 14, 2020 (01596185xEDEB8).PDF

Hi Shaun,

This is the information I can provide to you. We are not party to any foreclosure proceedings but did start a petition to have an administrator appointed. There are, to my knowledge, two foreclosure proceedings. There was also a petition filed by the Strata to force strike a bylaw:

1. Resident Owners (my client) v. Strata Corp **New West Minster 230873**
 - a. Petition attached, filed September 9, 2020
 - i. Service completed last week
2. 1161359 BC Ltd. (Investor Owners) v. Strata Corp, petition to strike bylaw **Vancouver 207316**
 - a. Petition attached, filed July 23, 2020
 - b. Guardian Law was counsel for the petitioner
 - c. We filed a response on behalf of our clients

Foreclosures:

1. GC Capital v Investor Owners and others **Vancouver H-190537**. Chris Ramsay of Clark Wilson is counsel for the petitioners.
 - a. Order NISI entered 10 Feb 2020 attached
 - b. Notice of Application to approve sale attached filed, **August 18, 2020** —It is my understanding that this is the application to be heard tomorrow.
2. 1076737 B.C. Ltd. v. Investor Owners and others **Vancouver H-190434**
 - a. Petition filed June 14, 2019 by Ryan R. Lee of Watson Goeppel
 - b. As far as I know, the last order was in May of this year for sub service.

I hope this is helpful and not more confusing. Guardian has represented some strata owners but not in the foreclosure, as far as I am aware.

Regards,

Benjamin L. Scheidegger
 Lawyer



**HAMILTON
& COMPANY**
 — STRATA LITIGATION —

This is Exhibit "C" referred to in the
 affidavit of Angela Sykelbosh
 sworn before me at Duncan
 this 14th day of December, 2020

A Commissioner for taking Affidavits
 for British Columbia

12/9/2020

BC OnLine



BC

[Sign Off](#) [News](#) [User Guides](#) [Price List](#) [Hours of Operation](#) [Links](#) [Site Map](#) [Conditions of Use](#) [BC OnLine HELP](#)
[Active Session](#) [Products](#) [Account Setup](#) [Contact Us](#)

51919 [UPDATE]

Access Basis:

Public View

[Case Basics](#)[Parties](#)[Documents](#)[Hearings and Results](#)[Transfers](#)

Details for Document: Order

[Close](#)

Date Filed: 29Sep2020

Filing Parties

Terms of Order

Order

1. Counsel shall provide a substantial and substantive affidavit from Mr. Buck, agent of Colliers. This would address all of the concerns raised at today's hearing, September 29th, 2020, such as how many and who he contacted, and who had made inquiries of him. Counsel for the Plaintiff shall give consideration on whether or not, and why, the anonymous purchaser should be identified to the other parties.
2. This matter is adjourned to Wednesday, October 7th, 2020 at 2:00 PM, before Master Taylor.
3. Counsel for the Plaintiff shall provide the affidavit to the other parties by close of business on Monday, October 5th, 2020.

Hearings For Document

This is Exhibit "D" referred to in the affidavit of Angela Eylebosch sworn before me at Duncan this 14th day of December 2020

A Commissioner for taking Affidavits for British Columbia

JOANNE P. ZIPSER
Notary Public
#103 - 394 Duncan Street
Duncan B.C. V9L 3W4
(250) 748-7155

1 2 Next >

Initiating Document	Amended Document	#	Document Description	Date Document Filed	Claim Amount	Document Request
			<u>Order Made after Application</u>	07Oct2020		
		55	<u>Affidavit</u>	07Oct2020		
		54	<u>Requisition</u>	06Oct2020		View
		53	<u>Affidavit</u>	06Oct2020		
		52	<u>Affidavit</u>	06Oct2020		
			<u>Order</u>	29Sep2020		
		51	<u>Affidavit</u>	28Sep2020		
		49	<u>Affidavit</u>	28Sep2020		
		48	<u>Electronic Filing Statement - Supreme</u>	28Sep2020		
		47	<u>Affidavit</u>	28Sep2020		
		46	<u>Electronic Filing Statement - Supreme</u>	28Sep2020		
		45	<u>Application Response</u>	28Sep2020		View
		50	<u>Requisition</u>	25Sep2020		Request
			<u>Order</u>	21Sep2020		
		44	<u>Affidavit</u>	18Sep2020		
		42	<u>Requisition</u>	18Sep2020		View
		43	<u>Affidavit</u>	17Sep2020		
		41	<u>Affidavit</u>	16Sep2020		
		38	<u>Requisition</u>	14Sep2020		View
		39	<u>Affidavit</u>	11Sep2020		
		40	<u>Affidavit</u>	10Sep2020		
		37	<u>Affidavit</u>	08Sep2020		
		36	<u>Affidavit</u>	08Sep2020		
		35	<u>Requisition</u>	08Sep2020		View
			<u>Order Made after Application</u>	03Sep2020		
		34	<u>Affidavit</u>	03Sep2020		
		33	<u>Affidavit</u>	03Sep2020		
		32	<u>Application Response</u>	02Sep2020		View
		31	<u>Affidavit</u>	01Sep2020		
		29	<u>Requisition</u>	26Aug2020		Request

From: Shaun Driver <sdriver@boughtonlaw.com>
Sent: Wednesday, October 7, 2020 1:24 PM
To: Ben L. Scheidegger <bscheidegger@hamiltonco.ca>; Brian Y.K. Cheng <bcheng@owenbird.com>;
 krobertson@lawsonlundell.com; Christopher Ramsay <CRamsay@cwilson.com>
Cc: Sherri Evans <sevens@boughtonlaw.com>
Subject: RE: GC Capital [BLC-ACTIVE.FID1805157]

All,

I have been advised that a Land Title search did not show the liens on title. To that end, I have attached a sample of the filed liens for 12 of the properties in this email. A portion of the remainder are in my assistant's email inbox but she has advised me she is having technical issues and is unable to access them to upload them to our document system.

For reference, the time stamp has them dated as of yesterday.

If you have any further inquiries, please advise.

Shaun C. Driver
 P 604 647 4154

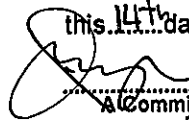
[Profile](#) | [vCard](#)

Boughton Law Corporation

700 - 595 Burrard Street | Vancouver, BC V7X 1S8 | P 604 687 6789 | F 604 683 5317

[Blog](#) | [Member of Meritas](#)

This is Exhibit "E" referred to in the
 affidavit of Angela Sukelbosh
 sworn before me at Duncan
 this 14th day of December 2020



Commissioner for taking Affidavits
 for British Columbia

This email and any accompanying files are intended only for the use of the addressee and may contain privileged and confidential information. If you have received this email in error, please notify us immediately and destroy the email. Our email terms of use | [Privacy Policy](#) | [Unsubscribe](#)

From: Shaun Driver
Sent: October-07-20 10:56 AM
To: 'Ben L. Scheidegger'; 'Brian Y.K. Cheng'; 'krobertson@lawsonlundell.com'; 'Christopher Ramsay'
Cc: Sherri Evans
Subject: GC Capital [BLC-ACTIVE.FID1805157]

JOANNE P. ZIPSER
 Notary Public
 #103 - 394 Duncan Street
 Duncan B.C. V9L 3W4
 (250) 748-7155

All,

In advance of the hearing, I can advise that the 33 liens, pursuant to the *Strata Property Act* have been filed in the amount of **\$321,944.24**.

Notice was provided on July 20, 2020 in the total amount for all 33 liens of \$298,200.50. That amount is comprised of a per unit share of a \$310,000 fire protection system approved on February 25, 2020 by special levy, unpaid strata maintenance fees for the period of May 1, 2020 to July 1, 2020.

The increase of \$23,743.69 as between the Liens and the July 20, 2020 are inclusive of strata fees for August 1, 2020 and reasonable legal fees.

If you require any of the information related to the lien, please advise. I am in Chambers on another matter and unable to discuss until prior to 2. Please communicate to me via e-mail.

Shaun C. Driver

P 604 647 4154

[Profile](#) | [vCard](#)

Boughton Law Corporation

700 - 595 Burrard Street | Vancouver, BC V7X 1S8 | P 604 687 6789 | F 604 683 5317

[Blog](#) | [Member of Meritas](#)

This email and any accompanying files are intended only for the use of the addressee and may contain privileged and confidential information. If you have received this email in error, please notify us immediately and destroy the email. [Our email terms of use](#) | [Privacy Policy](#) | [Unsubscribe](#)



BC

[Sign Off](#) [News](#) [User Guides](#) [Price List](#) [Hours of Operation](#) [Links](#) [Site Map](#) [Conditions of Use](#) [BC OnLine HELP](#)

File Options:

[File Summary Report - \\$6.00](#)[Request Documents](#)[New Search](#)[Back to Search Results](#)[51919 \[UPDATE \]](#)

Access Basis:

Public View

[Case Basics](#)[Parties](#)[Documents](#)[Hearings and Results](#)[Transfers](#)

Details for Document: Order Made after Application

[Close](#)

Date Filed: 07Oct2020

Filing Parties

Terms of Order

This is Exhibit "F" referred to in the
affidavit of Angela Eykelbosh
sworn before me at Duncan
this 14th day of December 2020.

Order Made after Application

1. The orders sought in the terms of Order of the Notice of Application (CEIS Doc #30) are granted.
2. The purchaser will pay the \$14,500,000 no later than 30 days from today's date.
3. Counsel to submit draft order through the registry to be endorsed by Master Taylor.
4. Costs to be awarded at Scale B.

Commissioner for taking Affidavits
for British Columbia
Hearings For Document

JOANNE P. ZIPSER
Notary Public
#103 - 394 Duncan Street
Duncan B.C. V9L 3W4
(250) 748-7155

[1](#) [2](#) [Next >](#)

Initiating Document	Amended Document	#	Document Description	Date Document Filed	Claim Amount	Document Request
			<u>Order Made after Application</u>	07Oct2020		
		55	<u>Affidavit</u>	07Oct2020		
		54	<u>Requisition</u>	06Oct2020		View
		53	<u>Affidavit</u>	06Oct2020		
		52	<u>Affidavit</u>	06Oct2020		
			<u>Order</u>	29Sep2020		
		51	<u>Affidavit</u>	28Sep2020		
		49	<u>Affidavit</u>	28Sep2020		
		48	<u>Electronic Filing Statement - Supreme</u>	28Sep2020		
		47	<u>Affidavit</u>	28Sep2020		
		46	<u>Electronic Filing Statement - Supreme</u>	28Sep2020		
		45	<u>Application Response</u>	28Sep2020		View
		50	<u>Requisition</u>	25Sep2020		Request
			<u>Order</u>	21Sep2020		
		44	<u>Affidavit</u>	18Sep2020		
		42	<u>Requisition</u>	18Sep2020		View
		43	<u>Affidavit</u>	17Sep2020		
		41	<u>Affidavit</u>	16Sep2020		
		38	<u>Requisition</u>	14Sep2020		View
		39	<u>Affidavit</u>	11Sep2020		
		40	<u>Affidavit</u>	10Sep2020		
		37	<u>Affidavit</u>	08Sep2020		
		36	<u>Affidavit</u>	08Sep2020		
		35	<u>Requisition</u>	08Sep2020		View
			<u>Order Made after Application</u>	03Sep2020		
		34	<u>Affidavit</u>	03Sep2020		
		33	<u>Affidavit</u>	03Sep2020		
		32	<u>Application Response</u>	02Sep2020		View
		31	<u>Affidavit</u>	01Sep2020		
		29	<u>Requisition</u>	26Aug2020		Request

TITLE SEARCH PRINT

File Reference: 51919

2020-12-09, 09:30:03

Requestor: Vivien Hsu

CURRENT AND CANCELLED INFORMATION SHOWN

Title Issued Under

STRATA PROPERTY ACT (Section 249)

Land Title District

Land Title Office

NEW WESTMINSTER

NEW WESTMINSTER

Title Number

From Title Number

WX2117680

CA6752426

This is Exhibit "G" referred to in the
affidavit of... Angela Gykelbosch...

sworn before me at... Duncan...

this... 4th day of... December... 2020

Application Received

2019-06-28

Application Entered

2019-07-18

A Commissioner for taking Affidavits
for British Columbia**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

1161359 B.C. LTD., INC. NO. BC1161359

1130-1185 WEST GEORGIA STREET

VANCOUVER, BC

V6E 4E6

JOANNE P. ZIPSER

Notary Public

#103 - 394 Duncan Street

Duncan B.C. V9L 3W4

(250) 748-7155

Taxation Authority

Burnaby, City of

Description of Land

Parcel Identifier:

001-263-633

Legal Description:

STRATA LOT 69 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
 STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
 PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
 LOT AS SHOWN ON FORM 1

Legal Notations

NONE

Charges, Liens and Interests

Nature:

MORTGAGE

Registration Number:

CA6752672

Registration Date and Time:

2018-04-23 17:36

Registered Owner:

1048817 B.C. LTD.

INCORPORATION NO. BC1048817

Remarks:

INTER ALIA

TITLE SEARCH PRINT

File Reference: 51919

2020-12-09, 09:30:03

Requestor: Vivien Hsu

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA6752673
 Registration Date and Time: 2018-04-23 17:36
 Registered Owner: 1048817 B.C. LTD.
 INCORPORATION NO. BC1048817
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CA6752674
 Registration Date and Time: 2018-04-23 17:36
 Registered Owner: 1076737 B.C. LTD.
 INCORPORATION NO. BC1076737
 Remarks: INTER ALIA
Cancelled By: CA8164017
Cancelled Date: 2020-04-29

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA6753240
 Registration Date and Time: 2018-04-24 10:06
 Registered Owner: 1076737 B.C. LTD.
 INCORPORATION NO. BC1076737
 Remarks: INTER ALIA
Cancelled By: CA8164018
Cancelled Date: 2020-04-29

Nature: MORTGAGE
 Registration Number: CA6769537
 Registration Date and Time: 2018-04-30 16:44
 Registered Owner: 1162143 B.C. LTD.
 INCORPORATION NO. BC1162143
 Transfer Number: CA6769537 TRANSFERRED TO CA7978675
 Registered Owner: GC CAPITAL INC.
 INCORPORATION NO. BC1162143
 Transfer Number: CA7978675
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA6769538
 Registration Date and Time: 2018-04-30 16:44
 Registered Owner: 1162143 B.C. LTD.
 INCORPORATION NO. BC1162143
 Transfer Number: CA6769538 TRANSFERRED TO CA7978676
 Registered Owner: GC CAPITAL INC.
 INCORPORATION NO. BC1162143
 Transfer Number: CA7978676
 Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 51919

2020-12-09, 09:30:03

Requestor: Vivien Hsu

Nature: MORTGAGE
 Registration Number: CA6769663
 Registration Date and Time: 2018-04-30 17:50
 Registered Owner: RICHARD JOHN HUI
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN
 Registration Number: CA7461752
 Registration Date and Time: 2019-04-24 16:53
 Registered Owner: THE OWNERS, STRATA PLAN NW289
Cancelled By: CA8115164
Cancelled Date: 2020-03-31

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: CA7464280
 Registration Date and Time: 2019-04-25 13:22
 Registered Owner: 1048817 B.C. LTD.
 INCORPORATION NO. BC1048817
 Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: CA7540699
 Registration Date and Time: 2019-06-04 15:04
 Registered Owner: RICHARD JOHN HUI
 Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: CA7654661
 Registration Date and Time: 2019-07-30 14:28
 Registered Owner: GC CAPITAL INC.
 INCORPORATION NO. BC1162143
 Remarks: INTER ALIA

Nature: JUDGMENT
 Registration Number: CA7736273
 Registration Date and Time: 2019-09-09 11:17
 Registered Owner: RICHARD JOHN HUI
 Remarks: INTER ALIA

Nature: JUDGMENT
 Registration Number: CA7783069
 Registration Date and Time: 2019-10-01 11:27
 Registered Owner: THE OWNERS, STRATA PLAN NW289
 Remarks: INTER ALIA
Cancelled By: CA8059321
Cancelled Date: 2020-02-27

TITLE SEARCH PRINT

File Reference: 51919

2020-12-09, 09:30:03

Requestor: Vivien Hsu

Nature: JUDGMENT
 Registration Number: CA7909159
 Registration Date and Time: 2019-12-04 12:35
 Registered Owner: ANDREW HING CHUEN LEE
 EXECUTOR OF THE WILL OF FONG KIU LEE, DECEASED, SEE
 CA7909159
 Remarks: INTER ALIA

Nature: JUDGMENT
 Registration Number: CA7954787
 Registration Date and Time: 2019-12-30 14:35
 Registered Owner: 1162037 B.C. LTD.
 INCORPORATION NO. BC1162037
 Remarks: INTER ALIA

Nature: JUDGMENT
 Registration Number: CA8042787
 Registration Date and Time: 2020-02-19 10:34
 Registered Owner: GC CAPITAL INC.
 INCORPORATION NO. BC1162143
 Remarks: INTER ALIA

Nature: CLAIM OF BUILDERS LIEN
 Registration Number: CA8105199
 Registration Date and Time: 2020-03-25 13:03
 Registered Owner: COMMUNITY FIRE PREVENTION LTD.
 INCORPORATION NO. 0510146
 Remarks: INTER ALIA
Cancelled By: CA8188265
Cancelled Date: 2020-05-13

Nature: STRATA PROPERTY ACT LIEN
 Registration Number: CA8483227
 Registration Date and Time: 2020-10-08 10:04
 Registered Owner: THE OWNERS, STRATA NW289

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

Corrections

NONE



No. S197451
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

1162037 B.C. LTD.

PETITIONER

AND:

**1161359 B.C. LTD., CAMERAY GARDEN HOLDINGS LTD.,
HELEN CHAN SUN, DAVID GREWAL (also known as DEVINDER
SINGH GREWAL), GC CAPITAL INC. (formerly 1162143 B.C. LTD.),
THE OWNERS, STRATA PLAN NWS289
(also known as THE OWNERS, STRATA PLAN NW289),
RICHARD JOHN HUI, and TENANT(S)/OCCUPANT(S)**

JOANNE P. ZIPSER
Notary Public
#103 - 394 Duncan Street
Duncan B.C. V9L 3W4
(250) 748-7155

RESPONDENTS

NOTICE OF APPLICATION

This is Exhibit "H" referred to in the
affidavit of Angela Eytelbach
sworn before me at Duncan
this 11th day of December, 2020

Name of Applicant: 1162037 B.C. Ltd. (the "Applicant")

To: The Respondents

[Signature]
Commissioner for taking Affidavits
for British Columbia

TAKE NOTICE that an application will be made by the Applicant to the presiding judge or master at the Courthouse at 800 Smith Street, in the City of Vancouver, in the Province of British Columbia, by MS Teams on Thursday, December 17, 2020, at 9:45 a.m. for the orders set out in Part 1 below.

PART 1: ORDERS SOUGHT

1. An Order in the form of draft Order attached to this Notice of Application seeking approval for the sale of the following lands and premises known and described as:

(3925 Kingsway, Burnaby, BC)

PID: 001-262-947 Strata Lot 3 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-262-980 Strata Lot 6 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-056 Strata Lot 14 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-153 Strata Lot 24 District Lot 34 Group 1 New Westminster District Plan NW289

- 2 -

PID: 001-263-161 Strata Lot 25 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-170 Strata Lot 26 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-196 Strata Lot 28 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-251 Strata Lot 34 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 000-613-754 Strata Lot 39 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-307 Strata Lot 41 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-315 Strata Lot 42 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-323 Strata Lot 43 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-358 Strata Lot 45 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-382 Strata Lot 48 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-439 Strata Lot 53 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-447 Strata Lot 54 District Lot 34 Group 1 New Westminster District Plan NW289

(the "Kingsway Lands")

-and-

(5715 Jersey Avenue, Burnaby, BC)

PID: 001-263-528 Strata Lot 60 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-544 Strata Lot 61 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-684 Strata Lot 73 District Lot 34 Group 1 New Westminster District Plan NW289

- 3 -

PID: 001-263-731 Strata Lot 76 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-757 Strata Lot 78 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-781 Strata Lot 82 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-846 Strata Lot 87 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-854 Strata Lot 88 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-862 Strata Lot 89 District Lot 34 Group 1 New Westminster District Plan NW289
PID 001-263-871 Strata Lot 90 District Lot 34 Group 1 New Westminster District Plan NW289
PID 001-263-889 Strata Lot 91 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-897 Strata Lot 92 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-951 Strata Lot 97 District Lot 34 Group 1 New Westminster District Plan NW289

(the "**Jersey Lands**" together with Kingsway Lands, the "**Lands**")

along with all right, title and interest of the Respondents, 1161359 B.C. Ltd. as trustee and registered owner, and Cameray Gardens Holdings Ltd. as beneficial owner (together the "**Mortgagors**"), together with their interest all present and after acquired personal property (the "**Chattels**") located in or relating to the Lands, to 1276331 B.C. Ltd. (the "**Buyer**") on the terms and conditions set out in the contract of purchase and sale dated November 30, 2020 (the "**Offer**"), for the sum of \$14,000,000.00, plus Goods and Services Tax and Provincial Sales Tax, if applicable.

2. Upon filing a certified copy of this Order in the New Westminster Land Title Office, together with a letter from the Applicant's solicitor authorizing such registration, and subject to the terms of this Order, the Lands be conveyed to and vest in the Buyer, in fee simple, free and clear of any estate, right, title, interest, equity of redemption, and other claims of the parties, together with any other charges, liens, encumbrances, caveats, or certificates of pending litigation registered against the Lands subsequent to the

- 4 -

Applicant's certificate of pending litigation, but subject to the reservations, provisos, exceptions and conditions expressed in the original grant(s) thereof from the Crown.

3. The completion, adjustment and possession dates be on or before the first business day which is 5 business days after the date of approval of the sale, being December 24, 2020, with vacant possession at 12:00 p.m., or such other completion, adjustment and possession dates as agreed between the Applicant and the Buyer, provided the completion date shall be no later than 15 business days after the date of approval of the sale.
4. The Mortgagors shall execute and deliver to the Buyer or the Buyer's solicitors prior to completion of the sale any documents including assignments, transfers, cancelations, or other agreements reasonably requested by the Buyer or the Buyer's solicitors.
5. The net purchase price after the usual adjustments between seller and buyer shall be paid to Gowling WLG (Canada) LLP, in trust, and shall be paid out in accordance with the following priorities without further Order:
 - (a) first, any arrears of taxes, water and sewer rates, interest and penalties thereon;
 - (b) second, the real estate commission due on this sale of 7% of the first \$100,000.00 and 2½% on the remainder of the gross selling price, plus GST thereon, or such lesser amount as may be agreed to between the Applicant and the listing realtor;
 - (c) third, the amount owing to The Owners, Strata Plan NWS289 (also known as The Owners, Strata Plan NW289), in payment of unpaid strata charges, if any, on account of the Lands having statutory priority over other charges, liens, encumbrances, caveats, or certificates of pending litigation registered against title to the Lands;
 - (d) fourth, costs of this application and those incurred to complete the sale to the Applicant as special costs or alternatively at such other scale as applicable;
 - (e) fifth, to the Applicant the amount required to pay the outstanding balance of its mortgage, plus interest, plus costs due the Applicant under its mortgage;

- 5 -

- (f) sixth, the balance then remaining, if any, to the Respondent, GC Capital Inc. ("GC") the amount required to pay its second mortgage and assignment of rents registered under nos. CA6769537 and CA6769538 (the "Second Mortgage");
- (g) seventh, the balance then remaining, if any, to the Respondent Richard John Hui ("Hui"), the amount required to pay the outstanding balance of the third mortgage registered under no. CA6769663 (the "Third Mortgage") held by the Respondent, Hui; and
- (h) the balance then remaining of the proceeds of the sale, if any, to be paid into Court to the credit of this proceeding and to be held pending further Order of this Court.
6. For the purpose of issuing title and in respect of the Lands, the following charges, liens, encumbrances, mortgages, caveats and certificates of pending litigation registered against the Lands be cancelled insofar as they apply to the Lands:

CHARGE HOLDER	NATURE OF CHARGE	REGISTRATION NUMBERS
1162037 B.C. Ltd.	Mortgage	CA6769345
1162037 B.C. Ltd.	Assignment of Rents	CA6769346
GC Capital Inc.	Mortgage	CA6769537
GC Capital Inc.	Assignment of Rents	CA6769538
Richard John Hui	Mortgage	CA6769663
Richard John Hui	Certificate of Pending Litigation	CA7540699
1162037 B.C. Ltd.	Certificate of Pending Litigation	CA7601507
GC Capital Inc.	Certificate of Pending Litigation	CA7654661
Richard John Hui	Judgment	CA7736273
Andrew Hing Chuen Lee Executor of the Will of Fong Kiu Lee, Deceased	Judgment	CA7909159
1162037 B.C. Ltd.	Judgment	CA7954787
GC Capital Inc.	Judgment	CA8042787

- 6 -

CHARGE HOLDER	NATURE OF CHARGE	REGISTRATION NUMBERS
The Owners, Strata NW289	Strata Property Act Lien	CA8479937 (SL 3)
The Owners, Strata NW289	Strata Property Act Lien	CA8479938 (SL 6)
The Owners, Strata NW289	Strata Property Act Lien	CA8480560 (SL 14)
The Owners, Strata NW289	Strata Property Act Lien	CA8480561 (SL 24)
The Owners, Strata NW289	Strata Property Act Lien	CA8480562 (SL 25)
The Owners, Strata NW289	Strata Property Act Lien	CA8480563 (SL 26)
The Owners, Strata NW289	Strata Property Act Lien	CA8480564 (SL 28)
The Owners, Strata NW289	Strata Property Act Lien	CA8480565 (SL 34)
The Owners, Strata NW289	Strata Property Act Lien	CA8479936 (SL 39)
The Owners, Strata NW289	Strata Property Act Lien	CA8480566 (SL 41)
The Owners, Strata NW289	Strata Property Act Lien	CA8480567 (SL 42)
The Owners, Strata NW289	Strata Property Act Lien	CA8480568 (SL 43)
The Owners, Strata NW289	Strata Property Act Lien	CA8480569 (SL 45)
The Owners, Strata NW289	Strata Property Act Lien	CA8480570 (SL 48)
The Owners, Strata NW289	Strata Property Act Lien	CA8480138 (SL 53)
The Owners, Strata NW289	Strata Property Act Lien	CA8480139 (SL 54)
The Owners, Strata NW289	Strata Property Act Lien	CA8480141 (SL 60)

- 7 -

CHARGE HOLDER	NATURE OF CHARGE	REGISTRATION NUMBERS
The Owners, Strata NW289	Strata Property Act Lien	CA8479935 (SL 61)
The Owners, Strata NW289	Strata Property Act Lien	CA8480252 (SL 73)
The Owners, Strata NW289	Strata Property Act Lien	CA8483228 (SL 76)
The Owners, Strata NW289	Strata Property Act Lien	CA8480143 (SL 78)
The Owners, Strata NW289	Strata Property Act Lien	CA8480253 (SL 82)
The Owners, Strata NW289	Strata Property Act Lien	CA8480254 (SL 87)
The Owners, Strata NW289	Strata Property Act Lien	CA8480255 (SL 88)
The Owners, Strata NW289	Strata Property Act Lien	CA8480256 (SL 89)
The Owners, Strata NW289	Strata Property Act Lien	CA8483044 (SL 90)
The Owners, Strata NW289	Strata Property Act Lien	CA8480257 (SL 91)
The Owners, Strata NW289	Strata Property Act Lien	CA8480258 (SL 92)
The Owners, Strata NW289	Strata Property Act Lien	CA8480259 (SL 97)

together with any other charges, liens, encumbrances, caveats, or certificates of pending litigation registered against the Lands subsequent to the Applicant's Certificate of Pending Litigation No. CA7601507.

7. The Mortgagors and Helen Chan Sun and David Grewal (also known as Devinder Singh Grewal) (the "Covenantors"), and their heirs, executors and assigns, or any person or persons on behalf of the Mortgagors and Covenantors, including any person or persons in possession of the Lands, immediately deliver possession of the Lands or such part thereof as may be in the possession of the Mortgagor and Covenantors.

- 8 -

8. The parties may apply for such further direction as may be necessary to carry out this Order.
9. The Applicant be entitled to its costs of and incidental to this application and to the completion of the sale hereunder as Special Costs or such other Scale of costs as to this Honourable Court may seem just.
10. Such further and other relief as to this Honourable Court may seem just.

PART 2: FACTUAL BASIS

1. The Applicant is the holder of an indenture of mortgage and assignment of rents (collectively, the "**Applicant's Mortgage**") registered in the New Westminster Land Title Office on April 30, 2018, under Nos. CA6769345 and CA6769346 respectively as a first mortgage and assignment of rents over the Lands, in the principal amount of \$10,650,000.00.
2. The Applicant is also the holder of a first priority ranking general security interest over all of the present and after acquired property, assets, rights and undertaking of the Mortgagors including the Personal Property (the "**Applicant's Security**").
3. The Applicant obtained Order Nisi of Foreclosure with a 6 month redemption period on December 20, 2019 which expired June 12, 2020.
4. The Applicant obtained order for conduct of sale on July 20, 2020.
5. The amount owed under the Applicant's Mortgage as at December 1, 2020 is the sum of \$14,762,942. plus costs and disbursements. Interest accrues on the aforesaid amount at the rate of \$4,992 per day, which equates to approximately \$149,760 interest currently accruing on the unpaid portion of the Petitioner's mortgage every month.
6. No monies have been received by the Applicant, or anyone on its behalf, on account of the Applicant's Mortgage or the Applicant's Security since the commencement of the within proceeding.
7. The Respondent 1161359 B.C. Ltd. is the registered owner of the Lands in trust as nominee and agent for the Respondent Cameray Gardens Holdings Ltd. as beneficial owner thereof.

- 9 -

8. The Lands consist of two, three-storey strata titled apartment buildings constructed in or about 1974 (the "**Development**"). The Offer sought to be approved pertains to 29 of 101 strata units (the "**Strata Units**").
9. The Strata Units are part of an assembly the Mortgagors were seeking to complete to achieve a wind-up of the strata corporation and sale of the whole of the Development lands for redevelopment, on the basis that sale of the Development lands as a development site exceeded the value of the Development under current use. A vote of owners of 80% of the strata lots in the Development is required to achieve a strata windup. The Mortgagors have been unable to achieve this objective.
10. No monies have been received by the Applicant, or anyone on its behalf, on account of the Applicant's Mortgage or the Applicant's Security since the commencement of the within proceeding.
11. The company 1276331 B.C. Ltd. (the "**Purchaser**") has offered to purchase the Lands pursuant to a contract of purchase and sale dated November 30, 2020 (the "**Contract**"), for the amount of \$14,000,000.
12. The Purchaser under the Contract is related to the Petitioner.

Sales efforts in the Second Mortgagee Foreclosure Proceeding

13. The Lands are also subject to a second mortgage made in favour of G.C. Capital Inc. (formerly 1162143 B.C. Ltd.) (the "**Second Mortgagee**").
14. The Second Mortgagee commenced foreclosure proceedings on its mortgage (the "**Second Mortgage**") in Supreme Court of British Columbia, proceeding number H-190537 (the "**Second Mortgage Foreclosure Proceeding**").
15. The Second Mortgage is registered security over 33 strata lots in the Development, including the 29 strata lots comprising the Lands.
16. The Second Mortgagee obtained an order for conduct of sale in the Second Mortgagee Foreclosure Proceeding as of February 11, 2020.
17. During the currency of the Second Mortgagee's conduct of sale order it obtained an offer to purchase the 33 strata lots that were the subject matter of the Second Mortgagee Foreclosure Proceeding from the company 1252681 B.C. Ltd. (the "**Prior Purchaser**"),

- 10 -

for the sum of \$14,500,000. This offer was brought to court for approval and by order dated October 7, 2020, Master Taylor made an order approving the sale of the lands in that proceeding to the Prior Purchaser for the sum of \$14,500,000 (the "**Order Approving Sale**"). The completion date under the Order Approving Sale was 14 days from the date of the order, provided that the date could be extended for a further period of up to 10 days thereafter. The Prior Purchaser failed to complete the purchase of the subject lands.

18. In making of the Order Approving Sale, Master Taylor considered, in part, the marketing efforts of Colliers International, who acted as real estate agents for the Second Mortgagee, as set forth in the second Affidavit of Hart Buck sworn October 2, 2020, in the Second Mortgagee Proceeding, attached as Exhibit "D" to Affidavit #3 of K. Chauhan made December 7, 2020.

Appraised Value

19. Pursuant to the Appraisal Report prepared by Burgess Cawley Sullivan (BCS Real Estate), which was valued on October 4, 2020 and publicized on November 19, 2020, the appraised value of the Lands is \$12,000,000, of which the Strata Units are valued as a block and not on an individual basis.

Sales Efforts by the Applicant

20. The Lands were co-listed for sale by the Applicant with Marshall MacLeod from Colliers International ("**Colliers**"), Brett Aura from TRG Real Estate ("**TRG**"), and Robert Veerman from CBRE Limited ("**CBRE**", together with Colliers and TRG, the "**Agencies**") on August 10, 2020. A summary of the listing history for the Lands is attached to Affidavit #1 of Marshall MacLeod of Colliers made November 27, 2020, Affidavit #1 of Brett Aura of TRG made November 27, 2020, and Affidavit #1 of Robert Veerman of CBRE, the details of which include the following:

- (a) that the Lands were listed on the MLS on August 10, 2020, at an asking price of \$14,500,000.00;
- (b) that the Agencies launched individual marketing campaigns of the Lands, whereby:

- 11 -

- (i) that on August 17, 2020, Colliers launched its marketing campaign of the Lands electronically by emailing a marketing brochure to approximately 383 developers, investors, advisors, and commercial real estate agencies (the "Developers"), which resulted in 147 Developers that viewed the Lands more than once, for a total of 463 views;
- (ii) that on August 14, 2020, TRG launched its marketing campaign of the Lands whereby:
 - (A) on August 14, 2020, TRG emailed a marketing brochure to approximately 2,515 Developers, which resulted in 912 Developers that viewed the Lands;
 - (B) on August 25, 2020, TRG emailed a marketing brochure to 2,518 Developers, which resulted in 604 Developers that viewed the Lands; and
 - (C) on August 28, 2020, TRG sent by registered mail a hard copy of a marketing brochure to 3,100 Developers; and
- (iii) that on August 14, 2020, CBRE launched its marketing campaign of the Lands by emailing a marketing brochure to approximately 1,032 Developers, which resulted in 587 Developers that viewed the Lands for a total of 2,360 views;
- (c) that the Lands were featured on the Colliers Canada Website beginning on August 17, 2020, which website is the number one most searched commercial real estate brokerage website in Canada;
- (d) that the Lands were featured on the TRG Commercial Website on August 15, 2020;
- (e) that on September 11, 2020, the Agencies and the Applicant reduced the listing price of the Lands by \$500,000.00, for a listing price of \$14,000,000.00;
- (f) that the Agencies individually launched revised marketing campaigns of the Lands electronically, whereby:

- 12 -

- (i) on September 14, 2020, Colliers emailed a revised marketing brochure to approximately 385 Developers, which resulted in 149 Developers that viewed the Lands more than once, for a total of 573 views;
 - (ii) on September 11, 2020, TRG emailed a revised marketing brochure to approximately 2,518 Developers, which resulted in 642 Developers that viewed the Lands; and
 - (iii) on September 11, 2020, CBRE emailed a revised marketing brochure to approximately 1,077 Developers, which resulted in 523 Developers that viewed the Lands;
- (g) that two brochures were made for the Lands – the original marketing brochure and the revised marketing brochure – which were both distributed online;
- (h) that the feedback from Developers is that:
- (i) the complexity and risk associated with the acquisition of the additional strata lots required to facilitate a wind-up and eventual redevelopment of the property was too great to consider this purchase (to achieve a strata wind-up the approval of owners representing 80% of the strata lots in a strata corporation is required);
 - (ii) the wind-up process, assuming the assembly of 80% of the strata lots was successful, still held risk and potential for significant cost;
 - (iii) the Developers anticipated a long wind-up process due to the complexity of acquiring 80% of the strata lots in addition to balancing multiple stakeholders with varying interests; and
 - (iv) the Lands may have been of interest as holding investment while working through such wind-up acquisitions, but the strata corporation's bylaw prohibiting rentals within the property effectively eliminates any potential for holding income from the Lands, which would help service the carrying costs (this makes acquiring financing more difficult);
- (i) that on September 29, 2020, CBRE received an offer on the Lands from 1064649 B.C. Ltd. for a purchase price of \$13,500,000.00 (the "CBRE Offer");

- 13 -

- (j) the CBRE Offer was not accepted by the Applicant due to the pending court application for approval of the sale on the Second Mortgagee Proceeding;
- (k) that the Lands received approximately 2 potential buyers, resulting in two offers, the latter of which is the Offer sought to be approved in this application; and
- (l) that under the current foreclosure listing the Lands have been active since August 10, 2020 on the MLS.

PART 3: LEGAL BASIS

1. The Applicant relies upon Rules 13-5 and 21-7(7) of the Supreme Court Civil Rules.
2. The British Columbia Court of Appeal has held that a lender is able in law and equity both to purchase the mortgaged property in a foreclosure sale and also to take and enforce judgment for the balance remaining of the mortgage debt, provided that a fair price is paid for it.

Bank of Montreal v Butler and Canada Mortgage and Housing Corporation, (1990)
44 BCLR (2d) 247 (CA) at p. 256)

3. In this Application, the efforts of the three Agencies taken in conjunction with the marketing efforts of the Second Mortgagee's agents in the Second Mortgagee Foreclosure Proceeding properly exposed the Lands to the market in an effort to obtain a fair price for the Lands.
4. The Offer of \$14,000,000.00 is a fair price for the Lands, considering:
 - (a) the Offer matches the current listing price;
 - (b) the Offer is consistent with the value of the lands under Order Approving Sale of Master Taylor taking into account the Lands comprise 29 Strata Units rather than the 33 strata lots under the Order Approving Sale;
 - (c) the Offer exceeds the appraised value of \$12,000,000.00 obtained on October 4, 2020, and publicized on November 19, 2020; and
 - (d) the complexities of the Lands as articulated herein by the Developers previously dissuaded Developers from interest in the Lands.

- 14 -

PART 4: MATERIAL TO BE RELIED UPON

1. Affidavit #1 of Marshall MacLeod made 27/November/2020;
2. Affidavit #1 of Brett Aura made 27/November/2020;
3. Affidavit #1 of Robert Veerman made 27/November/2020;
4. Affidavit of Kulwant Chauhan made 2020/07/December;
5. Affidavit #1 of Sandra Cawley made 2020/07/December;
6. The pleadings and materials filed herein; and
7. Such further and other materials as counsel may advise and this Honourable Court will allow.

Copies of which are served herewith.

The Applicant estimates that the hearing will take 10 minutes.

This matter is within the jurisdiction of a Master.

TO THE PERSONS RECEIVING THIS NOTICE OF APPLICATION: If you wish to respond to the application, you must

- (a) file an application response in Form 33 within 5 days after the date of service of this notice of application or, if the application is brought under Rule 9-7 of the Supreme Court Civil Rules, within 11 days after the date of service of this notice of application, and
- (b) at least 2 days before the date set for the hearing of the application, serve on the applicants 2 copies, and on every other party one copy, of filed copy of the application response and other documents referred to in Rule 9-7(12) of the Supreme Court Civil Rules.

Date: 07/December/2020



Signature of Mark W. Ferbers
Lawyer for the Applicant

- 15 -

To be completed by the court only:

Order made

☐ in the terms requested in paragraphs _____ of Part 1 of this notice of application☐ with the following variations and additional terms:

.....

.....

.....

Date:

.....
Signature of ☐ Judge ☐ Master

- 16 -

APPENDIX**THIS APPLICATION INVOLVES THE FOLLOWING:**

- ☐ discovery: comply with demand for documents
- ☐ discovery: production of additional documents
- ☐ other matters concerning document discovery
- ☐ extend oral discovery
- ☐ other matter concerning oral discovery
- ☐ amend pleadings
- ☐ add/change parties
- ☐ summary judgment
- ☐ summary trial
- ☐ service
- ☐ mediation
- ☐ adjournments
- ☐ proceedings at trial
- ☐ case plan orders: amend
- ☐ case plan orders: other
- ☐ experts
- ☒ approval of sale of property

No. S197451
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

1162037 B.C. LTD.

PETITIONER

AND:

1161359 B.C. LTD., CAMERAY GARDEN HOLDINGS LTD.,
HELEN CHAN SUN, DAVID GREWAL (also known as DEVINDER SINGH GREWAL), GC
CAPITAL INC. (formerly 1162143 B.C. LTD.),
THE OWNERS, STRATA PLAN NWS289,
(also known as THE OWNERS, STRATA PLAN NW289),
RICHARD JOHN HUI, and TENANT(S)/OCCUPANT(S)

RESPONDENTS

ORDER MADE AFTER APPLICATION

ORDER FOR APPROVAL OF SALE

BEFORE) _____) 17 DECEMBER 2020
)

ON THE APPLICATION of the Petitioner, 1162037 B.C. Ltd. coming on for hearing at the Courthouse at 800 Smithe Street, Vancouver, British Columbia, on Thursday, 17 December 2020 by way of MS Teams; and on hearing Jonathan Ross, counsel for the Petitioner and no one else appearing, although duly served;

THIS COURT ORDERS that:

1. Approval be given for the sale of the following lands and premises known and described as:

(3925 Kingsway, Burnaby, BC)

PID: 001-262-947 Strata Lot 3 District Lot 34 Group 1 New Westminster District Plan NW289
--

PID: 001-262-980 Strata Lot 6 District Lot 34 Group 1 New Westminster District Plan NW289
--

- 2 -

PID: 001-263-056 Strata Lot 14 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-153 Strata Lot 24 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-161 Strata Lot 25 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-170 Strata Lot 26 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-196 Strata Lot 28 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-251 Strata Lot 34 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 000-613-754 Strata Lot 39 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-307 Strata Lot 41 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-315 Strata Lot 42 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-323 Strata Lot 43 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-358 Strata Lot 45 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-382 Strata Lot 48 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-439 Strata Lot 53 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-447 Strata Lot 54 District Lot 34 Group 1 New Westminster District Plan NW289

(the "Kingsway Lands")

-and-

- 3 -

(5715 Jersey Avenue, Burnaby, BC).

PID: 001-263-528 Strata Lot 60 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-544 Strata Lot 61 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-684 Strata Lot 73 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-731 Strata Lot 76 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-757 Strata Lot 78 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-781 Strata Lot 82 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-846 Strata Lot 87 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-854 Strata Lot 88 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-862 Strata Lot 89 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-871 Strata Lot 90 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-889 Strata Lot 91 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-897 Strata Lot 92 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-951 Strata Lot 97 District Lot 34 Group 1 New Westminster District Plan NW289

(the "Jersey Lands")

(the Kingsway Lands and Jersey Lands are collectively, the "Lands")

along with all right, title and interest of the Respondents, 1161359 B.C. Ltd. as trustee and registered owner, and Cameray Gardens Holdings Ltd. as beneficial owner (together the "Mortgagors"), together with their interest all present and after acquired personal property (the "Chattels") located in or relating to the Lands, to 1276331 B.C. Ltd. (the "Buyer") on the terms

- 4 -

and conditions set out in the contract of purchase and sale dated November 30, 2020 (the "Offer"), for the sum of \$14,000,000.00, plus Goods and Services Tax and Provincial Sales Tax, if applicable.

2. Upon filing a certified copy of this Order in the New Westminster Land Title Office, together with a letter from the Petitioner's solicitor authorizing such registration, and subject to the terms of this Order, the Lands be conveyed to and vest in the Buyer, in fee simple, free and clear of any estate, right, title, interest, equity of redemption, and other claims of the parties, together with any other charges, liens, encumbrances, caveats, or certificates of pending litigation registered against the Lands subsequent to the Petitioner's certificate of pending litigation, but subject to the reservations, provisos, exceptions and conditions expressed in the original grant(s) thereof from the Crown.

3. The completion, adjustment and possession dates be on or before the first business day which is 5 business days after the date of approval of the sale, being December 24, 2020, with vacant possession at 12:00 p.m., or such other completion, adjustment and possession dates as agreed between the Petitioner and the Buyer, provided the completion date shall be no later than 15 business days after the date of approval of the sale.

4. The Mortgagors shall execute and deliver to the Buyer or the Buyer's solicitors prior to completion of the sale any documents including assignments, transfers, cancellations, or other agreements reasonably requested by the Buyer or the Buyer's solicitors.

5. The net purchase price after the usual adjustments between seller and buyer shall be paid to Gowling WLG (Canada) LLP, in trust, and shall be paid out in accordance with the following priorities without further Order:

- (a) first, any arrears of taxes, water and sewer rates, interest and penalties thereon;
- (b) second, the real estate commission due on this sale of 7% of the first \$100,000.00 and 2 ½% on the remainder of the gross selling price, plus GST thereon, or such lesser amount as maybe agreed to between the Petitioner and the listing realtor;
- (c) third, the amount owing to The Owners, Strata Plan NWS289 (also known as The Owners, Strata Plan NW289), in payment of unpaid strata charges, if any, on account of the Lands having statutory priority over other charges, liens,

- 5 -

encumbrances, caveats, or certificates of pending litigation registered against title to the Lands;

- (d) fourth, costs of this application and those incurred to complete the sale to the Petitioner as special costs or alternatively at such other scale as applicable;
- (e) fifth, to the Petitioner the amount required to pay the outstanding balance of its mortgage, plus interest, plus costs due the Petitioner under its mortgage;
- (f) sixth, the balance then remaining, if any, to the Respondent, GC Capital Inc. ("GC") the amount required to pay its second mortgage and assignment of rents registered under nos. CA6769537 and CA6769538 (the "Second Mortgage");
- (g) seventh, the balance then remaining, if any, to the Respondent Richard John Hui ("Hui"), the amount required to pay the outstanding balance of the third mortgage registered under no. CA6769663 (the "Third Mortgage") held by the Respondent, Hui; and
- (h) the balance then remaining of the proceeds of the sale, if any, to be paid into Court to the credit of this proceeding and to be held pending further Order of this Court,

6. For the purpose of issuing title and in respect of the Lands, the following charges, liens, encumbrances, mortgages, caveats and certificates of pending litigation registered against the Lands be cancelled insofar as they apply to the Lands:

CHARGE HOLDER	NATURE OF CHARGE	REGISTRATION NUMBERS
1162037 B.C. Ltd.	Mortgage	CA6769345
1162037 B.C. Ltd.	Assignment of Rents	CA6769346
GC Capital Inc.	Mortgage	CA6769537
GC Capital Inc.	Assignment of Rents	CA6769538
Richard John Hui	Mortgage	CA6769663
Richard John Hui	Certificate of Pending Litigation	CA7540699
1162037 B.C. Ltd.	Certificate of Pending Litigation	CA7601507

- 6 -

GC Capital Inc.	Certificate of Pending Litigation	CA7654661
Richard John Hui	Judgment	CA7736273
Andrew Hing Chuen Lee Executor of the Will of Fong Kiu Lee, Deceased	Judgment	CA7909159
1162037 B.C. Ltd.	Judgment	CA7954787
GC Capital Inc.	Judgment	CA8042787
The Owners, Strata NW289	Strata Property Act Lien	CA8479937 (SL 3)
The Owners, Strata NW289	Strata Property Act Lien	CA8479938 (SL 6)
The Owners, Strata NW289	Strata Property Act Lien	CA8480560 (SL 14)
The Owners, Strata NW289	Strata Property Act Lien	CA8480561 (SL 24)
The Owners, Strata NW289	Strata Property Act Lien	CA8480562 (SL 25)
The Owners, Strata NW289	Strata Property Act Lien	CA8480563 (SL 26)
The Owners, Strata NW289	Strata Property Act Lien	CA8480564 (SL 28)
The Owners, Strata NW289	Strata Property Act Lien	CA8480565 (SL 34)
The Owners, Strata NW289	Strata Property Act Lien	CA8479936 (SL 39)
The Owners, Strata NW289	Strata Property Act Lien	CA8480566 (SL 41)
The Owners, Strata NW289	Strata Property Act Lien	CA8480567 (SL 42)
The Owners, Strata NW289	Strata Property Act Lien	CA8480568 (SL 43)
The Owners, Strata NW289	Strata Property Act Lien	CA8480569 (SL 45)

- 7 -

The Owners, Strata NW289	Strata Property Act Lien	CA8480570 (SL 48)
The Owners, Strata NW289	Strata Property Act Lien	CA8480138 (SL 53)
The Owners, Strata NW289	Strata Property Act Lien	CA8480139 (SL 54)
The Owners, Strata NW289	Strata Property Act Lien	CA8480141 (SL 60)
The Owners, Strata NW289	Strata Property Act Lien	CA8479935 (SL 61)
The Owners, Strata NW289	Strata Property Act Lien	CA8480252 (SL 73)
The Owners, Strata NW289	Strata Property Act Lien	CA8483228 (SL 76)
The Owners, Strata NW289	Strata Property Act Lien	CA8480143 (SL 78)
The Owners, Strata NW289	Strata Property Act Lien	CA8480253 (SL 82)
The Owners, Strata NW289	Strata Property Act Lien	CA8480254 (SL 87)
The Owners, Strata NW289	Strata Property Act Lien	CA8480255 (SL 88)
The Owners, Strata NW289	Strata Property Act Lien	CA8480256 (SL 89)
The Owners, Strata NW289	Strata Property Act Lien	CA8483044 (SL 90)
The Owners, Strata NW289	Strata Property Act Lien	CA8480257 (SL 91)
The Owners, Strata NW289	Strata Property Act Lien	CA8480258 (SL 92)
The Owners, Strata NW289	Strata Property Act Lien	CA8480259 (SL 97)

- 8 -

together with any other charges, liens, encumbrances, caveats, or certificates of pending litigation registered against the Lands subsequent to the Petitioner's Certificate of Pending Litigation No. CA7601507.

7. The Mortgagors and Helen Chan Sun and David Grewal (also known as Devinder Singh Grewal) (the "Covenantors"), and their heirs, executors and assigns, or any person or persons on behalf of the Mortgagors and Covenantors, including any person or persons in possession of the Lands, immediately deliver possession of the Lands or such part thereof as may be in the possession of the Mortgagor and Covenantors.

8. The parties may apply for such further direction as may be necessary to carry out this Order.

9. The Petitioner be entitled to its costs of and incidental to this application and to the completion of the sale hereunder as Special Costs or such other Scale of costs as to this Honourable Court may seem just.

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

Signature of lawyer for the Petitioner
Jonathan Ross

By the Court.

Registrar



Angela Eykelbosh <aeeykelbosh@gmail.com>

FIRE WATCH: RE-Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

Parker, Kelly <Kelly.Parker@burnaby.ca>

Thu, Sep 24, 2020 at 1:45 PM

To: Johnny Tsang <johnny-tsang@outlook.com>, Hilaire Kalfon <hkalfon@fraserparkrealty.com>, "grewal@shawbiz.ca"

Cc: "Ritchie, Miles" <Miles.Ritchie@burnaby.ca>, "Paulson, Brian" <Brian.Paulson@burnaby.ca>, "Bathgate, Jacqueline" <Jacquie.Bathgate@burnaby.ca>, Rick Puri <rick@cityfire.ca>

Good afternoon;

Another 2 weeks has passed without any response from Cameray Gardens regarding the outstanding Phase of the fire alarm upgrade.

As previously indicated in numerous correspondence and telephone conversations, Cameray Gardens located at 3925 Kingsway and 5715 Jersey, has not completed the fire alarm upgrade (phase 2) and in that regard, is considered incomplete.

There has not been any forward progress in resolving this violation of the outstanding fire alarm upgrade, and consequently, your system is considered incomplete and not 100% functional.

The Burnaby Fire Department is concerned for the life safety of the occupants of the buildings, and as a result of your non-compliance, EFFECTIVE IMMEDIATELY a **FIRE WATCH** is currently being ordered by the Fire Chief, Chief C. Bowcock, Deputy Fire Chief, Chief M. Ritchie and the Fire Prevention Division, until Phase 2 of the fire alarm upgrade has commenced.

Regards,

This is Exhibit "I" referred to in the
affidavit of Angela Eykelbosh
sworn before me at Duncan
this 14th day of December 2020

A Commissioner for taking Affidavits
for British Columbia

JOANNE P. ZIPSER
Notary Public
#103 - 394 Duncan Street
Duncan B.C. V9L 3W4
(250) 748-7155

Kelly Parker | Acting Captain - Fire Prevention Division | Burnaby Fire Department | Cel 604-842-1323

City of Burnaby | Station 1 - 2nd Floor | 4867 Sperling Avenue, Burnaby BC V5E 2S9

www.burnaby.ca | kelly.parker@burnaby.ca | Office 604-294-7599 | Fax 604-294-0490

From: Parker, Kelly

Sent: Tuesday, September 08, 2020 4:31 PM

To: 'Johnny Tsang'; 'Hilaire Kalfon'; grewal@shawbiz.ca

12/9/2020

Gmail - FIRE WATCH: RE:Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

Cc: Paulson, Brian; Bathgate, Jacqueline; Ritchie, Miles
Subject: Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

Good afternoon Cameray Gardens;

I am writing with respect to my previous correspondence of August 24, 2020.

To date, there has not been forward movement in completing the final phase, Phase 2, of the fire alarm upgrade which means it is incomplete and NOT TO CODE.

At the functional test to remove the fire watch (in April 2020) there was a verbal agreement of the accepted proposal to have Phase 2 completed. Not only was a verbal agreement provided, it has also been provided in writing from the Fire Department.

You must secure a contractor in order for the electrical permit to be obtained. The contractor will submit the permit application and the electrical department will approve the drawings. Why has this not been done yet?

Please advise in writing the delayed status of completion of phase 2.

Regards,

Kelly Parker | Acting Captain - Fire Prevention Division | Burnaby Fire Department | Cel 604-842-1323

City of Burnaby | Station 1 – 2nd Floor | 4867 Sperling Avenue, Burnaby BC V5E 2S9

www.burnaby.ca | kelly.parker@burnaby.ca | Office 604-294-7599 | Fax 604-294-0490

From: Parker, Kelly
Sent: Monday, August 24, 2020 9:56 AM
To: 'Johnny Tsang'; grewal@shawbiz.ca; 'Hilaire Kalfon'
Cc: Paulson, Brian; Bathgate, Jacqueline; Bowcock, Chris
Subject: RE: Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

Good morning,

3925 Kingsway and 5715 Jersey has not completed the final phase (phase 2) of the alarm upgrade so your system is considered incomplete and NOT TO CODE.

Our expectations of the fire alarm upgrade have been made very clear and yet are still not completed.

Once the items in Phase 2 have been completed, then and only then will the fire alarm upgrade at 3925 Kingsway and 5715 Jersey be considered fully functional and operational.

I look forward to the functional testing of the final devices set out in Phase 2 in the near future.

Regards,

Kelly Parker | Acting Captain - Fire Prevention Division | Burnaby Fire Department | Cel 604-842-1323

City of Burnaby | Station 1 – 2nd Floor | 4867 Sperling Avenue, Burnaby BC V5E 2S9

www.burnaby.ca | kelly.parker@burnaby.ca | Office 604-294-7599 | Fax 604-294-0490

From: Johnny Tsang [mailto:johnny-tsang@outlook.com]

Sent: Thursday, July 30, 2020 5:20 PM

To: Parker, Kelly; Bowcock, Chris

Cc: Paulson, Brian; Bathgate, Jacqueline; grewal@shawbiz.ca; Hilalre Kalfon

Subject: Re: Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. **The City will never ask for personal or account information or account password through email.** If you feel this email is malicious or a scam, please forward it to phishing@burnaby.ca

Good afternoon Cpt. Parker,

I appreciate your approval for the engineering drawings. This is the first written approval we've received, as this was previously discussed only between City Fire, Kaita Consultant and yourself-granting them "approval in principle."

The status of the fire alarm system and reinspection fines are very unclear to us.

The VI reports, certificates and our conversations with Rick from City Fire indicate all deficiencies, maintenance items, and fire alarm system in its entirety is operational and functioning per code. Based on the documentation, we understand the fire alarm system is fully functional and in better state than the past couple of years. If it is not, please inform us immediately and we can consult the contractor to rectify the potential issues.

12/9/2020

Gmail - FIRE WATCH: RE-Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

89

Good afternoon Chief Bowcock,

On behalf of the Strata Council and Owners, I have need to request a meeting with you to further discuss our progress and clarify the status of the building. With most respects, may you please advise your earliest availability to meet with myself and the property manager; meeting can be held at the Fire Department, NW 289, or the Property Management's office with safety/sanitary provisions.

Thank you for your attention, and I sincerely look forward to hearing back.

Best regards,
Johnny

From: Parker, Kelly <Kelly.Parker@burnaby.ca>
Sent: July 30, 2020 3:43 PM
To: Hilaire Kalfon <hkalfon@fraserparkrealty.com>; Johnny Tsang <johnny-tsang@outlook.com>;
grewal@shawbiz.ca <grewal@shawbiz.ca>
Cc: Bowcock, Chris <Chris.Bowcock@burnaby.ca>; Paulson, Brian <Brian.Paulson@burnaby.ca>; Bathgate,
Jacqueline <Jacquie.Bathgate@burnaby.ca>
Subject: RE: Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

Good afternoon;

- The Fire Department had approved the preliminary submitted engineered drawings to complete the Phase 2 fire alarm upgrade, however, until the permit application has actually been approved and obtained thru the City of Burnaby Building - Electrical Department the "Cameray Gardens Alarm Upgrade" is not in forward progress and is still incomplete.

The previous emails have outlined the expectations/negotiations of the fire alarm upgrade phases 1, 1.5 and the final phase, phase 2.

Regards,

Kelly Parker

Fire Prevention Division

12/9/2020

Gmail - FIRE WATCH: RE-Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

From: Hilaire Kalfon [mailto:hkalfon@fraserparkrealty.com]
Sent: Thursday, July 16, 2020 10:09 AM
To: Bathgate, Jacqueline
Cc: Parker, Kelly; Bowcock, Chris; Paulson, Brian
Subject: Re: Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. **The City will never ask for personal or account information or account password through email.** If you feel this email is malicious or a scam, please forward it to phishing@burnaby.ca

Hello Jacquie:

Thank you very much for your email and reply to our request.

I'm unclear as to what you are referring to in your comments that Cameray Gardens is not fully functional and up to Code. This is the 3rd time we have provided the reports and information showing that the building is fully functional and verified. The building's fire panels are working and communicating (for the past 3 months) see attached reports. The building is in perfect working order.

We have been waiting for Kelly Parker to approve the engineering drawings that we provided on June 16th while the Strata Corporation has been getting fined.

Why is the Strata Corporation getting fined if we are waiting for her to approve the drawings.

There's a pandemic going on and the Strata Corporation just had to pay \$256,000.00 for insurance almost 5 times their normal amount.

Yours truly,

Hilaire Kalfon

Commercial Property Manager

Fraser Park Realty Ltd.

#235 - 10330 152 Street, Surrey, BC V3R 4G8

P: 604 398 7275 Fax: 604 398 7276

On Wed, Jul 15, 2020 at 11:43 AM Bathgate, Jacqueline <Jacquie.Bathgate@burnaby.ca> wrote:

Hello Hilaire,

I had been sent your most recent email of July 15, 2020 to follow-up on with regards to the ongoing inspection of the above addresses.

Cpt. Parker is currently away from the office. It looks like this has been an ongoing file which she has thoroughly been dealing with. With that being said no weekly re-inspections and/or additional fees will be charged while Cpt. Parker is away.

Cpt. Parker has been following the Burnaby City Bylaw guideline with regards to the application of the re-inspection fees that have already been charged. She has very diligently and strategically been helping all parties involved to bring the building deficiencies, fire alarm panel to code and fully functional.

Upon Cpt. Parker's return she will be in contact with you to answer any concerns and give the direction needed to bring the above to completion.

Regards,

Jacquie Bathgate

Captain, Fire Prevention

Direct: 604-294-7573

jacquie.bathgate@burnaby.ca

City of Burnaby | Burnaby Fire Department | Fire Prevention Division

Station 1 - 2nd Floor | 4867 Sperling Avenue | Burnaby, BC V5E 2S9

The contents of this posting or electronic mail message are solely the writings, thoughts and/or ideas of the account holder and may not necessarily reflect those of the City of Burnaby.

If you have any concerns regarding inappropriate use of this account. Please Email the postmaster@city.burnaby.bc.ca



Angela Eykelbosh <aeykelbosh@gmail.com>

FIRE WATCH: RE-Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

Parker, Kelly <Kelly.Parker@burnaby.ca>

Fri, Nov 27, 2020 at 10:47 AM

To: Hilaire Kalfon <hkalfon@fraserparkrealty.com>, Johnny Tsang <johnny-tsang@outlook.com>, "grewal@shawbiz.ca"

Cc: "Bathgate, Jacqueline" <Jacquie.Bathgate@burnaby.ca>, "Paulson, Brian" <Brian.Paulson@burnaby.ca>, "Ritchie, Miles" <Miles.Ritchie@burnaby.ca>, "Bowcock, Chris" <Chris.Bowcock@burnaby.ca>

Good morning;

In accordance with the BC fire Code, The Fire Services Act and the City of Burnaby Bylaws, you are required to document in an entry book at least every hour of the conditions in the building during a **Fire Watch**.

3925 Kingsway and 5715 Jersey have been under Fire Watch since September 24, 2020, due to the incomplete fire alarm panel upgrade.

At this time, the Burnaby Fire Department is requesting copies of the Fire Watch Patrol Log Sheet(s) dating from September 24, 2020 to present, on or before December 1, 2020, to ensure your legal obligations are being met with respect to the life safety in your Buildings.

Additionally, the formal permit application still has not been received by the City in order to complete your fire alarm panel upgrade, and no update has been provided regarding the status.

Regards,

Kelly Parker | Acting Captain - Fire Prevention Division | Burnaby Fire Department | Cel 604-842-1323

City of Burnaby | Station 1 – 2nd Floor | 4867 Sperling Avenue, Burnaby BC V5E 2S9

www.burnaby.ca | kelly.parker@burnaby.ca | Office 604-294-7599 | Fax 604-294-0490

From: Parker, Kelly

Sent: Wednesday, October 14, 2020 11:47 AM

To: Hilaire Kalfon <hkalfon@fraserparkrealty.com>; Johnny Tsang <johnny-tsang@outlook.com>; grewal@shawbiz.ca

Cc: Paulson, Brian <Brian.Paulson@burnaby.ca>; Bathgate, Jacqueline <Jacquie.Bathgate@burnaby.ca>; Ritchie,

12/9/2020

Gmail - FIRE WATCH: RE-Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

Miles <MILES.RITCHIE@burnaby.ca>; Rick Puri <rick@cityfire.ca>; Bowcock, Chris
<CHRIS.BOWCOCK@burnaby.ca>

Subject: FW: FIRE WATCH: RE-Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

Good morning;

The Burnaby Fire Department will not meet, discuss or comment on the outstanding phase of the fire alarm upgrade until a formal permit application and drawing submission has been submitted to the City of Burnaby.

Kelly Parker | Acting Captain - Fire Prevention Division | Burnaby Fire Department | Cel 604-842-1323

City of Burnaby | Station 1 – 2nd Floor | 4867 Sperling Avenue, Burnaby BC V5E 2S9

www.burnaby.ca | kelly.parker@burnaby.ca | Office 604-294-7599 | Fax 604-294-0490

From: Hilaire Kalfon [mailto:hkalfon@fraserparkrealty.com]

Sent: Friday, September 25, 2020 11:17 AM

To: Parker, Kelly

Cc: Johnny Tsang; grewal@shawbiz.ca; Ritchie, Miles; Paulson, Brian; Bathgate, Jacqueline; Rick Puri

Subject: Re: FIRE WATCH: RE-Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. **The City will never ask for personal or account information or account password through email.** If you feel this email is malicious or a scam, please forward it to phishing@burnaby.ca

Hello Kelly:

I will speak to Council and discuss your email regarding the concerns for the life safety of the Owners and fire watch to obtain a reply and provide you with their response shortly thereafter.

Yours truly,

Hilaire Kalfon

Commercial Property Manager

Fraser Park Realty Ltd.

#210 - 10330 152 Street, Surrey, BC V3R 4G8

[Quoted text hidden]

12/9/2020

Gmail - FIRE WATCH: RE-Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

[Quoted text hidden]

----- Forwarded message -----

From: **Parker, Kelly** <Kelly.Parker@burnaby.ca>

Date: Wed, Dec 9, 2020 at 2:39 PM

Subject: FW: FIRE WATCH: RE-Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

To: Hilaire Kalfon <hkalfon@fraserparkrealty.com>, Johnny Tsang <johnny-tsang@outlook.com>, grewal@shawbiz.ca <grewal@shawbiz.ca>

Cc: Bathgate, Jacqueline <Jacquie.Bathgate@burnaby.ca>, Paulson, Brian <Brian.Paulson@burnaby.ca>, Ritchie, Miles <Miles.Ritchie@burnaby.ca>, Bowcock, Chris <Chris.Bowcock@burnaby.ca>

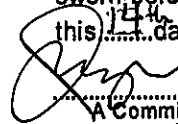
Good afternoon;

To date, I have not had a response from "Cameray Gardens" regarding my November 27, 2020 email, as noted below.

I look forward to receiving the requested information forthwith.

Regards,

This is Exhibit "J" referred to in the
affidavit of Angela Ekelbosh
sworn before me at Duncan
this 14 day of December 2020



.....
A Commissioner for taking Affidavits
for British Columbia

JOANNE P. ZIPSER
Notary Public
#103 - 394 Duncan Street
Duncan B.C. V9L 3W4
(250) 748-7155

Kelly Parker | Acting Captain - Fire Prevention Division | Burnaby Fire Department | Cel 604-842-1323

City of Burnaby | Station 1 - 2nd Floor | 4867 Sperling Avenue, Burnaby BC V5E 2S9

www.burnaby.ca | kelly.parker@burnaby.ca | Office 604-294-7599 | Fax 604-294-0490

From: Parker, Kelly
Sent: Friday, November 27, 2020 10:48 AM
To: 'Hilaire Kalfon' <hkalfon@fraserparkrealty.com>; 'Johnny Tsang' <johnny-tsang@outlook.com>; grewal@shawbiz.ca
Cc: Bathgate, Jacqueline <Jacquie.Bathgate@burnaby.ca>; Paulson, Brian <Brian.Paulson@burnaby.ca>; Ritchie, Miles <MILES.RITCHIE@burnaby.ca>; Bowcock, Chris <CHRIS.BOWCOCK@burnaby.ca>
Subject: FIRE WATCH: RE-Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

Good morning;

In accordance with the BC fire Code, The Fire Services Act and the City of Burnaby Bylaws, you are required to document in an entry book at least every hour of the conditions in the building during a **Fire Watch**.

3925 Kingsway and 5715 Jersey have been under Fire Watch since September 24, 2020, due to the incomplete fire alarm panel upgrade.

At this time, the Burnaby Fire Department is requesting copies of the Fire Watch Patrol Log Sheet(s) dating from September 24, 2020 to present, on or before December 1, 2020, to ensure your legal obligations are being met with respect to the life safety in your Buildings.

Additionally, the formal permit application still has not been received by the City in order to complete your fire alarm panel upgrade, and no update has been provided regarding the status.

Regards,

Kelly Parker | Acting Captain - Fire Prevention Division | Burnaby Fire Department | Cel 604-842-1323

City of Burnaby | Station 1 – 2nd Floor | 4867 Sperling Avenue, Burnaby BC V5E 2S9

www.burnaby.ca | kelly.parker@burnaby.ca | Office 604-294-7599 | Fax 604-294-0490

From: Parker, Kelly

Sent: Wednesday, October 14, 2020 11:47 AM

To: Hilaire Kalfon <hkalfon@fraserparkrealty.com>; Johnny Tsang <johnny-tsang@outlook.com>; grewal@shawbiz.ca

Cc: Paulson, Brian <Brian.Paulson@burnaby.ca>; Bathgate, Jacqueline <Jacquie.Bathgate@burnaby.ca>; Ritchie, Miles <MILES.RITCHIE@burnaby.ca>; Rick Puri <rick@cityfire.ca>; Bowcock, Chris <CHRIS.BOWCOCK@burnaby.ca>

Subject: FW: FIRE WATCH: RE-Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

Good morning;

The Burnaby Fire Department will not meet, discuss or comment on the outstanding phase of the fire alarm upgrade until a formal permit application and drawing submission has been submitted to the City of Burnaby.

Kelly Parker | Acting Captain - Fire Prevention Division | Burnaby Fire Department | Cel 604-842-1323

City of Burnaby | Station 1 – 2nd Floor | 4867 Sperling Avenue, Burnaby BC V5E 2S9

www.burnaby.ca | kelly.parker@burnaby.ca | Office 604-294-7599 | Fax 604-294-0490

From: Hilaire Kalfon [<mailto:hkalfon@fraserparkrealty.com>]

Sent: Friday, September 25, 2020 11:17 AM

To: Parker, Kelly

Cc: Johnny Tsang; grewal@shawbiz.ca; Ritchie, Miles; Paulson, Brian; Bathgate, Jacqueline; Rick Puri

Subject: Re: FIRE WATCH: RE-Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. The City will never ask for personal or account information or account password through email. If you feel this email is malicious or a scam, please forward it to phishing@burnaby.ca

Hello Kelly:

I will speak to Council and discuss your email regarding the concerns for the life safety of the Owners and fire watch to obtain a reply and provide you with their response shortly thereafter.

Yours truly,

Hilaire Kalfon

Commercial Property Manager

Fraser Park Realty Ltd.

#210 - 10330 152 Street, Surrey, BC V3R 4G8

P: 604 398 7275 Fax: 604 398 7276

On Thu, Sep 24, 2020 at 1:45 PM Parker, Kelly <Kelly.Parker@burnaby.ca> wrote:

Good afternoon;

Another 2 weeks has passed without any response from Cameray Gardens regarding the outstanding Phase of the fire alarm upgrade.

As previously indicated in numerous correspondence and telephone conversations, Cameray Gardens located at 3925 Kingsway and 5715 Jersey, has not completed the fire alarm upgrade (phase 2) and in that regard, is considered incomplete.

There has not been any forward progress in resolving this violation of the outstanding fire alarm upgrade, and consequently, your system is considered incomplete and not 100% functional.

The Burnaby Fire Department is concerned for the life safety of the occupants of the buildings, and as a result of your non-compliance, EFFECTIVE IMMEDIATELY a **FIRE WATCH** is currently being ordered by the Fire Chief, Chief C. Bowcock, Deputy Fire Chief, Chief M. Ritchie and the Fire Prevention Division, until Phase 2 of the fire alarm upgrade has commenced.

Regards,

Kelly Parker | Acting Captain - Fire Prevention Division | Burnaby Fire Department | Cel 604-842-1323

City of Burnaby | Station 1 – 2nd Floor | 4867 Sperling Avenue, Burnaby BC V5E 2S9

www.burnaby.ca | kelly.parker@burnaby.ca | Office 604-294-7599 | Fax 604-294-0490

From: Parker, Kelly
Sent: Tuesday, September 08, 2020 4:31 PM
To: 'Johnny Tsang'; 'Hilaire Kalfon'; grewal@shawbiz.ca
Cc: Paulson, Brian; Bathgate, Jacqueline; Ritchie, Miles
Subject: Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

Good afternoon Cameray Gardens;

I am writing with respect to my previous correspondence of August 24, 2020.

To date, there has not been forward movement in completing the final phase, Phase 2, of the fire alarm upgrade which means it is incomplete and NOT TO CODE.

At the functional test to remove the fire watch (in April 2020) there was a verbal agreement of the accepted proposal to have Phase 2 completed. Not only was a verbal agreement provided, it has also been provided in writing from the Fire Department.

You must secure a contractor in order for the electrical permit to be obtained. The contractor will submit the permit application and the electrical department will approve the drawings. Why has this not been done yet?

Please advise in writing the delayed status of completion of phase 2.

Regards,

Kelly Parker | Acting Captain - Fire Prevention Division | Burnaby Fire Department | Cel 604-842-1323

City of Burnaby | Station 1 – 2nd Floor | 4867 Sperling Avenue, Burnaby BC V5E 2S9

www.burnaby.ca | kelly.parker@burnaby.ca | Office 604-294-7599 | Fax 604-294-0490

From: Parker, Kelly
Sent: Monday, August 24, 2020 9:56 AM
To: 'Johnny Tsang'; grewal@shawbiz.ca; 'Hilaire Kalfon'
Cc: Paulson, Brian; Bathgate, Jacqueline; Bowcock, Chris
Subject: RE: Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

Good morning,

3925 Kingsway and 5715 Jersey has not completed the final phase (phase 2) of the alarm upgrade so your system is considered incomplete and NOT TO CODE.

Our expectations of the fire alarm upgrade have been made very clear and yet are still not completed.

Once the items in Phase 2 have been completed, then and only then will the fire alarm upgrade at 3925 Kingsway and 5715 Jersey be considered fully functional and operational.

I look forward to the functional testing of the final devices set out in Phase 2 in the near future.

Regards,

Kelly Parker | Acting Captain - Fire Prevention Division | Burnaby Fire Department | Cel 604-842-1323

City of Burnaby | Station 1 – 2nd Floor | 4867 Sperling Avenue, Burnaby BC V5E 2S9

www.burnaby.ca | kelly.parker@burnaby.ca | Office 604-294-7599 | Fax 604-294-0490

From: Johnny Tsang [<mailto:johnny-tsang@outlook.com>]
Sent: Thursday, July 30, 2020 5:20 PM
To: Parker, Kelly; Bowcock, Chris
Cc: Paulson, Brian; Bathgate, Jacqueline; grewal@shawbiz.ca; Hilaire Kalfon
Subject: Re: Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. **The City will never ask for personal or account information or account password through email.** If you feel this email is malicious or a scam, please forward it to phishing@burnaby.ca

Good afternoon Cpt. Parker,

I appreciate your approval for the engineering drawings. This is the first written approval we've received, as this was previously discussed only between City Fire, Kaita Consultant and yourself-granting them "approval in principle."

The status of the fire alarm system and reinspection fines are very unclear to us.

The VI reports, certificates and our conversations with Rick from City Fire indicate all deficiencies, maintenance items, and fire alarm system in its entirety is operational and functioning per code. Based on the documentation, we understand the fire alarm system is fully functional and in better state than the past couple of years. If it is not, please inform us immediately and we can consult the contractor to rectify the potential issues.

Good afternoon Chief Bowcock,

On behalf of the Strata Council and Owners, I have need to request a meeting with you to further discuss our progress and clarify the status of the building. With most respects, may you please advise your earliest availability to meet with myself and the property manager; meeting can be held at the Fire Department, NW 289, or the Property Management's office with safety/sanitary provisions.

Thank you for your attention, and I sincerely look forward to hearing back.

Best regards,
Johnny

From: Parker, Kelly <Kelly.Parker@burnaby.ca>

Sent: July 30, 2020 3:43 PM

To: Hilaire Kalfon <hkalfon@fraserparkrealty.com>; Johnny Tsang <johnny-tsang@outlook.com>; grewal@shawbiz.ca <grewal@shawbiz.ca>

Cc: Bowcock, Chris <Chris.Bowcock@burnaby.ca>; Paulson, Brian <Brian.Paulson@burnaby.ca>; Bathgate, Jacqueline <Jacquie.Bathgate@burnaby.ca>

Subject: RE: Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

Good afternoon;

The Fire Department had approved the preliminary submitted engineered drawings to complete the Phase 2 fire alarm upgrade, however, until the permit application has actually been approved and obtained thru the City of Burnaby Building - Electrical Department the "Cameray Gardens Alarm Upgrade" is not in forward progress and is still incomplete.

The previous emails have outlined the expectations/negotiations of the fire alarm upgrade phases 1, 1.5 and the final phase, phase 2.

Regards,

Kelly Parker

Fire Prevention Division

From: Hilaire Kalfon [mailto:hkalfon@fraserparkrealty.com]
Sent: Thursday, July 16, 2020 10:09 AM
To: Bathgate, Jacqueline
Cc: Parker, Kelly; Bowcock, Chris; Paulson, Brian
Subject: Re: Fire Alarm Upgrade - 3925 Kingsway & 5715 Jersey

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. **The City will never ask for personal or account information or account password through email.** If you feel this email is malicious or a scam, please forward it to phishing@burnaby.ca

Hello Jacquie:

Thank you very much for your email and reply to our request.

I'm unclear as to what you are referring to in your comments that Cameray Gardens is not fully functional and up to Code. This is the 3rd time we have provided the reports and information showing that the building is fully functional and verified. The building's fire panels are working and communicating (for the past 3 months) see attached reports. The building is in perfect working order.

We have been waiting for Kelly Parker to approve the engineering drawings that we provided on June 16th while the Strata Corporation has been getting fined.

Why is the Strata Corporation getting fined if we are waiting for her to approve the drawings.

There's a pandemic going on and the Strata Corporation just had to pay \$256,000.00 for insurance almost 5 times their normal amount.

Yours truly,

Hilaire Kalfon

Commercial Property Manager

Fraser Park Realty Ltd.

#235 - 10330 152 Street, Surrey, BC V3R 4G8

P: 604 398 7275 Fax: 604 398 7276

On Wed, Jul 15, 2020 at 11:43 AM Bathgate, Jacqueline <Jacquie.Bathgate@burnaby.ca> wrote:

Hello Hilaire,

I had been sent your most recent email of July 15, 2020 to follow-up on with regards to the ongoing inspection of the above addresses.

Cpt. Parker is currently away from the office. It looks like this has been an ongoing file which she has thoroughly been dealing with. With that being said no weekly re-inspections and/or additional fees will be charged while Cpt. Parker is away.

Cpt. Parker has been following the Burnaby City Bylaw guideline with regards to the application of the re-inspection fees that have already been charged. She has very diligently and strategically been helping all parties involved to bring the building deficiencies, fire alarm panel to code and fully functional.

Upon Cpt. Parker's return she will be in contact with you to answer any concerns and give the direction needed to bring the above to completion.

Regards,

Jacquie Bathgate

Captain, Fire Prevention

Direct: 604-294-7573

jacquie.bathgate@burnaby.ca

City of Burnaby | Burnaby Fire Department | Fire Prevention Division

Station 1 - 2nd Floor | 4867 Sperling Avenue | Burnaby, BC V5E 2S9

The contents of this posting or electronic mail message are solely the writings, thoughts and/or ideas of the account holder and may not necessarily reflect those of the City of Burnaby.

If you have any concerns regarding inappropriate use of this account. Please Email the postmaster@city.burnaby.bc.ca



Angela Eykelbosh <aeykelbosh@gmail.com>

Heater

Megan Burghall <coppertopped@gmail.com>

Tue, Nov 24, 2020 at 3:29 PM

To: Nasim Bhaloo <nasimjbhaloo@live.com>

Cc: Albert Chan <betapha@yahoo.ca>, Almeida5 <almeida5@telus.net>, Andrew Wong <wongandrew69@gmail.com>, Angela Eykelbosh <aeykelbosh@gmail.com>, Candy Lui <candytlui@hotmail.com>, Daven Loomba <dloomba@yahoo.com>, Dawn Ravensbergen <dawnravensbergen@gmail.com>, Donna Dickison <jd.dickison@gmail.com>, Flora Fu <florafu0126@gmail.com>, Hsiang Chiao Huang <hsiangchiaohuang@gmail.com>, Jlevsen <jlevsen@shaw.ca>, Jorge Dizon <dizontarzan@hotmail.com>, Lillian Duan <lilianduan2000@hotmail.com>, Lu Crystal <crystal_lu530@hotmail.com>, Lulu Crisostomo <luluc@bcgsc.ca>, Minakshi loomba <minakshi_loomba@yahoo.com>, Nick Karamouzos <nkaram1999@aol.com>, Norm Leech <normleech@gmail.com>, RICKY LAI <rlai98@shaw.ca>, Rahima Bhaloo <rahimabhaloo@gmail.com>, Rudolph Cheng <rudolphcheng@gmail.com>, "Sandie H." <sandie.he@yahoo.com>, Serena lam <serenalam9@hotmail.com>, Tuong Lam <tuonglam219@gmail.com>, catherinevuong94 <catherinevuong94@gmail.com>, diane spencer <Benjicat@outlook.com>, frankdage <frankdage@yahoo.com>, gary drees <garyluciend1@hotmail.com>, huilin dong <donghuilin62@hotmail.com>, iris june adiong <munchkins2710@yahoo.com>, jenn nguyen19 <jenn.nguyen19@hotmail.com>, jolanbm <jolanbm@shaw.ca>, leonardo_ft <leonardo_ft@yahoo.com>, ma che0822 <ma_che0822@yahoo.com>, manmeshki <manmeshki@gmail.com>, nan yang <nancyy@hotmail.ca>, tianxin567 <tianxin567@gmail.com>, 杨志皓-Jeromy <yangzhihao77@hotmail.com>

I just talked to Hilaire. He followed up on the laundry situation and shared the good news that the globes are in and will be replaced on lights in the coming day.

I took the opportunity to ask him a few questions and was surprised by his answers.

I asked what the current status of the fire watch was. He said that the situation is all good. The fire panels work. He said the fire department wants us to do some voluntary upgrades and the notice on the door is their way of trying to force their hand.

He said that the fire panels work but that they didn't for two years in the past. He said as per Community Fire Prevention and fire tests that the panels were non functional. I told him I don't think that was the case. He told me it was.

I mentioned that I was surprised he was referring to Community Fire Prevention since they've been trying to sue us for work they didn't get paid for.

He said they did no work. I said I thought they had done a lot of work.

Hilaire said this information is all in the minutes. I said I don't have any minutes since March. Where are minutes since then? He said they haven't met since March. I said I thought it was a requirement that they meet every month. He said it wasn't. He asked where in the bylaws it says that. I said I didn't know but thought it was a rule for all stratas. He said it's not, then he said he had another call coming in and had to go but would be happy to continue the conversation at another time.

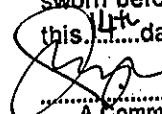
Thought I'd share this to help keep us all in the know and on the same page.

Kind regards,

Megan

[Quoted text hidden]

This is Exhibit "K" referred to in the
affidavit of Angela Eykelbosh
sworn before me at Duncan
this 11th day of December, 2020


A Commissioner for taking Affidavits
for British Columbia

JOANNE P. ZIPSER
Notary Public
#103 - 394 Duncan Street
Duncan B.C. V9L 3W4
(250) 748-7155



Angela Eykelbosh <aeykelbosh@gmail.com>

strata council make up

2 messages

Angela Eykelbosh <aeykelbosh@gmail.com>
To: Hilaire Kalfon <hkalfon@fraserparkrealty.com>

Wed, Dec 9, 2020 at 10:10 AM

Hi Hilaire. Who are the current strata council members?

Thanks,
Angela

Hilaire Kalfon <hkalfon@fraserparkrealty.com>
To: Angela Eykelbosh <aeykelbosh@gmail.com>

Thu, Dec 10, 2020 at 7:23 PM

Hello Angela:


The current Strata Council is made up of Leon, Johnny and Sarbjit.

Yours truly,

Hilaire Kalfon
Commercial Property Manager
Fraser Park Realty Ltd.
#210 - 10330 152 Street, Surrey, BC V3R 4G8
P: 604 398 7275 Fax: 604 398 7276

[Quoted text hidden]

This is Exhibit "L" referred to in the
affidavit of Angela Eykelbosh
sworn before me at Duncan
this 14th day of December 2020


A Commissioner for taking Affidavits
for British Columbia

JOANNE P. ZIPSER
Notary Public
#103 - 394 Duncan Street
Duncan B.C. V9L 3W4
(250) 748-7155



Angela Eykelbosh <aeykelbosh@gmail.com>

Renters in apartment 116K

7 messages

Rudolph Cheng <rudolphcheng@gmail.com>
To: Angela Eykelbosh <aeykelbosh@gmail.com>

Fri, Dec 4, 2020 at 1:57 PM

Hi Angela,

I bumped into new renters for Apt 116K today (2020-12-04) at 1:30pm when I heard noise outside my door. They are a couple with a dog and their dog almost got into my apartment when I opened my door. I also confirmed this with Grewal's apartment custodian in 110K that the couple are his renters. However, I do not know if they have moved in yet.

Rudolph

Angela Eykelbosh <aeykelbosh@gmail.com>
To: Rudolph Cheng <rudolphcheng@gmail.com>

Fri, Dec 4, 2020 at 2:58 PM

Great, thanks for letting me know.

[Quoted text hidden]

Angela Eykelbosh <aeykelbosh@gmail.com>
To: Rudolph Cheng <rudolphcheng@gmail.com>

Tue, Dec 8, 2020 at 5:18 PM

Hi Rudolph - have you noticed any more activity from 116K lately? Have they moved in? Also, how large is the dog and do you think it conforms to our bylaw requirements (41 cm at the shoulder)?

Also, what can you tell me about any other occupied units? You are next door to 110K. Can you tell me more about that unit, why you think it's occupied?

Thanks very much for your quick reply.

Angela

[Quoted text hidden]

This is Exhibit "M" referred to in the
affidavit of Angela Eykelbosh
sworn before me at Duncan
this 14th day of December, 2020

JOANNE P. ZIPSER
Notary Public
#103 - 394 Duncan Street
Duncan B.C. V9L 3W4
(250) 748-7155

Rudolph Cheng <rudolphcheng@gmail.com>
To: Angela Eykelbosh <aeykelbosh@gmail.com>

Tue, Dec 8, 2020 at 5:34 PM

A Commissioner for taking Affidavits
for British Columbia

Angela,

Apt 116K has a door mat outside its apartment door. Their dog is about 41 cm at the shoulder.

I saw the Grewal's guy getting in and out of 110K several times over many days. It has light on in the day time and turned off most nights.

Rudolph

[Quoted text hidden]

Angela Eykelbosh <aeykelbosh@gmail.com>
To: Rudolph Cheng <rudolphcheng@gmail.com>

Tue, Dec 8, 2020 at 5:41 PM

Okay, great thanks for the clarification Rudolph. Those are definitely signs of occupation. And we know that these people are renters because the custodian living in 110K used that word, renters. Alright, this will go into our update affidavit in preparation for our court date next week.

Angela

[Quoted text hidden]

12/8/2020

Gmail - Renters in apartment 116K

Rudolph Cheng <rudolphcheng@gmail.com>
To: Angela Eykelbosh <aeykelbosh@gmail.com>

Tue, Dec 8, 2020 at 5:46 PM

Just bumped into the 110K guy showing a female person into 119K. Looks like a new potential renter. Also, just noticed 110K has placed a shoe rack outside his apartment door.

Rudolph

[Quoted text hidden]

Angela Eykelbosh <aeykelbosh@gmail.com>
To: Rudolph Cheng <rudolphcheng@gmail.com>

Tue, Dec 8, 2020 at 6:07 PM

Alright, thanks for letting me know, I will add it to the list. I am documenting both units that appear to be occupied, and units that are being shown, as they are likely to become occupied.

[Quoted text hidden]



Angela Eykelbosh <aeykelbosh@gmail.com>

K201 occupied by tenants

4 messages

志皓 杨 <yangzhihao77@hotmail.com>

Sun, Dec 6, 2020 at 9:19 AM

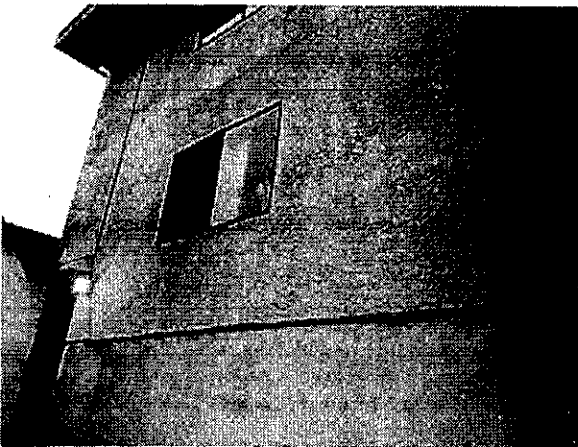
To: Angela Eykelbosh <aeykelbosh@gmail.com>

Hello Angela,

K201 (if I'm not mistaken with the unit number) is occupied with tenants. Please see pictures attached. And I have observed the activities as well.

Thank you,

Jeremy



Sent from my iPhone

Angela Eykelbosh <aeykelbosh@gmail.com>

Tue, Dec 8, 2020 at 5:13 PM

To: 志皓 杨 <yangzhihao77@hotmail.com>

12/8/2020

Gmail - K201 occupied by tenants

Hi Jeremy - thanks for sending this. Are you it's 201K, however? I don't believe it can be (as this is over the alleyway). I think it's 216K, which certainly has been vacant to this point. The kids who used to live in that unit would come over and play with the Jersey kids.

Could you go and physically verify that it is indeed 216 Kingsway, and also tell me specifically what other "activities" you witnessed that make you think it's now occupied?

Thanks,

Angela

[Quoted text hidden]

志皓 杨 <yangzhihao77@hotmail.com>

Tue, Dec 8, 2020 at 5:23 PM

To: Angela Eykelbosh <aeykelbosh@gmail.com>

Hi Angela,

it is 216 K. So sorry about the confusion.

I've observed human activities last a few days with human heads in the suite from the garage entrance.

Thanks,

Jeremy

Sent from my iPhone

On Dec 8, 2020, at 5:13 PM, Angela Eykelbosh <aeykelbosh@gmail.com> wrote:

Hi Jeremy - thanks for sending this. Are you it's 201K, however? I don't believe it can be (as this is over the alleyway). I think it's 216K, which certainly has been vacant to this point. The kids who used to live in that unit would come over and play with the Jersey kids.

Could you go and physically verify that it is indeed 216 Kingsway, and also tell me specifically what other "activities" you witnessed that make you think it's now occupied?

Thanks,

Angela

On Sun, Dec 6, 2020 at 9:19 AM 志皓 杨 <yangzhihao77@hotmail.com> wrote:

Hello Angela,

K201 (if I'm not mistaken with the unit number) is occupied with tenants. Please see pictures attached. And I have observed the activities as well.

Thank you,

Jeremy

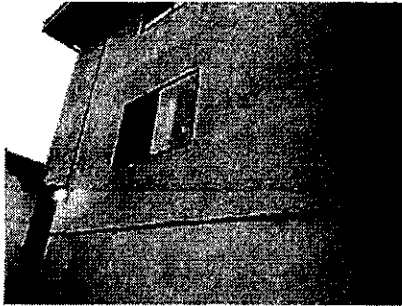
<IMG_3730.jpg>

<IMG_3731.jpg>

Sent from my iPhone

2 attachments

12/8/2020

IMG_3730.jpg
27KIMG_3731.jpg
57K

Angela Eykelbosh <aeykelbosh@gmail.com>

Tue, Dec 8, 2020 at 5:27 PM

To: 志皓 杨 <yangzhiahao77@hotmail.com>

Okay great, thanks for the clarification Jeremy. There definitely shouldn't be people living in that apartment.

Angela

[Quoted text hidden]



Angela Eykelbosh <aeykelbosh@gmail.com>

Renters moving into 315 J

5 messages

Angela Eykelbosh <aeykelbosh@gmail.com>
To: Albert Chan <betapha@yahoo.ca>

Tue, Dec 8, 2020 at 6:05 PM

Hi Albert - you mentioned in an email chain last week that you observed people either moving into a unit or being shown a unit. I am trying to prepare documents for an update to my affidavit for the administrator application, which will be held next week.

So I'm sorry to annoy you again, but would you mind providing me again with the details all in your reply to this email? E.g., what makes you think they were moving in? How many people do you think are living there and can you describe them? Did you continue to see signs of occupation over the weekend? Was it just 315J, or also another unit?

Thanks very much,

Angela

Albert Chan <betapha@yahoo.ca>
Reply-To: Albert Chan <betapha@yahoo.ca>
To: Angela Eykelbosh <aeykelbosh@gmail.com>

Tue, Dec 8, 2020 at 6:46 PM

Since talking to you on Nov 22, I do not see anyone moving into unit 315 J. I knocked on the door just now, no one answer and it is dark inside. Grace, my neighbor is also not aware of persons moving into the unit. High probability it is vacant.

Sent from Yahoo Mail on Android
[Quoted text hidden]

aeykelbosh@gmail.com <aeykelbosh@gmail.com>
To: Albert Chan <betapha@yahoo.ca>

Tue, Dec 8, 2020 at 7:29 PM

But at the time that you reported it on November 22, you saw Grewal's property manager guy showing the unit (315J) to other people who are not from the building, correct? I am documenting both the units that we think are occupied now with tenants, as well as the ones that have been shown to tenants may be occupied in the future.

Thanks

Sent from my iPhone
[Quoted text hidden]

Albert Chan <betapha@yahoo.ca>
Reply-To: Albert Chan <betapha@yahoo.ca>
To: aeykelbosh@gmail.com

Tue, Dec 8, 2020 at 7:43 PM

The showing agent said they are renters viewing the unit. Grace of 310J heard our conversations.
[Quoted text hidden]

Angela Eykelbosh <aeykelbosh@gmail.com>
To: Albert Chan <betapha@yahoo.ca>

Tue, Dec 8, 2020 at 8:39 PM

Okay perfect, thanks for clarifying. So I will indicate that 315J is being shown, which means they obviously intend to rent it too.

12/8/2020

Gmail - Renters moving into 315 J

Angela

[Quoted text hidden]



Angela Eykelbosh <aeykelbosh@gmail.com>

Renters in 214J

4 messages

Angela Eykelbosh <aeykelbosh@gmail.com>
To: Lilian Duan <lilianduan2000@hotmail.com>

Tue, Dec 8, 2020 at 6:19 PM

Hi Lilian - you mentioned in an email last week that you saw people being shown the unit across from 212J (which would be 214J). I need to get together all of these reports to update my affidavit for our administrator. So it would be great if you could reply to this email and provide all the detail you can. E.g., E.g., date and time? How many people do you think were being shown the apartment and can you describe them? Did you continue to see signs of occupation over the week? Was it just 214J, or also another unit?

Thanks Lilian,

Angela

Lilian Duan <lilianduan2000@hotmail.com>
To: Angela Eykelbosh <aeykelbosh@gmail.com>

Tue, Dec 8, 2020 at 7:09 PM

Hey Angela,

I saw two Indian men and a little girl were in the balcony of 214J. A little while before I saw them, I heard some noise from 202 k which supposed to be empty. But I didn't go to check 202 K at that time.

Sincerely,
Lilian
Get Outlook for iOS

From: Angela Eykelbosh <aeykelbosh@gmail.com>
Sent: Tuesday, December 8, 2020 6:19:18 PM
To: Lilian Duan <lilianduan2000@hotmail.com>
Subject: Renters in 214J

[Quoted text hidden]

Lilian Duan <lilianduan2000@hotmail.com>
To: Angela Eykelbosh <aeykelbosh@gmail.com>

Tue, Dec 8, 2020 at 8:00 PM

Hi Angela,
It happened on November 22.

Get Outlook for iOS

From: Lilian Duan <lilianduan2000@hotmail.com>
Sent: Tuesday, December 8, 2020 7:09:08 PM
To: Angela Eykelbosh <aeykelbosh@gmail.com>
Subject: Re: Renters in 214J

[Quoted text hidden]

Angela Eykelbosh <aeykelbosh@gmail.com>
To: Lilian Duan <lilianduan2000@hotmail.com>

Tue, Dec 8, 2020 at 8:42 PM

12/8/2020

399
Gmail - Renters in 214J

115

Okay, thanks for clarifying Lillian. I will mark on my list that 214J and 202K (I didn't know about the suite above you) are being accessed, presumably because they intend to rent them.

Thanks,
Angela

[Quoted text hidden]



Angela Eykelbosh <aeykelbosh@gmail.com>

Renters moving in to 301K3 messages

Angela Eykelbosh <aeykelbosh@gmail.com>

Tue, Dec 8, 2020 at 5:51 PM

To: Dawn Ravensbergen <dawnravensbergen@gmail.com>

Hi Dawn - You reported to me last week that people were moving into 301K. I need to prepare an update to my affidavit for the administrator application because our day in court is almost here.

So I wanted to ask you if you could reply to this email and provide me with some additional details. E.g., what makes you think people were moving into 301K? How many people do you think are living there and can you describe them? Did you continue to see signs of occupation over the last week?

Thanks,
Angela

Dawn Ravensbergen <dawnravensbergen@gmail.com>

Tue, Dec 8, 2020 at 6:42 PM

To: Angela Eykelbosh <aeykelbosh@gmail.com>

Seen them moving in furniture. It is one south asian younger man. I can hear his door in the morning when he leaves & later in the day when he comes home. There is no doubt somebody is living there. In fact when he was moving in the guy from 110K was there and told me someone was renting the suite. I just remembered that.

[Quoted text hidden]

Angela Eykelbosh <aeykelbosh@gmail.com>

Tue, Dec 8, 2020 at 8:38 PM

To: Dawn Ravensbergen <dawnravensbergen@gmail.com>

Okay great, thanks for that. I will mark that unit as definitely tenanted then.

Angela
[Quoted text hidden]



Angela Eykelbosh <aeykelbosh@gmail.com>

Fwd: Unit 303

1 message

Megan Burghall <coppertopped@gmail.com>
To: Angela Eykelbosh <aeykelbosh@gmail.com>

Tue, Dec 8, 2020 at 8:17 PM

Hi Angela,

Andy was the one who saw the move-in. I was at work. By the time I got home there was nobody in the hallway. I haven't yet knocked to introduce myself, but I have considered it. I have heard footsteps coming down the stairs a few times since Friday. Andy wrote a description of what he saw which I have forwarded to you below.

Cheers,

Megan

----- Forwarded message -----

From: **Andrew Pendragon Puleston-Clarke** <figs505@hotmail.com>
Date: Tue, Dec 8, 2020 at 8:11 PM
Subject: Unit 303
To: Megan Burghall <coppertopped@gmail.com>

On Friday Dec 4th at around 4pm, I got home to find two people moving a couch into unit 303. The large guy(I think with dreadlocks) who is supposed to be in charge of managing/renting out Grewal's units who mentioned that he is living in the kingsway building. And a shaved head guy maybe in his 40's who I think is the one moving in. I didn't remember either of their names and haven't seen them since.

I mentioned the situation with rentals not being allowed by the by-laws and then elaborated about how Grewal had tried to work around it with the hard times exemption ect. ect. and the fire upgrades. The unit manager politely listened and mentioned that he had been informed of the exemption by Grewal. I said I'd stop bothering him with stuff he had probably already been told by half of the residents, and he laughingly agreed to that.

Cheers, Andy Puleston-Clarke

Get Outlook for Android



Angela Eykelbosh <aeykelbosh@gmail.com>

Unit 302K

2 messages

Lulu Crisostomo <luluc@bcgsc.ca>
To: Angela Eykelbosh <aeykelbosh@gmail.com>

Wed, Dec 9, 2020 at 7:53 AM

Hi Angela,

On Saturday, November 28th, around 1:15 PM, I saw 3 people coming out of Unit 302K. They seemed to be all East Indians, 2 males, and 1 female. The big, burly, with Afro braided guy I believe is Grewal's new guy who now lives in 110K. It looked like the young male and female were potential renters.

Many thanks,

Lulu

Angela Eykelbosh <aeykelbosh@gmail.com>
To: Lulu Crisostomo <luluc@bcgsc.ca>

Wed, Dec 9, 2020 at 9:21 AM

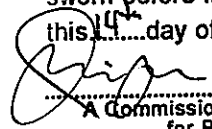
Great, thanks Lulu. I will mark that unit down as still being shown. Let me know when/if you see any signs of occupation.

Angela

[Quoted text hidden]

110 3925 Kingsway	6 1161359 BC Ltd.	Tenanted	Rudolph Cheng
116 3925 Kingsway	11 1161359 BC Ltd.	Tenanted	Rudolph Cheng
119 3925 Kingsway	14 1161359 BC Ltd.	Being shown	Rudolph Cheng
302 3925 Kingsway	34 1161359 BC Ltd.	Being shown	Lulu Crisostomo
216 3925 Kingsway	29 [REDACTED]	Tenanted	Jeremy Yang
301 3925 Kingsway	51 1161359 BC Ltd.	Tenanted	Dawn Ravensbergen
314 3925 Kingsway	45 1161359 BC Ltd.	Tenanted	Flora Fu
214 5715 Jersey Avenue	70 1161359 BC Ltd.	Being shown	Lilian Duan
303 5715 Jersey Avenue	92 1161359 BC Ltd.	Tenanted	Megan Burghall and Andrew Puleston-Clarke
315 5715 Jersey Avenue	87 1161359 BC Ltd.	Being shown	Albert Chan

This is Exhibit "N" referred to in the
 affidavit of Angela Gylbosh
 sworn before me at Duncan
 this 14th day of December 2000


 A Commissioner for taking Affidavits
 for British Columbia

JOANNE P. ZIPSER
 Notary Public
 #103 - 394 Duncan Street
 Duncan B.C. V9L 3W4
 (250) 748-7155

**SUPREME COURT
OF BRITISH COLUMBIA
VANCOUVER REGISTRY**

JUL 23 2020

S-207 316
No:
Vancouver Registry



IN THE SUPREME COURT OF BRITISH COLUMBIA

**RE: THE STRATA PROPERTY ACT, R.S.B.C. 1998 AND
STRATA PROPERTY AMENDMENT ACT, 2009**

BETWEEN:

1161359 BC LTD.

PETITIONER

AND:

THE OWNERS, STRATA PLAN NW 289

RESPONDENTS

PETITION TO THE COURT

THIS IS THE PETITION OF:

**1161359 BC LTD.
c/o GUARDIAN LAW CORPORATION
1130 – 1185 WEST GEORGIA STREET
VANCOUVER, BC V6E 4E6**

This is Exhibit "O" referred to in the
affidavit of Angela Sykelesh
sworn before me at Duncan
this 14th day of December 2020

[Signature]
A Commissioner for taking Affidavits
for British Columbia

ON NOTICE TO:

**THE OWNERS, STRATA PLAN NW289
c/o BAYSIDE PROPERTY SERVICES LTD.
6400 Roberts Street - Suite 100
Burnaby, BC V5G 4C9**

**JOANNE P. ZIPSER
Notary Public
#103 – 394 Duncan Street
Duncan B.C. V9L 3W4
(250) 748-7155**

This proceeding has been started by the Petitioners for the relief set out in Part 1 below by the persons named as petitioners in the style of proceedings above.

If you intend to respond to this petition, you or your lawyer must

- (a) file a response to petition in Form 67 in the above-named registry of this court within the time for response to petition described below, and
- (b) serve on the petitioners

- (i) 2 copies of the filed response to petition, and
- (ii) 2 copies of each filed affidavit on which you intend to rely at the hearing.

1.00

23JUL20 2006824 RISM 200.00
21422 S207316

Orders, including orders granting the relief claimed, may be made against you, without any further notice to you, if you fail to file the response to petition within the time for response.

Time for response to petition

A Response to Petition must be filed and served on the petitioner(s),

- (a) if you were served with the petition anywhere in Canada, within 21 days after that service,
- (b) if you were served with the petition anywhere in the United States of America, within 35 days after that service,
- (c) if you were served with the petition anywhere else, within 49 days after that service, or
- (d) if the time for response has been set by order of the court, within that time.

(1)	The address of the registry is: 800 Smithe Street, Vancouver, BC V6Z 2E1
(2)	The ADDRESS FOR SERVICE of the petitioners is: c/o Guardian Law 1130 – 1185 W Georgia Street Vancouver, BC V6E 4E6 Fax number address for service (if any) of the petitioners: service not accepted by fax E-mail address for service (if any) of the petitioners: mguy@guardian-law.ca
(3)	The name and office address of the petitioners' lawyer is: Michelle Guy c/o Guardian Law 1130 – 1185 W Georgia Street Vancouver, BC V6E 4E6

Claim of the Petitioners

Part 1: ORDERS SOUGHT

1. A declaration that bylaw 32 of the bylaws of Strata Corporation NW 289 is not valid or enforceable;
2. A declaration that all fines imposed against the Petitioner by the strata council be quashed;
3. In the alternative, that the Company be entitled to rent their units on the basis of hardship;
3. Costs, including special costs;
4. Any other order that this Honourable Court may deem meet.

Part 2: FACTUAL BASIS

1. Strata Corporation NW 289 is a strata complex relating to two buildings located at 3925 Kingsway Avenue and 5725 Jersey Avenue in Burnaby, BC. This strata complex of 101 units is referred to as Cameray Gardens ("Cameray Gardens").
2. The Petitioner is a company that has been established for the purchase of and eventual redevelopment of Cameray Gardens. 1161359 BC Ltd. was created to hold title to the strata lots purchased for a corporation called Cameray Garden Holdings Ltd.
3. On November 13, 2001, bylaws were passed that include bylaw 32, which reads:

32. Rental Prohibition

(1) Subject to the provisions of this bylaw, all strata lots (except the strata lots owned by the strata corporation) shall be owner-occupied, and rentals, tenancies or licenses of occupancy of any sort whatsoever are absolutely prohibited, with the following considerations and exceptions:

(a) where cases of undue physical or financial hardship of a personal nature arise the owner may make a written request to the council for permission to rent a strata lot for a limited period of time, and where the council has been provided with evidence that undue hardship will result if limited rental approval is not given, the council shall not unreasonably withhold permission for limited rental.

(b) this bylaw does not apply to prevent the rental of a strata lot to a member of the "family" of an owner, meaning:

- (i) the spouse of the owner
- (ii) a parent or child of the owner; or
- (iii) a parent or child of the spouse of the owner.

"Bylaw 32"

4. Richard Hui, as authorized agent for a company called The Software Guy had entered into contracts of purchase and sale of 35 of the 100 strata lots in Cameray Gardens, with all sales to close on or about April 16, 2018 (the "Contracts");
5. Pursuant to the Contracts, possession of the strata lots was to take place after six months, in or about October 2018;
6. Prior to the closing date, the Contracts were assigned to Cameray Garden Holdings Ltd., which later assigned them to the Petitioner.
7. The Petitioner negotiated an extension of 33 of the 35 Contracts so that four had a new closing date of April 23, 2018 and the remaining 29 had a closing date of April 30, 2018.
8. The possession date of all of the properties by the Petitioner was to be October 31, 2018. Some of the sellers gave up possession of their units earlier than October 31, 2018.
9. Of the strata lots purchased by the Petitioner, one was unoccupied on the closing date and at least two more became unoccupied shortly thereafter.
10. On June 30, 2018 the Petitioner received a letter from the property management company, Bayside Property Management Ltd. ("Bayside"), alleging that there had been a complaint made on April 30, 2018 that the Petitioner was renting out all of the 33 units that it had purchased. This letter sought a response from the Petitioner.
11. The Petitioner provided a response which explained that it was not renting any of the units and that it did not have legal right to possess the units prior to October 31, 2018. In addition, the Petitioner pointed out that some of the units were empty.
12. On July 19, 2018 the Petitioner received a letter from Bayside advising them that the strata council had "decided to impose a fine of \$500 to your strata lot(s) account every seven days for these complaints."
13. A review of the strata council meeting minutes for 2018 indicates that the strata council has rented a unit owned by the strata corporation.
14. To the knowledge of the Petitioner, none of the strata minutes arising from the Petitioner's purchase of the units up until receipt of the letter imposing fines against the Company reflect any discussion respecting the allegations against the Petitioner that they are renting their units.

15. Section 22 of the Bylaws states that the strata corporation
...may fine an owner or tenant a maximum of:
a) \$200 for each contravention of a bylaw; and
b) \$50 for each contravention of a rule. [sic]
16. The Petitioner made its best efforts to rectify the problem with Bylaw 32 without having to resort to applying to Court by calling a Special General Meeting (the "SGM") to allow the residents to vote on an amendment that would allow any owner to rent their unit subject to rentals being no less than 30 days.
17. At the time of the SGM on August 4, 2018, the Petitioner had 46 proxies, due to an additional number of units that it has entered into contracts of purchase and sale.
18. The motion of the Petitioner to amend the bylaws of NW 289 was defeated at the SGM.
19. The Petitioner requested permission to rent on the basis of hardship on two occasions from the strata council. As there was a decline in the real estate market, the Petitioner found it difficult to obtain funding on an ongoing basis. The strata council refused to allow the Petitioner to rent their units on the basis of hardship, despite being aware that some of the lenders for the Company had started foreclosure action.
20. At the AGM in February, 2020, the strata council put forward a resolution for a special assessment for \$310,000 based on an order that they represented to the Owners had been issued by the Burnaby Fire Department. At this same AGM, the Petitioner, along with other associated companies also holding units on behalf of Cameray Garden Holdings Ltd., took control of the strata council.
21. The new strata council called an SGM in June, 2020, to again attempt to change the rental bylaw. This was in part due to being advised by the insurance agent for the Strata Corporation that the insurance for the buildings would be increased from approximately \$66,000 to well over \$300,000 in part due to the empty units. The only way to rectify this problem is for the Petitioner to rent their units.
22. The SGM to change the rental bylaw again failed to pass. However, a special assessment to resolve a wiring issue within the building passed, totaling an additional \$120,000 was passed.
23. As a result of the special assessments and the impending special assessment for the insurance costs, the Petitioner again requested permission to rent on the basis of hardship. The Petitioner recused itself from the decision and received approval. However, there has been significant protest from the remaining owners in the form of hundreds of signs being glued to surfaces and posted in windows. As a result, the Petitioner has not rented any units as of yet.
23. The Petitioner takes the position that it was not renting its units during the six months prior to having possession pursuant to the purchase contract, as the Petitioner did not

have legal right to possess those units pursuant to the Contracts. The Petitioner received no consideration for the sellers of their units remaining in their units.

25. Bylaw 32 requires the units to be owner-occupied, which is impossible due to the owner being the Petitioner and not a person.
26. Further, Bylaw 32 allows the strata corporation to rent their unit, which subsequently is not a complete prohibition of rentals in the building.

Part 3: LEGAL BASIS

1. The Strata Property Act, S.B.C. 1998, C. 43, including:

121 (1) A bylaw is not enforceable to the extent that it

...

(c) prohibits or restricts the right of an owner of a strata lot to freely sell, lease, mortgage or otherwise dispose of the strata lot or an interest in the strata lot.

141 (1) The strata corporation must not screen tenants, establish screening criteria, require the approval of tenants, require the insertion of terms in tenancy agreements or otherwise restrict the rental of a strata lot except as provided in subsection (2).

(2) The strata corporation may only restrict the rental of a strata lot by a bylaw that

(a) prohibits the rental of residential strata lots, or

(b) limits one or more of the following:

(i) the number or percentage of residential strata lots that may be rented;

(ii) the period of time for which residential strata lots may be rented.

(3) A bylaw under subsection (2) (b) (i) must set out the procedure to be followed by the strata corporation in administering the limit.

2. *Supreme Court Civil Rules;*
3. *The Owners, Strata Plan VR 855 v. Shawn Oaks Holdings Ltd.*

4. The Inherent Jurisdiction of the Court; and
5. Such further authorities and materials as may be required as of the hearing of this Petition.

Part 4: MATERIAL TO BE RELIED ON

1. Affidavit # 1 of D. Grewal, sworn 21/Jul/2020.

The petitioners estimate that the hearing of the petition will take 2 hours.

Date: 22/Jul/2020

.....
 Signature of
☐ petitioner ☐ lawyer for petitioner(s)
 Michelle Guy

To be completed by the court only:

Order made

☐ in the terms requested in paragraphs of Part 1 of this petition

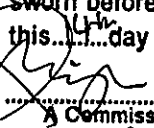
☐ with the following variations and additional terms:

.....

Date:

.....
 Signature of ☐ Judge ☐ Master



This is Exhibit "P" referred to in the 411
affidavit of Angela Eykelbosh
sworn before me at Duncan
this 14th day of December 2020

Commissioner for taking Affidavits
for British Columbia

JOANNE P. ZIPSER
Notary Public
#103 - 394 Duncan Street
Duncan B.C. V9L 3W4
(250) 748-7155

127

NO. S-207316
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

1161359 B.C. LTD.

PETITIONER

AND:

THE OWNERS, STRATA PLAN NW 289

RESPONDENT

RESPONSE TO PETITION

Filed by: Interested Parties, Angela Eykelbosh, Su Juan Situ, Van Dao Nguyen, Thi Bich Hang Nguyen, Iris Adiong, Christian Lim, Nguyen Thanh Vuong & Tuyet Ngoc Du, Hong Yang, Yan Qiong Lu, Ping He, Edward Lawrence Thue, Diane Spencer, Arthur S. Williamson, Gary Charter, Yu Qing Li, Ju Tai Zhou, Zhi Hao Yang (Jeremy), Om Parkash Loomba, Suzanne Kudelski, Megan Burghall, Nasim Bhaloo, Hui L. Dong (Frank), Li Wang, Mansour Meshki, Hsiang Chiao (Cathy) Huang, Grace Levsen, Ping C. Chan, So Fan Lee, Daisy & Maria Evangelista, Rolando Dizon, Carmelia Da Silva, Rudolph Cheng, Ricky Lai, Nicholas George Karamouzos & Maria Karamouzos, Luis & Maria Almeida, Flora Fu, Ju Shan Chiang, Tuong Lam, Phung Vuong, Lualhati Crisostomo, Richard And Dawn Ravensbergen, Gary Drees, Julian Bozsik, Li Ping Duan, Norman Leech, Jenny Donna Dickson, Fernando De Sousa, Marcelino De Sousa, Xin Tian (the "Interested Parties")

THIS IS A RESPONSE TO the Petition filed July 23, 2020.

Part 1: ORDERS CONSENTED TO

The Interested Parties consent to the granting of the orders set out in Part 1 of the Petition: none.

Part 2: ORDERS OPPOSED

The Interested Parties oppose the granting of the orders set out in paragraphs 1 to 5 of Part 1 of the Petition.

Part 3: ORDERS ON WHICH NO POSITION IS TAKEN

The Interested Parties take no position on the granting of the orders set out in Part 1 of the Petition: none.

- 2 -

Part 4: FACTUAL BASIS

1. The Petitioner, 1161359 BC Ltd, is a company duly incorporated under the laws of British Columbia with a service address for these proceedings at 1130 – 1185 W. Georgia Street, Vancouver, BC.
2. The Respondent, The Owners, Strata Plan NW 289 (the “Strata Corporation”) commonly known as “Cameray Gardens”, is a Strata Corporation with a service address for these proceedings at c/o #235 – 10330 152 Street, Surrey, British Columbia.
3. The Interested Parties are registered owners in the Strata Corporation.
4. The Interested Parties admit the facts contained in paragraphs 1,2,3,18,20, and 22.
5. In response to paragraph 10, the bylaw infraction letter was sent to the Petitioner on June 25, 2018.
6. The response from the Petitioner did not adequately answer the bylaw infraction letter as the Contracts explicitly offered a “rent back” option for an indefinite time. The Strata Council at the time concluded that the Petitioner was breaching the no rental bylaw by allowing a rental to continue past the completion date.
7. In response to paragraph 13, the Strata Corporation has a caretaker suite that is rented and exempted from the no rental bylaw.
8. In response to paragraph 14, the minutes from May 15, 2018 describe the strata council’s discussion regarding the illegal rentals and direct the property manager to send bylaw infraction letters.
9. In response to paragraph 15, bylaw 32 (d) allows for the imposition of a fine up to \$500.00 for a contravention of the no rental bylaw and every seven days for a continuing contravention. This bylaw is consistent with the provisions of the *Strata Property Act*.
10. In response to paragraph 16, the Petitioner, or its representatives, called the special general meeting. Shortly before the SGM, the Petitioner’s lawyer, Michelle Guy, moved into Cameray Gardens and began soliciting owners directly to persuade them to amend the bylaws to permit rentals. Michelle Guy apparently rented a strata lot in Cameray Gardens from July 2018 to March 2020.
11. In response to paragraph 19, the Petitioner failed to provide the Strata Council with any evidence of hardship other than the fact that its strata lots were in foreclosure. The Petitioner could not explain why they could not sell their strata lots.
12. In response to paragraph 21, the 2020 strata council exerted pressure on owners and attempted to create conditions that would prevent owners from voting. This was attempted in several ways:

- 3 -

- a) The property manager sent a letter to all owners claiming that if we did not approve rentals, the city would "pull our occupancy permit" and we would be homeless;
 - b) 2 business days before the meeting, the council sent a letter to owners indicating that if they owed maintenance fees, fines, levies, even parking fees, they would not be allowed to vote. This created considerable distress and confusion, when in fact the strata council had no right to deny voting rights on the basis it claimed; and
 - c) The SGM was called as in person meeting despite a public health order banning gatherings of 50 people. Many owners did not attend in person, due to fear of the virus, fear of the ban, or fear of the council. This disenfranchised them from exercising their vote in person and essential information was provided at the meeting.
13. On or about June 24, 2020, the Strata Council granted a hardship exemption to the Petitioner in a secret meeting for all or some of the Petitioner's strata lots. Subsequently, the Petitioner advertised its strata lots for rent. The ownership was not informed that a hardship exemption had been granted to the Petitioner and instead discovered the Strata Council's secret decision after receiving the exemption letter from a third party.
14. The Petitioner's strata lots are in foreclosure and it appears the Petitioner is attempting to rent the strata lots to save its investment.
15. The Strata Council did not require the Petitioner to disclose its financial records to support the Petitioner's request for a hardship exemption. The basis for the Strata Council granting a hardship exemption to the Petitioner is unknown to the Interested Parties.
16. By letter dated June 30, 2020, counsel for the Interested Parties demanded that the Strata Council explain the basis for granting the Petitioner a hardship exemption and requested the following information:
- (i) All information considered by the Strata Council in relation to the hardship application, including financial records of 1161359 BC Ltd., correspondence, emails or other documents;
 - (ii) A full explanation of why the Strata Council found that hardship had been satisfied; and
 - (iii) An explanation of why all of the applicants' strata lots required rental permission.
17. The Strata Corporation has not responded to the June 30, 2020 letter.
18. The Interested Parties will apply to this court to be added as Respondents.

- 4 -

Part 5: LEGAL BASIS


1. The Interested Parties submit that the bylaws of the Strata Corporation lawfully prohibit rentals and the Petitioner was aware of the prohibition when it purchased strata lots in Cameray Gardens.
2. The Interested Parties submit that the Petitioner does not satisfy the test for hardship under s. 144 of the *Strata Property Act*. The Petitioner was an investor into Cameray Gardens, and its investment came with risks.
3. It is settled law in British Columbia that economic hardship is insufficient to establish hardship under the provisions of the *Strata Property Act* (the "Act"): see *Von Schottenstein v. Strata Plan 730* (1985), 64 B.C.L.R. 376.

Part 6: MATERIAL TO BE RELIED ON

1. Affidavit of Vivien Hsu made August 14, 2020.
2. Affidavit of Angela Eykelbosh.

The Petition Respondent estimates that the application will take: 2 hours.

Date: August 14, 2020


Signature of G. Stephen Hamilton
Lawyer for the Petition Respondent

Petition Respondent's address for service:	Hamilton & Company 4th Floor, 500 Sixth Avenue New Westminster, BC V3L 1V3
Fax number address for service (if any):	N/A
E-mail address for service (if any):	<u>shamilton@hamiltonco.ca</u>
Name of the Petition Respondent's lawyer:	G. Stephen Hamilton

Re: F20-0725 Follow up

Eykelbosh, Angela [BCCDC]

Wed 9/30/2020 5:19 PM

To: Yuan, Dallas <dallas.yuan@phsa.ca>;

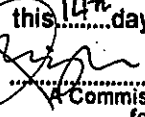
Hi Dallas - apologies for the delay and thanks for getting back to me. Thank you for shutting down this nonsense request. I am only sorry that it cost PHSA (as well as Fraser Health?) precious staff hours during a pandemic. Salma in any case was very patient with me as I explained the root of this request.

Thank you for telling that the requestor is Guardian Law. That is the firm of the lawyer who has been attempting to bully and harass people in my building in order to "encourage" us to sell out to her employer, an unscrupulous developer/speculator. I am utterly shocked that they would attempt to disrupt me professionally, as well as in my home life. The overall distress they are causing myself and my neighbours is just terrible, but thank you for dealing with it sensitively and swiftly.

I leave it in your hands and thank you very much,

Angela Eykelbosh, PhD
Environmental Health and Knowledge Translation Scientist

National Collaborating Centre for Environmental Health
BC Centre for Disease Control
Second Floor, Office 2054
655 West 12th Avenue
Vancouver, BC V5Z 4R4
T: 604-829-2559
C: 778-321-3754 (working from home)

This is Exhibit "Q" referred to in the
affidavit of Angela Eykelbosh
sworn before me at Duncan
this 14th day of December, 2020

A Commissioner for taking Affidavits
for British Columbia

JOANNE P. ZIPSER
Notary Public

#103 - 394 Duncan Street
Duncan B.C. V9L 3W4
(250) 748-7155

From: Yuan, Dallas
Sent: Tuesday, September 29, 2020 6:02 PM
To: Eykelbosh, Angela [BCCDC]
Subject: F20-0725 Follow up

Angela,

Salma has moved on. We miss her dearly, but we wish her the best on her exciting new adventure.

I am finishing your file. I was in regular correspondence with Salma and am well aware of the particulars of this request.

My response to the requestor will be simple: "The Request does not meet the criteria for a Freedom of Information request as outlined in section 3 of the Act." And we would essentially decline to respond to what's being requested.

Normally in a FOI request we are supposed to check in with various stakeholders, for example, Communications, leadership, and so on. I do not plan on doing any of that here, given the unusual nature of this request. I assume you agree given the personal nature of what's being asked here.

I will respond to the requestor by end of day tomorrow. If you have any questions or concerns, please feel free to reach out to me. I am happy to make time for you. I regret any unnecessary distress this request may have caused you. While I suspected at intake that something was unusual here, it was not until Salma reached out to you that we confirmed the background leading up to this request.

The law firm that made this request is Guardian Law.

While you could make your own request for records, any names etc. would likely be subject to severing. Plus – it would create more work for my office and team, which is currently short-staffed and over-worked. I ask that you don't do that. At the very least, please talk to me first.

If you have anything else, I encourage you to call me.

Thanks,

Dallas Yuan

Manager, Information Access, Education & Intake
Provincial Health Services Authority

200-1333 West Broadway
Vancouver, BC V6H 4C1
Phone: 604-707-5817
Email: dallas.yuan@phsa.ca

12/9/2020

Re: Follow up to PHSA FOI F20-0725 Call for Rec... - Eykelbosh, Angela [BCCDC]

Re: Follow up to PHSA FOI F20-0725 Call for Records

Eykelbosh, Angela [BCCDC]

Wed 9/16/2020 3:25 PM

To: Berrada, Salma [PHSA] <salma.berrada@phsa.ca>;

Hi Salma - thanks very much for this clarification. The addresses and strata corporation for which information is sought are in fact my home address, which are the subject of an ongoing legal dispute between myself and another party who is represented by Michelle Guy of Guardian Law. This dispute has absolutely nothing to do with my professional duties or employment at BCCDC, and this FOI request is an attempt to vex and/or intimidate me at my place of work.

Can you tell me, would it be possible for ME to submit an FOI request to you for the name of the person who initiated this request, so that I can highlight this inappropriate attempt to harass me and breach my privacy? I believe that this information is important to my court process, as Michelle Guy has previously harassed and threatened me in attempts to dissuade me from pursuing legal action against her client, and these actions were reported to the Law Society of BC.

Thanks for your attention,

Angela Eykelbosh, PhD
Environmental Health and Knowledge Translation Scientist

**National Collaborating Centre for Environmental Health
BC Centre for Disease Control**
Second Floor, Office 2054
655 West 12th Avenue
Vancouver, BC V5Z 4R4
T: 604-829-2559
C: 778-321-3754 (working from home)

From: Berrada, Salma [PHSA]
Sent: Wednesday, September 16, 2020 3:08 PM
To: Eykelbosh, Angela [BCCDC]
Subject: Follow up to PHSA FOI F20-0725 Call for Records

Dear Angela Eykelbosh,

Please confirm in writing that the FOI request F20-0725 does not bear any relation to your professional duties and present employment at BC CDC.

The Freedom of Information and Protection of Privacy Act (FOIPPA) applies to public body records as opposed to the personal matters of public body employees. Once our Information Access office at PHSA receives this confirmation, we will draft a letter to the FOI applicant in which we make clear the scope of the Act.

Kind regards,

Salma

12/9/2020

Re: Follow up to PHSA FOI F20-0725 Call for Rec... - Eykelbosh, Angela [BCCDC]

Salma Berrada MAS, MLIS
FOI Advisor
Information Access & Privacy Services
Provincial Health Services Authority

Office: 1200-1333 W Broadway, Vancouver, BC V6H 4C1
Direct Email: salma.berrada@phsa.ca | www.phsa.ca
privacyandfoi@phsa.ca Direct: 604-829-2512 fax: 604-675-7224



Confidentiality Notice: This message and any attachments are intended solely for the use of the designated addressee(s) and may contain information that is privileged, confidential and/or exempt from disclosure. Any unauthorized viewing, disclosure, copying, distribution or use of information contained in this e-mail is prohibited and may be unlawful. If you have received this e-mail in error, please notify the sender immediately and permanently delete the e-mail unread, including any attachments from your computer system. Thank you.

12/9/2020

PHSA FOI F20-0725: Call for Records – Due Septe... - Eykelbosh, Angela [BCCDC]

PHSA FOI F20-0725: Call for Records – Due September 30

Berrada, Salma [PHSA]

Wed 9/16/2020 9:50 AM

To: Eykelbosh, Angela [BCCDC] <Angela.Eykelbosh@bccdc.ca>;

📎 1 attachment

Handout - Call for Records.pdf;

Good Morning Angela Eykelbosh,

Our office has received a formal request for records ("FOI request") made under the Freedom of Information and Protection of Privacy Act (FOIPPA).

The request details:

Applicant Type: Law Firm

Request: "Seeking any correspondence or documents respecting strata plan NW289 or NWS289, also known as Cameray Gardens, with the civic addresses of 3925 Kingsway Ave, in Burnaby, BC and 5715 Jersey Ave, in Burnaby, BC, for the time period of January 1, 2018 to present (August 13, 2020). This request also pertains to any correspondence or documents authored by or addressed to Angela Aykelbosh respecting this strata corporation and/or property addresses for the time period of January 1, 2015 to August 13, 2020."

Clarification:

Please note that our colleagues at Fraser Health Authority will be focusing on Part 1 of this FOI request:

Seeking any correspondence or documents respecting strata plan NW289 or NWS289, also known as Cameray Gardens, with the civic addresses of 3925 Kingsway Ave, in Burnaby, BC and 5715 Jersey Ave, in Burnaby, BC, for the time period of January 1, 2018 to present (August 13, 2020).

PHSA is therefore responsible for Part 2 of this FOI request:

This request also pertains to any correspondence or documents authored by or addressed to Angela Aykelbosh [Angela Eykelbosh] respecting this strata corporation and/or property addresses for the time period of January 1, 2015 to August 13, 2020.

In an effort to provide further context, I am sharing Part 1 of the FOI request. I have also attached a handout regarding the *Call for Records* step of the FOI journey and remain at your disposal should you have any further questions.

Timeframe of request: January 1, 2015 to August 13, 2020The deadline to provide the records is **September 30, 2020**.

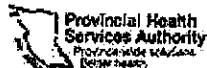
Kind regards,

Salma

Salma Berrada MAS, MLIS
FOI Advisor

12/9/2020

PHSA FOI F20-0725: Call for Records – Due Septe... - Eykelbosh, Angela [BCCDC]

Information Access & Privacy Services**Provincial Health Services Authority****Office:** 1200-1333 W Broadway, Vancouver, BC V6H 4C1**Direct Email:** salma.berrada@phsa.ca | www.phsa.ca**privacyandfoi@phsa.ca** Direct: 604-829-2512 fax: 604-675-7224

Confidentiality Notice: This message and any attachments are intended solely for the use of the designated addressee(s) and may contain information that is privileged, confidential and/or exempt from disclosure. Any unauthorized viewing, disclosure, copying, distribution or use of information contained in this e-mail is prohibited and may be unlawful. If you have received this e-mail in error, please notify the sender immediately and permanently delete the e-mail unread, including any attachments from your computer system. Thank you.



421

This is Exhibit "C" referred to in the affidavit of Janine Williams sworn before me at Vancouver, British Columbia, this 11 day of May, 2022.

A Commissioner for taking Affidavits
within British Columbia.

This is the 1st affidavit
of Hilaire Kalfon in this case and
was made on December 29, 2020

NO. 230873
NEW WESTMINSTER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

ANGELA EYKELBOSH, SU JUAN SITU, VAN DAO NGUYEN, THI BICH HANG
NGUYEN, IRIS ADIOG, CHRISTIAN LIM, NGUYEN THANH VUONG &
TUYET NGOC DU, HONG YANG, YAN QIONG LU, PING HE, EDWARD LAWRENCE,
THUE, DIANE SPENCER, ARTHUR S. WILLIAMSON, GARY CHARTER, YU QING LI,
JU TAI ZHOU, ZHI HAO YANG (JEREMY), OM PARKASH LOOMBA,
SUZANNE KUDELSKI, MEGAN BURGHALL, NASIM BHALOO,
HUI L. DONG (FRANK), LI WANG, MANSOUR MESHKI, HSIANG CHIAO (CATHY)
HUANG, GRACE LEVSEN, PING C. CHAN, SO FAN LEE, DAISY & MARIA
EVANGELISTA, ROLANDO DIZON,
CARMELIA DA SILVA, RUDOLPH CHENG, RICKY LAI, NICHOLAS GEORGE
KARAMOUZOS & MARIA KARAMOUZOS,
LUIS & MARIA ALMEIDA, FLORA FU, JU SHAN CHIANG, TUONG LAM,
PHUNG VUONG, LUALHATI CRISOSTOMO, RICHARD AND DAWN RAVENSBERGEN,
GARY DREES, JULIAN BOZSIK, LI PING DUAN,
NORMAN LEECH, JENNY DONNA DICKSON, FERNANDO DE SOUSA,
MARCELINO DE SOUSA, XIN TIAN

PETITIONERS

AND:

THE OWNERS, STRATA PLAN NW 289,
1161359 B.C. LTD., 1184413 B.C. LTD.,
1184414 B.C. LTD., 1184416 B.C. LTD., and 1237765 B.C. LTD.

RESPONDENTS

AFFIDAVIT

I, Hilaire Kalfon, a property manager, of 235-10330 152 Street, Surrey, BC, V3R 4G8, SWEAR THAT:

1. I am a Commercial Property Manager for Fraser Park Realty Ltd., who serve Strata Plan NW 289 ("Cameray Gardens") in providing property management services and as such have personal knowledge of the matters and facts herein set forth in this affidavit, save and except where same are stated to be based upon information and belief and, where so stated, I verily believe same to be true.

- 2 -

2. Fraser Park Realty Ltd. was hired by Cameray Gardens to provide property manager services and, I personally, was assigned to manage Cameray Gardens.
3. On March 13, 2020, while Cameray Gardens was being managed by Bayside Property Services Ltd. ("**Bayside**"), the first strata council meeting was held. At the meeting, the fire system upgrade was discussed and the strata council inquired as to Bayside's authority to sign the contract, the progress of work to date, and the history of the first fire order. I am unaware of any progress reports nor of a response to the request for information regarding Bayside's authority to enter into the contract. Attached hereto to my affidavit as Exhibit "**A**" is copy of the minutes of the March 13, 2020 meeting.
4. On May 12, 2020, the Strata Council held a council meeting. At that time, Strata Council was aware of the order to hardwire smoke/heat detectors in each unit and had received a proposal from City Fire to complete Phase 1.5 and was intending to implement testing and installations in the future. Attached hereto to my affidavit as Exhibit "**B**" is copy of the minutes of the May 12, 2020 meeting.
5. With respect to insurance coverage, Ms. Eykelbosh states at paragraph 90 that the Strata Corporation's current insurance coverage may have been obtained under false pretenses because he was unaware of vacancies. This is incorrect as is particularized below:
 - (a) on May 6, 2020 Dave Blake delivered an e-mail to me requesting the breakdown of the 101 units at Cameray Garden and advising that in obtaining insurance, that the building needs to be 80-90% occupied for the insurance companies to consider offering coverage. It was apparent to me from the e-mail and conversations with Mr. Blake that HUB Insurance ("**HUB**") was unaware of the number of vacancies present at the time. Mr. Blake further advised that if more than half the units were vacant that it could be anticipated that a rate increase of three times the current premium was possible. Attached hereto as Exhibit "**C**" to my affidavit is the referenced e-mail of May 6, 2020.
 - (b) on May 13, 2020, I advised Dave Blake of a meeting of council held on May 12, 2020, advising of Strata Council's decision to require daily inspection of vacant units, to approve rent for a year for financial hardship, to schedule a Special General Meeting to amend the bylaw to allow rentals, a request for his attendance, and identification of the 38 units that were vacant and required approval to rent under hardship immediately.
6. On May 20, 2020, I informed Strata Council that former strata council received a report from Aviva, the insurance provider, regarding issues with respect to aluminum wiring in the building and had received a Vendor Inspection report of Aviva dated February 2, 2019 that appears was delivered to the previous Property Manager on April 1, 2019. In my e-mail to Strata Council, I identified that the aluminum wiring was

- 3 -

considered a fire hazard and insurance companies may not insure at risk buildings. I was advised by Dave Blake of HUB that the building needed to be 90-98% occupied or at least heading in that direction and advised that, hardship will have to be requested. Attached hereto as Exhibit "D" to my affidavit is the referenced e-mail and the referenced page of Aviva regarding aluminum wiring.

7. On June 22, 2020, a Special General Meeting was held. The resolutions to be considered were as follows:

- (a) Resolution 1 - by a $\frac{3}{4}$ vote (the "Strata Corporation") pursuant to Section 128(1) of the *Strata Property Act* repeal Bylaw 32 prohibiting rentals;
- (b) Resolution 2 – by a $\frac{3}{4}$ vote (the "Strata Corporation") pursuant to Section 128(1) of the *Strata Property Act* replace section 32 with a bylaw permitting rentals;
- (c) Resolution 3 – by a $\frac{3}{4}$ vote (the "Strata Corporation") pursuant to Section 96 of the *Strata Property Act* allocate \$120,000 to pay for pig tailing by way of Contingency Reserve Fund and to pay the expense as required by the insurance underwriter, such that, \$120,000 be transferred from the contingency reserve fund to be accounted for separately and be paid over to contractors, engineers, or other agents to complete the remedial work.

Attached hereto to my affidavit as Exhibit "E" is a copy of Special General Meeting Minutes of June 22, 2020.

8. In furtherance to paragraph 5 of this affidavit, Dave Blake, of Hub International, was in attendance at the Special General Meeting to explain and present information to Owners and advised that if aluminum wiring and vacancies should be addressed immediately to reduce the risk to the building for insurance providers.

9. Resolution 1 and 2 pertaining to rentals, requiring $\frac{3}{4}$ approval, were defeated. Resolution 3 pertaining to pig tailing was carried. Mr. Blake was aware of the outcome of the resolutions on June 22, 2020. I can advise that the status of the pig tailing is that a contractor has been approved and work is anticipated to begin in common areas and vacant units in response to issues surrounding the Covid-19 pandemic and to ensure the work is completed before May, 2020.

10. On June 26, 2020, Mr. Blake delivered an e-mail and attached a letter to me advising that the policy for insurance expired on June 30, 2020 and that HUB was working with carriers in London for coverage. The tentative terms provided to me identified a premium of \$250,000 subject to the completion of aluminum

wiring and vacancy being filled as soon as possible, up to 80% over the next 12 months. Attached hereto to my affidavit as Exhibit "F" is a copy of the referenced e-mail of June 26, 2020 and the attached letter..

11. In my role as Property Manager, I have obtained some documents regarding the acts of previous strata council's for Cameray Gardens. I provide the minutes of strata council for the timer period of January 18, 2017 to November 28, 2017 and summarize the documents where there are comments regarding fire alarm upgrades below:

- (a) The minutes of January 18, 2017 do not refer to issues related to the fire detection system which is accordance with my understanding, on review of the documents, that the issues related to the fire panel arose in early February 2017. Attached hereto as Exhibit "G" is a copy of the Minutes of Strata Council for January 18, 2017;
- (b) The minutes of February 15, 2017 reference that the fire panel was replaced but that a final permit could not be approved without meeting upgrades dictated by the Fire Department. The error was reported that if there was a fire in a unit that no alarm would be triggered for the panel to alert the rest of the building. I understand that this issue was not corrected until April, 2020. Attached hereto as Exhibit "H" is a copy of the Minutes of Strata Council for February 15, 2017;
- (c) The minutes of March 22, 2017 identify that strata council was awaiting specification of the upgrades and may need to get approval for expenses depending on what the Fire Chief Demands. Attached hereto as Exhibit "I" is a copy of the Minutes of Strata Council for March 22, 2017;
- (d) The minutes of April 19, 2017 repeat that strata council is awaiting specification of required upgrades from the fire department and the expectation that council will ask for approval of \$20,000 to \$40,000 depending on what the fire chief demands . Attached hereto as Exhibit "J" is a copy of the Minutes of Strata Council for April 19, 2017;
- (e) The Special General Meeting minutes of May 16, 2017 include approval of an expense of \$20,000 to complete the installation of heat detectors wired to the fire panel in the Kingsway building only, if required by a mandate of Burnaby Fire Department. Attached hereto as Exhibit "K" is a copy of the Minutes of Strata Council for May 16, 2017;
- (f) The minutes of May 24, 2017 include a request for a copy of an invoice for a new fire panel and an enquiry if the invoice was paid. Attached hereto as Exhibit "L" is a copy of the Minutes of Strata Council for May 24, 2017;

- 5 -

- (g) The minutes of June 21, 2017, July 18, 2017, and September 26, 2017 each include a reference that there was nothing report regarding the fire panel from Burnaby Fire Department. Attached hereto as Exhibit "M" is a copy of the Minutes of Strata Council for June 21, 2017, Attached hereto as Exhibit "N" is a copy of the Minutes of Strata Council for July 18, 2017;, Attached hereto as Exhibit "O" is a copy of the Minutes of Strata Council for September 26, 2017;
- (h) The minutes of October 31, 2017, identify that Cameray Gardens was in receipt of a directive from Burnaby Fire Department regarding additional changes to the fire system and that strata council was considering next steps following a recent inspection and a list of deficiencies. Attached hereto as Exhibit "P" is a copy of the Minutes of Strata Council for October 31, 2017;
- (i) The minutes of November 28, 2017, identify that Cameray Gardens was in receipt of changes regarding additional changes to the fire system and was considering next steps. The minutes also identify that following an inspection a list of deficiencies was provided and to be completed within a 14 day period. The minutes state that the items are now complete. The minutes also identify that council was awaiting a quote from Community Fire regarding the fire department's request to upgrade service at both buildings. Attached hereto as Exhibit "Q" is a copy of the Minutes of Strata Council for November 28, 2017.

12. With respect to the minutes of October 31, 2017 and November 28, 2017, I have reviewed the affidavit of Angela Eykelbosh and believe that the reference list of deficiencies are those as particularized in the October 12, 2017 e-mail of Brett Johnson of Community Fire at Exhibit "L" to her affidavit. The e-mail purported to summarize a conversation with Mr. Talkkari, Acting Chief of Fire Prevention in which it was reported as follows:

"In order to complete the upgrade, and finalize our permit for closure with the Burnaby FD, the following is required;

- *Add smoke detection in the hallways and stairwells of **both buildings**;*
- *Add additional bells/audibility of the common area hallways in **both buildings**;*
- *Add in-suite heat detectors at the entrance of each individual suite in **both buildings**;*
- *Inter-connect **both buildings** fire alarm system so that in the event of a fire sprinkler activation, **both buildings** will go into alarm;*

- 6 -

- *Ensure each unit/condo has a hardwired 120V Smoke Alarm outside of all sleeping rooms. Some units may require the installation of (2) smoke alarms depending on interior configuration."*

(emphasis in the original)

13. The present strata council has addressed all of the above issues with the exception of the last bulleted item regarding hardwired smoke alarms. Burnaby Fire Department advised that Phase 2, as identified in Kelly Parker's e-mail of April 29, 2020 at Exhibit "BB" attached to the Affidavit of Angela Eykelbosh, involves replacement of battery operated smoke detectors in all suites by hardwiring a smoke/heat combo inside each unit. The necessity of Phase 2 continues to be investigated.

14. On October 7, 2020, GC Capital Inc., who I understand to have a mortgage in second priority on 33 strata units at Cameray Gardens, commenced foreclosure proceedings on its mortgage. During the currency of GC Capital's conduct of sale order an offer to purchase was brought to court for approval and Master Taylor made an order approving sale of the lands. I believe the order has not yet been entered into court and the purchaser failed to complete the purchase of the subject lands. The order placed the Strata in second priority to be paid out from the net purchase price. Attached hereto as Exhibit "R" is an unfiled copy of the Order.

15. On December 17, 2020, 1162037 B.C. Ltd., who I understand to have a mortgage in first priority on 29 of the strata units at Cameray Gardens. The strata units at issue comprise 29 of the 33 units to which Master Taylor made an order approving sale of the lands as above on October 7, 2020. Master Elwood made an order approving sale of the lands. The order has not yet been entered into court and I believe that the transaction closing has been extended. The order placed the Strata in second priority to be paid out from the net purchase price. Attached hereto as Exhibit "S" is an unfiled copy of the Order.

16. Attached hereto as Exhibit "T" are copies of the strata liens that have been filed against title for unpaid strata fees and assessments totalling \$275,410.12 as of September 28, 2020 for 29 of the units.

17. Attached hereto as Exhibit "U" are copies of the strata liens, without the Land Title Office Form 17 for unpaid strata fees and assessments totalling \$46,634.12. The total amount of lines filed is \$321,944.24.

18. On June 23, 2020, Strata Council received a letter from 1161359 B.C. Ltd. requesting an exemption to permit rentals on the basis of hardship pursuant to section 144 of the *Strata Property Act*. Attached hereto to my affidavit as Exhibit "V" is a copy of the letter of 1161359 B.C. Ltd.

19. On June 24, 2020, I advised Mr. Grewal by letter of the decision of Strata Council to approve his application on the terms as contained in the letter. The request was approved by Leon Zhang and Johnny

- 7 -

Tsang. Armaan Dhalla, David Grewal, and Sarbjit Sajwa were absent from discussions due to a potential conflict of interest. Attached hereto to my affidavit as Exhibit "W" is a copy of the letter of to Mr. Grewal.

SWORN BEFORE ME at the City of
Vancouver, in the Province of British Columbia,
on December 29, 2020

A Commissioner for taking Affidavits for British Columbia

()

Hilaire Kalfon

SHAUN C. DRIVER
Barrister & Solicitor
700 - 595 BURNARD STREET
P.O. BOX 49290
VANCOUVER, B.C. V7X 1S8
(604) 687-6789

This is Exhibit "A" referred to in the
affidavit of Hilaire Kalfon
sworn before me at Vancouver
this 29th day of December, 2020



A Commissioner for taking Affidavits
within British Columbia

**MINUTES OF COUNCIL MEETING
STRATA CORPORATION NW 289
"CAMERAY GARDENS"**

HELD: Friday, March 13th, 2020 at 11:00 a.m. in the Bayside Conference Room,
100 - 6400 Roberts, Burnaby, BC.

PRESENT: David Grewal President
Leon Zhang Vice President
Johnny Tsang Treasurer

REGRETS: Sarbjit Bajwa
Armaan Dhalla

PRESENT: Edward Cygan Property Manager of Bayside Property Services Ltd.
Allen Regan Vice President of Bayside Property Services Ltd.
Lynda Creamer President of Bayside Property Services Ltd.

Introductions were made between the new Council and Bayside Senior Management.

The purpose of the meeting was to discuss the current issues at Cameray Gardens, specifically the Fire Equipment Upgrades and payment of the Community Fire invoices in the amount of \$185,576.76 that was emailed to Council on March 6th 2020 from Bayside. The new Council was requested to approve the invoices promptly and allow Bayside to proceed with issuing payment from the contingency reserve fund, which would be reimbursed once the special levy monies are collected.

BUSINESS ARISING FROM THE PREVIOUS MINUTES

1. **Fire System Upgrades:**

Council began the discussion asking the Property Manager for the Fire Order that he referenced in the February 25th 2020 AGM. The Property Manager provided an email from the Burnaby Fire Department dated February 27th 2020. Council requested the Property Manager to provide the original Fire Order that was quoted from the AGM, but it was unavailable to Council. During the meeting, the Property Manager called Brett, Owner of Community Fire, and requested the original Fire Order to be sent to Bayside immediately. Brett provided an email from the Burnaby Fire Department dated March 6th 2019. The Property Manager returned with this email and handed to Council for review. The Property Manager and the Vice President of Bayside explained this was the Fire Order. Upon review, Council questioned the validity of this email as it was not an Official Fire Order Document from the Burnaby Fire Department.

Council received an email from the Vice President of Bayside regarding the outstanding balance of \$185,576.76 for Community Fire. At the time, Council was asked by the Vice President of Bayside for a prompt approval for payment to Community Fire. The Vice President suggested to Council to pay the invoices prior to the levy monies being collected. Payment would be from the contingency reserve fund and that the CRF would be reimbursed when the levy monies are collected.

Council expressed concerns regarding payment of the invoices, and the lack of documentation from the Property Manager. Bayside explained that work from Community

Fire have been recorded in the previous minutes of the Strata Council Meetings and Annual General Meetings. Council stated that upon their review of minutes dating back to 2017 there was no documentation for discussions between the Property Manager, Community Fire, and the previous Council leading up to the Community Fire contract signing on January 29th 2020.

Council then asked the Property Manager if he has correspondence between him and the previous Council, for granting him authority to proceed on their behalf to sign the contract with Community Fire dated January 21st 2020, in the sum of \$276,080.00. The Property Manager stated he did not have any documentation or correspondence between him and the previous Council indicating approval to proceed, and was unable to present this information to Council.

Council had discussed with Bayside that emails have been sent to the Property Manager requesting the details for what work Community Fire had completed to date. The Property Manager explained that no documentation or verification was received or available in regards to Community Fires' progress of work. The Property Manager advised he will contact Community Fire to find out their progress of work, and provide Council with an update. Council then directed Bayside to hold back on payment to Community Fire and stop any further work until Council has received an update from the Property Manager.

Council also agreed to acquire quotations from other fire service contractors for cost to complete the remainder of the work.

The Council President asked the Property Manager why a copy of the Burnaby Fire Department Order was not attached to the Form B Information Certificate. The Property Manager said that he: "is not aware that Fire Orders had to be included in Form B and did not know it was required to disclose this information." The Vice President of Bayside said: "providing this information was the Strata Corporations responsibility and everything they do, was as Agent's for the Strata Corporation." The Council President asked the Vice President of Bayside, if the previous Council instructed Bayside not to disclose this information. The Vice President of Bayside responded that he was unsure of what happened and will check with the Property Manager.

Upon Council review of the draft February 25th 2020 AGM minutes, Council identified a serious discrepancy for the tally of Resolution #1 ballots. Council then asked the Property Manager for the Resolution #1 ballots from the February 25th 2020 AGM. The Property Manager said: "the ballots are usually destroyed after meetings." The Council Treasurer then asked the Property Manager if there was a vote to approve of destroying the ballots, and the Property Manager stated there was no vote. The Vice President of Bayside then asked the Property Manager if Bayside still had the ballots. The Property Manager left the room, and returned with the ballots from the AGM. The ballots for Resolution #1 was recounted during the meeting. The final count recorded in the draft AGM minutes was confirmed to be incorrect, and the Property Manager stated that the lawyers from Clark Wilson LLP were responsible for the counts. The confirmed ballot recount from today will be included in the updated draft AGM minutes for Council to review.

MINUTES OF THE COUNCIL MEETING
STRATA CORPORATION NW 289

PAGE 3
March 13th, 2020

2. Insurance:

Council President asked Bayside if they disclosed the vacant units to HUB Insurance, the Strata's insurance provider. The Property Manager stated that the previous Council was in contact with HUB Insurance and may have disclosed the vacant units. The Vice President of Bayside then made a call to HUB Insurance, and the agent Michelle Elliott, confirmed that the vacancy had not been reported and HUB Insurance was not aware at the time. Bayside will follow up with HUB Insurance with an email informing them of the vacant units after this meeting.

3. Additional Onsite Cleaning:

Council requested Bayside to provide the signed contract for the cleaning company that has been hired. The Council will review their cleaning schedule and instruct Bayside to proceed with additional preventative cleaning in both buildings.

FINANCIAL REPORTS

1. Accounts Receivable:

An outdated A/R report was provided to Council but was not discussed and not approved during the meeting.

2. Statement of Receipts & Disbursements:

Statement of receipts & disbursements up to the month of January 2020 was provided to Council but was not discussed and not approved during the meeting.

NEW BUSINESS

1. Request for Documents:

Council requested Bayside to provide the following items: Owners contact list, all work completed to date from Community Fire, all signed contracts, all legal invoices from Clark Wilson LLP, and maintenance staff information contacts.

The Council Treasurer and the President of Bayside acknowledged these items are timing sensitive, and the President of Bayside said she will ensure these items will be provided to the Council.

Disposal of Garbage/Recycling Reminder:

Owners are reminded that garbage and recycling must be placed in the appropriate receptacle. If the receptacle is in the driveway awaiting pick up by the City of Burnaby, items need to be taken to the bin for disposal and not left on the floor of the parkade. The complex cleaners put out the garbage/recycling bins and retrieve the garbage/recycling bins on the closest service day to pick-up. Only white Styrofoam can be recycled, coloured Styrofoam needs to go into the garbage bin. If Owners do not follow these guidelines this portion of the recycling program will be discontinued. Owners are further advised there is no area for "donations" or "free cycle" in the parkades. Owners who wish to donate usable items may

MINUTES OF THE COUNCIL MEETING
STRATA CORPORATION NW 289

PAGE 4
March 13th, 2020

take them to a local thrift store. Owners with larger items may call the City of Burnaby at 604-294-7972 for free collection from the driveway. All items left on the bench in the parkade are subject to disposal.

Reminder: Residents please be reminded the emergency exit doors are not to be used for non-emergency purposes.

EMAIL MINUTES: To receive minutes or other correspondence by email, please let Edward Cygan at Bayside know by calling 604-637-4339 or emailing ecygan@baysideproperty.com. This will save the Strata money and provide a simpler way for Owners to retain records of the property.

EMERGENCIES

For after hours, holiday, or weekend emergencies, **DO NOT** call the Property Manager's direct line or send an e-mail. **You need to call 604.432.7774** if you are calling regarding anything that cannot wait until the next business day.

There being no further business, the meeting was terminated at 12:15 p.m. The next Council meeting is TBD.

****The Real Estate Regulations require a vendor to provide purchasers with copies of minutes. Please retain these minutes provided to you, at no cost, as replacement minutes will be subject to payment of a fee. ****

This is Exhibit "B" referred to in the
affidavit of Hilaire Kalfon

sworn before me at Vancouver

this 29th day of December, 2020

A handwritten signature in black ink, appearing to be "SLD", is written over a horizontal line.

A Commissioner for taking Affidavits
within British Columbia



Fraser Park Realty Ltd.
 #235 - 10330 152 Street Surrey, BC V3R 4G8
 P 604.398.7275 F 604.398.7276

**COUNCIL MEETING MINUTES
 STRATA CORPORATION NW 289
 CAMERAY GARDENS
 TUESDAY, MAY 12, 2020**

IN ATTENDANCE:	Leon Zhang	Vice President
	Johnny Tsang	Treasurer
	Sarbjit Sajwa	Council Member
REGRETS:	David Grewal	President
	Armaan Dhalla	Council Member
STRATA MANAGEMENT:	Hilaire Kalfon	Strata Manager Fraser Park Realty Ltd.

The Council Meeting was called to order at 2:15 pm.

1. APPROVAL OF AGENDA

There being no changes or additions to the agenda, it was **MOVED, SECONDED** and **CARRIED** to approve the agenda as presented.

2. APPROVAL OF COUNCIL MEETING MINUTES

The Strata Manager requested approval of the previous Council Meeting Minutes and after discussion it was **MOVED, SECONDED**, and **CARRIED** to approve the March 13, 2020 meeting minutes.

3. COVID-19 RESPONSE AND CONCERNS

- A. Cleaning:** The Council received comments from Owners regarding a new cleaner from TLC Building Maintenance at the building. Upon investigation, The Owner of TLC Building Maintenance explained the usual cleaner had requested a leave of absence for personal reasons and would be temporarily replaced. TLC Building Maintenance confirmed that the usual cleaner Jacob will be returning later in the May 2020.
- B. Laundry Room:** Following a memo that was approved by Council, requesting Owners to sanitize the laundry room before and after use, it was again requested to remind Owners to sanitize the washer and dryer surfaces after every use to ensure increased hygienic measures.

It is important that everyone does their part to ensure everyone is kept safe from COVID-19.



Fraser Park Realty Ltd.
 #235 - 10330 152 Street Surrey, BC V3R 4G8
 P 604.398.7275 F 604.398.7276

- C. Closures of Amenity Rooms:** Further to the memo advising Owners that the all Amenity rooms are closed until further notice, Council would like to remind all Owners that the use of the Amenity Room is prohibited until further notice.

All Amenity Rooms will be closed until further notice due to Covid-19. After discussion Council agreed to make the following rule:

"Anyone found using the amenity will be fined in accordance with the Strata Corporation NW 289 Bylaws."

After discussion, it was **MOVED, SECONDED** and **CARRIED** to approve the above rule to help with the prevention and spread of COVID-19. A fine of \$50.00 will be placed on an Owners account if they are found in breach of this rule.

- D. Cleaning of Horizontal Stacks:** The Strata Manager received a request from an Owner to have the horizontal stacks cleaned by way of hydro flushing for the annual maintenance, and to prevent backups and the spread of COVID-19. The Council requested the Strata Manager to quotations from plumbing contractors to identify costs and investigate when the last time the building stacks were cleaned. Council agreed to review the quotations for approval prior to the next meeting to expedite the work if necessary.

4. FINANCIAL BUSINESS

A. January – March 2020 Financial Statements:

It was noted that the Financial Statements from the previous year and at the Annual General Meeting were not approved. Council agreed that a detail review would be completed to ensure the result of the operating funds at the end of the year. Fraser Park Realty provided Council with the Financial Statements for the Months of January to March 31, 2020. The Financial Officer advised that the reports are currently under review and it was **MOVED, SECONDED** and **CARRIED** to differ approval to the next meeting. Once the April 2020 Financial Statements arrive a copy will be provided to Council for review.

B. CRF Report

The Strata Manager reported to Council the Contingency Reserve Fund was in the amount of **\$379,886.29 As at March 31, 2020.**

C. Special Levy Report

The Strata Manager advised Council that the Special Levy funds are being processed at Fraser Park Realty Ltd. and the current collected amount will be reported at the next meeting.



Fraser Park Realty Ltd.
 #235 - 10330 152 Street Surrey, BC V3R 4G8
 P 604.398.7275 F 604.398.7276

D. Arrears Report

The Strata Manager will review the arrears report and follow up with the Owners to ensure payment are up date.

E. Invoice Review:

- i. **Clark Wilson Invoice:** Council was provided was provided with an invoice from Clark Wilson in the amount of \$341.86 regarding the registration of judgements. After discussion it was **MOVED, SECONDED** and **CARRIED** to approve payment of the invoice.
- ii. **R&R City Holding Inc.** An invoice from City Fire Ltd. in the amount of \$4,400.00 including taxes to complete the outstanding fire deficiencies was reviewed. Community Fire provided a quote to complete the deficiency work in the amount of \$5,658.25 plus GST and upon review of the quotes it was agreed to proceed the quote from City Fire in the amount of \$4,620 tax included. It was **MOVED, SECONDED** and **CARRIED** to approve payment of the invoice.
- iii. **United Pacific Patrol:** an invoice from United Pacific Patrol in the amount of \$14,403.90 for Fire Watch Patrol throughout the month of March-April 2020. After discussion with was **MOVED, SECONDED** and **CARRIED** to approve the invoice.
- iv. **Community Fire Prevention:** Council reviewed an invoice from Community Fire in the amount of \$191.10 for the Annual Service Inspection of the backflow unit. After discussion it was agreed to "not" pay the invoice due to investigation of a double payment of an invoice. Council requested the Strata Manager to investigate the double payment of the bill and report back to Council.
- v. **DRC Annual Strata Audit:** A quotation was received by the former property management regarding Financial Statement Audits in the amount of \$3500 plus tax. The quotation was not approved by Council, and the Council requested the Strata Manager to get other quotations for the audit.

5. LEGAL DISCUSSION AND REVIEW

- A. **Notice of Claim to Strata Corporation:** Council engaged in a discussion regarding the Notice of Claim in the amount of \$223,930.28 against the Owners of Strata Corporation NW 289 from Community Fire regarding a claim for payment of a contract signed on January 29, 2020. Council has engaged North Shore Law LLP to represent Strata Corporation NW 289 to complete and file the response in the required time. Further updates will be forthcoming and a Special General Meeting will be held as soon as possible.



Fraser Park Realty Ltd.
 #235 - 10330 152 Street Surrey, BC V3R 4G8
 P 604.398.7275 F 604.398.7276

- B. Notice of Claim to Owners:** According to the Notice of Claim all Owners were included in the notice of claim from Community Fire. North Shore Law LLP advised Council that a response would be filed on behalf of the Owners of Strata Corporation NW 289. Owners will have no expenses incurred should they proceed with North Shore Law LLP. Owners also have the option to hire another law firm to represent them, unless specifically requested to do so. Further updates would be forthcoming.
- C. Rental Bylaw Amendment:** The Strata Manager reported to Council that HUB insurance is working on renewing the insurance policy ending on May 31, 2020. HUB Insurance explained that they have been informed of the vacancies and bylaws of Cameray Gardens. HUB insurance explained that the occupancy of the building to be at no less than 90% and advised to begin renting the vacant units.

In light of this information Council requested the Strata Manager prepare a notice for a Special General Meeting (SGM) to have a 3/4 vote resolution to amend the rental bylaw to permit rentals. The Strata Manager was requested to invite insurance agent from HUB to attend the meeting and explain to Owners the current market conditions, and inform them of the upcoming policy renewal. The meeting would be held in the Parkade in accordance with social distancing. The meeting may require small groups to ensure the physical distancing was addressed.

The notice will be sent out immediately.

BUILDING OPERATIONS (ONGOING BUSINESS)

1. FIRE SAFETY DEVICES

- A. Annual Fire Test:** In accordance with the Annual Fire Test reported the annual fire test was Completed by Community Fire Prevention on February 10, 2020. The report outlined several deficiencies that required immediate attention.
- B. Annual Fire Test Deficiencies:** The Strata Manager reported that City Fire completed deficiencies reported on the annual fire test on May 6, 2020. The Burnaby Fire Department has attended the testing to ensure the fire panels and communications were working properly. Reports from the past two years reported that the fire panels were not working properly and required repair. Council focused on these items to ensure the fire panels were working in the event of a fire and could communicate to a fire service firm to report a fire.



Fraser Park Realty Ltd.
 #235 - 10330 152 Street Surrey, BC V3R 4G8
 P 604.398.7275 F 604.398.7276

- C. Fire Panel Repairs:** It was reported that both Kingsway and Jersey buildings have new fire panels installed. All devices have been verified, interconnected, and have 24-hour live monitoring. On April 29, 2020, the Burnaby Fire Department was at the building for a fire alarm functional test. The test was successful and resulted in a PASS, afterwards the fire watch order was terminated.
- D. Fire Upgrades (Burnaby Fire Department):** Remaining work includes Increasing audibility in the common areas (Phase 1.5), and Increasing audibility in all suites by adding hardwired smoke/heat combo inside each unit with a sounder base within 5 feet of the suite entrance (Phase 2). Council received a proposal from City Fire to carry out Phase 1.5, and will be implementing testing and installations in the near future. Memo will be prepared to Owners regarding these tests.
- E. Fire Watch Patrol Invoices:** Further to the invoices approved by council from United Pacific Patrol to complete fire watch patrols from March-April 2020 fire watch patrol. It was **MOVED, SECONDED** and **CARRIED** to approve payment of the invoice from the Contingency Reserve Fund as an emergency one-time expense.
- F. Unauthorized Storage in Parkade:** It was reported to Council that during the fire alarm functional test, the Burnaby Fire Department found an unauthorized storage in the parkade that needed attention as it was composed of combustible materials. The former council was made aware of this by the Burnaby Fire Department; however, it was not attended to. Captain Kelly Parker recommended two options: To apply for a building permit to allow keeping of this structure, or to dismantle the structure completely. The Council discussed and requested the Strata Manager to apply for a building permit as the structure has been present for an extended period of time.

2. Insurance Renewal – May 31, 2020

- A. HUB Insurance:** The Strata Manager has engaged with HUB Insurance to address the renewal due on May 31, 2020. As previously mentioned, HUB advised that this will be challenging due to the occupancy rate, and the vacant units and will need them to be occupied or rented. HUB insurance has requested at least 90% of the units be immediately occupied or rented. Unfortunately, HUB has explained that they are estimating the insurance premium will cost at least 3-4 times extra due to the building, vacancies and current market condition.

Information will be coming out to inform Owners as it becomes available.



Fraser Park Realty Ltd.
 #235 - 10330 152 Street Surrey, BC V3R 4G8
 P 604.398.7275 F 604.398.7276

The Strata Manager was requested to connect with other Insurance providers to obtain a secondary quotations and opinions.

- B. Insurance Appraisal:** The Strata Manager provided Council with quote from Suncorp in the amount of \$825.00 plus tax to provide 3 years of insurance appraisals. It was explained that Suncorp completed year 3 of 3 of insurance appraisal. **After discussion it was MOVED, SECONDED and CARRIED** to proceed with the quote and request that it be completed as soon as possible.

3. Building Security

- A. Security:** An Owner reported there were trespassers in the building last week. Police were called on site but did not see anyone in the vicinity. The Strata Manager notified the Owner of the unit to address the open door immediately, and the Owner has agreed to promptly rectify the situation. The Council requests the Strata Manager to follow up with the Owner of the unit.

4. General Building Operations

- A. Jersey Building Heat Pump:** An Owner in the Jersey building contacted the Strata Management Company's Emergency line to report the heat pump was making noises. A switch was located to turn the pump off to prevent further damage. Council was requested the Strata Manager send a contractor on site to assess and address the issue.
- B. Roof Scupper on N/W side of Jersey Building:** Council received a request from an Owner to inspect the roof scupper on the Jersey Building. The Strata Manager will investigate maintenance completed in the previous years, and locate the roofing contractor on record.

There being no further business, the meeting was terminated at 3:30 pm.

The next Strata Council Meeting was not scheduled and is to be announced.

Submitted By:

Hilaire Kalfon

Property Manager, Strata Plan NW 289

Fraser Park Realty Ltd.

hkalfon@fraserparkrealty.com

This is Exhibit "C" referred to in the
affidavit of Hilaire Kalfon

sworn before me at Vancouver

this 29th day of December, 2020



A Commissioner for taking Affidavits
within British Columbia

----- Forwarded message -----

From: **Hilaire Kalfon** <hkalfon@fraserparkrealty.com>

Date: Wed, May 13, 2020 at 10:23 AM

Subject: Re: NW 289 - Vacant Units

To: Blake, Dave <dave.blake@hubinternational.com>

Hello Dave:

Council met yesterday and made decisions based on your requirements.

1. They have demanded that the Owner of the units inspect all vacant units on a daily basis.
2. Council has given the Owner of the above units approval to rent for a year under financial hardship.
3. Council has agreed to hold an SGM to amend the bylaw to allow rentals as soon as possible. The meeting will be held in the Parkade to groups of 10 people.
4. Council has requested that you attend the meeting to relay the message from HUB.
5. This gives the Owners of about 38 units approval to rent under hardship immediately.

I will be sending a letter to the Owners of the 38 units to complete the inspections and providing approval once we receive written confirmation of the hardship request.

Please call me on my cell 604 834 0116 to confirm receipt of this email.

Yours truly,

Hilaire Kalfon

Commercial Property Manager

Fraser Park Realty Ltd.

#235 - 10330 152 Street, Surrey, BC V3R 4G8

P: 604 398 7275 Fax: 604 398 7276

On Wed, May 6, 2020 at 12:51 PM Blake, Dave <dave.blake@hubinternational.com> wrote:

Hi Hilaire,

Please advise the current breakdown for the 101 units in the building.

As we work towards obtaining insurance, the building needs to be 80-90% occupied for the insurance companies to considering offering coverages. With more than half the units Vacant, this will cause a real issue at renewal this year. We are currently looking at a rate increase of three times the current premium.

I need answers at your earliest at the renewal is up on June 1st.

- 1) Details on the unit – how many are Owner Occupied, how many are vacant, and how many will be rented out within the next month.
- 2) The building needs to be 80-90% occupied for insurance purposes.
- 3) Budget for roughly \$160-\$180K this renewal.

Please provide answers at your earliest.



 **For all your insurance
needs during COVID-19**

Dave Blake B.Ed

Account Executive, Commercial Division

HUB International Insurance Brokers

400 - 4350 Still Creek Drive

Burnaby, BC V5C 0G5

Office: 604-269-1842

Fax: 604-269-1001

dave.blake@hubinternational.com

hubinternational.com

Electronic documents: You may have received your policy documents via this email. If you would like us to send you a paper copy, please notify the sender and we will forward it immediately. ¹⁶

Privacy Notice: To view our updated Privacy Policy visit <https://www.hubinternational.com/en-CA/about-us/privacy-policy/>.

This communication (and any information or material transmitted with this communication) is confidential, may be privileged and is intended only for the use of the

intended recipient. If you are not the intended recipient, any review, retransmission, conversion to hard copy, copying, circulation, publication, dissemination, distribution,

reproduction or other use of this communication, information or material is strictly prohibited and may be illegal. If you received this communication in error, please notify

us immediately by telephone or by return email, and delete this communication, information and material from any computer, disk drive, diskette or other storage device or media. Thank you.

This is Exhibit "D" referred to in the
affidavit of Hilaire Kalfon

sworn before me at Vancouver

this 29th day of December, 2020



A Commissioner for taking Affidavits
within British Columbia

----- Forwarded message -----

From: **Hilaire Kalfon** <hkalfon@fraserparkrealty.com>
Date: Wed, May 20, 2020 at 2:05 PM
Subject: Fwd: FW: NW 289 Cameray Gardens - Inspection Recommendations
To: David Grewal <grewal@shawbiz.ca>, Johnny Tsang <johnny-tsang@outlook.com>, leon zhang <leon.zhang.realty@gmail.com>, <armaansdhalla@gmail.com>

Update on Insurance. I just received a call that the former Council would have received the following request from the insurance company to complete. If it has not been done, we will need an immediate inspection from an electrician to provide a report and identify any of the issues. I will follow up with the Ed at bayside and then Angela.

I've also been advised that we are going to receive a 30 day extension and our policy will be due on July 1, 2020. This gives us more time to source another company.

However, with the knowledge of the aluminum wiring this building could be a significant issue. Dependent on the report, aluminum wiring is now considered a fire hazard and insurance companies will not insure buildings that may be at risk. Hence the electrical report.

Further complicating the issues is that we need to have the building 90-98 % occupied or at least heading in that direction. We are preparing for the SGM and amending the bylaw, but believe we need to expedite. ¹⁹

HUB will not provide an email allowing the vacant unit owner to rent and breach the bylaw. The Owner will have to request hardship.

Please see attached report.

Yours truly,

Hilaire Kalfon
Commercial Property Manager
Fraser Park Realty Ltd.
 #235 - 10330 152 Street, Surrey, BC V3R 4G8
 P: 604 398 7275 Fax: 604 398 7276

----- Forwarded message -----

From: **Blake, Dave** <dave.blake@hubinternational.com>
 Date: Wed, May 20, 2020 at 1:36 PM
 Subject: FW: NW 289 Cameray Gardens - Inspection Recommendations
 To: Hilaire Kalfon <hkalfon@fraserparkrealty.com>

See below – Last year Recommendations.

From: Elliott, Michelle
Sent: Monday, April 01, 2019 3:09 PM
To: Edward Cygan
Subject: NW 289 Cameray Gardens - Inspection Recommendations

Ed,

Aviva Insurance recently completed an inspection of NW 289 Cameray Gardens. While the overall report was positive, it was noted that the building has aluminum wiring throughout. As aluminum wiring is a known fire hazard, the insurers are very strict about ensuring there are no major faults, weak points, or loose connections which may result in fire loss.

In order to be able to provide renewal terms, the insurers are requiring the strata to hire an electrician and have an inspection or review completed to ensure the system is adequate and free of any potential electrical hazards. Once the system is evaluated, all recommendations made by the electrician for replacements and upgrades must be followed.

In addition, a second recommendation was made to inspect and clear any debris that may have accumulated before replacing the missing cap on the fire department connection at Jersey Avenue. A cap is required to ensure the sprinkler system operates safely in the event of a fire.

A full copy of the recommendations list is attached for your review.

Can you please address the recommendations with council and confirm when they have been completed?

Let me know if you have any questions at all.

Best regards,

Michelle



Advocacy. Tailored Insurance Solutions. Peace of Mind.

Michelle Elliott, CIP, CAIB

Account Executive, Real Estate Practice



HUB International Coastal Insurance Brokers

400 - 4350 Still Creek Drive

Burnaby, BC V5C 0G5

Office: 604-269-1723

Mobile: 778-980-7118

Fax: 604-269-1001

michelle.elliott@hubinternational.com

hubcoastal.ca

Electronic documents: You may have received your policy documents via this email. If you would like us to send you a paper copy, please notify the sender and we will forward it immediately.

Privacy Notice: To view our updated Privacy Policy visit <https://www.hubinternational.com/en-CA/about-us/privacy-policy/>.

This communication (and any information or material transmitted with this communication) is confidential, may be privileged and is intended only for the use of the intended recipient. If you are not the intended recipient, any review, retransmission, conversion to hard copy, copying, circulation, publication, dissemination, distribution,

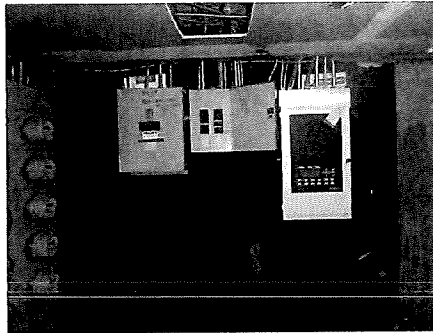
reproduction or other use of this communication, information or material is strictly prohibited and may be illegal. If you received this communication in error, please notify

us immediately by telephone or by return email, and delete this communication, information and material from any computer, disk drive, diskette or other storage device or media. Thank you.




2019-02-02

Aluminum wiring was noted, the electrical system at this location appears to original, and there are currently no records of service upgrades, extensions, or revisions in regards to the electrical system. There is no report of a recent electrical inspection or overall review by a licensed contractor. Older electrical may not be adequate and may lead to a fire at this location. In order to ensure that the installed system is adequate and free of any potential electrical hazards it is recommended that a licensed electrical be retained to inspect and review the electrical system and electrical equipment in the building. The system should be inspected to ensure that there are no major faults, weak points, or loose connections which may result in fire loss. In order to protect against such losses it is recommended that the system be evaluated and replaced / upgraded if recommended by a certified electrician. All electrical should meet safety requirements of the Canadian Electrical Code and NFPA 70.



This is Exhibit "E" referred to in the
affidavit of Hilaire Kalfon
sworn before me at Vancouver
this 29th day of December, 2020


A Commissioner for taking Affidavits
within British Columbia



Fraser Park Realty Ltd.
 #235 - 10330 152 Street Surrey, BC V3R 4G8
 P 604.398.7275 F 604.398.7276

SPECIAL GENERAL MEETING MINUTES CAMERAY GARDENS

STRATA CORPORATION NW 289

HELD ON: MONDAY, JUNE 22, 2020 AT 6:00 PM

STRATA MANAGEMENT: William Yuen

Fraser Park Realty Ltd.
 Commercial Strata Manager (CSM)

The Strata Manager, William Yuen welcomed everyone present to the Special General Meeting for Cameray Gardens and introduced Fraser Park Realty as the new Strata Management Company.

1. **CALL TO ORDER:** The Special General Meeting was called to order at 6:05 pm.
2. **CHAIR OF MEETING:** In accordance with Cameray Garden Bylaws a vote was taken to approve the Chair of the Special General Meeting and it was **MOVED, SECONDED** and **CARRIED** to unanimously approve the Strata Manager, William Yuen to chair the meeting.

3. **CERTIFICATION OF PROXIES:**

The Strata Manager advised that the Owners present were registered, and the Proxies were certified to be correct. The Special General Meeting was deemed competent to proceed.

4. **QUORUM REPORT:**

The chair of the meeting reported that upon final roll call, there were ninety-four (94) of the votes were present in person or proxy and represented more than the 1/3 requirement under the Strata Corporation NW 289 bylaws to hold the meeting, there being a quorum present the Special General Meeting commenced.

5. **APPROVAL OF AGENDA:**

It was **MOVED** (319K), **SECONDED** (312K) and unanimously **CARRIED** to approve the agenda as presented.



Fraser Park Realty Ltd.
 #235 - 10330 152 Street Surrey, BC V3R 4G8
 P 604.398.7275 F 604.398.7276

6. ADOPTION OF ANNUAL GENERAL MEETING MINUTES DATED FEBRUARY 25, 2020:

It was **MOVED** (319K), **SECONDED** (312K), and **CARRIED** to unanimously approve the Annual General Meeting minutes held on February 25, 2020.

7. HUB INSURANCE PRESENTATION AND DISCUSSION

Dave Blake from HUB Insurance was in attendance of the SGM to explain and present information to Owners regarding the upcoming insurance renewal. Mr. Blake explained that finding insurance coverage has been very difficult due to the older structure of the building with the aluminium wiring and amount of vacant units. These items put the building in a high-risk category and make it difficult for insurers to provide coverage, resulting in having to reach out to a different market.

HUB Insurance has previously advised the former Council in April 2019 to address the aluminium wiring. In addition, HUB Insurance was not informed of the vacant units in the building at the time. As a result, HUB Insurance is unable to offer the same in-house program for the building as last year. Dave mentioned if the aluminium wiring and vacancies are addressed, insurance renewal may be possible-but estimated to be approximately \$200,000 from international insurance providers. Dave has advised the aluminium wiring should be corrected immediately, and the vacant units should be occupied to de-risk the building for insurance providers.

8. RESOLUTION #1 – BYLAW REPEAL – BYLAW 32. 1 a-d.

BE IT RESOLVED: by a $\frac{3}{4}$ vote (the "Strata Corporation") pursuant to Section 128(1) of the *Strata Property Act* that the following be repealed from the Strata Corporations' bylaws:

"32. Rental Prohibition

- (1) Subject to the provisions of this bylaw, all strata lots (except the strata lot owned by the strata corporation) shall be owner-occupied, and rentals, tenancies or licences of occupancy of any sort whatsoever are absolutely prohibited, with the following considerations and exceptions:

- a) where cases of undue physical or financial hardship of a personal nature arise, the owner may make a written request to the council for permission to rent a strata lot for a limited period of time, and where the council has been provided with evidence



Fraser Park Realty Ltd.
 #235 - 10330 152 Street Surrey, BC V3R 4G8
 P 604.398.7275 F 604.398.7276

that undue hardship will result if limited rental approval is not given, the council shall not unreasonable withhold permission for limited rental;

b) this bylaw does not apply to prevent the rental of a strata lot to a member of the "family" of an owner, meaning:

- i) the spouse of the owner
- ii) a parent or child of the owner; or
- iii) a parent or child of the spouse of the owner

where "spouse of the owner" includes an individual who has lived and cohabited with the owner for a period of at least two years at the relevant time, in a marriage-like relationship, including a marriage-like relationship between persons of the same gender;

c) where an owner has leased a strata lot to a tenant pursuant to a tenancy agreement entered into before this bylaw was passed, this bylaw does not apply to such strata lot until the later of:

- i) one year after the tenant who is occupying the strata lot at the time the bylaw is passed ceases to occupy the strata lot as a tenant; and
- ii) one year after the bylaw has been passed; and

d) the strata corporation is entitled to impose a fine of up to \$500 for a contravention of this bylaw, and may impose such fine for a continuing contravention every seven days."

It was **MOVED/SECONDED** (319K / 312K) to discuss Resolution #1 as proposed:

One Owner asked the Council how they plan to address the increase of rental occupants with the fire upgrade currently in progress. Council explained to the Owner that the fire upgrade installations have been progressing and the building's fire alarm system is fully functional. In addition, Council advised Owners that Burnaby Fire Department stated this was a **voluntary upgrade**, contrary to the information provided in the February 25th 2020 AGM by the former Council Vice President and former Property Manager that it was a mandated fire order by the Burnaby Fire Department, which was not presented to Owners during the AGM. A number of



Fraser Park Realty Ltd.
 #235 - 10330 152 Street Surrey, BC V3R 4G8
 P 604.398.7275 F 604.398.7276

Owners were outraged that the fire upgrade was voluntary, and expressed they do not want to proceed with the fire upgrade knowing this was voluntary.

Another Owner asked if they vote in favour of the resolution, does that mean they will be able to rent their unit without a fine being imposed. The Strata Manager confirmed that is correct, if the resolution passes.

There being no further discussion a vote was called. The results were In Favour: 53, Opposed: 43, Abstentions: 0
MOTION DEFEATED

9. RESOLUTION #2 – BYLAW AMENDMENT – BYLAW 32. RENTALS ARE PERMITTED.

BE IT RESOLVED: by a $\frac{3}{4}$ vote (the "Strata Corporation") pursuant to Section 128(1) of the *Strata Property Act* add and replace section 32. With the following to the Strata Corporations' bylaws:

32. Rentals are permitted:

1. Prior to possession of a strata lot by a tenant, the landlord must deliver to the tenant the current bylaws and rules of the strata corporation and a Notice of Tenant's Responsibilities in Form K.
2. Within two weeks of renting a strata lot, the landlord must give the strata corporation a copy of the Form K – Notice of Tenant's Responsibilities signed by the tenant, in accordance with section 146 of the Act.
3. A strata lot must be rented to a tenant for a period of less than 1 months.

It was **MOVED/SECONDED** (312K / 319K) to discuss Resolution #2 as proposed:

An Owner said since Resolution #1 did not pass, then Resolution #2 is irrelevant and does not require a vote. The Strata Manager advised the resolution has been carried will have to be voted upon. Another Owner asked if the resolution #2 will contradict resolution #1, Council advised that if resolution #2 passes, then the existing rental bylaw would be amended.

At this point a late-Owner arrived to the meeting and the Council advised the Owner on the discussions for resolution #2.



Fraser Park Realty Ltd.
 #235 - 10330 152 Street Surrey, BC V3R 4G8
 P 604.398.7275 F 604.398.7276

The quorum changed to 97.

After the discussion concluded, a vote was called. The results were In Favour: 52, Opposed: 45,
 Abstentions: 0
MOTION DEFEATED

10. RESOLUTION #3 – Insurance Requirement to Install Pigtails on Aluminium Wiring.

WHEREAS the Owners of Strata Plan NW 289 have received a request/inspection report dated April 2019 from the Insurance underwriter to complete a report by a certified electrician on the aluminium wiring in the building. HUB Insurance on behalf of the underwriter advised that Aluminium wiring has been deemed a fire hazard and may require pigtails attached on all switches and plugs as part of their requirement to provide Insurance for Cameray Gardens.

AND WHEREAS a report from a certified electrician has been received advising that the original aluminium wiring has been identified on the switches and plugs throughout the building and require pig tailing for fire safety purposes.

AND WHEREAS several quotations have been obtained and a budget in the amount of \$120,000 is required to complete the work by a certified electrician to install pigtails in all the units in the Kingsway and Jersey buildings.

BE IT RESOLVED That the Owners, Strata Plan NW 289 – Cameray Gardens by a 3/4 vote (the "Strata Corporation") pursuant to section 96 of the *Strata Property Act* wish to allocate \$120,000.00 to pay for the pig tailing by way of the Contingency Reserve Fund and to pay the for the expense as required by an Insurance underwriter; therefore, that \$120,000 be transferred from the contingency reserved fund, to be accounted for separately, and, as required, be paid over to contractors, engineers or other agents of the Strata Corporation to complete the contemplated remedial work on the building wiring.

Any surplus of funds remaining after the completion of the work, will be returned to the contingency reserve fund.



Fraser Park Realty Ltd.
 #235 - 10330 152 Street Surrey, BC V3R 4G8
 P 604.398.7275 F 604.398.7276

An Owner asked the Council why the amount of the quotation is \$120,000. The Council responded that they have multiple quotations and this was a budgetary cost and that if the resolution passes, the Council will ensure that the insurance requirements will be met by the certified electrician. Another Owner asked if the individual Owners wanted to conduct this work by their own selected electrician, would their cost be lower. Council advised that due to the urgent timeline of the insurance provider it may not be feasible to have individual Owners applying for permits and individually undertaking the work, but asked the Owners to write to the Strata Manager for more information.

There being no further discussion owners voted on the resolution. It was **MOVED/SECONDED** (319K / 312K) to approve Resolution #1 as proposed.

The results were: In Favour: 74, Opposed: 21, Abstentions: 0

MOTION CARRIED

The Pigtail to the Aluminium wiring fund will be set up in the amount of \$120,000.00 from the CRF. A contractor will be selected in short order to address the Insurance Companies request to address the aluminium wiring.

11. TERMINATION OF MEETING

There being no further business to discuss, the meeting was terminated at 8:05 pm.

Prepared By:

William Yuen
Strata Manager
Fraser Park Realty Ltd.
wyuen@fraserparkrealty.com

This is Exhibit "F" referred to in the
affidavit of Hilaire Kalfon
sworn before me at Vancouver
this 29th day of December, 2020



A Commissioner for taking Affidavits
within British Columbia

----- Forwarded message -----

From: **Blake, Dave** <dave.blake@hubinternational.com>

Date: Fri, Jun 26, 2020 at 12:54 PM

Subject: Insurance - NW 289

To: Hilaire Kalfon <hkalfon@fraserparkrealty.com>

Hi Hilaire,

Please note the policy expires on July 1st, 2020. Our team has been working hard with carriers in London to place coverage.

Current information we received this morning from London.

Tentative terms are as follows:

Building Value - \$22,236,000

Excludes Earthquake coverage – we are currently looking for a standalone policy.

Premium - \$250,000

100% Minimum Retained.

Subjects to the coverage above:

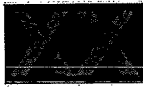
Aluminum Wiring to be completed as soon as possible.

Vacancy to be filled as soon as possible. Up to 80% over the next 12 months.

As stated at the top, coverage expires on July 1, 2020. We have no option to extend, as we have already done so from June 1st, and we provided 30 days notice of Non-Renewal.

Please advise if you have any questions, and hopefully I will have some concrete terms for you on Monday.

Kind Regards,



WINNER
BURNABY BUSINESS
EXCELLENCE AWARDS
2019

Dave Blake B.Ed

Account Executive, Commercial Division

HUB International Insurance Brokers

400 - 4350 Still Creek Drive

Burnaby, BC V5C 0G5

Office: 604-269-1842

Fax: 604-269-1001

dave.blake@hubinternational.com

hubinternational.com

Electronic documents: You may have received your policy documents via this email. If you would like us to send you a paper copy, please notify the sender and we will forward it immediately.

Privacy Notice: To view our updated Privacy Policy visit <https://www.hubinternational.com/en-CA/about-us/privacy-policy/>.

This communication (and any information or material transmitted with this communication) is confidential, may be privileged and is intended only for the use of the

intended recipient. If you are not the intended recipient, any review, retransmission, conversion to hard copy, copying, circulation, publication, dissemination, distribution,

reproduction or other use of this communication, information or material is strictly prohibited and may be illegal. If you received this communication in error, please notify

us immediately by telephone or by return email, and delete this communication, information and material from any computer, disk drive, diskette or other storage device or media. Thank you.



400 - 4350 Still Creek Drive
Burnaby, BC, Canada V5C 0G5
T: (604) 269-1000
F: (604) 269-1001
www.hubinternational.com

June 1, 2020

Hilaire Kalfon
NW 289 Cameray Gardens
c/o Fraser Park Realty Ltd.
235 - 10330 152nd Street
Surrey, BC V3R 4G8

RE: Strata Package
Insurer: Aviva Insurance Company of Canada
Policy #: CNW289
Policy Period: June 1, 2019 to June 30, 2020

Dear Hilaire,

Your above noted policy expires on June 30, 2020; we have been notified that the Insurer(s) will not be offering renewal terms to you.

We must advise that renewing your coverage may be difficult but, unless you advise otherwise, we will endeavor to arrange appropriate coverage with another insurer prior to the expiry date of the indicated policy(ies). Since we may be unsuccessful, and because we want to ensure that you have every opportunity to replace your coverage, **we recommend that you contact other insurance brokers** to see if they have a solution unavailable to us. If no insurance company is willing to underwrite your policy(ies), your coverage will cease effective 12:01 a.m. on June 30, 2020.

Please remember that when you apply for alternate insurance coverage, you must declare if an Insurer has refused to renew your current policy.

We trust this will receive your prompt attention.

Should you have any questions or concerns, please do not hesitate to call.

Sincerely,

Dave Blake
Account Executive

Direct: 604.269.1842
Toll Free: 1.800.606.9969
Email: dave.blake@hubinternational.com

This is Exhibit "G" referred to in the
affidavit of Hilaire Kalfon
sworn before me at Vancouver
this 29th day of December, 2020


A Commissioner for taking Affidavits
within British Columbia

**MINUTES OF COUNCIL MEETING
STRATA CORPORATION NW 289
"CAMERAY GARDENS"**

HELD: Wednesday, January 18, 2017, at 7:00 p.m. in the Recreation Room,
3925 Kingsway / 5715 Jersey Avenue, Burnaby, BC.

PRESENT:	Norm Leech	President	#105K
	Laina Saccone	Treasurer	#214K
	Marcela Gonzalez	Secretary	#210K
	Ed Fobes	Landscaping/Maint.	#217J
	Gary Drees	Parking/Security	#318K

AGENT: Mike Britten Bayside Property Services Ltd.

REGRETS:	Maria Denholme	Vice President	#316K
	Jeremy Yang	Keys	#212J
	(started meeting, but went home sick)		

CALL TO ORDER

The meeting was called to order at 7:10 p.m. by Norm Leech, who chaired the meeting. The officers were confirmed as noted above by a majority vote.

PREVIOUS MINUTES

It was moved, seconded (#217J/#212J) and carried by majority vote to approve the Minutes of the Council Meeting held on December 21, 2016.

COMMITTEE REPORTS

1. Security Parking: It was reported that some residents are parking their resident vehicles in the visitor parking and Bayside had been asked to send Bylaw complaint letters to those units. One was removed by the Owner as soon as the weather cooperated.
2. New Fobs: An email to Gary at garyluciend1@hotmail.com or a note slid under his door will alert Gary to the need for a new fob. They are \$50.00, payable to "Strata Plan NW 289".
3. Landscaping: The landscapers start again on February 1st and will start with a clean-up of the winter damage from the snow and ice.
4. Common Door & Bike Room Keys: Owners who wish to obtain replacement keys for the common doors and bike rooms, billiard room or remotes, may contact **Jeremy Yang at 604-202-8982 from Monday to Friday 5-7pm**. A deposit of \$50.00 is required for replacement common door keys. A \$20.00 deposit is required for bike or billiard room keys. To be placed on the waiting-list for a large locker rental, please contact Mike Britten at Bayside.
5. Maintenance: Washing machines in the second floor laundry room of both buildings (one in each building) are beyond reasonable repair and will be replaced. A second floor Jersey dryer was checked and will be replaced. Seventy bags of ice melt were delivered during December and about twenty of them have already been used.

BUSINESS ARISING FROM THE PREVIOUS MINUTES

1. Realty Packages: The first of the realty companies gave their presentation on Sunday, January 15 and the other three presented on Sunday, January 22. A final decision will be made shortly. A total of 6.5 hours of extra work was done by Bayside on the two Sundays that will be charged to the Strata Corporation as per the Management contract.
2. Painting: The repair to some minor damage in a stairwell wall is still to be completed.
3. Repairs and Maintenance: A minor drip in the Kingsway building lobby was repaired by Ambassador Plumbing, as well as a roof repair completed by Arbutus Roofing, also in Kingsway.

FINANCIAL REPORTS

1. Financial Reports: The December 2016 financial report was deferred as it has just been received by the Strata Council.
2. Accounts Receivable: There are two units with minor arrears and a fine that Bayside was directed to collect as necessary.

NEW BUSINESS

1. Correspondence: There was correspondence regarding the snow/ice removal and the heat in the buildings which were dealt with during the cold weather spell. The roof drains were inspected and cleared during the thaw.
2. Heat: The boiler was turned up to its maximum safe level during the recent cold spell.
3. Sale of a Unit: A question came up about an estate possibly needing to sell their unit before the sale of the Strata happens. Council directed Bayside to obtain a legal opinion on this matter. Council discussed the option of purchasing the unit which would require a ¾ vote of the Owners, but may be beneficial to the Owners.
4. Mice Issues: The Kingsway building will be treated in all units to finally (hopefully) eradicate the mice issues. Owners are reminded to let Bayside know if you see any sign of them after the treatment so that any further work can be done quickly.
5. Plowing: A plowing company was called in on an emergency basis to help with the snow/ice removal but was only partly successful. Council asked Bayside to negotiate to try to lower the amount of the invoice.
6. Insurance Appraisal: Bayside was directed to determine if a one year appraisal can be done instead of the three year plan and to pay each year, if any further appraisals are required.

Parking Stalls: Owners are reminded that they cannot store materials in their parking stalls. Only vehicles, tires, car-seats and roof or bike racks are allowed.

EMAIL MINUTES: To receive minutes or other correspondence by email, please let Mike Britten at Bayside know by calling 604-629-8753 or emailing. This will save the Strata money and provide a simpler way for Owners to retain records of the property.

EMERGENCIES

For after hours, holiday, or weekend emergencies, **DO NOT** call the Property Manager's direct line or send an e-mail. **You need to call 604.432.7774** if you are calling regarding anything that cannot wait until the next business day.

There being no further business to discuss, the meeting was terminated on a motion by #214J at 8:05pm. The next Council meeting is Wednesday, February 15th, 2017 at 7:00 p.m. in the Meeting Room.



Mike Britten, Senior Property Manager
Bayside Property Services Ltd.
#100 - 6400 Roberts Street
Burnaby, BC V5G 4C9

Direct: 604-629-8753


Office: 604-432-7774 (24 hours - after office hours, emergencies only please)

Fax: 604-430-2698

Email: mbritten@baysideproperty.com

N.B: OWNERS: Please retain all Minutes as required by Real Estate Regulations.

This is Exhibit "H" referred to in the
affidavit of Hilaire Kalfon
sworn before me at Vancouver
this 29th day of December, 2020



A Commissioner for taking Affidavits
within British Columbia

**MINUTES OF COUNCIL MEETING
STRATA CORPORATION NW 289
"CAMERAY GARDENS"**

HELD: Wednesday, February 15, 2017, at 7:00 p.m. in the Recreation Room,
3925 Kingsway/5715 Jersey Avenue, Burnaby, BC.

PRESENT:	Norm Leech	President	#105K
	Maria Denholme	Vice President	#316K
	Marcela Gonzalez	Secretary	#210K
	Ed Fobes	Landscaping/Maintenance	#217J
	Gary Drees	Parking/Security	#318K
	Jeremy Yang	Keys	#212J

AGENT: Mike Britten Bayside Property Services Ltd.

REGRETS: Laina Saccone Treasurer #214K

CALL TO ORDER

The meeting was called to order at 7:02 p.m. by Norm Leech, who chaired the meeting.

PREVIOUS MINUTES

It was moved, seconded (#217J/#316K) and carried by majority vote to approve the Minutes of the Council Meeting held on January 18, 2017.

COMMITTEE REPORTS

1. Security Parking: One unit is still parking their resident vehicles in the visitor parking and Bayside had been asked to send Bylaw complaint letters and, if the residents continued to use the visitor parking, assess a fine of \$50.00, as per the Strata Corporation's Bylaws.
2. New Fobs: An email to Gary at garyluciend1@hotmail.com or a note slid under his door will alert Gary to the need for a new fob. They are \$50.00, payable to "Strata Plan NW 289".
3. Landscaping: The landscapers started February 1st with a clean-up of the winter damage from the snow and ice.
4. Common Door & Bike Room Keys: Owners who wish to obtain replacement keys for the common doors and bike rooms, billiard room or remotes, may contact **Jeremy Yang at 604-202-8982 from Monday to Friday 5:30-7:00 p.m.** A deposit of \$50.00 is required for replacement common door keys. A \$20.00 deposit is required for bike or billiard room keys. To be placed on the waiting-list for a large locker rental, please contact Mike Britten at Bayside.
5. Maintenance: Two washing machines and two dryers were replaced with new machines. Most of the 70 bags of ice melt were used already, so another 50 were ordered. New visitor parking signs will be installed by Nicolas.

BUSINESS ARISING FROM THE PREVIOUS MINUTES

1. Realtor: Council signed a contract for the marketing of the property with Cushman Wakefield. It was thought that any of the four finalists would have been fine, but Council agreed that the simple manner that they explained things, how they were available to answer questions, their record and their low fee were all deciding factors. Their commission is .7% which will be likely covered, along with the legal and trustee costs, by the sale of the Strata owned unit, if the sale proceeds.
2. Painting: Provincial Painting is booked to do some drywall repair and touch-up painting. A flood in the 2nd floor Jersey laundry room damaged the drywall on the first floor and was added to the list of work.

FINANCIAL REPORTS

1. Financial Reports: The December 2016 financial report was deferred as the Treasurer was not present at this evening's meeting.
2. Accounts Receivable: There are a number of units with minor arrears and a fine that Bayside was directed to collect as necessary.

NEW BUSINESS

1. Correspondence: There were two queries about the venting and cleaning that were responded to when they were received. Council has nothing further to add. A reminder of drywall needing repairs will be expedited.
2. Mice Issues: The Kingsway building was treated in all but one unit to eradicate the mice issues. Three units were found to be totally infested and likely the source of the problem. A couple of units had requested glue strips and these have now been delivered.

Report Critters: If you notice any sign of critters of any sort, please bring this to the attention of Management immediately so that it can be treated before they infest the building. The mouse problem has cost the Strata over \$3,000.00 to date due to a lack of reporting when they were first discovered.

3. Fire Panel: The Kingsway fire panel was replaced but cannot get the final permit approval without meeting some upgrades dictated by the Fire Department. The Fire Chief will send a final report of what has to be done to meet the minimum requirements of the fire code and this will entail adding heat detectors in each unit that are wired to the fire panel. Currently, if there is a fire in a unit, no alarm is triggered for the panel to alert the rest of the building. This upgrade will require running wires to every unit along the ceilings and an SGM will be held to approve the funding with options. When the costs are confirmed the Owners will be asked to approve the funding of the basic work that has to be done and a Resolution to add crown moulding to the hallways to hide the new electrical lines.

If a fire occurs in a unit, 911 must be called immediately to report it.

4. Insurance Appraisal: Suncorp stated that they need to do the full re-inspection and could not extend the old contract for another year. Bayside was directed to renew the appraisal contract.
5. Caretaker Maintenance: Nicolas has been checking the roof drains during the winter and will be asked to install proper locks on the roof hatches along with master keys. He will be asked to arrange for some keys to be cut for the office lock and to have the key lockbox replaced with a digital lockbox, if possible. Bayside also provided him with the visitor parking signs to install in the visitor parking areas.

EMAIL MINUTES: To receive minutes or other correspondence by email, please let Mike Britten at Bayside know by calling 604-629-8753 or emailing. This will save the Strata money and provide a simpler way for Owners to retain records of the property.

EMERGENCIES

For after hours, holiday, or weekend emergencies, **DO NOT** call the Property Manager's direct line or send an e-mail. **You need to call 604.432.7774** if you are calling regarding anything that cannot wait until the next business day.

There being no further business to discuss, the meeting was terminated on a motion by #316K at 8:25 p.m. The next Council Meeting is Wednesday, March 22, 2017, at 7:00 p.m. in the Meeting Room.



Mike Britten, Senior Property Manager
Bayside Property Services Ltd.
#100 - 6400 Roberts Street
Burnaby, BC V5G 4C9

Direct: 604-629-8753


Office: 604-432-7774 (24 hours - after office hours, emergencies only please)

Fax: 604-430-2698

Email: mbritten@baysideproperty.com

N.B: OWNERS: Please retain all Minutes as required by Real Estate Regulations.

This is Exhibit "I" referred to in the
affidavit of Hilaire Kalfon
sworn before me at Vancouver
this 29th day of December, 2020



A Commissioner for taking Affidavits
within British Columbia

**MINUTES OF COUNCIL MEETING
STRATA CORPORATION NW 289
"CAMERAY GARDENS"**

HELD: Wednesday, March 22, 2017, at 7:00 p.m. in the Recreation Room,
3925 Kingsway/5715 Jersey Avenue, Burnaby, BC.

PRESENT:	Norm Leech	President	#105K
	Laina Saccone	Treasurer	#214K
	Marcela Gonzalez	Secretary	#210K
	Ed Fobes	Landscaping/Maint.	#217J
	Gary Drees	Parking/Security	#318K

AGENT: Mike Britten Bayside Property Services Ltd.

REGRETS:	Maria Denholme	Vice President	#316K
	Jeremy Yang	Keys	#212J

CALL TO ORDER

The meeting was called to order at 7:06 p.m. by Council President, Norm Leech, who also chaired the meeting.

PREVIOUS MINUTES

It was moved, seconded (#217J/#318K) and carried by majority vote to approve the Minutes of the Council Meeting held on February 15, 2017.

COMMITTEE REPORTS

1. Security: A report of a break-in to a locker was received, but after investigating, it appears to have been the only one.
2. New Fobs: An email to Gary at garyluciend1@hotmail.com, or a note slid under his door, will alert Gary of the need for a new fob. The cost is \$50.00 payable to "Strata Plan NW 289".
3. Landscaping: The landscapers will complete the aerating and first fertilizer application of the year shortly.
4. Common Door & Bike Room Keys: Owners who wish to obtain replacement keys for the common doors, bike rooms, billiard room or remotes, may contact **Jeremy Yang at 604-202-8982 from Monday to Friday between 5:30-7:00 p.m.** A deposit of \$50.00 is required for replacement common door keys. A \$20.00 deposit is required for bike or billiard room keys. To be placed on the waiting list for a large locker rental, please contact Mike Britten at Bayside.
5. Maintenance: A washing machine was reported to be out of commission and will be fixed. Coinamatic will be asked about the new dryer with strange icons that require an explanation. The rubber coating at the front door of Kingsway will be cut back about 6" as it appears to be wicking the water into the building. The threshold will be caulked properly as well. Arbutus inspected a roof vent and reported that there was no problem, however, water was running down into a unit below. Bayside was directed to correspond with the unit Owner and alert them to the fact that the repair is up to the Owner or their insurance, and that the source of

the water was likely a spill from a unit above. A quote for parkade ceiling crack repairs was discussed and will be investigated further. There are visitor parking stalls that do not leak and therefore the 2 stalls that have leaks right over the vehicles will be offered a visitor stall as a replacement stall.

Chimneys: If anyone is using their fireplace, please let Mike at Bayside know so the Strata can arrange an inspection.

BUSINESS ARISING FROM THE PREVIOUS MINUTES

1. Painting: Provincial Painting is completing drywall repair and touch-up painting this week.
2. Marketing Plan and Realtor: Cushman/Wakefield reported that they expect to complete the Environmental Assessment within the next week, and be ready to market the property in early April. Offers will be accepted until around the end of April and the final details will be negotiated in May. The Owners will be asked to vote on an Offer in mid-late June. The expectation is that the Owners will be offered a period of free rent (about 6 months) and then a period of about 12 months of market price rent to give everyone a good chance to shop around, to buy into the new complex, or to move on, if the Ownership approves the Resolution by an 80% vote to wind-up the Strata Corporation at a future General Meeting.
3. Mice: A few units are still being treated for mice in the Kingsway Building and one in the Jersey Building.
4. Insurance Appraisal: The new Insurance Appraisal Program is booked for the next 3 years.
5. Fire System Upgrade: Council is awaiting the specifications on the upgrades required by the Fire Department. Council may need to get approval from the Owners to spend \$20,000.00 - \$40,000.00 depending on exactly what the Fire Chief demands. There will likely be 2 Resolutions; the first for the actual work that has to be done and the second for aesthetic improvements to hide the new wiring.

FINANCIAL REPORTS

1. Financial Reports: It was moved, seconded (#214J/#210K) and carried to approve the December 2016 and January 2017 Financial Reports as previously produced by Bayside.
2. Accounts Receivable: There is a new Corporate Owner that has been late in paying the maintenance fees since the Unit was purchased and a lien threat letter was sent to collect the outstanding monies owed. A fine was reversed for a unit that Council agreed had a valid point that the weather affected the timing for furniture that they put out for pick-up by the City. Bayside was directed to collect other amounts as necessary.

NEW BUSINESS

1. Correspondence: There was a letter sent by a new purchaser who is in the market for any other units that might need to sell without waiting. Owners should know that this buyer can help if anyone needs a quick cash sale, but Owners should hold on if they want the best price.

2. Unit Door Repairs: An Owner called the Police to investigate a resident not answering the phone and they had to break down the door to enter the unit. The Owner will be responsible for the repairs.

EMAIL MINUTES: To receive minutes or other correspondence by email, please let Mike Britten at Bayside know by calling 604-629-8753 or emailing. This will save the Strata money and provide a simpler way for Owners to retain records of the property.

EMERGENCIES

For after hours, holiday, or weekend emergencies, **DO NOT** call the Property Manager's direct line or send an e-mail. **You need to call 604.432.7774** if you are calling regarding anything that cannot wait until the next business day.

There being no further business, the meeting was terminated on a motion by #217J at 7:54 p.m. The next Council Meeting is scheduled for Wednesday, April 19, 2017, at 7:00 p.m. in the Meeting Room. An SGM may need to be called in the near future if the Fire Department provides the specifications for the fire system upgrade requirements.



Mike Britten, Senior Property Manager
Bayside Property Services Ltd.
#100 - 6400 Roberts Street
Burnaby, BC V5G 4C9

Direct: 604-629-8753

Office: 604-432-7774 (24 hours - after office hours, emergencies only please)

Fax: 604-430-2698

Email: mbritten@baysideproperty.com

N.B: OWNERS: Please retain all Minutes as required by Real Estate Regulations.

BAYSIDE PROPERTY SERVICES LTD. Suite #100-6400 Roberts Street Burnaby, B.C. V5G 4C9 (604)432-7774		Year End December 31st		
STRATA CORPORATION NW 289 STATEMENT OF RECEIPTS & DISBURSEMENTS		Month of: DECEMBER 2016		
RECEIPTS	DECEMBER	ACTUAL Year to Date	BUDGET Year to Date (12 Months)	BUDGET 2016
101 Owners' Contributions	29,222.58	350,670.96	350,670.00	350,670.00
102 Parking/Locker Income	420.00	5,082.50	5,400.00	5,400.00
103 Interest Income	125.63	1,136.02	600.00	600.00
104 Rental Income	360.12	9,110.12	10,225.00	10,225.00
105 Sundry Income/Deposit Income		1,150.01		
107 Late Payment Interest		485.74		
109 Bylaw Fines		200.00		
110 Move Fees		600.00		
TOTAL RECEIPTS	30,128.33	368,435.35	366,895.00	366,895.00
DISBURSEMENTS				
300 Gas	4,083.63	45,348.54	65,000.00	65,000.00
310 Electricity	1,888.63	21,095.92	20,000.00	20,000.00
320 Management Fees	2,012.51	24,150.12	24,150.00	24,150.00
322 Statutory Review of Books		210.00	210.00	210.00
330 Insurance		46,168.00	47,000.00	47,000.00
340 Janitorial Maintenance	3,470.00	28,220.23	40,900.00	40,900.00
341 Employer Costs (CPP, EI, Cel, MSP)	294.33	1,424.15	5,600.00	5,600.00
360 Audit/Legal		2,192.35	1,800.00	1,800.00
380 Appraisal				
390 Property Taxes		630.88	635.00	635.00
395 Sundry/Deposit	517.05	2,228.15	2,600.00	2,600.00
415 Scavenging	165.76	834.60	1,400.00	1,400.00
425 Equipment/Supplies	188.20	1,916.60	2,000.00	2,000.00
433 Pest Control	577.50	1,386.00	2,000.00	2,000.00
434 Laundry Equipment	845.60	3,334.87	4,000.00	4,000.00
435 Repairs/Maintenance	1,361.00	38,602.16	48,000.00	48,000.00
436 Fire/Safety Equipment		3,752.54	2,500.00	2,500.00
445 Ground Mntce/Supplies		8,578.50	12,000.00	12,000.00
465 Enterphone	80.68	1,367.16	1,100.00	1,100.00
475 Elevator	454.23	9,764.24	6,000.00	6,000.00
710 Contingency Reserve	6,666.67	80,000.04	80,000.00	80,000.00
TOTAL DISBURSEMENTS	22,605.79	321,205.05	366,895.00	366,895.00
Surplus (Deficit)	7,522.54	47,230.30		
101E Lien Administraton Fee		(367.50)		
106 Transfer (In)				
201 Change In Accts Receivable	(544.92)	7,404.78		
730 Transfer (Out)				
Adj Surplus (Deficit)	6,977.62	54,267.58		
Previous Balance	110,017.49	62,727.53		
ACCOUNT BALANCE	116,995.11	116,995.11		

Contingency Reserve Fund is:
 HW Supply Line Kingsway Res:
 Recirculating Lines K & J Res:

214,877.43 (Separate Account)
 0.00 (In CRF)
 0.00 (In CRF)

BAYSIDE PROPERTY SERVICES LTD.
Suite #100-6400 Roberts Street
Burnaby, B.C. V5G 4C9 (604)432-7774

Year-End December 31st

STRATA CORPORATION NW 289

Month of: JANUARY 2017

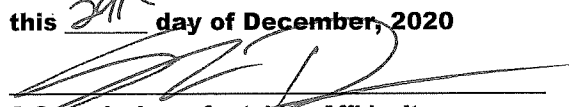
STATEMENT OF RECEIPTS & DISBURSEMENTS

RECEIPTS	JANUARY	ACTUAL Year to Date	BUDGET Year to Date (1 Month)	BUDGET 2017
101 Owners' Contributions	28,521.36	28,521.36	28,521.42	342,257.00
102 Parking/Locker Income	420.00	420.00	450.00	5,400.00
103 Interest Income	132.45	132.45	66.67	800.00
104 Rental Income	1,050.00	1,050.00	700.00	8,400.00
105 Sundry Income/Deposit Income	50.00	50.00		
107 Late Payment Interest				
109 Bylaw Fines	100.00	100.00		
110 Move Fees				
TOTAL RECEIPTS	30,273.81	30,273.81	29,738.08	356,857.00
DISBURSEMENTS				
300 Gas	7,038.69	7,038.69	5,000.00	60,000.00
310 Electricity	1,820.12	1,820.12	1,666.67	20,000.00
320 Management Fees	2,083.34	2,083.34	2,083.33	25,000.00
322 Statutory Review of Books			17.50	210.00
330 Insurance	297.50	297.50	3,916.67	47,000.00
340 Janitorial Maintenance	3,240.02	3,240.02	3,166.67	38,000.00
341 Employer Costs (CPP, EI, Cel, MSP)	229.01	229.01	333.33	4,000.00
360 Audit/Legal			183.33	2,200.00
380 Appraisal			66.67	800.00
390 Property Taxes			52.92	635.00
395 Sundry/Deposit	173.97	173.97	216.67	2,600.00
415 Scavenging	168.00	168.00	116.67	1,400.00
425 Equipment/Supplies	2,775.22	2,775.22	166.67	2,000.00
433 Pest Control	236.25	236.25	151.00	1,812.00
434 Laundry Equipment	319.51	319.51	333.33	4,000.00
435 Repairs/Maintenance	449.40	449.40	3,666.67	44,000.00
436 Fire/Safety Equipment			316.67	3,800.00
445 Ground Mntce/Supplies	451.50	451.50	1,000.00	12,000.00
465 Enterphone	80.68	80.68	116.67	1,400.00
475 Elevator	916.23	916.23	500.00	6,000.00
710 Contingency Reserve	6,666.67	6,666.67	6,666.67	80,000.00
TOTAL DISBURSEMENTS	26,946.11	26,946.11	29,738.08	356,857.00
Surplus (Deficit)	3,327.70	3,327.70		
101E Lien Administration Fee				
106 Transfer (In)				
201 Change In Accts Receivable	(206.67)	(206.67)		
730 Transfer (Out)				
Adj Surplus (Deficit)	3,121.03	3,121.03		
Previous Balance	116,995.11	116,995.11		
ACCOUNT BALANCE	120,116.14	120,116.14		

Contingency Reserve Fund is:
Legal Expense Resolution

221,774.51 (Separate Account)
14,339.20 (In CRF)

This is Exhibit "J" referred to in the
affidavit of Hilaire Kalfon
sworn before me at Vancouver
this 29th day of December, 2020



A Commissioner for taking Affidavits
within British Columbia

**MINUTES OF SPECIAL GENERAL MEETING
STRATA CORPORATION NW 289**

HELD: Tuesday, May 16, 2017 at 7:00 p.m. in the Recreation Room of "Cameray Gardens" 5715 Jersey Avenue & 3925 Kingsway, Burnaby, BC.

PRESENT: The Owners, Strata Plan NW 289, as per Registration Sheet
Allen Regan, Bayside Property Services Ltd.
Mike Britten, Bayside Property Services Ltd.

GUESTS: Kevin Meikle, Cushman Wakefield
Edgar Buksevics, Cushman Wakefield

Kevin and Edgar provided some insight into the marketing plan and updated the Owners on the timing of tendering and the rest of the process. The expectation is that the tendering will close in mid-June, with negotiations taking until the end of the month. An update meeting is planned to be held with the Owners in early June, and the official vote for the best offer will be approximately the end of July or August. If the Owners approve, the court application will likely take 2-3 months and the deal could be closed in the October to December range. Part of the negotiations will be a period of free rent and likely an additional market rental period too. This timeline is all dependent on the results of the Phase II Environmental Assessment.

CALL TO ORDER

The meeting was called to order at 7:04 p.m. by Council President, Norm Leech, who chaired the meeting.

Bayside reported that there was a total of 61 Owners represented at the meeting, including 7 by Proxy. In accordance with the Strata Property Act of British Columbia, a quorum requires that eligible voters holding 1/3 (34) of the Strata Corporation's votes be present in person or by Proxy. The registration sheet was signed, Proxies certified and ballots issued.

NOTICE OF MEETING

It was moved, seconded (#317J/#316K) and carried by a majority vote that the Notice of Meeting, dated April 27th, 2017 was proper notice in accordance with the Strata Property Act.

MINUTES OF PREVIOUS GENERAL MEETING

It was moved, seconded (#217J/#310J) and carried by a majority vote to approve the Minutes of the previous Annual General Meeting held November 23, 2017, as previously circulated by Bayside.

RESOLUTION #1 BY ¾ VOTE:

BE IT RESOLVED THAT the Owners, Strata Plan NW 289 hereby approve spending up to \$15,000.00 to complete the Phase II portion of the environmental assessment of the property in preparation to sell. Funding will be by way of withdrawal up to \$15,000.00 from the CRF, which had a balance of \$235,565.79 as of March 31st, 2017.

MINUTES OF THE SPECIAL GENERAL MEETING
STRATA CORPORATION NW 289

PAGE 2
MAY 16TH, 2017

It was moved and seconded (#317J/#112J) to approve Resolution #1. After discussion, the question was called and, by a count of ballots, the vote result was as follows: 64 Yes, 0 No, 0 Abstained. **RESOLUTION #1 passed as proposed.**

RESOLUTION #2 BY ¾ VOTE

BE IT RESOLVED THAT the Owners, Strata Plan NW 289, hereby approve spending up to \$20,000.00 to complete the installation of heat detectors wired to the fire panel in the Kingsway building only, if required by a mandate from the Burnaby Fire Department. Funding will be by way of a withdrawal of up to \$20,000.00 from the Contingency Reserve Fund, which had a balance of \$235,565.79 as of March 31st, 2017.

It was moved and seconded (#317J/#316K) to approve Resolution #2. After discussion, the question was called and, by a count of ballots, the vote result was as follows: 63 Yes, 1 No, 0 Abstained. **RESOLUTION #2 passed as proposed.** It is understood that this work will only proceed if the direction requiring it by the Burnaby Fire Department is received.

RESOLUTION #3 BY ¾ VOTE

BE IT RESOLVED THAT the Owners, Strata Plan NW 289 hereby approve spending up to \$20,000.00 for the installation of crown moulding in the Kingsway building hallways to hide the new electrical wiring required for the heat detectors referenced in Resolution #2. Funding will be by way of a withdrawal of up to \$20,000.00 from the CRF, which had a balance of \$235,565.79 as of March 31st. 2017.

It was moved and seconded (#317J/#316K) to approve Resolution #3. After discussion, the question was called and, by a count of ballots, the vote result was as follows: 0 Yes, 64 No, 0 Abstained. **RESOLUTION #3 failed.**

Council had requested that Bayside replace Mike Britten as the property manager and the new manager will be Edward Cygan, effective immediately. His contact information is included in the last page of these Minutes.

The equation regarding the valuation of people's Units is as follows: assume the offer is \$70 million, take the interest upon destruction value for your Unit, divide it by 10,000 (the total amount) and multiply that amount by the offer. For example: for Unit 101J the rate is $105/10000 \times \$70 \text{ million}$ equals a \$735,000.00 valuation, if the offer is \$70 million.

There being no further business to discuss, the meeting was terminated at 8:18 p.m. on a motion by Unit #317J.

EMERGENCIES:

For after hours, holiday, or weekend emergencies, **DO NOT** call the property manager's direct line or send an e-mail. **You need to call 604.432.7774** if you are calling regarding anything that cannot wait until the next business day.

MINUTES OF THE SPECIAL GENERAL MEETING
STRATA CORPORATION NW 289

PAGE 3
MAY 16TH, 2017

The next Council meeting is scheduled for Wednesday, May 24th, 2017 at 7:00 p.m. in the Meeting Room.



Mike Britten, Senior Property Manager
Bayside Property Services Ltd.
#100 – 6400 Roberts St.
Burnaby, B. C. V5G 4C9

Direct: 604-629-8753

Office: 604-432-7774 (*24 hours – after hours, emergencies only*)

Fax: 604-430-2698

Email: mbritten@baysideproperty.com

New Property Manager – effective immediately:


Edward Cygan, Property Manager
Bayside Property Services Ltd.

Direct: 604-637-4339

Email: ecygan@baysideproperty.com

OWNERS: Please retain all Minutes as required by Real Estate Regulations.
--

This is Exhibit "K" referred to in the
affidavit of Hilaire Kalfon
sworn before me at Vancouver
this 29th day of December, 2020


A Commissioner for taking Affidavits
within British Columbia

**MINUTES OF COUNCIL MEETING
STRATA CORPORATION NW 289
"CAMERAY GARDENS"**

HELD: Wednesday, April 19, 2017, at 7:00 p.m. in the Recreation Room,
3925 Kingsway/5715 Jersey Avenue, Burnaby, BC.

PRESENT:	Norm Leech	President	#105K
	Maria Denholme	Vice President	#316K
	Laina Saccone	Treasurer	#214K
	Marcela Gonzalez	Secretary	#210K
	Ed Fobes	Landscaping/Maint.	#217J
	Gary Drees	Parking/Security	#318K

AGENT: Mike Britten Bayside Property Services Ltd.

REGRETS: Jeremy Yang Keys #212J

CALL TO ORDER

The meeting was called to order at 7:05 p.m. by Council President, Norm Leech, who chaired the meeting.

PREVIOUS MINUTES

It was moved, seconded (#217J/#316K) and carried by majority vote to approve the Minutes of the Council Meeting held on March 22, 2017 with the following amendment – under New Business - 1. add "assuming the property sells" to the end of the last clause.

COMMITTEE REPORTS

1. Security and Parking: There were no security issues and the parking lot is now in need of a good cleaning. Bayside was directed to confirm Nicolas' plans for the parkade cleaning. Subsequent to the meeting it was confirmed that Wednesday, May 3rd, 2017 will be the Jersey building cleaning and May 10th, 2017 will be the Kingsway building cleaning.
2. New Fobs: An email to Gary at garyluciend1@hotmail.com, or a note slid under his door, will alert Gary of the need for a new fob. The cost is \$50.00 payable to "Strata Plan NW 289".
3. Landscaping: The landscapers completed the aerating and first fertilizer application.
4. Common Door & Bike Room Keys: Owners who wish to obtain replacement keys for the common doors, bike rooms, billiard room or remotes, may contact **Jeremy Yang at 604-202-8982 from Monday to Friday between 5:30–7:00 p.m.** A deposit of \$50.00 is required for replacement common door keys. A \$20.00 deposit is required for bike or billiard room keys. To be placed on the waiting list for a large locker rental, please contact Mike Britten at Bayside.
5. Maintenance: Coinamatic was asked to explain the new dryer icons. Contractors confirmed that the threshold rubber at the front of Kingsway cannot wick water into the lobby. It is most likely water/snow walked into the lobby and spreading around the mat. The carpet will be cleaned, deodorized and monitored during rainfall to confirm this theory.

BUSINESS ARISING FROM THE PREVIOUS MINUTES

1. Painting: Provincial Painting completed drywall repairs and touch-up painting.
2. Marketing Plan and Realtor: Cushman/Wakefield reported that the Environmental Assessment showed that there was a drycleaner on site in the early '70's, and a Phase II study will be needed, costing about \$15,000.00. An SGM is scheduled for May 17th, 2017 to approve the funding. Council will meet with Edgar to finalize the wording of the marketing plan. The City has planned an amendment of the new plan and that affects the zoning potential for NW 289 – the front 1/3 of the property was to be zoned RM5 and this has been lowered to RM4 as the rest of the property is. This is not set in stone and Council is still working on getting the front portion zoned RM5. The potential loss of value to the property is as much as \$9,000,000.00. According to Edgar of Cushman/Wakefield, the land value has risen over the past 6 months, which will likely make up about ½ of that lost value, without the higher zoning. They are expecting the price to come in around \$70million+.
3. Mice: A few Units are still being treated for mice in the Kingsway Building and one in the Jersey Building.
4. Fire System Upgrade: Council is awaiting the specifications on the upgrades required by the Fire Department. Council will ask for approval from the Owners to spend \$20,000.00 - \$40,000.00 depending on exactly what the Fire Chief demands. There are 2 Resolutions; the first for the actual work that has to be done and the second for aesthetic improvements to hide the new wiring.

FINANCIAL REPORTS

1. Financial Reports: It was moved, seconded (#214J/#210K) and carried to approve the February 2017 Financial Reports, as previously produced by Bayside.
2. Accounts Receivable: One Unit has been sent a lien threat letter and will have a lien placed against it. There are 2 outstanding fines that Bayside was directed to collect as necessary.

NEW BUSINESS

1. Correspondence: Pest Free is still working on the mice problem. There are 3 Units with very favourable conditions for attracting mice and they must cooperate to help fix this problem. The parkade cleaning is scheduled and concerns about the 2nd floor water stains are being investigated in response to other letters.
2. Unit Door Repairs: The contractor is now refusing to work with the Owner/Resident to fix their door and Bayside was directed to formally inform them.
3. Leak: There was a leak found on the first floor of the Jersey building hallway that has been clamped and Ventresca will provide a long term solution.

4. Dryer Repair: A Jersey building first floor dryer was repaired. Some replacement knobs will be ordered.
5. Elevator Safety Test: The annual test was completed on Mar 31st 2017.

EMAIL MINUTES: To receive minutes or other correspondence by email, please let Mike Britten at Bayside know by calling 604-629-8753 or emailing. This will save the Strata money and provide a simpler way for Owners to retain records of the property.

EMERGENCIES

For after hours, holiday, or weekend emergencies, **DO NOT** call the Property Manager's direct line or send an e-mail. **You need to call 604.432.7774** if you are calling regarding anything that cannot wait until the next business day.

There being no further business, the meeting was terminated on a motion by #217J at 8:30 p.m. The next Meeting is a Special General Meeting scheduled for Tuesday, May 16th, 2017, at 7:00 p.m. in the Meeting Room. Notice to follow.



Mike Britten, Senior Property Manager
Bayside Property Services Ltd.
#100 - 6400 Roberts Street
Burnaby, BC V5G 4C9

Direct: 604-629-8753


Office: 604-432-7774 (24 hours - after office hours, emergencies only please)

Fax: 604-430-2698

Email: mbritten@baysideproperty.com

N.B: OWNERS: Please retain all Minutes as required by Real Estate Regulations.

This is Exhibit "L" referred to in the
affidavit of Hilaire Kalfon
sworn before me at Vancouver
this 29th day of December, 2020


A Commissioner for taking Affidavits
within British Columbia

**MINUTES OF COUNCIL MEETING
STRATA CORPORATION NW 289
"CAMERAY GARDENS"**

HELD: Wednesday, May 24th, 2017, at 7:00 p.m. in the Recreation Room,
3925 Kingsway/5715 Jersey Avenue, Burnaby, BC.

PRESENT:	Norm Leech	President	#105K
	Laina Saccone	Treasurer	#214K
	Marcela Gonzalez	Secretary	#210K
	Ed Fobes	Landscaping/Maint.	#217J
	Gary Drees	Parking/Security	#318K
	Jeremy Yang	Keys	#212J

AGENT: Edward Cygan Bayside Property Services Ltd.

REGRETS: Maria Denholme Vice President #316K

CALL TO ORDER

The meeting was called to order at 7:04 p.m. by Council President, Norm Leech, who chaired the meeting. Also Edward was introduced to Council as the new Property Manager assigned to the building.

PREVIOUS MINUTES

It was moved, seconded and carried by majority vote to approve the Minutes of the Council Meeting held on April 19th, 2017 as distributed.

COMMITTEE REPORTS

1. Security and Parking: There were no security issues to report and the parking lot has been cleaned. In the opinion of Council, a better cleaning job was expected and will be asked of Nicholas. There was only one incident at visitor parking that required a note to be left advising the vehicle owner of the proper protocol.
2. New Fobs: An email to Gary at garyluciend1@hotmail.com, or a note slid under his door, will alert Gary of the need for a new fob. The cost is \$50.00 payable to "Strata Plan NW 289".
3. Landscaping: There is nothing to report other than some wind damage which occurred recently. Regular landscape maintenance is ongoing and a clean-up will be done during the next regular visit.
4. Common Door & Bike Room Keys: Owners who wish to obtain replacement keys for the common doors, bike rooms, billiard room or remotes, may contact **Jeremy Yang at 604-202-8982 from Monday to Friday between 5:30–7:00 p.m.** A deposit of \$50.00 is required for replacement common door keys. A \$20.00 deposit is required for bike or billiard room keys. To be placed on the waiting list for a large locker rental, please contact Edward Cygan at Bayside.

5. Maintenance: The carpets have been cleaned however some stains remain and will need to be removed on the K side lobby. There are planks that have fallen off the laneway fence which Nicholas will be asked to repair as well as look at some damage to the storage room door at the Jersey building. The plumber will attend to repair a leak on the first floor at 105K. A problem with a washer was reported and needs to be addressed. There is some concern from Council about the frequency of the garbage bin pickup, which may not be sufficient. Bayside will contact the City and ask for their assistance or an extra bin.

BUSINESS ARISING FROM THE PREVIOUS MINUTES

1. Phase II Environmental: Now that the funding has been approved Council has requested that two more estimates in addition to the one already in hand be obtained. If the additional quotes cannot be received quickly Council will proceed with the quote that has been received.
2. Mice: There have been three visits this month by Pest Co. and there is no further activity to report.
3. Fire Panel: Council asked for a copy of the invoice for the new panel and enquired if it has been paid.
4. Realtor: Council has sent an email to the realtor requesting that Council be kept informed on the progress of all matters related to the sale of the property.

FINANCIAL REPORTS

1. Financial Reports: It was moved, seconded and carried to approve the March 2017 Financial Report, as previously produced by Bayside.
2. Accounts Receivable: One unit has been sent a lien threat letter and will have a lien placed against it. There are 2 outstanding fines that Bayside was directed to collect as necessary.

NEW BUSINESS

1. Correspondence: None received.
2. Dryer Repair: A dryer on the first floor of the Jersey building has been repaired. Some replacement knobs will be ordered.
3. Insurance Renewal: Council approved payment of the invoice as received.
4. Leak: There was a reported leak in #304J that effected #204J; the Owner of #304J will be advised to be more careful.
5. Current Occupant: Council has become aware that two units may currently be occupied by someone other than the Owner. Council directed letters be sent to those units asking for confirmation of occupancy and whether the residents are permitted family members or not. The Act permits only direct relatives (parents or children of Owners) to occupy the units, as rentals are not permitted in the complex.

EMAIL MINUTES: To receive minutes or other correspondence by email, please let Edward Cygan at Bayside know by calling 604-637-4339 or emailing ecygan@baysideproperty.com. This will save the Strata money and provide a simpler way for Owners to retain records of the property.

EMERGENCIES

For after hours, holiday, or weekend emergencies, **DO NOT** call the Property Manager's direct line or send an e-mail. **You need to call 604.432.7774** if you are calling regarding anything that cannot wait until the next business day.

There being no further business, the meeting was terminated on a motion by #105K at 8:00 p.m. The next Meeting is scheduled for Wednesday, June 21st, 2017, at 7:00 p.m. in the Meeting Room.



Edward Cygan, Property Manager
Bayside Property Services Ltd.
#100 - 6400 Roberts Street
Burnaby, BC V5G 4C9

Direct: 604-637-4339

Office: 604-432-7774 (24 hours - after office hours, emergencies only please)

Fax: 604-430-2698

Email: ecygan@baysideproperty.com


N.B. OWNERS: Please retain all Minutes as required by Real Estate Regulations.

BAYSIDE PROPERTY SERVICES LTD.		Year End December 31st			
Suite #100-6400 Roberts Street					
Burnaby, B.C. V5G 4C9 (504)432-7774					
STRATA CORPORATION NW 289		Month of: APRIL 2017			
STATEMENT OF RECEIPTS & DISBURSEMENTS					
RECEIPTS		APRIL	ACTUAL	BUDGET	BUDGET
			Year to Date	Year to Date	2017
				(4 Months)	
101	Owners' Contributions	28,521.36	114,085.44	114,085.67	342,257.00
102	Parking/Locker Income	420.00	1,680.00	1,800.00	5,400.00
103	Interest Income	113.91	486.39	266.67	800.00
104	Rental Income	700.00	3,150.00	2,800.00	8,400.00
105	Sundry Income/Deposit Income	50.00	270.00		
107	Late Payment Interest				
109	Bylaw Fines		100.00		
110	Move Fees	200.00	200.00		
TOTAL RECEIPTS		30,005.27	119,971.83	118,952.33	356,857.00
DISBURSEMENTS					
300	Gas	5,390.10	26,253.57	20,000.00	60,000.00
310	Electricity	1,793.41	7,476.83	6,666.67	20,000.00
320	Management Fees	2,083.34	8,913.49	8,333.33	25,000.00
322	Statutory Review of Books			70.00	210.00
330	Insurance		297.50	15,666.67	47,000.00
340	Janitorial Maintenance	3,166.68	13,159.09	12,666.67	38,000.00
341	Employer Costs (CPP, EI, Cel, MSP)	229.02	936.61	1,333.33	4,000.00
360	Audit/Legal		2,205.00	733.33	2,200.00
380	Appraisal			266.67	800.00
390	Property Taxes		743.39	211.67	635.00
395	Sundry/Deposit	143.80	626.90	866.67	2,600.00
415	Scavenging		169.91	466.67	1,400.00
425	Equipment/Supplies	100.43	5,300.78	666.67	2,000.00
433	Pest Control		3,672.38	604.00	1,812.00
434	Laundry Equipment		3,270.71	1,333.33	4,000.00
435	Repairs/Maintenance	2,067.45	18,824.18	14,666.67	44,000.00
436	Fire/Safety Equipment			1,266.67	3,800.00
445	Ground Mntce/Supplies	903.00	2,709.00	4,000.00	12,000.00
465	Enterphone	80.68	322.72	466.67	1,400.00
475	Elevator	454.23	5,848.92	2,000.00	6,000.00
710	Contingency Reserve	6,666.67	26,666.68	26,666.67	80,000.00
TOTAL DISBURSEMENTS		23,078.81	127,397.66	118,952.33	356,857.00
Surplus (Deficit)		6,926.46	(7,425.83)		
101E	Lien Administraton Fee				
106	Transfer (In)				
201	Change In Accts Receivable	(834.17)	(863.40)		
730	Transfer (Out)				
Adj Surplus (Deficit)		6,092.29	(8,289.23)		
Previous Balance		102,613.59	116,995.11		
ACCOUNT BALANCE		108,705.88	108,705.88		

Contingency Reserve Fund is:
Legal Expense Resolution

242,475.52 (Separate Account)
14,339.20 (In CRF)

This is Exhibit "M" referred to in the
affidavit of Hilaire Kalfon
sworn before me at Vancouver
this 29th day of December, 2020



A Commissioner for taking Affidavits
within British Columbia

**MINUTES OF COUNCIL MEETING
STRATA CORPORATION NW 289
"CAMERAY GARDENS"**

HELD: Wednesday, June 21st, 2017, at 7:00 p.m. in the Recreation Room,
3925 Kingsway/5715 Jersey Avenue, Burnaby, BC.

PRESENT:	Norm Leech	President	#105K
	Laina Saccone	Treasurer	#214K
	Marcela Gonzalez	Secretary	#210K
	Ed Fobes	Landscaping/Maint.	#217J
	Gary Drees	Parking/Security	#318K
	Jeremy Yang	Keys	#212J
	Maria Denholme	Vice President	#316K

AGENT: Edward Cygan Bayside Property Services Ltd.

CALL TO ORDER

The meeting was called to order at 7:04 p.m. by Council President, Norm Leech, who chaired the meeting.

PREVIOUS MINUTES

It was moved, seconded and carried by majority vote to approve the Minutes of the Council Meeting held on May 24th, 2017 as distributed.

COMMITTEE REPORTS

1. Security and Parking: There were no security issues to report and the parking lot has been cleaned.
2. New Fobs: An email to Gary at garyluciend1@hotmail.com, or a note slid under his door, will alert Gary of the need for a new fob. The cost is \$50.00 payable to "Strata Plan NW 289".
3. Landscaping: Regular landscape maintenance is ongoing and a clean-up is underway.
4. Common Door & Bike Room Keys: Owners who wish to obtain replacement keys for the common doors, bike rooms, billiard room or remotes, may contact **Jeremy Yang at <yangzhihao77@hotmail.com> or phone the caretaker @604-754-5082.** A deposit of \$50.00 is required for replacement common door keys. A \$20.00 deposit is required for bike or billiard room keys. To be placed on the waiting list for a large locker rental, please contact Edward Cygan at Bayside.
5. Maintenance: The plumber will attend to repair a leak on the first floor at 115K. A problem with a washer was reported and has since been repaired. There was some concern from Council about the frequency of the garbage bin pickup, which has now been resolved by the City of Burnaby. Council will be monitoring the bin pickup service for the next while to ensure that it is adequate. Council is still concerned with the inadequate parkade cleaning recently performed and will speak to the caretaker regarding same. It was reported that some debris

on the third floor was not properly cleaned up; Council to ask the caretaker to see if it can be cleaned more thoroughly.

BUSINESS ARISING FROM THE PREVIOUS MINUTES

1. Phase II Environmental: Pinchin Environmental has adjusted their quote to coincide with the Strata's budget for this expense. Council has approved the work and asked that Bayside contact Pinchin and the realtor to advise that environmental soil testing should proceed as soon as possible.
2. Fire Panel: Nothing to report from the Burnaby Fire Department regarding the panel.
3. Realtor: No new information to report.

FINANCIAL REPORTS

1. Financial Reports: It was moved, seconded and carried to approve the April and May, 2017 Financial Reports, as previously produced by Bayside.
2. Accounts Receivable: One unit has been sent a lien threat letter and will have a lien placed against it. There is a credit balance on the A/R report.

NEW BUSINESS

1. Correspondence: None received.
2. Insurance Renewal: Council approved payment of the invoice as received.
3. Leak: There was a report of a leak in #304J which affected unit #204J. The Owner of #304J will be advised to be more careful and will have a letter sent advising of same.
4. Rentals: There was concern expressed by Council that there are several units that may be occupied by renters. Council directed Bayside to send letters to the unit Owners to confirm occupancy.

EMAIL MINUTES: To receive minutes or other correspondence by email, please let Edward Cygan at Bayside know by calling 604-637-4339 or emailing ecygan@baysideproperty.com. This will save the Strata money and provide a simpler way for Owners to retain records of the property.

EMERGENCIES

For after hours, holiday, or weekend emergencies, **DO NOT** call the Property Manager's direct line or send an e-mail. **You need to call 604.432.7774** if you are calling regarding anything that cannot wait until the next business day.

There being no further business, the meeting was terminated on a motion by #105K at 7:52 p.m. The next Meeting is scheduled for Tuesday, July 18th, 2017, at 7:00 p.m. in the Meeting Room.



Edward Cygan , Property Manager
Bayside Property Services Ltd.
#100 - 6400 Roberts Street
Burnaby, BC V5G 4C9

Direct: 604-637-4339

Office: 604-432-7774 (24 hours - after office hours, emergencies only please)

Fax: 604-430-2698

Email: ecygan@baysideproperty.com

N.B: OWNERS: Please retain all Minutes as required by Real Estate Regulations.

BAYSIDE PROPERTY SERVICES LTD.		Year End December 31st			
Suite #100-8400 Roberts Street					
Burnaby, B.C. V5G 4G9 (604)432-7774					
STRATA CORPORATION NW 289		Month of:		MAY 2017	
STATEMENT OF RECEIPTS & DISBURSEMENTS					
RECEIPTS		MAY	ACTUAL Year to Date	BUDGET Year to Date (5 Months)	BUDGET 2017
101	Owners' Contributions	28,521.36	142,606.80	142,607.08	342,257.00
102	Parking/Locker Income	390.00	2,070.00	2,250.00	5,400.00
103	Interest Income	98.33	584.72	333.33	800.00
104	Rental Income	700.00	3,850.00	3,500.00	8,400.00
105	Sundry Income/Deposit Income	175.00	445.00		
107	Late Payment Interest				
109	Bylaw Fines		100.00		
110	Move Fees		200.00		
TOTAL RECEIPTS		29,884.69	149,856.52	148,690.42	356,857.00
DISBURSEMENTS					
300	Gas	5,225.39	31,478.96	25,000.00	60,000.00
310	Electricity		7,476.83	8,333.33	20,000.00
320	Management Fees	2,083.34	10,996.83	10,416.67	25,000.00
322	Statutory Review of Books			87.50	210.00
330	Insurance	47,615.00	47,912.50	19,583.33	47,000.00
340	Janitorial Maintenance	3,166.68	16,325.77	15,833.33	38,000.00
341	Employer Costs (CPP, EI, Cel, MSP)	229.02	1,165.63	1,666.67	4,000.00
360	Audit/Legal		2,205.00	916.67	2,200.00
380	Appraisal	813.75	813.75	333.33	800.00
390	Property Taxes		743.39	264.58	635.00
395	Sundry/Deposit	405.63	1,032.53	1,083.33	2,600.00
415	Scavenging	168.00	337.91	583.33	1,400.00
425	Equipment/Supplies	74.09	5,374.87	833.33	2,000.00
433	Pest Control	135.19	3,807.57	755.00	1,812.00
434	Laundry Equipment	1,421.28	4,691.99	1,666.67	4,000.00
435	Repairs/Maintenance	2,100.00	20,924.18	18,333.33	44,000.00
436	Fire/Safety Equipment			1,583.33	3,800.00
445	Ground Mntce/Supplies	903.00	3,612.00	5,000.00	12,000.00
465	Enterphone	80.68	403.40	583.33	1,400.00
475	Elevator	467.86	6,316.78	2,500.00	6,000.00
710	Contingency Reserve	6,666.67	33,333.35	33,333.33	80,000.00
TOTAL DISBURSEMENTS		71,555.58	198,953.24	148,690.42	356,857.00
Surplus (Deficit)		(41,670.89)	(49,096.72)		
101E	Lien Administration Fee				
106	Transfer (In)				
201	Change In Accts Receivable	(771.08)	(1,634.48)		
730	Transfer (Out)				
Adj Surplus (Deficit)		(42,441.97)	(50,731.20)		
Previous Balance		108,705.88	116,995.11		
ACCOUNT BALANCE		66,263.91	66,263.91		

Contingency Reserve Fund Is:	214,400.72 (Separate Account)
Legal Expense Resolution	14,339.20 (In CRF)
Environmental Assessment Resolution	15,000.00 (In CRF)
Heat Detectors (K) Resolution	20,000.00 (In CRF)

We are requesting your assistance in updating the necessary information to meet the provincial authorities (Fire Dept.) and our needs. The information required is:

Name: _____

Address: _____

Enter phone number: _____

No. of people in residence: _____

No. of pets: _____

Locker No.: _____

Rental storage rooms: K or J & floor # _____

Parking stall: _____

Rental stalls for parking: _____

No. of Vehicles: _____

Licence Numbers: _____

Make & color: _____

Do you have a bike in the bike room:

If yes, please give description: _____

No. of bikes: _____

Make & color: _____

Any identifying marks: _____

In case of Emergency:

Contact no. (friend or relative)

Who has extra keys:

This is confidential information and will not be disclosed with others.

Please return filled in forms within 2 weeks either to Bayside or Council mailbox.

This is Exhibit "N" referred to in the
affidavit of Hilaire Kalfon
sworn before me at Vancouver
this 29th day of December, 2020


A Commissioner for taking Affidavits
within British Columbia

**MINUTES OF COUNCIL MEETING
STRATA CORPORATION NW 289
"CAMERAY GARDENS"**

HELD: Tuesday, July 18th, 2017, at 7:00 p.m. in the Recreation Room,
3925 Kingsway/5715 Jersey Avenue, Burnaby, BC.

PRESENT:	Marcela Gonzalez	Secretary	#210K
	Ed Fobes	Landscaping/Maint.	#217J
	Gary Drees	Parking/Security	#318K
	Jeremy Yang	Keys	#212J

REGRETS:	Norm Leech	President	#105K
	Laina Saccone	Treasurer	#214K
	Maria Denholme	Vice President	#316K

AGENT: Edward Cygan Bayside Property Services Ltd.

CALL TO ORDER

The meeting was called to order at 7:14 p.m. Edward was asked to chair the meeting.

PREVIOUS MINUTES

It was moved, seconded and carried by majority vote to approve the Minutes of the Council Meeting held on June 21st, 2017 as distributed.

COMMITTEE REPORTS

1. Security and Parking: There were no security issues to report but it was noted that the resident of 207K was creating a bit of a problem with the manner in which they park their vehicle.
2. New Fobs: An email to Gary at garyluciend1@hotmail.com, or a note slid under his door, will alert Gary of the need for a new fob. The cost is \$50.00 payable to "Strata Plan NW 289".
3. Landscaping: Regular landscape maintenance is ongoing and the sprinklers are functioning as intended.
4. Common Door & Bike Room Keys: Owners who wish to obtain replacement keys for the common doors, bike rooms, billiard room or remotes, may contact **Jeremy Yang at yangzhihao77@hotmail.com or phone the caretaker @ 604-754-5082.** A deposit of \$50.00 is required for replacement common door keys. A \$20.00 deposit is required for bike or billiard room keys. To be placed on the waiting list for a large locker rental, please contact Edward Cygan at Bayside.
5. Maintenance: Council is still concerned with the level of service being provided by the caretaker. His work will be monitored by both Council and Bayside, and a report will be brought to all upcoming Council meetings for further review.

BUSINESS ARISING FROM THE PREVIOUS MINUTES

1. Phase II Environmental: Pinchin Environmental indicated that they intend to get started doing their field testing on or around Thursday, July 20th. The report will be ready between the 2nd or 3rd week of August.
2. Fire Panel: Still nothing to report from the Burnaby Fire Department regarding the panel.
3. Realtor: No new information to report.

FINANCIAL REPORTS

1. Financial Reports: Approval of the June, 2017 Financial Report, as previously produced by Bayside was deferred until the next Council meeting.
2. Accounts Receivable: There is still a credit balance on the A/R report.

NEW BUSINESS


1. Correspondence: Two letters were received from Owners concerned with the performance of the caretaker.
2. Rentals: Council recently became aware of several units being used as rental units or AirBnB's. Council directed Bayside to issue letters to the suspected units advising them of the current rental Bylaws that prohibit this type of activity.

EMAIL MINUTES: To receive minutes or other correspondence by email, please let Edward Cygan at Bayside know by calling 604-637-4339 or emailing ecygan@baysideproperty.com. This will save the Strata money and provide a simpler way for Owners to retain records of the property.

EMERGENCIES

For after hours, holiday, or weekend emergencies, **DO NOT** call the Property Manager's direct line or send an e-mail. **You need to call 604.432.7774** if you are calling regarding anything that cannot wait until the next business day.

There being no further business, the meeting was terminated on a motion by #217J at 8:12 p.m. The next Meeting is scheduled for Tuesday, September 26th, 2017, at 7:00 p.m. in the Meeting Room.


Edward Cygan, Property Manager
Bayside Property Services Ltd.
#100 - 6400 Roberts Street
Burnaby, BC V5G 4C9

Direct: 604-637-4339


Office: 604-432-7774 (24 hours - after office hours, emergencies only please)

Fax: 604-430-2698

Email: ecygan@baysideproperty.com

N.B: OWNERS: Please retain all Minutes as required by Real Estate Regulations.

This is Exhibit "0" referred to in the
affidavit of Hilaire Kalfon
sworn before me at Vancouver
this 29th day of December, 2020


A Commissioner for taking Affidavits
within British Columbia

**MINUTES OF COUNCIL MEETING
STRATA CORPORATION NW 289
"CAMERAY GARDENS"**

HELD: Tuesday, September 26th, 2017, at 7:00 p.m. in the Recreation Room,
3925 Kingsway/5715 Jersey Avenue, Burnaby, BC.

PRESENT:	Norm Leech	President	#105K
	Maria Denholme	Vice President	#316K
	Ed Fobes	Landscaping/Maint.	#217J
	Gary Drees	Parking/Security	#318K
	Jeremy Yang	Keys	#212J

REGRETS:	Laina Saccone	Treasurer	#214K
	Marcela Gonzalez	Secretary	#210K

AGENT: Edward Cygan Bayside Property Services Ltd.

CALL TO ORDER

The meeting was called to order at 7:04 p.m. The Council President chaired the meeting.

PREVIOUS MINUTES

It was moved, seconded and carried by majority vote to approve the Minutes of the Council Meeting held on July 18th, 2017 as distributed.

COMMITTEE REPORTS

1. Security and Parking: There were some security issues to report. Some of the interior doors and one exterior door were not latching properly; this item is pending. A couple of Owners reported that unsuccessful attempts had been made to break-in to their vehicles and recently there was an unsuccessful attempt to break-in to the mailboxes. **Owners are reminded not to permit unauthorized individuals access into the complex and to report any suspicious activity to the RCMP immediately.**
2. New Fobs: An email to Gary at garyluciend1@hotmail.com, or a note slid under his door, will alert Gary of the need for a new fob. The cost is \$50.00 payable to "Strata Plan NW 289".
3. Landscaping: Regular landscape maintenance is ongoing, however it was reported that a section of the sprinkler system may not be functioning correctly. Council directed Bayside to have the reported issue inspected.
4. Common Door & Bike Room Keys: Owners who wish to obtain replacement keys for the common doors, bike rooms, billiard room or remotes, may contact **Jeremy Yang at yangzhihao77@hotmail.com or phone the caretaker @ 604-754-5082.** A deposit of \$50.00 is required for replacement common door keys. A \$20.00 deposit is required for bike or billiard room keys. To be placed on the waiting list for a large locker rental, please contact Edward Cygan at Bayside.

5. Maintenance: Council is still concerned with the quality of service provided by the caretaker and although a letter has been issued to him, further monitoring of his performance will be done in order to determine next steps. The laneway fence will be repaired.

BUSINESS ARISING FROM THE PREVIOUS MINUTES

1. Phase II Environmental: This report is now complete and has been passed on to the developer.
2. Fire Panel: Still nothing to report from the Burnaby Fire Department regarding the panel.
3. Realtor: Council and CW met recently, with the Strata's lawyer present. CW reported that it is their recommendation that the marketing of Cameray Gardens be extended to Wednesday, October 18th 2017. Their recommendation is based primarily on the additional time requested by several purchaser prospects and the length of time it took the environmental consultant to provide the final Phase II site assessment.

FINANCIAL REPORTS

1. Financial Reports: Approval of the July and August 2017 Financial Reports, as previously produced by Bayside was deferred until the next Council meeting.
2. Accounts Receivable: There is still a credit balance on the A/R report; however Council asked that one of the units in arrears be sent a lien warning letter.

NEW BUSINESS

1. Correspondence: A letter was received from an Owner concerned with the performance of the caretaker. A second letter was received from an Owner requesting permission to install security bars. Council directed Bayside to send a conditional approval letter noting certain requirements must be met. An Owner requested that an updated notice citing laundry room rules and etiquette be posted in all laundry rooms.
2. Council asked Bayside to gather quotes for snow removal and salting for the upcoming season.
3. Rentals: No new activity to report.

EMAIL MINUTES: To receive minutes or other correspondence by email, please let Edward Cygan at Bayside know by calling 604-637-4339 or emailing ecygan@baysideproperty.com. This will save the Strata money and provide a simpler way for Owners to retain records of the property.

EMERGENCIES

For after hours, holiday, or weekend emergencies, **DO NOT** call the Property Manager's direct line or send an e-mail. **You need to call 604.432.7774** if you are calling regarding anything that cannot wait until the next business day.

There being no further business, the meeting was terminated on a motion by #217J at 8:02 p.m. The next Meeting is scheduled for Tuesday, October 31st 2017, at 7:00 p.m. in the Meeting Room.



Edward Cygan, Property Manager
Bayside Property Services Ltd.
#100 - 6400 Roberts Street
Burnaby, BC V5G 4C9

Direct: 604-637-4339

Office: 604-432-7774 (24 hours - after office hours, emergencies only please)

Fax: 604-430-2698

Email: ecygan@baysideproperty.com

N.B: OWNERS: Please retain all Minutes as required by Real Estate Regulations.

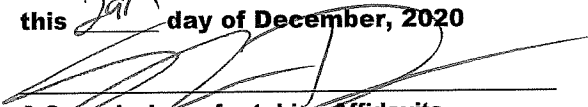
BAYSIDE PROPERTY SERVICES LTD. Suite #100 6400 Roberts Street Burnaby B.C. V5G 4C9 (604) 432-7774		Year End December 31st		
STRATA CORPORATION NW 280 STATEMENT OF RECEIPTS & DISBURSEMENTS		Month of:	JULY 2017	
RECEIPTS	JULY	ACTUAL Year to Date	BUDGET Year to Date (7 Months)	BUDGET 2017
101 Owners' Contributions	28,521.36	199,649.52	199,649.92	342,257.00
102 Parking/Locker Income	435.00	2,940.00	3,150.00	5,400.00
103 Interest Income	101.30	763.94	466.67	800.00
104 Rental Income	700.00	5,250.00	4,900.00	8,400.00
105 Sundry Income/Deposit Income	100.00	545.00		
107 Late Payment Interest				
109 Bylaw Fines	(100.00)	200.00		
110 Move Fees				
TOTAL RECEIPTS	29,757.66	209,348.46	208,166.58	356,857.00
DISBURSEMENTS				
300 Gas		37,935.57	35,000.00	60,000.00
310 Electricity		11,314.16	11,666.67	20,000.00
320 Management Fees	2,083.34	15,163.51	14,583.33	25,000.00
322 Statutory Review of Books		122.50		210.00
330 Insurance		47,912.50	27,416.67	47,000.00
340 Janitorial Maintenance	3,166.68	22,659.13	22,166.67	38,000.00
341 Employer Costs (CPP, EI, Cel, MSP)	229.02	1,623.67	2,333.33	4,000.00
360 Audit/Legal		2,205.00	1,283.33	2,200.00
380 Appraisal		813.75	466.67	800.00
390 Property Taxes		743.39	370.42	635.00
395 Sundry/Deposit	43.32	1,210.89	1,516.67	2,600.00
415 Scavenging		337.91	816.67	1,400.00
425 Equipment/Supplies	13.91	5,496.23	1,166.67	2,000.00
433 Pest Control	135.19	4,077.95	1,057.00	1,812.00
434 Laundry Equipment		4,691.99	2,333.33	4,000.00
435 Repairs/Maintenance	2,858.36	23,845.28	25,666.67	44,000.00
436 Fire/Safety Equipment			2,216.67	3,800.00
445 Ground Mntce/Supplies	903.00	5,418.00	7,000.00	12,000.00
465 Enterphone	80.68	564.76	816.67	1,400.00
475 Elevator	467.86	7,252.50	3,500.00	6,000.00
710 Contingency Reserve	6,666.67	46,666.69	46,666.67	80,000.00
TOTAL DISBURSEMENTS	16,648.03	239,932.88	208,166.58	356,857.00
Surplus (Deficit)	13,109.63	(30,584.42)		
101E Lien Administration Fee				
106 Transfer (In)				
201 Change In Accts Receivable	(603.64)	(2,351.79)		
730 Transfer (Out)				
Adj Surplus (Deficit)	12,505.99	(32,936.21)		
Previous Balance	71,552.91	116,995.11		
ACCOUNT BALANCE	84,058.90	84,058.90		

Contingency Reserve Fund is:	228,279.09 (Separate Account)
Legal Expense Resolution	14,339.20 (In CRF)
Environmental Assessment Resolution	(In CRF)
Heat Detectors (K) Resolution	11,794.25 (In CRF)

BAYSIDE PROPERTY SERVICES LTD. Suite #100-6400 Roberts Street Burnaby, B.C. V5G 4C9 (604)432-7774		Year End December 31st		
STRATA CORPORATION NW 289 STATEMENT OF RECEIPTS & DISBURSEMENTS		Month of:	AUGUST 2017	
RECEIPTS	AUGUST	ACTUAL Year to Date	BUDGET Year to Date (8 Months)	BUDGET 2017
101 Owners' Contributions	28,521.36	228,170.88	228,171.33	342,257.00
102 Parking/Locker Income	435.00	3,375.00	3,600.00	5,400.00
103 Interest Income	120.85	884.79	533.33	800.00
104 Rental Income	700.00	5,950.00	5,600.00	8,400.00
105 Sundry Income/Deposit Income		545.00		
107 Late Payment Interest				
109 Bylaw Fines				
110 Move Fees		200.00		
TOTAL RECEIPTS	29,777.21	239,125.67	237,904.67	356,857.00
DISBURSEMENTS				
300 Gas	2,234.27	40,169.84	40,000.00	60,000.00
310 Electricity	3,307.95	14,622.11	13,333.33	20,000.00
320 Management Fees	2,083.34	17,246.85	16,666.67	25,000.00
322 Statutory Review of Books			140.00	210.00
330 Insurance		47,912.50	31,333.33	47,000.00
340 Janitorial Maintenance	3,166.68	25,825.81	25,333.33	38,000.00
341 Employer Costs (CPP, EI, Cel, MSP)	229.02	1,852.69	2,666.67	4,000.00
360 Audit/Legal		2,205.00	1,466.67	2,200.00
380 Appraisal		813.75	533.33	800.00
390 Property Taxes		743.39	423.33	635.00
395 Sundry/Deposit	125.14	1,336.03	1,733.33	2,600.00
415 Scavenging	213.00	550.91	933.33	1,400.00
425 Equipment/Supplies		5,496.23	1,333.33	2,000.00
433 Pest Control	135.19	4,213.14	1,208.00	1,812.00
434 Laundry Equipment	544.09	5,236.08	2,666.67	4,000.00
435 Repairs/Maintenance	529.60	24,374.88	29,333.33	44,000.00
436 Fire/Safety Equipment			2,533.33	3,800.00
445 Ground Mntce/Supplies	903.00	6,321.00	8,000.00	12,000.00
465 Enterphone	80.68	645.44	933.33	1,400.00
475 Elevator	467.86	7,720.36	4,000.00	6,000.00
710 Contingency Reserve	6,666.67	53,333.36	53,333.33	80,000.00
TOTAL DISBURSEMENTS	20,686.49	260,619.37	237,904.67	356,857.00
Surplus (Deficit)	9,090.72	(21,493.70)		
101E Lien Administration Fee				
106 Transfer (In)				
201 Change In Accts Receivable	(883.64)	(3,235.43)		
730 Transfer (Out)				
Adj Surplus (Deficit)	8,207.08	(24,729.13)		
Previous Balance	84,058.90	116,995.11		
ACCOUNT BALANCE	92,265.98	92,265.98		

Contingency Reserve Fund is:	\$235,257.28 (Separate Account)
Legal Expense Resolution	\$14,339.20 (In CRF)
Environmental Assessment Resolution	0.00 (In CRF)
Heat Detectors (K) Resolution	11,794.25 (In CRF)

This is Exhibit "P" referred to in the
affidavit of Hilaire Kalfon
sworn before me at Vancouver
this 29th day of December, 2020



A Commissioner for taking Affidavits
within British Columbia

**MINUTES OF COUNCIL MEETING
STRATA CORPORATION NW 289
"CAMERAY GARDENS"**

HELD: Tuesday, October 31st, 2017, at 7:00 p.m. in the Recreation Room,
3925 Kingsway/5715 Jersey Avenue, Burnaby, BC.

PRESENT:	Norm Leech	President	#105K
	Maria Denholme	Vice President	#316K
	Ed Fobes	Landscaping/Maint.	#217J
	Gary Drees	Parking/Security	#318K
	Jeremy Yang	Keys	#212J
	Laina Saccone	Treasurer	#214K
	Marcela Gonzalez	Secretary	#210K

AGENT: Edward Cygan Bayside Property Services Ltd.

CALL TO ORDER

The meeting was called to order at 7:10 p.m. The Council President chaired the meeting.

PREVIOUS MINUTES

It was moved, seconded and carried by majority vote to approve the Minutes of the Council Meeting held on September 26th, 2017 as distributed.

COMMITTEE REPORTS

1. Security and Parking: There were some security issues to report. A couple of Owners reported that attempts had been made to break-in to their vehicles. **Owners are reminded not to permit unauthorized individuals access into the complex and to report any suspicious activity to the RCMP immediately. Please do not leave any doors propped open at any time.**
2. New Fobs: An email to Gary at garyluciend1@hotmail.com, or a note slid under his door, will alert Gary of the need for a new fob. The cost is \$50.00 payable to "Strata Plan NW 289".
3. Landscaping: Regular landscape maintenance is ongoing. A fall cleanup will be conducted in November.
4. Common Door & Bike Room Keys: Owners who wish to obtain replacement keys for the common doors, bike rooms, billiard room or remotes, may contact **Jeremy Yang at yangzhihao77@hotmail.com or phone the caretaker @ 604-754-5082**. A deposit of \$50.00 is required for replacement common door keys. A \$20.00 deposit is required for bike or billiard room keys. To be placed on the waiting list for a large locker rental, please contact Edward Cygan at Bayside.

BUSINESS ARISING FROM THE PREVIOUS MINUTES

1. Fire Panel Upgrades: Council is now in receipt of a directive from the Burnaby Fire Department regarding the additional changes to the fire system and is considering the next steps. A Fire Inspector completed a recent inspection and provided a list of deficiencies to be completed within a 14 day period; these items are now complete.
2. Realtor: Council and Cushman Wakefield met again recently, with the Strata's lawyer present to examine offers received from developers. Council intends to hold an information meeting with Owners to discuss the offers and determine the best strategy before calling an SGM.
3. Caretaker: The Council is still monitoring the work being performed by the caretaker and determined that no action will be taken at this time.

FINANCIAL REPORTS

1. Financial Reports: The Financial Reports for July to September 2017, inclusive, as prepared by Bayside, were unanimously approved by Council.
2. Accounts Receivable: There is still a credit balance on the A/R report as at October 31st, however Council asked that one of the units in arrears be liened.

NEW BUSINESS

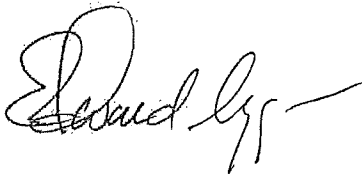
1. Correspondence: It was reported that any Residents using the pool room area need to record their use of the pool room with the caretaker and must conduct a clean-up of the area after use.
2. Council would like to know if any Owners are considering window replacements. If there are several Owners wishing to replace windows, a better price can be obtained from the supplier. Please let any Council member know if you are interested.
3. Rentals: Council is concerned that at least one unit continues to breach the rental bylaws. A letter will again be sent to this resident.

EMAIL MINUTES: To receive minutes or other correspondence by email, please let Edward Cygan at Bayside know by calling 604-637-4339 or emailing ecygan@baysideproperty.com. This will save the Strata money and provide a simpler way for Owners to retain records of the property.

EMERGENCIES

For after hours, holiday, or weekend emergencies, **DO NOT** call the Property Manager's direct line or send an e-mail. **You need to call 604.432.7774** if you are calling regarding anything that cannot wait until the next business day.

There being no further business, the meeting was terminated on a motion by #217J at 8:42 p.m. The next Meeting is scheduled for Tuesday, November 28th 2017, at 7:00 p.m. in the Meeting Room. The AGM is tentatively scheduled for Monday, December 4th, 2017 at 7:00 p.m. in the Recreation Room. Formal Notice to follow.



Edward Cygan, Property Manager
Bayside Property Services Ltd.
#100 - 6400 Roberts Street
Burnaby, BC V5G 4C9

Direct: 604-637-4339

Office: 604-432-7774 (24 hours - after office hours, emergencies only please)

Fax: 604-430-2698

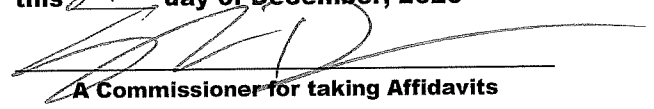
Email: ecygan@baysideproperty.com

N.B. OWNERS: Please retain all Minutes as required by Real Estate Regulations.

BAYSIDE PROPERTY SERVICES LTD.		Year End December 31st		
Suite #100-6400 Roberts Street				
Burnaby, B.C. V5G 4C9 (604)432-7774				
STRATA CORPORATION NW 289		Month of: SEPTEMBER 2017		
STATEMENT OF RECEIPTS & DISBURSEMENTS				
RECEIPTS	SEPTEMBER	ACTUAL Year to Date	BUDGET Year to Date (9 Months)	BUDGET 2017
101 Owners' Contributions	28,521.36	256,692.24	256,692.75	342,257.00
102 Parking/Locker Income	435.00	3,810.00	4,050.00	5,400.00
103 Interest Income	150.54	1,035.33	600.00	800.00
104 Rental Income	700.00	6,650.00	6,300.00	8,400.00
105 Sundry Income/Deposit Income		545.00		
107 Late Payment Interest				
109 Bylaw Fines				
110 Move Fees	100.00	300.00		
TOTAL RECEIPTS	29,906.90	269,032.57	267,642.75	356,857.00
DISBURSEMENTS				
300 Gas	837.49	41,007.33	45,000.00	60,000.00
310 Electricity		14,622.11	15,000.00	20,000.00
320 Management Fees	2,083.34	19,330.19	18,750.00	25,000.00
322 Statutory Review of Books	210.00	210.00	157.50	210.00
330 Insurance		47,912.50	35,250.00	47,000.00
340 Janitorial Maintenance	3,166.68	28,992.49	28,500.00	38,000.00
341 Employer Costs (CPP,EI,Cel,MSP)	229.02	2,081.71	3,000.00	4,000.00
360 Audit/Legal		2,205.00	1,650.00	2,200.00
380 Appraisal		813.75	600.00	800.00
390 Property Taxes		743.39	476.25	635.00
395 Sundry/Deposit	187.29	1,523.32	1,950.00	2,600.00
415 Scavenging		550.91	1,050.00	1,400.00
425 Equipment/Supplies		5,496.23	1,500.00	2,000.00
433 Pest Control	135.19	4,348.33	1,359.00	1,812.00
434 Laundry Equipment	161.54	5,397.62	3,000.00	4,000.00
435 Repairs/Maintenance	405.19	24,780.07	33,000.00	44,000.00
436 Fire/Safety Equipment			2,850.00	3,800.00
445 Ground Mntce/Supplies	903.00	7,224.00	9,000.00	12,000.00
465 Enterphone	80.68	726.12	1,050.00	1,400.00
475 Elevator	467.86	8,188.22	4,500.00	6,000.00
710 Contingency Reserve	6,666.67	60,000.03	60,000.00	80,000.00
TOTAL DISBURSEMENTS	15,533.95	276,153.32	267,642.75	356,857.00
Surplus (Deficit)	14,372.95	(7,120.75)		
101E Lien Administraton Fee				
106 Transfer (In)				
201 Change In Accts Receivable	66.60	(3,168.83)		
730 Transfer (Out)				
Adj Surplus (Deficit)	14,439.55	(10,289.58)		
Previous Balance	92,265.98	116,995.11		
ACCOUNT BALANCE	106,705.53	106,705.53		

Contingency Reserve Fund is:	\$242,277.48 (Separate Account)
Legal Expense Resolution	\$14,339.20 (In CRF)
Environmental Assessment Resolution	0.00 (In CRF)
Heat Detectors (K) Resolution	11,794.25 (In CRF)

This is Exhibit " Q " referred to in the
affidavit of Hilaire Kalfon
sworn before me at Vancouver
this 29th day of December, 2020


A Commissioner for taking Affidavits
within British Columbia

**MINUTES OF COUNCIL MEETING
STRATA CORPORATION NW 289
"CAMERAY GARDENS"**

HELD: Tuesday, November 28th, 2017, at 7:00 p.m. in the Recreation Room,
3925 Kingsway/5715 Jersey Avenue, Burnaby, BC.

PRESENT:	Norm Leech	President	#105K
	Maria Denholme	Vice President	#316K
	Ed Fobes	Landscaping/Maint.	#217J
	Gary Drees	Parking/Security	#318K
	Jeremy Yang	Keys	#212J
	Laina Saccone	Treasurer	#214K
	Marcela Gonzalez	Secretary	#210K

AGENT: Edward Cygan Bayside Property Services Ltd.

CALL TO ORDER

The meeting was called to order at 7:02 p.m. The Council President chaired the meeting.

PREVIOUS MINUTES

It was moved, seconded and carried by majority vote to approve the Minutes of the Council Meeting held on October 31st, 2017 as distributed.

COMMITTEE REPORTS

1. Security and Parking: There were some security issues to report. An incident involving both gates was reported. Both gates were damaged by unknown parties/vehicles and require repair; one of the gates will need to be replaced entirely. A police report has been filed. **Owners are reminded not to permit unauthorized individuals access into the complex and to report any suspicious activity to the RCMP immediately. Please do not leave any doors propped open at any time. Residents are asked to ensure that when entering or exiting through the parkade gates, to please wait until the gates are fully closed before proceeding.**
2. New Fobs: An email to Gary at garyluciend1@hotmail.com, or a note slid under his door, will alert Gary of the need for a new fob. The cost is \$50.00 payable to "Strata Plan NW 289".
3. Landscaping: Regular landscape maintenance is ongoing. A fall cleanup was conducted in November.
4. Common Door & Bike Room Keys: Owners who wish to obtain replacement keys for the common doors, bike rooms, billiard room or remotes, may contact **Jeremy Yang at yangzhihao77@hotmail.com or phone the caretaker @ 604-754-5082.** A deposit of \$50.00 is required for replacement common door keys. A \$20.00 deposit is required for bike or billiard room keys. To be placed on the waiting list for a large locker rental, please contact Edward Cygan at Bayside.

BUSINESS ARISING FROM THE PREVIOUS MINUTES

1. Fire Panel Upgrades: Council is now in receipt of a directive from the Burnaby Fire Department regarding the additional changes to the fire system and is considering the next steps. A Fire Inspector completed a recent inspection and provided a list of deficiencies to be completed within a 14 day period; these items are now complete.
2. Realtor: **The next Owner information meeting is scheduled for Monday, December 11th at 7:00 PM in the Recreation Centre at 3925 Kingsway.**
3. Caretaker Review: Complaints are still being received regarding the Caretaker's performance. Council reviewed and discussed options available to them and how best to resolve this matter.
4. Fire Equipment: Council is currently awaiting a report/quote from Community Fire regarding the Fire Department's request to upgrade service at both buildings. The recent repairs requested by the Fire Department have been completed.

FINANCIAL REPORTS

1. Financial Reports: Approval of the Financial Report for October 2017, as prepared by Bayside, was deferred until the next meeting.
2. Accounts Receivable: There is still a credit balance on the A/R report as at November 28st. Arrears letters will be sent as needed.

NEW BUSINESS

1. Correspondence: It was reported that any residents using the Recreational room area need to record their use with the caretaker and must conduct a clean-up of the area after use. Residents are reminded to please turn off all the lights when they are finished using the facilities. Council received a letter from an Owner concerning an altercation with another Owner that occurred after the last information meeting.
2. Council directed Bayside to purchase rubber floor mats for two areas of the building.
3. Council directed Bayside to obtain a quote for the lower gate replacement as it was damaged recently.
4. A Council member requested a security plate be installed on one of the storage room doors that had been previously damaged.
5. The caretaker will be directed to purchase/replace stained ceiling tiles in affected hallways.
6. There was a water drip reported in the telephone room that will need to be addressed; the caretaker to investigate.
7. Council approved a gift certificate to be delivered to the technicians who went above and beyond repairing both overhead doors in the middle of the night when the damage occurred.

MINUTES OF COUNCIL MEETING
STRATA CORPORATION NW 289

PAGE 3
November 28th, 2017

8. Council approved Bayside to mail out copies of the Depreciation Report to all Owners.

EMAIL MINUTES: To receive minutes or other correspondence by email, please let Edward Cygan at Bayside know by calling 604-637-4339 or emailing ecygan@baysideproperty.com. This will save the Strata money and provide a simpler way for Owners to retain records of the property.

EMERGENCIES

For after hours, holiday, or weekend emergencies, **DO NOT** call the Property Manager's direct line or send an e-mail. **You need to call 604.432.7774** if you are calling regarding anything that cannot wait until the next business day.

There being no further business, the meeting was terminated on a motion by #217J at 8:40 p.m. The AGM is now tentatively scheduled for Tuesday, January 30th, 2018 at 7:00 p.m. in the Recreation Room. Formal Notice will follow.



Edward Cygan, Property Manager
Bayside Property Services Ltd.
#100 - 6400 Roberts Street
Burnaby, BC V5G 4C9

Direct: 604-637-4339


Office: 604-432-7774 (24 hours - after office hours, emergencies only please)

Fax: 604-430-2698

Email: ecygan@baysideproperty.com

N.B: OWNERS: Please retain all Minutes as required by Real Estate Regulations.

This is Exhibit "R" referred to in the
affidavit of Hilaire Kalfon
sworn before me at Vancouver
this 29th day of December, 2020


A Commissioner for taking Affidavits
within British Columbia

Form 35 (Rules 8-4(1), 13-1(3), 17-1(2) and 25-9(2))

No. **H-190537**
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

GC CAPITAL INC. (formerly 1162143 B.C. LTD.)

PETITIONER

AND:

1161359 B.C. LTD., CAMERAY GARDEN HOLDINGS LTD.,
HELEN CHAN SUN, DAVID GREWAL (ALSO KNOWN AS
DEVINDER SINGH GREWAL), THE OWNERS, STRATA
PLAN NWS289 (also known as THE OWNERS, STRATA
PLAN NW289), RICHARD JOHN HUI, AND
TENANT(S)/OCCUPANT(S)

RESPONDENTS

ORDER MADE AFTER APPLICATION

BEFORE))	7/Oct/2020
))	
))	
))	

MASTER TAYLOR

ON THE APPLICATION of the Petitioner, GC Capital Inc. (formerly 1162143 B.C. Ltd.) coming on for hearing at the courthouse at 800 Smithe Street, Vancouver, British Columbia via telephone conference on 7/Oct/2020 at 2:00 p.m. and on hearing Christopher J. Ramsay, counsel for the Petitioner, Kimberly Robertson appearing on behalf of Helen Chan Sun, Brian Cheng appearing on behalf of the Respondents 1161359 and Cameray Garden Holdings Ltd., Shaun Driver appearing for the Owners Strata Plan NWS 289, and Ben Scheidegger acting for certain owners;

- 2 -

THIS COURT ORDERS that:

1. The sale ("Sale") of the lands and premises known and described as:

3925 Kingsway, Burnaby, BC

PID: 001-262-947

Strata Lot 3 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-262-980

Strata Lot 6 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-021

Strata Lot 11 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-056

Strata Lot 14 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-153

Strata Lot 24 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-161

Strata Lot 25 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-170

Strata Lot 26 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

- 3 -

PID: 001-263-196

Strata Lot 28 District Lot 34 Group 1 New Westminster District Plan
NW289 together with an Interest in the Common Property in Proportion
to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-251

Strata Lot 34 District Lot 34 Group 1 New Westminster District Plan
NW289 together with an Interest in the Common Property in Proportion
to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 000-613-754

Strata Lot 39 District Lot 34 Group 1 New Westminster District Plan
NW289 together with an Interest in the Common Property in Proportion
to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-307

Strata Lot 41 District Lot 34 Group 1 New Westminster District Plan
NW289 together with an Interest in the Common Property in Proportion
to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-315

Strata Lot 42 District Lot 34 Group 1 New Westminster District Plan
NW289 together with an Interest in the Common Property in Proportion
to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-323

Strata Lot 43 District Lot 34 Group 1 New Westminster District Plan
NW289 together with an Interest in the Common Property in Proportion
to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-358

Strata Lot 45 District Lot 34 Group 1 New Westminster District Plan
NW289 together with an Interest in the Common Property in Proportion
to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-382

Strata Lot 48 District Lot 34 Group 1 New Westminster District Plan
NW289 together with an Interest in the Common Property in Proportion
to the Unit Entitlement of the Strata Lot as Shown on Form 1

- 4 -

PID: 001-263-439

Strata Lot 53 District Lot 34 Group 1 New Westminster District Plan
NW289 together with an Interest in the Common Property in Proportion
to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-447

Strata Lot 54 District Lot 34 Group 1 New Westminster District Plan
NW289 together with an Interest in the Common Property in Proportion
to the Unit Entitlement of the Strata Lot as Shown on Form 1

(the "Kingsway Lands")

and

5715 Jersey Avenue, Burnaby, BC

PID: 001-263-455

Strata Lot 55 District Lot 34 Group 1 New Westminster District Plan
NW289 together with an Interest in the Common Property in Proportion
to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-528

Strata Lot 60 District Lot 34 Group 1 New Westminster District Plan
NW289 together with an Interest in the Common Property in Proportion
to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-544

Strata Lot 61 District Lot 34 Group 1 New Westminster District Plan
NW289 together with an Interest in the Common Property in Proportion
to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-633

Strata Lot 69 District Lot 34 Group 1 New Westminster District Plan
NW289 together with an Interest in the Common Property in Proportion
to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-641

Strata Lot 70 District Lot 34 Group 1 New Westminster District Plan
NW289 together with an Interest in the Common Property in Proportion
to the Unit Entitlement of the Strata Lot as Shown on Form 1

- 5 -

PID: 001-263-684

Strata Lot 73 District Lot 34 Group 1 New Westminster District Plan
NW289 together with an Interest in the Common Property in Proportion
to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-731

Strata Lot 76 District Lot 34 Group 1 New Westminster District Plan
NW289 together with an Interest in the Common Property in Proportion
to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-757

Strata Lot 78 District Lot 34 Group 1 New Westminster District Plan
NW289 together with an Interest in the Common Property in Proportion
to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-781

Strata Lot 82 District Lot 34 Group 1 New Westminster District Plan
NW289 together with an Interest in the Common Property in Proportion
to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-846

Strata Lot 87 District Lot 34 Group 1 New Westminster District Plan
NW289 together with an Interest in the Common Property in Proportion
to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-854

Strata Lot 88 District Lot 34 Group 1 New Westminster District Plan
NW289 together with an Interest in the Common Property in Proportion
to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-862

Strata Lot 89 District Lot 34 Group 1 New Westminster District Plan
NW289 together with an Interest in the Common Property in Proportion
to the Unit Entitlement of the Strata Lot as Shown on Form 1

PID: 001-263-871

Strata Lot 90 District Lot 34 Group 1 New Westminster District Plan
NW289 together with an Interest in the Common Property in Proportion
to the Unit Entitlement of the Strata Lot as Shown on Form 1

- 6 -

<p>PID 001-263-889</p> <p>Strata Lot 91 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1</p>
<p>PID: 001-263-897</p> <p>Strata Lot 92 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1</p>
<p>PID: 001-263-951</p> <p>Strata Lot 97 District Lot 34 Group 1 New Westminster District Plan NW289 together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1</p>

(the "**Jersey Lands**", together with the Kingsway Lands, the "**Lands**")

to 1252681 B.C. Ltd. (the "**Purchaser**") or its assignee on the terms and conditions set out in the Offer to Purchase between the Petitioner and the Purchaser dated July 9, 2020 (the "**Sale Agreement**"), for the sum of Fourteen Million Five Hundred Thousand Dollars (\$14,500,000.00) is hereby approved.

2. Upon filing a certified copy of this Order in the New Westminster Land Title Office together with a letter from the Petitioner's solicitor authorizing such registration and subject to the terms of this Order, the Lands be conveyed to and vest in the Purchaser or its assignee, in fee simple, free and clear of any estate, right, title, interest, equity of redemption and other claims of the parties registered against title, and except for the mortgage and assignment of rents under Nos. CA6769345 and CA6769346 and Certificate of Pending Litigation No CA7601507 registered against title to some of the Lands by 1162037 B.C. Ltd, the mortgage and assignment of rents under Nos. CA6752674 and CA6753240 registered against title to some of the Lands by 1076737 B.C. Ltd, and mortgage and assignment of rents under Nos. CA6752672 and CA6752673 and Certificate of Pending Litigation CA7464280 registered against title to some of the Lands by 1048817 B.C. Ltd and except for any reservations, provisos, exceptions and conditions expressed in the original grant or grants thereof from the Crown.

3. On completion of the Sale, vacant possession of the Lands be delivered to the Purchaser on the Closing Date (as defined in the Sale Agreement).

4. The net purchase price after adjustments shall be paid to Clark Wilson LLP, in trust, or otherwise in accordance with the written direction of Clark Wilson LLP, and shall be disbursed in accordance with the following priorities without further Order:

- (a) *firstly*, any arrears of taxes, water and sewer rates, interest and penalties thereon;

- 7 -

- (b) *secondly*, in payment of real estate commission to Colliers International in an amount not exceeding 3% of the Gross Selling Price under the Sale Agreement, plus applicable tax thereon;
- (c) *thirdly*, the amount owing to THE OWNERS, STRATA PLAN NWS289 (ALSO KNOWN AS THE OWNERS, STRATA PLAN NW289), in payment of unpaid strata charges, if any, on account of the Lands having statutory priority over other charges, liens, encumbrances, caveats, or certificates of pending litigation registered against title to the Lands;
- (d) *fourthly*, the balance to the first mortgagees 1048819 B.C. Ltd as to the mortgage and assignment of rents Nos. CA6752672 and CA6752673, 1076737 B.C. Ltd as to the mortgage and assignment of rents Nos. CA6752674 and CA6753240, and 1162037 B.C. Ltd. as to the mortgage and assignment of rents Nos. CA6769345 and CA6769537 or in accordance with their direction, to be applied to payment, in whole or in part, of the amounts required to pay the outstanding balances secured by their 1st priority mortgages and assignment of rents registered against title to the Lands.
- (e) *fifthly*, to the Petitioner or in accordance with its direction, the amount required to pay the outstanding balance secured by its mortgage and assignment of rents registered against title to the Lands under Nos. CA6769537 and CA6769538, plus interest and costs; and
- (f) *sixthly*, the balance then remaining of the proceeds of the sale, if any, to be paid into Court to the credit of this proceeding and to be held pending further Order of this Court.

5. For the purposes of issuing title as aforesaid and in respect of the Lands, the following charges, liens, encumbrances, caveats, mortgages and certificates of pending litigation be cancelled in so far as they apply to the Lands, together with any other charges, liens, encumbrances, caveats, or certificates of pending litigation registered against title to the Lands subsequent to the Petitioner's certificate of pending litigation:

RESPONDENTS	NATURE OF INTEREST	REGISTRATION NUMBERS
Richard John Hui	Mortgage	CA6769663 (SL 3, 6, 11, 14, 24, 25, 26, 28, 34, 39, 41, 42, 43, 45, 48, 53, 54, 55, 60, 61, 69, 70, 73, 76, 78, 82, 87, 88, 89, 90, 91, 92, 97)

- 8 -

--	--	--

RESPONDENTS	NATURE OF INTEREST	REGISTRATION NUMBERS
Richard John Hui	Certificate of Pending Litigation	CA7540699 (SL 3, 6, 11, 14, 24, 25, 26, 28, 34, 39, 41, 42, 43, 45, 48, 53, 54, 55, 60, 61, 69, 70, 73, 76, 78, 82, 87, 88, 89, 90, 91, 92, 97)

6. The Petitioner shall have authority to extend the Closing Date for a period not exceeding 10 days.

7. If any person fails to deliver vacant possession of the Lands to the Purchaser on or before the Closing Date, then the Petitioner shall be at liberty to apply to the Registrar for a Writ of Possession, under Rule 13-2(13) and without further Order.

8. In compliance with subsection 34(1) of the *Land Title Act*, this Court is satisfied that upon registration of this Order in the New Westminster Land Title Office the Purchaser will hold a good safe-holding and marketable title to the Lands.

9. The Petitioner, GC Capital Inc. be entitled to its costs of and incidental to this application on a party and party basis, scale A, to be paid from the proceeds of the gross selling price of the Lands.

10. The parties hereto be at liberty to apply for such further and other direction as may be necessary to carry out the full purport and effect of this Order.

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

Signature of Lawyer for GC Capital Inc.
(formerly 1162143 B.C. Ltd.)
Lawyer: Christopher J. Ramsay

- 9 -

Signature of Lawyer for Helen Chan Sun
Lawyer: Kimberly Robertson

Signature of Lawyer for 1161359 B.C. Ltd.
and Cameray Garden Holdings Ltd.
Lawyer: Brian Cheng

Signature of Lawyer for Owners Strata Plan NWS 289
Lawyer: Shaun Driver

Signature of Lawyer for certain owners
Lawyer: Ben Scheidegger

BY THE COURT

Registrar

No. H-190537
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

GC CAPITAL INC. (formerly
1162143 B.C. LTD.)

PETITIONER

AND:

1161359 B.C. LTD., CAMERAY
GARDEN HOLDINGS LTD.,
HELEN CHAN SUN, DAVID
GREWAL (ALSO KNOWN AS
DEVINDER SINGH GREWAL),
THE OWNERS, STRATA PLAN
NWS289 (also known as THE
OWNERS, STRATA PLAN
NW289), RICHARD JOHN HUI,
AND

TENANT(S)/OCCUPANT(S)

RESPONDENTS

ORDER MADE AFTER APPLICATION

File No.: 48929-0001

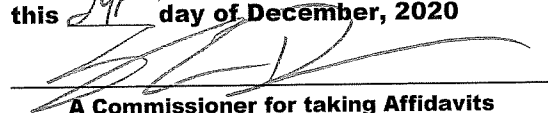
CLARK WILSON LLP
900 – 885 West Georgia Street
Vancouver, BC V6C 3H1
604.687.5700

LAWYER: Christopher J. Ramsay
(Direct #: 604.643.3176)

This is Exhibit "5" referred to in the
affidavit of Hilaire Kalfon

sworn before me at Vancouver

this 29th day of December, 2020

A handwritten signature in black ink, appearing to be "B. L. D.", written over a horizontal line.

A Commissioner for taking Affidavits
within British Columbia

IN THE SUPREME COURT OF BRITISH COLUMBIA

1162037 B.C. LTD.

PETITIONER

1161359 B.C. LTD., CAMERAY GARDEN HOLDINGS LTD.,
HELEN CHAN SUN, DAVID GREWAL (also known as DEVINDER SINGH GREWAL), GC
CAPITAL INC. (formerly 1162143 B.C. LTD.),
THE OWNERS, STRATA PLAN NWS289
(also known as THE OWNERS, STRATA PLAN NW289),
RICHARD JOHN HUI, and TENANT(S)/OCCUPANT(S)

RESPONDENTS

ORDER MADE AFTER APPLICATION

ORDER FOR APPROVAL OF SALE

ON THE APPLICATION of the Petitioner, 1162037 B.C. Ltd. coming on for hearing at the Courthouse at 800 Smithe Street, Vancouver, British Columbia, on Thursday, 17 December 2020 by way of MS Teams; and on hearing Jonathan B. Ross, counsel for the Petitioner and other counsel as shown on Schedule "A" hereto, and no one else appearing, although duly served;

THIS COURT ORDERS that:

1. Service of the Notice of Application for this Order is hereby abridged to the date and time of actual service on the parties hereto.
2. Approval be given for the sale of the following lands and premises known and described as:

(3925 Kingsway, Burnaby, BC)

PID: 001-262-947
Strata Lot 3 District Lot 34 Group 1 New Westminster District Plan NW289

- 2 -

PID: 001-262-980 Strata Lot 6 District Lot 34 Group 1 New Westminster District Plan NW289
--

PID: 001-263-056 Strata Lot 14 District Lot 34 Group 1 New Westminster District Plan NW289

PID: 001-263-153 Strata Lot 24 District Lot 34 Group 1 New Westminster District Plan NW289

PID: 001-263-161 Strata Lot 25 District Lot 34 Group 1 New Westminster District Plan NW289

PID: 001-263-170 Strata Lot 26 District Lot 34 Group 1 New Westminster District Plan NW289

PID: 001-263-196 Strata Lot 28 District Lot 34 Group 1 New Westminster District Plan NW289

PID: 001-263-251 Strata Lot 34 District Lot 34 Group 1 New Westminster District Plan NW289

PID: 000-613-754 Strata Lot 39 District Lot 34 Group 1 New Westminster District Plan NW289

PID: 001-263-307 Strata Lot 41 District Lot 34 Group 1 New Westminster District Plan NW289

PID: 001-263-315 Strata Lot 42 District Lot 34 Group 1 New Westminster District Plan NW289

PID: 001-263-323 Strata Lot 43 District Lot 34 Group 1 New Westminster District Plan NW289

PID: 001-263-358 Strata Lot 45 District Lot 34 Group 1 New Westminster District Plan NW289

PID: 001-263-382 Strata Lot 48 District Lot 34 Group 1 New Westminster District Plan NW289

PID: 001-263-439 Strata Lot 53 District Lot 34 Group 1 New Westminster District Plan NW289

PID: 001-263-447 Strata Lot 54 District Lot 34 Group 1 New Westminster District Plan NW289

(the "Kingsway Lands")

-and-

- 3 -

(5715 Jersey Avenue, Burnaby, BC)

PID: 001-263-528 Strata Lot 60 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-544 Strata Lot 61 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-684 Strata Lot 73 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-731 Strata Lot 76 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-757 Strata Lot 78 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-781 Strata Lot 82 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-846 Strata Lot 87 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-854 Strata Lot 88 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-862 Strata Lot 89 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-871 Strata Lot 90 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-889 Strata Lot 91 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-897 Strata Lot 92 District Lot 34 Group 1 New Westminster District Plan NW289
PID: 001-263-951 Strata Lot 97 District Lot 34 Group 1 New Westminster District Plan NW289

(the "Jersey Lands")

(the Kingsway Lands and Jersey Lands are collectively, the "Lands")

along with all right, title and interest of the Respondents, 1161359 B.C. Ltd. as trustee and registered owner, and Cameray Gardens Holdings Ltd. as beneficial owner (together the "Mortgagors"), together with their interest all present and after acquired personal property (the "Chattels") located in or relating to the Lands, to 1276331 B.C. Ltd. (the "Buyer") on the terms

- 4 -

and conditions set out in the contract of purchase and sale dated November 30, 2020 (the "Offer"), for the sum of \$14,000,000.00, allocated in accordance with Schedule "B" hereto, plus Goods and Services Tax and Provincial Sales Tax, if applicable.

3. Upon filing a certified copy of this Order in the New Westminster Land Title Office, together with a letter from the Petitioner's solicitor authorizing such registration, and subject to the terms of this Order, the Lands be conveyed to and vest in the Buyer, in fee simple, free and clear of any estate, right, title, interest, equity of redemption, and other claims of the parties, together with any other charges, liens, encumbrances, caveats, or certificates of pending litigation registered against the Lands subsequent to the Petitioner's certificate of pending litigation, but subject to the reservations, provisos, exceptions and conditions expressed in the original grant(s) thereof from the Crown.

4. The completion, adjustment and possession dates be on or before the first business day which is 5 business days after the date of approval of the sale, being December 24, 2020, with vacant possession at 12:00 p.m., or such other completion, adjustment and possession dates as agreed between the Petitioner and the Buyer, provided the completion date shall be no later than 15 business days after the date of approval of the sale.

5. The Mortgagors shall execute and deliver to the Buyer or the Buyer's solicitors prior to completion of the sale any documents including assignments, transfers, cancelations, or other agreements reasonably requested by the Buyer or the Buyer's solicitors.

6. The net purchase price after the usual adjustments between seller and buyer shall be paid to Gowling WLG (Canada) LLP, in trust, and shall be paid out in accordance with the following priorities without further Order:

- (a) first, any arrears of taxes, water and sewer rates, interest and penalties thereon;
- (b) second, the amount owing to The Owners, Strata Plan NWS289 (also known as The Owners, Strata Plan NW289), in payment of unpaid strata charges, if any, on account of the Lands having statutory priority over other charges, liens, encumbrances, caveats, or certificates of pending litigation registered against title to the Lands

- 5 -

- (c) third, the real estate commission due on this sale of 7% of the first \$100,000.00 and 2 ½% on the remainder of the gross selling price, plus GST thereon, or such lesser amount as may be agreed to between the Petitioner and the listing realtor;
- (d) fourth, costs of this application and those incurred to complete the sale to the Petitioner as special costs or alternatively at such other scale as applicable;
- (e) fifth, to the Petitioner the amount required to pay the outstanding balance of its mortgage, plus interest, plus costs due the Petitioner under its mortgage;
- (f) sixth, the balance then remaining, if any, to the Respondent, GC Capital Inc. ("GC") the amount required to pay its second mortgage and assignment of rents registered under nos. CA6769537 and CA6769538 (the "**Second Mortgage**");
- (g) seventh, the balance then remaining, if any, to the Respondent Richard John Hui ("**Hui**"), the amount required to pay the outstanding balance of the third mortgage registered under no. CA6769663 (the "**Third Mortgage**") held by the Respondent, Hui; and
- (h) the balance then remaining of the proceeds of the sale, if any, to be paid into Court to the credit of this proceeding and to be held pending further Order of this Court.

7. For the purpose of issuing title and in respect of the Lands, the following charges, liens, encumbrances, mortgages, caveats and certificates of pending litigation registered against the Lands be cancelled insofar as they apply to the Lands:

CHARGE HOLDER	NATURE OF CHARGE	REGISTRATION NUMBERS
1162037 B.C. Ltd.	Mortgage	CA6769345
1162037 B.C. Ltd.	Assignment of Rents	CA6769346
GC Capital Inc.	Mortgage	CA6769537
GC Capital Inc.	Assignment of Rents	CA6769538
Richard John Hui	Mortgage	CA6769663
Richard John Hui	Certificate of Pending Litigation	CA7540699

1162037 B.C. Ltd.	Certificate of Pending Litigation	CA7601507
GC Capital Inc.	Certificate of Pending Litigation	CA7654661
Richard John Hui	Judgment	CA7736273
Andrew Hing Chuen Lee Executor of the Will of Fong Kiu Lee, Deceased	Judgment	CA7909159
1162037 B.C. Ltd.	Judgment	CA7954787
GC Capital Inc.	Judgment	CA8042787
The Owners, Strata NW289	Strata Property Act Lien	CA8479937 (SL 3)
The Owners, Strata NW289	Strata Property Act Lien	CA8479938 (SL 6)
The Owners, Strata NW289	Strata Property Act Lien	CA8480560 (SL 14)
The Owners, Strata NW289	Strata Property Act Lien	CA8480561 (SL 24)
The Owners, Strata NW289	Strata Property Act Lien	CA8480562 (SL 25)
The Owners, Strata NW289	Strata Property Act Lien	CA8480563 (SL 26)
The Owners, Strata NW289	Strata Property Act Lien	CA8480564 (SL 28)
The Owners, Strata NW289	Strata Property Act Lien	CA8480565 (SL 34)
The Owners, Strata NW289	Strata Property Act Lien	CA8479936 (SL 39)
The Owners, Strata NW289	Strata Property Act Lien	CA8480566 (SL 41)
The Owners, Strata NW289	Strata Property Act Lien	CA8480567 (SL 42)
The Owners, Strata NW289	Strata Property Act Lien	CA8480568 (SL 43)

- 7 -

The Owners, Strata NW289	Strata Property Act Lien	CA8480569 (SL 45)
The Owners, Strata NW289	Strata Property Act Lien	CA8480570 (SL 48)
The Owners, Strata NW289	Strata Property Act Lien	CA8480138 (SL 53)
The Owners, Strata NW289	Strata Property Act Lien	CA8480139 (SL 54)
The Owners, Strata NW289	Strata Property Act Lien	CA8480141 (SL 60)
The Owners, Strata NW289	Strata Property Act Lien	CA8479935 (SL 61)
The Owners, Strata NW289	Strata Property Act Lien	CA8480252 (SL 73)
The Owners, Strata NW289	Strata Property Act Lien	CA8483228 (SL 76)
The Owners, Strata NW289	Strata Property Act Lien	CA8480143 (SL 78)
The Owners, Strata NW289	Strata Property Act Lien	CA8480253 (SL 82)
The Owners, Strata NW289	Strata Property Act Lien	CA8480254 (SL 87)
The Owners, Strata NW289	Strata Property Act Lien	CA8480255 (SL 88)
The Owners, Strata NW289	Strata Property Act Lien	CA8480256 (SL 89)
The Owners, Strata NW289	Strata Property Act Lien	CA8483044 (SL 90)
The Owners, Strata NW289	Strata Property Act Lien	CA8480257 (SL 91)
The Owners, Strata NW289	Strata Property Act Lien	CA8480258 (SL 92)
The Owners, Strata NW289	Strata Property Act Lien	CA8480259 (SL 97)

- 8 -

together with any other charges, liens, encumbrances, caveats, or certificates of pending litigation registered against the Lands subsequent to the Petitioner's Certificate of Pending Litigation No. CA7601507.

8. The Mortgagors and Helen Chan Sun and David Grewal (also known as Devinder Singh Grewal) (the "**Covenantors**"), and their heirs, executors and assigns, or any person or persons on behalf of the Mortgagors and Covenantors, including any person or persons in possession of the Lands, immediately deliver possession of the Lands or such part thereof as may be in the possession of the Mortgagor and Covenantors.

9. The parties may apply for such further direction as may be necessary to carry out this Order.

10. The Petitioner be entitled to its costs of and incidental to this application and to the completion of the sale hereunder as Special Costs or such other Scale of costs as to this Honourable Court may seem just.

11. The requirement for the signature of counsel appearing on this application other than counsel for the applicant is hereby dispensed with.

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

Signature of lawyer for the Petitioner
Jonathan Ross

By the Court.

Registrar

Schedule "A"

Counsel Appearing	Party
Shaun Driver	The Owners, Strata Plan NWS 289

SCHEDULE "B"**SCHEDULE OF PURCHASE PRICE ALLOCATIONS****3925 Kingsway, Burnaby, British Columbia**

Unit 107	PID: 001-262-947 Strata Lot 3 District Lot 34 Group 1 New Westminster District Plan NW289	\$394,230
Unit 110	PID: 001-262-980 Strata Lot 6 District Lot 34 Group 1 New Westminster District Plan NW289	\$484,030
Unit 119	PID: 001-263-056 Strata Lot 14 District Lot 34 Group 1 New Westminster District Plan NW289	\$463,030
Unit 210	PID: 001-263-153 Strata Lot 24 District Lot 34 Group 1 New Westminster District Plan NW289	\$489,030
Unit 211	PID: 001-263-161 Strata Lot 25 District Lot 34 Group 1 New Westminster District Plan NW289	\$408,530
Unit 212	PID: 001-263-170 Strata Lot 26 District Lot 34 Group 1 New Westminster District Plan NW289	\$426,730
Unit 215	PID: 001-263-196 Strata Lot 28 District Lot 34 Group 1 New Westminster District Plan NW289	\$558,730
Unit 202	PID: 001-263-251 Strata Lot 34 District Lot 34 Group 1 New Westminster District Plan NW289	\$429,230
Unit 307	PID: 000-613-754 Strata Lot 39 District Lot 34 Group 1 New Westminster District Plan NW289	\$402,230
Unit 309	PID: 001-263-307 Strata Lot 41 District Lot 34 Group 1 New Westminster District Plan NW289	\$549,230
Unit 310	PID: 001-263-315 Strata Lot 42 District Lot 34 Group 1 New Westminster District Plan NW289	\$524,030
Unit 311	PID: 001-263-323 Strata Lot 43 District Lot 34 Group 1 New Westminster District Plan NW289	\$382,530
Unit 314	PID: 001-263-358 Strata Lot 45 District Lot 34 Group 1 New Westminster District Plan NW289	\$417,530

- 11 -

Unit 317	PID: 001-263-382 Strata Lot 48 District Lot 34 Group 1 New Westminster District Plan NW289	\$453,230
Unit 303	PID: 001-263-439 Strata Lot 53 District Lot 34 Group 1 New Westminster District Plan NW289	\$402,230
Unit 304	PID: 001-263-447 Strata Lot 54 District Lot 34 Group 1 New Westminster District Plan NW289	\$505,030

-and-

5715 Jersey Avenue, Burnaby, British Columbia

Unit 102	PID: 001-263-528 Strata Lot 60 District Lot 34 Group 1 New Westminster District Plan NW289	\$549,230
Unit 103	PID: 001-263-544 Strata Lot 61 District Lot 34 Group 1 New Westminster District Plan NW289	\$549,230
Unit 217	PID: 001-263-684 Strata Lot 73 District Lot 34 Group 1 New Westminster District Plan NW289	\$490,130
Unit 203	PID: 001-263-731 Strata Lot 76 District Lot 34 Group 1 New Westminster District Plan NW289	\$522,230
Unit 205	PID: 001-263-757 Strata Lot 78 District Lot 34 Group 1 New Westminster District Plan NW289	\$492,330
Unit 209	PID: 001-263-781 Strata Lot 82 District Lot 34 Group 1 New Westminster District Plan NW289	\$411,730
Unit 315	PID: 001-263-846 Strata Lot 87 District Lot 34 Group 1 New Westminster District Plan NW289	\$580,130
Unit 316	PID: 001-263-854 Strata Lot 88 District Lot 34 Group 1 New Westminster District Plan NW289	\$589,930
Unit 317	PID: 001-263-862 Strata Lot 89 District Lot 34 Group 1 New Westminster District Plan NW289	\$495,160
Unit 301	PID: 001-263-871 Strata Lot 90 District Lot 34 Group 1 New Westminster District Plan NW289	\$505,130
Unit 302	PID: 001-263-889 Strata Lot 91 District Lot 34 Group 1 New Westminster District Plan NW289	\$571,230

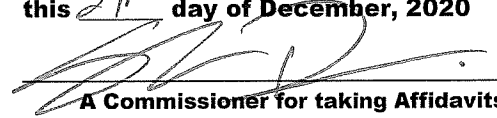
- 12 -

Unit 303	PID: 001-263-897 Strata Lot 92 District Lot 34 Group 1 New Westminster District Plan NW289	\$538,230
Unit 308	PID: 001-263-951 Strata Lot 97 District Lot 34 Group 1 New Westminster District Plan NW289	\$415,730

This is Exhibit "T" referred to in the
affidavit of Hilaire Kalfon

sworn before me at Vancouver

this 29th day of December, 2020

A handwritten signature in black ink, appearing to be "B. D.", is written over a horizontal line.

A Commissioner for taking Affidavits
within British Columbia

	PID	SL	Unit	Amt owing as of Sept 28/2020
Kingsway Lands				
1.	001-263-323	43	311 - Kingsway	\$8,437.08
2.	001-263-382	48	317 - Kingsway	\$8,836.22
3.	001-263-307	41	309 - Kingsway	\$10,083.63
4.	000-613-754	39	307 - Kingsway	\$8,686.59
5.	001-263-196	28	215 - Kingsway	\$10,033.71
6.	001-262-947	3	107 - Kingsway	\$8,686.59
7.	001-263-358	45	314 - Kingsway	\$8,836.37
8.	001-263-447	54	304 - Kingsway	\$9,933.90
9.	001-263-153	24	210 - Kingsway	\$9,834.09
10.	001-263-161	25	211 - Kingsway	\$8,437.08
11.	001-263-170	26	212 - Kingsway	\$8,486.97
12.	001-263-315	42	310 - Kingsway	\$9,834.09
13.	001-263-056	14	119 - Kingsway	\$9,484.87
14.	001-263-439	53	303 - Kingsway	\$8,686.59
15.	001-263-251	34	202 - Kingsway	\$8,686.59
16.	001-262-980	6	110 - Kingsway	\$9,834.09
Jersey Lands				
17.	001-263-731	76	203 - Jersey	\$10,233.23
18.	001-263-889	91	302 - Jersey	\$10,233.23
19.	001-263-846	87	315 - Jersey	\$10,183.31
20.	001-263-528	60	102 - Jersey	\$10,233.23
21.	001-263-871	90	301 - Jersey	\$10,033.71
22.	001-263-544	61	103 - Jersey	\$10,233.23
23.	001-263-951	97	308 - Jersey	\$8,486.97
24.	001-263-684	73	217 - Jersey	\$9,933.90
25.	001-263-781	82	209 - Jersey	\$8,486.97
26.	001-263-897	92	303 - Jersey	\$10,233.23
27.	001-263-854	88	316 - Jersey	\$10,432.85
28.	001-263-757	78	205 - Jersey	\$9,933.90
29.	001-263-862	89	317 - Jersey	\$9,933.90
Total				\$275,410.12

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA

FORM 17 CHARGE, NOTATION OR FILING Oct-07-2020 11:02:22.009

LAND TITLE AND SURVEY AUTHORITY

CA8480568

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen

Duncan Cameron

C4KGRL

Digitally signed by John
Ewen Duncan Cameron

C4KGRL

Date: 2020.10.06 15:11:53
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-323

STRATA LOT 43 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$8,437.08 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-323
*Strata Lot 43 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

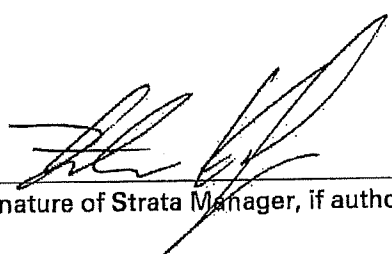
Civic Address: Unit #311 – 3925 Kingsway
Burnaby, BC V5H 3Y7

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA

FORM 17 CHARGE, NOTATION OR FILING Oct-07-2020 11:02:22.011

LAND TITLE AND SURVEY AUTHORITY

CA8480570

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen

Duncan Cameron

C4KGRL

Digitally signed by John
Ewen Duncan Cameron

C4KGRL

Date: 2020.10.06 15:13:04

-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-382

**STRATA LOT 48 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289**STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

BRITISH COLUMBIA

V3R 4G8

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$8,836.22 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-382
*Strata Lot 48 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*


Civic Address: Unit #317 – 3925 Kingsway
Burnaby, BC V5H 3Y7

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA

FORM 17 CHARGE, NOTATION OR FILING Oct-07-2020 11:02:22.007

LAND TITLE AND SURVEY AUTHORITY

CA8480566

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen

Duncan Cameron

C4KGRL

Digitally signed by John
Ewen Duncan Cameron

C4KGRL

Date: 2020.10.06 15:10:43
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-307

STRATA LOT 41 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$10,083.63 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-307
*Strata Lot 41 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*


Civic Address: Unit #309 – 3925 Kingsway
Burnaby, BC V5H 3Y7

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA

FORM 17 CHARGE, NOTATION OR FILING Oct-07-2020 08:59:05.002

LAND TITLE AND SURVEY AUTHORITY

CA8479936

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen
Duncan Cameron
C4KGRL

Digitally signed by John
Ewen Duncan Cameron
C4KGRL
Date: 2020.10.06 15:04:00
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

000-613-754

STRATA LOT 39 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$8,686.59 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 000-613-754
*Strata Lot 39 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

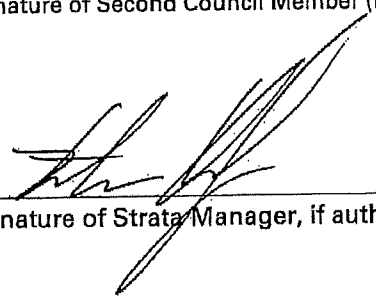
Civic Address: Unit #307 – 3925 Kingsway
Burnaby, BC V5H 3Y7

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA

FORM 17 CHARGE, NOTATION OR FILING Oct-07-2020 11:02:22.005

LAND TITLE AND SURVEY AUTHORITY

CA8480564

121

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen

Duncan Cameron

C4KGRL

Digitally signed by John
Ewen Duncan Cameron

C4KGRL

Date: 2020.10.06 15:09:28
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-196

**STRATA LOT 28 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289**STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$10,033.71 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-196
*Strata Lot 28 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

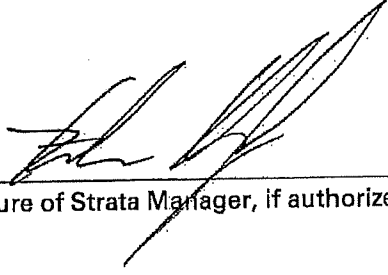
Civic Address: Unit #215 – 3925 Kingsway
Burnaby, BC V5H 3Y7

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA

FORM 17 CHARGE, NOTATION OR FILING Oct-07-2020 08:59:05.003

LAND TITLE AND SURVEY AUTHORITY

123
CA8479937

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen

Duncan Cameron

C4KGRL

Digitally signed by John

Ewen Duncan Cameron

C4KGRL

Date: 2020.10.06 15:04:38

-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-262-947

STRATA LOT 3 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$8,686.59, plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-262-947
*Strata Lot 3 District Lot 34 Group 1 New Westminster District
Strata Plan NW 289*

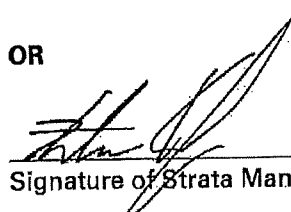
Civic Address: Unit #107 – 3925 Kingsway
Burnaby, BC V5H 3Y7

DATED this 28th day of September 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA
FORM 17 CHARGE, NOTATION OR FILING
LAND TITLE AND SURVEY AUTHORITY

Oct-07-2020 11:02:22.010

CA8480569

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen
Duncan Cameron
C4KGRL

Digitally signed by John
Ewen Duncan Cameron
C4KGRL
Date: 2020.10.07 09:48:26
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-358

STRATA LOT 45 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$8,836.37 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-358
*Strata Lot 45 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

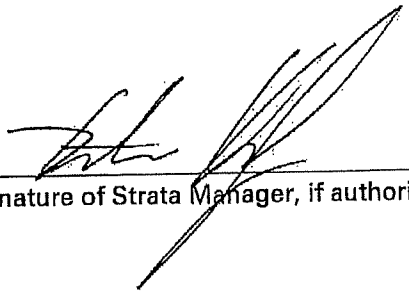
Civic Address: Unit #314 – 3925 Kingsway
Burnaby, BC V5H 3Y7

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE
LAND TITLE ACT BRITISH COLUMBIA
FORM 17 CHARGE, NOTATION OR FILING Oct-07-2020 09:46:13.002
LAND TITLE AND SURVEY AUTHORITY

CA8480139

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen
Duncan Cameron
C4KGRL

Digitally signed by John
Ewen Duncan Cameron
C4KGRL
Date: 2020.10.06 15:14:11
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-447

STRATA LOT 54 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$9,933.90 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-447
*Strata Lot 54 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

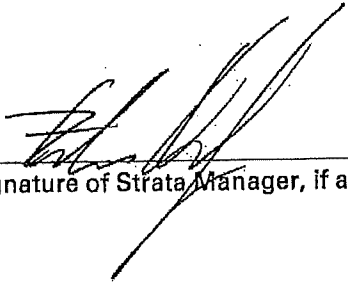
Civic Address: Unit #304 – 3925 Kingsway
Burnaby, BC V5H 3Y7

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA
FORM 17 CHARGE, NOTATION OR FILING
LAND TITLE AND SURVEY AUTHORITY

Oct-07-2020 11:02:22.002

CA8480561

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen
Duncan Cameron
C4KGRL

Digitally signed by John
Ewen Duncan Cameron
C4KGRL
Date: 2020.10.06 15:07:43
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-153

STRATA LOT 24 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA
CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$9,834.09 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-153
*Strata Lot 24 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

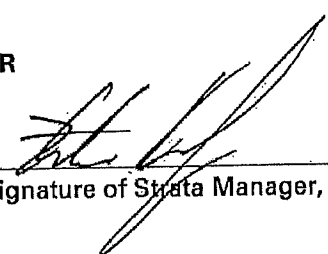
Civic Address: Unit #210 - 3925 Kingsway
Burnaby, BC V5H 3Y7

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE
LAND TITLE ACT BRITISH COLUMBIA
FORM 17 CHARGE, NOTATION OR FILING Oct-07-2020 11:02:22.003
LAND TITLE AND SURVEY AUTHORITY

CA8480562

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen
Duncan Cameron
C4KGRL

Digitally signed by John
Ewen Duncan Cameron
C4KGRL
Date: 2020.10.06 15:08:20
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-161

STRATA LOT 25 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$8,437.08 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-161
*Strata Lot 25 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

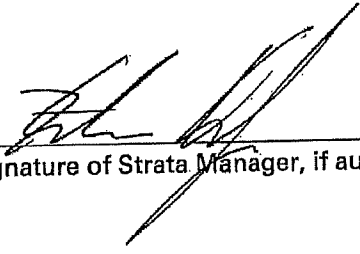
Civic Address: Unit #211 – 3925 Kingsway
Burnaby, BC V5H 3Y7

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA
FORM 17 CHARGE, NOTATION OR FILING Oct-07-2020 11:02:22.004
LAND TITLE AND SURVEY AUTHORITY

CA8480563

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen

Duncan Cameron

C4KGRL

Digitally signed by John
Ewen Duncan Cameron

C4KGRL

Date: 2020.10.06 15:08:54
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-170

STRATA LOT 26 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$8,486.97 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-170
*Strata Lot 26 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

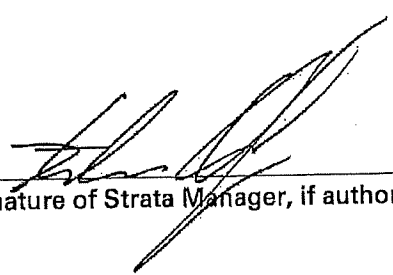
Civic Address: Unit #212 - 3925 Kingsway
Burnaby, BC V5H 3Y7

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA

FORM 17 CHARGE, NOTATION OR FILING Oct-07-2020 11:02:22.008

LAND TITLE AND SURVEY AUTHORITY

CA8480567

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen
Duncan Cameron
C4KGRL

Digitally signed by John
Ewen Duncan Cameron
C4KGRL
Date: 2020.10.06 15:11:18
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-315

STRATA LOT 42 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$9,834.09 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-315
*Strata Lot 42 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*


Civic Address: Unit #310 – 3925 Kingsway
Burnaby, BC V5H 3Y7

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA
 FORM 17 CHARGE, NOTATION OR FILING Oct-07-2020 11:02:22.001
 LAND TITLE AND SURVEY AUTHORITY

CA8480560

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
 (a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
 (b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen	Digitally signed by John Ewen Duncan Cameron
Duncan Cameron	C4KGRL
C4KGRL	Date: 2020.10.06 15:07:05 -07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-056

STRATA LOT 14 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
 STRATA PLAN NW289

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

BRITISH COLUMBIA

V3R 4G8

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$9,484.87 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-056
*Strata Lot 14 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

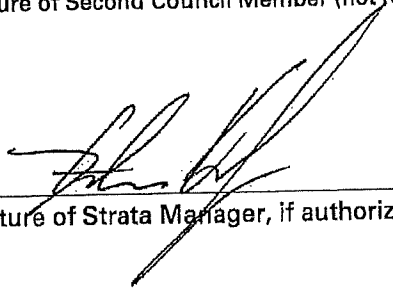
Civic Address: Unit #119 - 3925 Kingsway
Burnaby, BC V5H 3Y7

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA

FORM 17 CHARGE, NOTATION OR FILING Oct-07-2020 09:46:13.001

LAND TITLE AND SURVEY AUTHORITY

CA8480138

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen

Duncan Cameron

C4KGRL

Digitally signed by John
Ewen Duncan Cameron

C4KGRL

Date: 2020.10.06 15:13:39
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-439

STRATA LOT 53 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$8,686.59 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-439
*Strata Lot 53 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

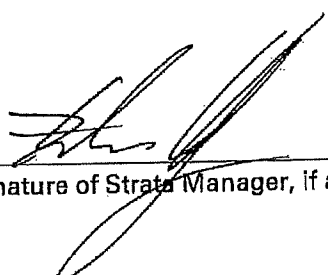
Civic Address: Unit #303 – 3925 Kingsway
Burnaby, BC V5H 3Y7

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA
FORM 17 CHARGE, NOTATION OR FILING
LAND TITLE AND SURVEY AUTHORITY

Oct-07-2020 11:02:22.006

CA8480565

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen
Duncan Cameron
C4KGRL

Digitally signed by John
Ewen Duncan Cameron
C4KGRL
Date: 2020.10.06 15:10:00
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-251

STRATA LOT 34 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA
CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$8,686.59 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-251
*Strata Lot 34 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

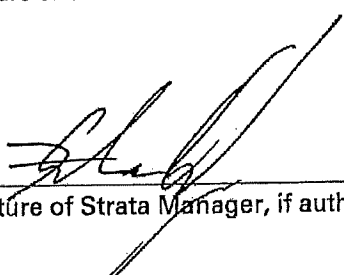
Civic Address: Unit #202 – 3925 Kingsway
Burnaby, BC V5H 3Y7

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE
LAND TITLE ACT BRITISH COLUMBIA
FORM 17 CHARGE, NOTATION OR FILING Oct-07-2020 08:59:05.004
LAND TITLE AND SURVEY AUTHORITY

CA8479938

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen
Duncan Cameron
C4KGRL

Digitally signed by John
Ewen Duncan Cameron
C4KGRL
Date: 2020.10.06 15:05:38
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-262-980

STRATA LOT 6 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

BRITISH COLUMBIA

V3R 4G8

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$9,834.09 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-262-980
Strata Lot 6 District Lot 34 Group 1 New Westminster District
Strata Plan NW 289

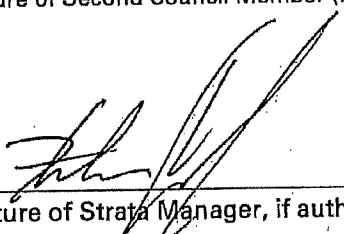
Civic Address: Unit #110 – 3925 Kingsway
Burnaby, BC V5H 3Y7

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA
FORM 17 CHARGE, NOTATION OR FILING Oct-08-2020 10:04:34.002
LAND TITLE AND SURVEY AUTHORITY

CA8483228

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen
Duncan Cameron
C4KGRL

Digitally signed by John
Ewen Duncan Cameron
C4KGRL
Date: 2020.10.06 15:17:43
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-731

STRATA LOT 76 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$10,233.23 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-731
*Strata Lot 76 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

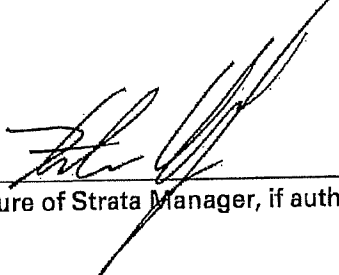
Civic Address: Unit #203 – 5715 Jersey Avenue
Burnaby, BC V5H 2L3

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA
FORM 17 CHARGE, NOTATION OR FILING
LAND TITLE AND SURVEY AUTHORITY

Oct-07-2020 10:00:15.006

CA8480257

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen
Duncan Cameron
C4KGRL

Digitally signed by John
Ewen Duncan Cameron
C4KGRL
Date: 2020.10.06 15:21:38
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-889

STRATA LOT 91 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA
CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$10,233.23 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-889
*Strata Lot 91 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

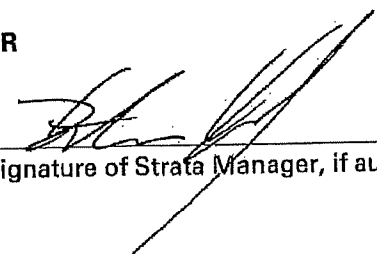
Civic Address: Unit #302 – 5715 Jersey Avenue
Burnaby, BC V5H 2L3

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE
LAND TITLE ACT BRITISH COLUMBIA
FORM 17 CHARGE, NOTATION OR FILING Oct-07-2020 10:00:15.003
LAND TITLE AND SURVEY AUTHORITY

CA8480254

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen
Duncan Cameron
C4KGRL

Digitally signed by John
Ewen Duncan Cameron
C4KGRL
Date: 2020.10.06 15:19:24
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-846

STRATA LOT 87 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$10,183.31 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-846
*Strata Lot 87 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

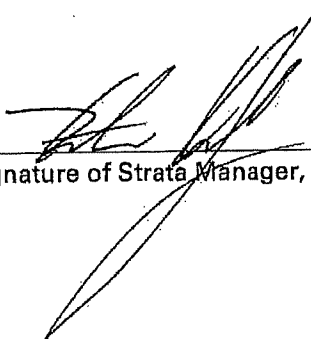
Civic Address: Unit #315 – 5715 Jersey Avenue
Burnaby, BC V5H 2L3

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE
LAND TITLE ACT BRITISH COLUMBIA
FORM 17 CHARGE, NOTATION OR FILING Oct-07-2020 09:46:13.004
LAND TITLE AND SURVEY AUTHORITY

CA8480141

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen
Duncan Cameron
C4KGRL

Digitally signed by John
Ewen Duncan Cameron
C4KGRL
Date: 2020.10.06 15:15:21
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID] [legal description]

001-263-528

STRATA LOT 60 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$10,233.23, plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-528
*Strata Lot 60 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*


Civic Address: Unit #102 – 5715 Jersey Avenue
Burnaby, BC V5H 2L3

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA

FORM 17 CHARGE, NOTATION OR FILING Oct-08-2020 09:39:45.001

LAND TITLE AND SURVEY AUTHORITY

CA8483044

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen
Duncan Cameron
C4KGRL

Digitally signed by John
Ewen Duncan Cameron
C4KGRL
Date: 2020.10.06 15:21:07
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-871

STRATA LOT 90 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$10,033.71 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-871
*Strata Lot 90 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

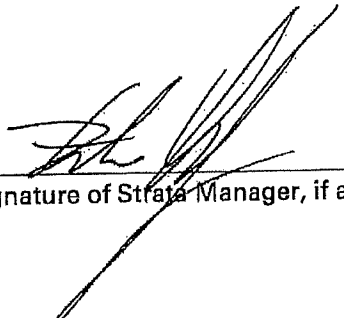
Civic Address: Unit #301 - 5715 Jersey Avenue
Burnaby, BC V5H 2L3

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE
 LAND TITLE ACT BRITISH COLUMBIA
 FORM 17 CHARGE, NOTATION OR FILING Oct-07-2020 08:59:05.001
 LAND TITLE AND SURVEY AUTHORITY

CA8479935

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
 (a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
 (b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen
 Duncan Cameron
 C4KGRL

Digitally signed by John
 Ewen Duncan Cameron
 C4KGRL
 Date: 2020.10.06 15:01:20
 -07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-544

STRATA LOT 61 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
 STRATA PLAN NW289

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$10,233.23, plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-544
*Strata Lot 61 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*


Civic Address: Unit #103 – 5715 Jersey Avenue
Burnaby, BC V5H 2L3

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA
FORM 17 CHARGE, NOTATION OR FILING
LAND TITLE AND SURVEY AUTHORITY

Oct-07-2020 10:00:15.008

CA8480259

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen

Duncan Cameron

C4KGRL

Digitally signed by John
Ewen Duncan Cameron

C4KGRL

Date: 2020.10.06 15:22:47
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID] [legal description]

001-263-951

**STRATA LOT 97 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289**STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$8,486.97 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-951
*Strata Lot 97 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

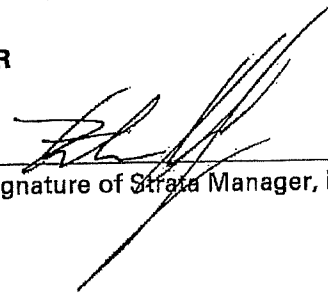
Civic Address: Unit #308 – 5715 Jersey Avenue
Burnaby, BC V5H 2L3

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA

FORM 17 CHARGE, NOTATION OR FILING Oct-07-2020 10:00:15.001

LAND TITLE AND SURVEY AUTHORITY

CA8480252

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen
Duncan Cameron
C4KGRL

Digitally signed by John
Ewen Duncan Cameron
C4KGRL
Date: 2020.10.06 15:17:07
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-684

STRATA LOT 73 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$9,933.90 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-684
*Strata Lot 73 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

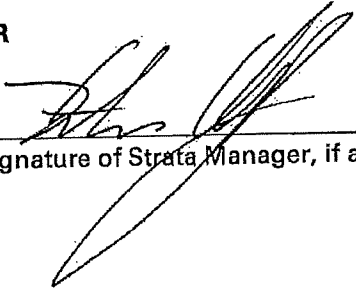
Civic Address: Unit #217 - 5715 Jersey Avenue
Burnaby, BC V5H 2L3

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE
LAND TITLE ACT BRITISH COLUMBIA
FORM 17 CHARGE, NOTATION OR FILING Oct-07-2020 10:00:15.002
LAND TITLE AND SURVEY AUTHORITY

CA8480253

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen
Duncan Cameron
C4KGRL

Digitally signed by John
Ewen Duncan Cameron
C4KGRL
Date: 2020.10.06 15:18:50
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID] [legal description]

001-263-781

STRATA LOT 82 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$8,486.97 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-781
*Strata Lot 82 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

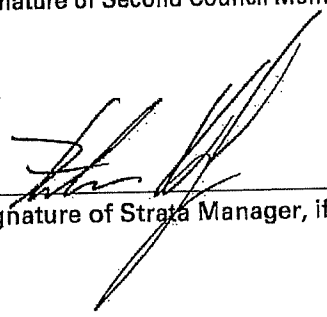
Civic Address: Unit #209 – 5715 Jersey Avenue
Burnaby, BC V5H 2L3

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA
FORM 17 CHARGE, NOTATION OR FILING
LAND TITLE AND SURVEY AUTHORITY

Oct-07-2020 10:00:15.007

CA8480258

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen
Duncan Cameron
C4KGRL

Digitally signed by John
Ewen Duncan Cameron
C4KGRL
Date: 2020.10.06 15:22:12
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-897

STRATA LOT 92 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$10,233.23 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-897
*Strata Lot 92 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

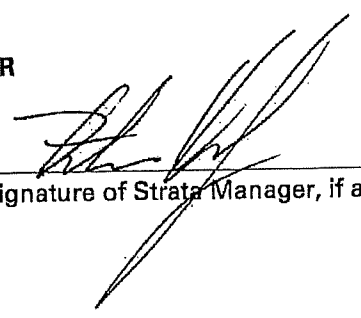
Civic Address: Unit #303 – 5715 Jersey Avenue
Burnaby, BC V5H 2L3

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE
 LAND TITLE ACT BRITISH COLUMBIA
 FORM 17 CHARGE, NOTATION OR FILING Oct-07-2020 10:00:15.004
 LAND TITLE AND SURVEY AUTHORITY

CA8480255

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
 (a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
 (b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen
 Duncan Cameron
 C4KGRL

Digitally signed by John
 Ewen Duncan Cameron
 C4KGRL
 Date: 2020.10.06 15:19:59
 -07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
 [PID] [legal description]

001-263-854

STRATA LOT 88 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
 STRATA PLAN NW289

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA
 CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$10,432.85 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-854
*Strata Lot 88 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

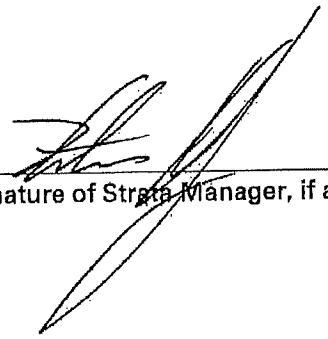
Civic Address: Unit #316 – 5715 Jersey Avenue
Burnaby, BC V5H 2L3

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE
LAND TITLE ACT BRITISH COLUMBIA
FORM 17 CHARGE, NOTATION OR FILING Oct-07-2020 09:46:13.006
LAND TITLE AND SURVEY AUTHORITY

CA8480143

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen
Duncan Cameron
C4KGRL

Digitally signed by John
Ewen Duncan Cameron
C4KGRL
Date: 2020.10.06 15:18:15
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-757

STRATA LOT 78 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

BRITISH COLUMBIA

V3R 4G8

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$9,933.90 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-757
*Strata Lot 78 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*


Civic Address: Unit #205 – 5715 Jersey Avenue
Burnaby, BC V5H 2L3

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA
FORM 17 CHARGE, NOTATION OR FILING
LAND TITLE AND SURVEY AUTHORITY

Oct-07-2020 10:00:15.005

CA8480256

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen
Duncan Cameron
C4KGRL

Digitally signed by John
Ewen Duncan Cameron
C4KGRL
Date: 2020.10.06 15:20:35
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-862

STRATA LOT 89 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$9,933.90 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-862
*Strata Lot 89 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

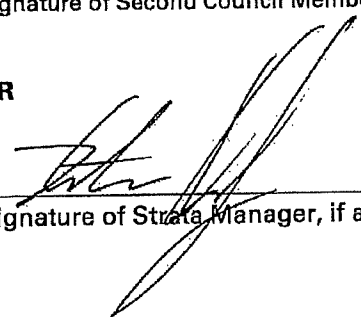
Civic Address: Unit #317 – 5715 Jersey Avenue
Burnaby, BC V5H 2L3

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

This is Exhibit "4" referred to in the
affidavit of Hilaire Kalfon

sworn before me at Vancouver

this 29th day of December, 2020



A Commissioner for taking Affidavits
within British Columbia

PID	SL	Unit	Amt owing as of Sept 28/2020
001-263-633	69	111 - Jersey	\$9,933.90
001-263-021	11	116 - Kingsway	\$10,183.31
001-263-641	70	214 - Jersey	\$10,233.23
001-263-455	55	112 - Jersey	\$16,183.68
Total			\$46,534.12

PID	SL	Unit	Amt owing as of Sept 28/2020
001-263-633	69	111 - Jersey	\$9,266.70
001-263-021	11	116 - Kingsway	\$9,485.23
001-263-641	70	214 - Jersey	\$9,528.97
001-263-455	55	112 - Jersey	\$15,479.42
Total			\$43,760.32

NEW WESTMINSTER LAND TITLE OFFICE
 LAND TITLE ACT BRITISH COLUMBIA
 FORM 17 CHARGE, NOTATION OR FILING Oct-08-2020 10:04:34.001
 LAND TITLE AND SURVEY AUTHORITY

CA8483227

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
 (a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
 (b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen
 Duncan Cameron
 C4KGRL

Digitally signed by John
 Ewen Duncan Cameron
 C4KGRL
 Date: 2020.10.06 15:15:59
 -07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-633

STRATA LOT 69 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
 STRATA PLAN NW289

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

V3R 4G8

BRITISH COLUMBIA

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$9,933.90 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-633
*Strata Lot 69 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

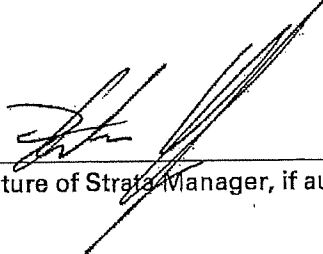
Civic Address: Unit #111 – 5715 Jersey Avenue
Burnaby, BC V5H 2L3

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

Status: Registered

Doc #: CA8479939

RCVD: 2020-10-07 RQST: 2020-12-29 11:17:40

FORM_17C_V16

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA
 FORM 17 CHARGE, NOTATION OR FILING Oct-07-2020 08:59:05.005
 LAND TITLE AND SURVEY AUTHORITY

CA8479939

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
 (a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
 (b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen Duncan Cameron C4KGRL	Digitally signed by John Ewen Duncan Cameron C4KGRL Date: 2020.10.06 15:06:19 -07'00'
---------------------------------------	---

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

**001-263-021 STRATA LOT 11 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
 STRATA PLAN NW289**

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

BRITISH COLUMBIA

V3R 4G8

CANADA

Status: Registered

Doc #: CA8479939

RCVD: 2020-10-07 RQST: 2020-12-29 11.17.40

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$10,183.31 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-021
*Strata Lot 11 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

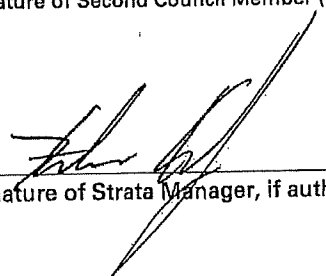
Civic Address: Unit #116 – 3925 Kingsway
Burnaby, BC V5H 3Y7

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE
LAND TITLE ACT BRITISH COLUMBIA
FORM 17 CHARGE, NOTATION OR FILING Oct-07-2020 09:46:13.005
LAND TITLE AND SURVEY AUTHORITY

CA8480142

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen
Duncan Cameron
C4KGRL

Digitally signed by John
Ewen Duncan Cameron
C4KGRL
Date: 2020.10.06 15:16:32
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-641

**STRATA LOT 70 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289**

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

BRITISH COLUMBIA

V3R 4G8

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$10,233.23 plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-641
*Strata Lot 70 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

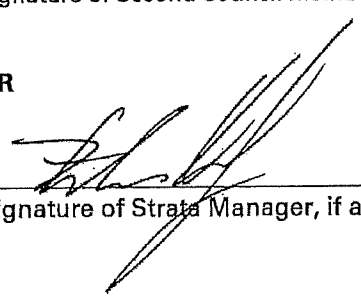
Civic Address: Unit #214 - 5715 Jersey Avenue
Burnaby, BC V5H 2L3

DATED this 28th day of September, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

NEW WESTMINSTER LAND TITLE OFFICE
LAND TITLE ACT BRITISH COLUMBIA
FORM 17 CHARGE, NOTATION OR FILING Oct-07-2020 09:46:13.003
LAND TITLE AND SURVEY AUTHORITY

CA8480140

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

John Ewen
Duncan Cameron
C4KGRL

Digitally signed by John
Ewen Duncan Cameron
C4KGRL
Date: 2020.10.06 15:14:45
-07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Shaun C. Driver of Boughton Law Corporation

#700, 595 Burrard Street

Vancouver

Canada

BC V7X 1S8

LTO: 010408.dms

Telephone: 604-687-6789

File #: 93754.1

Document Fees: \$74.87

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

001-263-455

STRATA LOT 55 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STRATA PROPERTY ACT LIEN

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

The Owners, Strata NW289

c/o Fraser Park Realty

210 - 10330 152nd Street

Vancouver

BRITISH COLUMBIA

V3R 4G8

CANADA

Strata Property Act
FORM G
CERTIFICATE OF LIEN
(Section 116)

The Owners, Strata NW 289, "Cameray Gardens", certify that:

1. The Owner of the strata lot described below has failed to pay the Strata Corporation one or more of the amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the Strata Corporation as of September 28, 2020 is \$16,183.68, plus costs permitted under section 118 of the *Strata Property Act*.
3. The Strata Corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

Legal Description: PID 001-263-455
*Strata Lot 55 District Lot 34 Group 1 New Westminster
District Strata Plan NW 289*

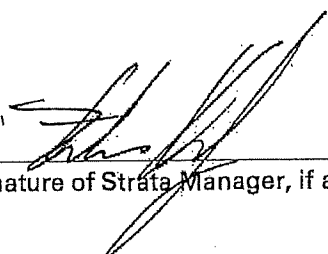
Civic Address: Unit #112 – 5715 Jersey Avenue
Burnaby, BC V5H 2L3

DATED this 28th day of September, 2020

Signature of Council Member

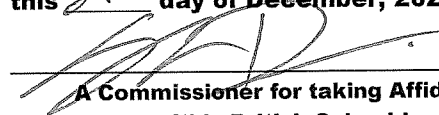
Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

This is Exhibit "V" referred to in the
affidavit of Hilaire Kalfon
sworn before me at Vancouver
this 29th day of December, 2020


A Commissioner for taking Affidavits
within British Columbia

1161359 B.C. Ltd.
c/o 1130-1185 West Georgia Street
Vancouver B.C. V6E 4E6

June 23, 2020

Via email --
hkalfon@fraserparkrealty.com

Fraser Park Realty Ltd.
#235 – 10330 152 Street
Surrey B.C. V3R 4G8

Dear NW 289 Strata Council and Fraser Park Realty Ltd.:

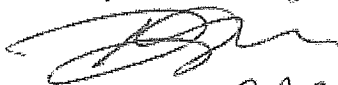
Re: 3925 Kingsway & 5715 Jersey Ave Burnaby, B.C. V5H 3Y7, NW 289

I am writing this letter as a request pursuant to section 144 of the Strata Property Act that the strata council give an exemption to the rental restriction to allow us to rent the units that is owned by 1161359 B.C. Ltd. on the basis of hardship. The reasons for the claim of hardship are as follows:

- 1) There are no incoming funds without rental income due to the decline in the real estate market and having difficulty obtaining funds to meet the strata fee obligations and maintain the units.
- 2) At the SGM meeting on June 22, 2020, the representative from Hub International Coastal Insurance informed everyone that if the units are not occupied then it is impossible to get a quotation and any insurance for the building. If there is no insurance this will create a disaster for all owners of the strata units.
- 3) We are a corporation and we are unable to occupy the units and subsequently the units are vulnerable to vandalism, natural damage and infestation due to the company not being able to monitor the units.

We are requesting the strata council to call an emergency council meeting to approve the exemption to the rental restriction. Then the management company can send the approval to the insurance company to proceed to obtain insurance for the building. As you know the 30 days extension on the insurance policy expires July 1st 2020.

Thank you and Best Regards,



DAVID CARRUTH

1161359 B.C. Ltd.

This is Exhibit "W" referred to in the
affidavit of Hilaire Kalfon

sworn before me at Vancouver

this 29th day of December, 2020



A Commissioner for taking Affidavits
within British Columbia



Fraser Park Realty Ltd.
#235 - 10330 152 Street Surrey, BC V3R 4G8
P 604.398.7275 F 604.398.7276

June 24, 2020

David Grewal
1161359 BC Ltd.
1130-1185 West George St.
Vancouver, B.C., V6E 4E6

Attention Mr. Grewal:

RE: Request to Rent Under Financial Hardship Section 32.1.a

We are writing to you on behalf of Strata Plan NW 289, Cameray Gardens regarding your request to rent your units under hardship.

Council has received and reviewed your letter dated June 23, 2020 to request to rent all the units owned by 1161359 BC Ltd. After discussion Council has approved your request under the strata corporation NW 289 Bylaws section 32.1.a for a 2-year term under the following terms and conditions:

1. Prior to possession of a strata lot by a tenant, the landlord must deliver to the tenant the current bylaws and rules of the strata corporation and a Notice of Tenant's Responsibilities in Form K.
2. Within two weeks of renting a strata lot, the landlord must give the strata corporation a copy of the Form K - Notice of Tenant's Responsibilities signed by the tenant, in accordance with section 146 of the Act.
3. The strata lot must not be rented to a tenant for a period of less than 1 month.
4. Adhere to the building security rules by ensuring that strangers are not permitted in the building and waiting for the garage gate to close before leaving area.
5. Council may request financial information in the future that you agree to provide.

Your request to rent will be effective July 1, 2020.

Please contact the undersigned for any further information.

Yours truly,
Fraser Park Realty Ltd.

A handwritten signature in black ink, appearing to read "Hilaire Kalton", is written over a horizontal line.

Hilaire Kalton
Strata Manager

5715 Jersey Ave., Burnaby, BC - 2022 Assessment as of July 1, 2021

Strata Lot No.	Unit No.	Assessed Value
55	112	536,100
56	114	527,100
57	115	541,700
58	116	531,900
59	101	541,700
60	102	557,300
61	103	555,200
62	104	539,300
63	105	533,900
64	106	584,100
65	107	567,100
67	109	405,500
68	110	425,600
69	111	546,400
70	214	555,600
71	215	539,900
72	216	543,300
73	217	521,000
74	201	529,900
75	202	537,800
76	203	545,500
77	204	537,600
78	205	515,600
79	206	555,400
80	207	435,700
81	208	418,300
82	209	437,400
83	210	415,000
84	211	436,400
85	212	526,700
86	314	545,100
87	315	577,400
88	316	586,200
89	317	524,900
90	301	534,900
91	302	570,700
92	303	556,000
93	304	557,000
94	305	535,100
95	306	560,300
96	307	424,800
97	308	438,200
98	309	435,000
99	310	428,500

This is Exhibit "D" referred to in the affidavit of Janine Williams sworn before me at Vancouver, British Columbia, this 11 day of May, 2022.

G. Yoon

A Commissioner for taking Affidavits
within British Columbia.

100	311	421,100
101	312	544,600
	TOTAL	23,683,800

3925 Kingsway, Burnaby, BC - 2022 Assessment as of July 1, 2021

Strata Lot No.	Unit No.	Assessed Value
1	105	506,200
2	106	429,700
3	107	429,700
4	108	508,300
5	109	460,000
6	110	511,600
7	111	434,800
8	112	408,600
9	114	416,400
10	115	529,600
11	117	554,000
12	118	437,500
13	118	540,500
14	119	494,000
15	101	518,300
16	102	449,700
17	103	429,700
18	104	530,800
19	205	523,300
20	206	431,500
21	207	433,700
22	208	522,400
23	209	532,100
24	210	515,600
25	211	409,400
26	212	443,700
27	214	426,000
28	215	559,400
29	216	558,900
30	217	460,900
31	218	562,500
32	219	490,000
33	201	522,200
34	202	427,000
35	203	433,700
36	204	538,200
37	305	542,800
38	306	448,100
39	307	437,700
40	308	519,400
41	309	528,300
42	310	535,400
43	311	418,900
44	312	422,200

45	314	443,200
46	315	531,600
47	316	547,000
48	317	472,300
49	318	542,700
50	319	487,800
51	301	519,600
52	302	450,300
53	303	432,300
54	304	529,400
	TOTAL	26,188,900

TITLE SEARCH PRINT

618

2021-10-25, 15:48:21

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$ 119000

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

Land Title Office

NEW WESTMINSTER

NEW WESTMINSTER

Title Number

From Title Number

BL36430

AA160330

Application Received

1997-01-30

Application Entered

1997-02-10

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

JENNY DONNA DICKISON, NURSING AID
#105 - 3925 KINGSWAY
BURNABY, BC
V5H 3Y7

Taxation Authority

Burnaby, City of

Description of Land

Parcel Identifier:

001-262-921

Legal Description:

STRATA LOT 1 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1

Legal Notations

NONE

Charges, Liens and Interests

Nature:

MORTGAGE

Registration Number:

CA4891163

Registration Date and Time:

2015-12-21 15:25

Registered Owner:

CANADIAN IMPERIAL BANK OF COMMERCE

Duplicate Indefeasible Title

NONE OUTSTANDING

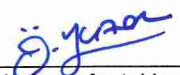
Transfers

NONE

Pending Applications

NONE

This is Exhibit "E" referred to in the affidavit of
Janine Williams sworn before me at Vancouver,
British Columbia, this 11 day of May, 2022.


A Commissioner for taking Affidavits
within British Columbia.

TITLE SEARCH PRINT

619

2021-10-25, 15:52:38

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$320000

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	CA4989601 BA111726
Application Received	2016-02-16
Application Entered	2016-02-18
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FERNANDO MARCELINO DUTRA DE SOUSA, SELF-EMPLOYED 106 - 3925 KINGSWAY BURNABY, BC V5H 3Y7
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-262-939 STRATA LOT 2 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

620

2021-10-25, 15:52:39

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$394230

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716214
From Title Number	WX2117661
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-262-947
Legal Description:	STRATA LOT 3 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

621

2021-10-25, 15:52:39

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$ 140000

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	BW200918 BN169035
Application Received	2004-05-12
Application Entered	2004-05-27
Registered Owner in Fee Simple Registered Owner/Mailing Address:	CARMELIA MARIA DA SILVA, HOMEMAKER 108 - 3925 KINGSWAY BURNABY, BC V5H 3Y7
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-262-963 STRATA LOT 4 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

622

2021-10-25, 15:52:39

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$ 171000

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA1140650
From Title Number	BF324386
Application Received	2009-06-09
Application Entered	2009-06-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	HON-CHING RUDOLPH CHENG, BUSINESS ANALYST 109-3925 KINGSWAY BURNABY, BC V5H 3Y7
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-262-971
Legal Description:	STRATA LOT 5 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

623

2021-10-25, 15:52:39

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$484030

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716215
From Title Number	WX2117662
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-262-980
Legal Description:	STRATA LOT 6 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

624

2022-03-17, 15:32:06

File Reference: 39565-160191

Requestor: Krystal Wong

Declared Value \$456000

****CURRENT AND CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** CA7453017
From Title Number CA4813546**Application Received** 2019-04-17**Application Entered** 2019-06-03**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: 1161359 BC LTD., INC.NO. BC1161359
1130-1185 GEORGIA ST W
VANCOUVER, BC
V6E 4E6**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-262-998
Legal Description:
STRATA LOT 7 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE

TITLE SEARCH PRINT

File Reference: 39565-160191

Declared Value \$456000

2022-03-17, 15:32:06

Requestor: Krystal Wong

Charges, Liens and Interests

Nature:	MORTGAGE
Registration Number:	CA7467880
Registration Date and Time:	2019-04-26 18:25
Registered Owner:	GENESIS MORTGAGE INVESTMENT CORP. INCORPORATION NO. BC0952821
Transfer Number:	CA7467880 TRANSFERRED TO CA9108523
Registered Owner:	HNK LENDING LTD. INCORPORATION NO. A0117279
Transfer Number:	CA9108523
Remarks:	INTER ALIA EXTENDED BY CA7603813
Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA7467881
Registration Date and Time:	2019-04-26 18:25
Registered Owner:	GENESIS MORTGAGE INVESTMENT CORP. INCORPORATION NO. BC0952821
Transfer Number:	CA7467881 TRANSFERRED TO CA9108524
Registered Owner:	HNK LENDING LTD. INCORPORATION NO. A0117279
Transfer Number:	CA9108524
Remarks:	INTER ALIA EXTENDED BY BB3059359
Nature:	JUDGMENT
Registration Number:	CA7736273
Registration Date and Time:	2019-09-09 11:17
Registered Owner:	RICHARD JOHN HUI
Transfer Number:	CA7736273 TRANSFERRED TO CA9342997
Registered Owner:	KULWANT CHAUHAN HARPREET CHAUHAN NEELUJEET CHAUHAN
Transfer Number:	CA9342997
Remarks:	INTER ALIA RENEWED BY CA9343042
Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CA7871227
Registration Date and Time:	2019-11-15 11:32
Registered Owner:	THE OWNERS, STRATA NW289
Cancelled By:	CA8115133
Cancelled Date:	2020-03-31

TITLE SEARCH PRINT

2022-03-17, 15:32:06

File Reference: 39565-160191

Requestor: Krystal Wong

Declared Value \$456000

Nature: JUDGMENT
Registration Number: CA7909159
Registration Date and Time: 2019-12-04 12:35
Registered Owner: ANDREW HING CHUEN LEE
EXECUTOR OF THE WILL OF FONG KIU LEE, DECEASED, SEE
CA7909159
Remarks: INTER ALIA
Cancelled By: CA9744405
Cancelled Date: 2022-02-25

Nature: JUDGMENT
Registration Number: CA7954787
Registration Date and Time: 2019-12-30 14:35
Registered Owner: 1162037 B.C. LTD.
INCORPORATION NO. BC1162037
Remarks: INTER ALIA
RENEWED BY CA9607109

Nature: CLAIM OF BUILDERS LIEN
Registration Number: CA8105199
Registration Date and Time: 2020-03-25 13:03
Registered Owner: COMMUNITY FIRE PREVENTION LTD.
INCORPORATION NO. 0510146
Remarks: INTER ALIA
Cancelled By: CA8188265
Cancelled Date: 2020-05-13

Nature: MORTGAGE
Registration Number: CA8163849
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA8163850
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

TITLE SEARCH PRINT

2022-03-17, 15:32:06

File Reference: 39565-160191

Requestor: Krystal Wong

Declared Value \$456000

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: CA8358866
 Registration Date and Time: 2020-08-13 09:37
 Registered Owner: GENESIS MORTGAGE INVESTMENT CORP.
 INCORPORATION NO. BC0952821
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CA8900660
 Registration Date and Time: 2021-04-07 13:12
 Registered Owner: WEST FIVE ENTERPRISES LTD.
 INCORPORATION NO. BC1124917
 Remarks: INTER ALIA

Nature: JUDGMENT
 Registration Number: CA9343042
 Registration Date and Time: 2021-09-08 11:49
 Registered Owner: KULWANT CHAUHAN
 HARPREET CHAUHAN
 NEELUJEET CHAUHAN
 Remarks: INTER ALIA
 RENEWAL OF CA7736273

Nature: TAX SALE NOTICE
 Registration Number: CA9388963
 Registration Date and Time: 2021-09-27 17:28

Nature: JUDGMENT
 Registration Number: CA9607109
 Registration Date and Time: 2021-12-23 09:44
 Registered Owner: 1162037 B.C. LTD.
 INCORPORATION NO. BC1162037
 Remarks: INTER ALIA
 RENEWAL OF CA7954787

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

PARCEL IDENTIFIER (PID): 001-262-998

SHORT LEGAL DESCRIPTION:S/NWS289/////7

MARG:

TAXATION AUTHORITY:

1 Burnaby, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 7 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN NWS289

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

COMMON PROPERTY SEARCH PRINT

629

2022-03-17, 15:32:07

File Reference: 39565-160191

Requestor: Krystal Wong

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
 Common Property Strata Plan	 NWS289
Transfers	NONE
Legal Notations	NONE
Charges, Liens and Interests	NONE
Corrections	NONE
Miscellaneous Notes:	NONE

TITLE SEARCH PRINT

630

2021-10-25, 15:52:40

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$210000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** CA5381881
From Title Number CA922480**Application Received** 2016-07-28**Application Entered** 2016-08-02**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: RICKY HEE MENG LAI, OWNER
112 - 3925 KINGSWAY
BURNABY, BC
V5H 3Y7**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-263-005
Legal Description:
STRATA LOT 8 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests**
Nature: MORTGAGE
Registration Number: CA5381882
Registration Date and Time: 2016-07-28 18:55
Registered Owner: THE BANK OF NOVA SCOTIA**Duplicate Indefeasible Title** NONE OUTSTANDING**Transfers** NONE

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$210000

2021-10-25, 15:52:40

Requestor: Nikka Borja

Pending Applications

NONE

TITLE SEARCH PRINT

632

2021-10-25, 15:52:40

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$ 66000

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

Land Title Office

NEW WESTMINSTER

NEW WESTMINSTER

Title Number

From Title Number

BR186205

BN286360

Application Received

2001-07-25

Application Entered

2001-07-27

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

PIA FACCIO, BUSINESSWOMAN
685 PLEASANT PARK
OTTAWA, ONTARIO
K1G 1Y3**Taxation Authority**

Burnaby, City of

Description of Land

Parcel Identifier:

000-938-530

Legal Description:

STRATA LOT 9 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN
PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON
FORM 1**Legal Notations**

NONE

Charges, Liens and Interests

NONE

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

TITLE SEARCH PRINT

633

2022-03-17, 15:32:06

File Reference: 39565-160191

Requestor: Krystal Wong

Declared Value \$602000

****CURRENT AND CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** CA7453018
From Title Number CA2388338**Application Received** 2019-04-17**Application Entered** 2019-04-29**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: 1161359 BC LTD., INC.NO. BC1161359
1130-1185 GEORGIA ST W
VANCOUVER, BC
V6E 4E6**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-263-013
Legal Description:
STRATA LOT 10 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests**
Nature: MORTGAGE
Registration Number: CA5452556
Registration Date and Time: 2016-08-25 14:58
Registered Owner: MCAP SERVICE CORPORATION
INCORPORATION NO. A69992
Cancelled By: CA7614278
Cancelled Date: 2019-07-10

TITLE SEARCH PRINT

File Reference: 39565-160191

Requestor: Krystal Wong

Declared Value \$602000

Nature: MORTGAGE
Registration Number: CA6614622
Registration Date and Time: 2018-02-07 10:28
Registered Owner: WESTMINSTER SAVINGS CREDIT UNION
INCORPORATION NO. FI 69
Cancelled By: CA7476773
Cancelled Date: 2019-05-01

Nature: MORTGAGE
Registration Number: CA7467880
Registration Date and Time: 2019-04-26 18:25
Registered Owner: GENESIS MORTGAGE INVESTMENT CORP.
INCORPORATION NO. BC0952821
Transfer Number: CA7467880 TRANSFERRED TO CA9108523
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9108523
Remarks: INTER ALIA
EXTENDED BY CA7603813

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7467881
Registration Date and Time: 2019-04-26 18:25
Registered Owner: GENESIS MORTGAGE INVESTMENT CORP.
INCORPORATION NO. BC0952821
Transfer Number: CA7467881 TRANSFERRED TO CA9108524
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9108524
Remarks: INTER ALIA
EXTENDED BY BB3059359

Nature: JUDGMENT
Registration Number: CA7736273
Registration Date and Time: 2019-09-09 11:17
Registered Owner: RICHARD JOHN HUI
Transfer Number: CA7736273 TRANSFERRED TO CA9342997
Registered Owner: KULWANT CHAUHAN
HARPREET CHAUHAN
NEELUJEET CHAUHAN
Transfer Number: CA9342997
Remarks: INTER ALIA
RENEWED BY CA9343042

TITLE SEARCH PRINT

635

2022-03-17, 15:32:06

File Reference: 39565-160191

Requestor: Krystal Wong

Declared Value \$602000

Nature: STRATA PROPERTY ACT LIEN
Registration Number: CA7871228
Registration Date and Time: 2019-11-15 11:32
Registered Owner: THE OWNERS, STRATA PLAN NW289
Cancelled By: CA8115134
Cancelled Date: 2020-03-31

Nature: JUDGMENT
Registration Number: CA7909159
Registration Date and Time: 2019-12-04 12:35
Registered Owner: ANDREW HING CHUEN LEE
EXECUTOR OF THE WILL OF FONG KIU LEE, DECEASED, SEE
CA7909159
Remarks: INTER ALIA
Cancelled By: CA9744405
Cancelled Date: 2022-02-25

Nature: JUDGMENT
Registration Number: CA7954787
Registration Date and Time: 2019-12-30 14:35
Registered Owner: 1162037 B.C. LTD.
INCORPORATION NO. BC1162037
Remarks: INTER ALIA
RENEWED BY CA9607109

Nature: CLAIM OF BUILDERS LIEN
Registration Number: CA8105199
Registration Date and Time: 2020-03-25 13:03
Registered Owner: COMMUNITY FIRE PREVENTION LTD.
INCORPORATION NO. 0510146
Remarks: INTER ALIA
Cancelled By: CA8188265
Cancelled Date: 2020-05-13

Nature: MORTGAGE
Registration Number: CA8163849
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

TITLE SEARCH PRINT

2022-03-17, 15:32:06

File Reference: 39565-160191

Requestor: Krystal Wong

Declared Value \$602000

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA8163850
 Registration Date and Time: 2020-04-29 17:51
 Registered Owner: 1076737 B.C. LTD.
 INCORPORATION NO. BC1076737
 Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: CA8358866
 Registration Date and Time: 2020-08-13 09:37
 Registered Owner: GENESIS MORTGAGE INVESTMENT CORP.
 INCORPORATION NO. BC0952821
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CA8900660
 Registration Date and Time: 2021-04-07 13:12
 Registered Owner: WEST FIVE ENTERPRISES LTD.
 INCORPORATION NO. BC1124917
 Remarks: INTER ALIA

Nature: JUDGMENT
 Registration Number: CA9343042
 Registration Date and Time: 2021-09-08 11:49
 Registered Owner: KULWANT CHAUHAN
 HARPREET CHAUHAN
 NEELUJEET CHAUHAN
 Remarks: INTER ALIA
 RENEWAL OF CA7736273

Nature: TAX SALE NOTICE
 Registration Number: CA9388968
 Registration Date and Time: 2021-09-27 17:29

Nature: JUDGMENT
 Registration Number: CA9607109
 Registration Date and Time: 2021-12-23 09:44
 Registered Owner: 1162037 B.C. LTD.
 INCORPORATION NO. BC1162037
 Remarks: INTER ALIA
 RENEWAL OF CA7954787

Duplicate Infeasible Title

NONE OUTSTANDING

Transfers

NONE

TITLE SEARCH PRINT

File Reference: 39565-160191

Declared Value \$602000

2022-03-17, 15:32:06

Requestor: Krystal Wong

Pending Applications

NONE

Corrections

NONE

PARCEL IDENTIFIER (PID): 001-263-013

SHORT LEGAL DESCRIPTION:S/NWS289/////10

MARG:

TAXATION AUTHORITY:

1 Burnaby, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 10 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN NWS289

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

COMMON PROPERTY SEARCH PRINT

639

2022-03-17, 15:32:07

File Reference: 39565-160191

Requestor: Krystal Wong

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
 Common Property Strata Plan	 NWS289
Transfers	NONE
Legal Notations	NONE
Charges, Liens and Interests	NONE
Corrections	NONE
Miscellaneous Notes:	NONE

TITLE SEARCH PRINT

640

2022-03-17, 15:32:07

File Reference: 39565-160191

Requestor: Krystal Wong

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	WX2117663 CA6752428
Application Received	2019-06-28
Application Entered	2019-07-18
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1161359 B.C. LTD., INC.NO. BC1161359 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-263-021 STRATA LOT 11 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	MORTGAGE CA6752674 2018-04-23 17:36 1076737 B.C. LTD. INCORPORATION NO. BC1076737 INTER ALIA

TITLE SEARCH PRINT

641

2022-03-17, 15:32:07

File Reference: 39565-160191

Requestor: Krystal Wong

Nature: ASSIGNMENT OF RENTS
Registration Number: CA6753240
Registration Date and Time: 2018-04-24 10:06
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA6769537
Registration Date and Time: 2018-04-30 16:44
Registered Owner: 1162143 B.C. LTD.
INCORPORATION NO. BC1162143
Transfer Number: CA6769537 TRANSFERRED TO CA7978675
Registered Owner: GC CAPITAL INC.
INCORPORATION NO. BC1162143
Transfer Number: CA7978675
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA6769538
Registration Date and Time: 2018-04-30 16:44
Registered Owner: 1162143 B.C. LTD.
INCORPORATION NO. BC1162143
Transfer Number: CA6769538 TRANSFERRED TO CA7978676
Registered Owner: GC CAPITAL INC.
INCORPORATION NO. BC1162143
Transfer Number: CA7978676
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA6769663
Registration Date and Time: 2018-04-30 17:50
Registered Owner: RICHARD JOHN HUI
Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN
Registration Number: CA7467661
Registration Date and Time: 2019-04-26 15:49
Registered Owner: THE OWNERS, STRATA PLAN NW289
Cancelled By: CA8115135
Cancelled Date: 2020-03-31

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA7540699
Registration Date and Time: 2019-06-04 15:04
Registered Owner: RICHARD JOHN HUI
Remarks: INTER ALIA

TITLE SEARCH PRINT

2022-03-17, 15:32:07

File Reference: 39565-160191

Requestor: Krystal Wong

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: CA7562087
 Registration Date and Time: 2019-06-14 14:48
 Registered Owner: 1076737 B.C. LTD.
 Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: CA7654661
 Registration Date and Time: 2019-07-30 14:28
 Registered Owner: GC CAPITAL INC.
 INCORPORATION NO. BC1162143
 Remarks: INTER ALIA

Nature: JUDGMENT
 Registration Number: CA7736273
 Registration Date and Time: 2019-09-09 11:17
 Registered Owner: RICHARD JOHN HUI
 Transfer Number: CA7736273 TRANSFERRED TO CA9342997
 Registered Owner: KULWANT CHAUHAN
 HARPREET CHAUHAN
 NEELUJEET CHAUHAN
 Transfer Number: CA9342997
 Remarks: INTER ALIA
 RENEWED BY CA9343042

Nature: JUDGMENT
 Registration Number: CA7783069
 Registration Date and Time: 2019-10-01 11:27
 Registered Owner: THE OWNERS, STRATA PLAN NW289
 Remarks: INTER ALIA
Cancelled By: CA8059321
Cancelled Date: 2020-02-27

Nature: JUDGMENT
 Registration Number: CA7909159
 Registration Date and Time: 2019-12-04 12:35
 Registered Owner: ANDREW HING CHUEN LEE
 EXECUTOR OF THE WILL OF FONG KIU LEE, DECEASED, SEE
 CA7909159
 Remarks: INTER ALIA
Cancelled By: CA9744405
Cancelled Date: 2022-02-25

TITLE SEARCH PRINT

643

2022-03-17, 15:32:07

File Reference: 39565-160191

Requestor: Krystal Wong

Nature: JUDGMENT
Registration Number: CA7954787
Registration Date and Time: 2019-12-30 14:35
Registered Owner: 1162037 B.C. LTD.
INCORPORATION NO. BC1162037
Remarks: INTER ALIA
RENEWED BY CA9607109

Nature: JUDGMENT
Registration Number: CA8042787
Registration Date and Time: 2020-02-19 10:34
Registered Owner: GC CAPITAL INC.
INCORPORATION NO. BC1162143
Remarks: INTER ALIA

Nature: CLAIM OF BUILDERS LIEN
Registration Number: CA8105199
Registration Date and Time: 2020-03-25 13:03
Registered Owner: COMMUNITY FIRE PREVENTION LTD.
INCORPORATION NO. 0510146
Remarks: INTER ALIA
Cancelled By: CA8188265
Cancelled Date: 2020-05-13

Nature: STRATA PROPERTY ACT LIEN
Registration Number: CA8479939
Registration Date and Time: 2020-10-07 08:59
Registered Owner: THE OWNERS, STRATA NW289

Nature: JUDGMENT
Registration Number: CA8924371
Registration Date and Time: 2021-04-15 15:54
Registered Owner: GENESIS MORTGAGE INVESTMENT CORP.
INCORPORATION NO. BC0952821
Remarks: INTER ALIA

Nature: JUDGMENT
Registration Number: CA9343042
Registration Date and Time: 2021-09-08 11:49
Registered Owner: KULWANT CHAUHAN
HARPREET CHAUHAN
NEELUJEET CHAUHAN
Remarks: INTER ALIA
RENEWAL OF CA7736273

TITLE SEARCH PRINT

2022-03-17, 15:32:07

File Reference: 39565-160191

Requestor: Krystal Wong

Nature:	JUDGMENT
Registration Number:	CA9607109
Registration Date and Time:	2021-12-23 09:44
Registered Owner:	1162037 B.C. LTD. INCORPORATION NO. BC1162037
Remarks:	INTER ALIA RENEWAL OF CA7954787

Duplicate Indefeasible Title	NONE OUTSTANDING
-------------------------------------	------------------

Transfers	NONE
------------------	------

Pending Applications	NONE
-----------------------------	------

Corrections	NONE
--------------------	------

PARCEL IDENTIFIER (PID): 001-263-021

SHORT LEGAL DESCRIPTION:S/NWS289/////11

MARG:

TAXATION AUTHORITY:

1 Burnaby, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 11 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN NWS289

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

COMMON PROPERTY SEARCH PRINT

646

2022-03-17, 15:32:07

File Reference: 39565-160191

Requestor: Krystal Wong

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
 Common Property Strata Plan	 NWS289
Transfers	NONE
Legal Notations	NONE
Charges, Liens and Interests	NONE
Corrections	NONE
Miscellaneous Notes:	NONE

TITLE SEARCH PRINT

647

2021-10-25, 15:52:41

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$467400

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** CA7467872
From Title Number CA5425589**Application Received** 2019-04-26**Application Entered** 2019-05-08**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: 1184416 BC LTD., INC.NO. BC1184416
1130-1185 GEORGIA ST W
VANCOUVER, BC
V6E 4E6**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-263-030
Legal Description:
STRATA LOT 12 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests**
Nature: MORTGAGE
Registration Number: CA7467880
Registration Date and Time: 2019-04-26 18:25
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9108523
Remarks: INTER ALIA
EXTENDED BY CA7603813

TITLE SEARCH PRINT

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$467400

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7467881
Registration Date and Time: 2019-04-26 18:25
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9108524
Remarks: INTER ALIA
EXTENDED BY BB3059359

Nature: MORTGAGE
Registration Number: CA8163849
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA8163850
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA8358866
Registration Date and Time: 2020-08-13 09:37
Registered Owner: GENESIS MORTGAGE INVESTMENT CORP.
INCORPORATION NO. BC0952821
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA8900660
Registration Date and Time: 2021-04-07 13:12
Registered Owner: WEST FIVE ENTERPRISES LTD.
INCORPORATION NO. BC1124917
Remarks: INTER ALIA

Nature: TAX SALE NOTICE
Registration Number: CA9388970
Registration Date and Time: 2021-09-27 17:30

Duplicate Infeasible Title

NONE OUTSTANDING

Transfers

NONE

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$467400

2021-10-25, 15:52:41

Requestor: Nikka Borja

Pending Applications

NONE

TITLE SEARCH PRINT

650

2022-03-28, 08:33:15

File Reference: 39565-160191

Requestor: Nikka Borja

Declared Value \$209800

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	CA4595504 BW495209
Application Received	2015-08-10
Application Entered	2015-08-13
Registered Owner in Fee Simple Registered Owner/Mailing Address:	MARK WILLIAM LOUTTIT, ELECTRICAL ENGINEER SARAH KINUKO LOUTTIT, HOMEMAKER 118 3925 KINGSWAY BURNABY, BC V5H 3Y7 AS JOINT TENANTS
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-263-048 STRATA LOT 13 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

651

2021-10-25, 15:52:41

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$463030

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716216
From Title Number	WX2117664
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-056
Legal Description:	STRATA LOT 14 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

652

2022-03-21, 14:49:32

File Reference: 39565-160191

Requestor: Nikka Borja

Declared Value \$499900

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	CA9761692 BK298789
Application Received	2022-03-03
Application Entered	2022-03-17
Registered Owner in Fee Simple Registered Owner/Mailing Address:	BARRY DOUGLAS WATSON 130 DEWDNEY CRESCENT PENTICTON, BC V2A 7Z6 ADMINISTRATOR OF THE ESTATE OF KENNETH JOHN WATSON, DECEASED, SEE CA9761692
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-263-064 STRATA LOT 15 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

653

2021-10-25, 15:52:41

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$ 184000

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA1401080
From Title Number	AC163730
Application Received	2009-12-22
Application Entered	2010-01-04
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	LI PING DUAN, ACCOUNTING ANALYST 102 - 3925 KINGSWAY BURNABY, BC V5H 3Y7
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-081
Legal Description:	STRATA LOT 16 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

654

2021-10-25, 15:52:42

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$148500

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	CA3395591 BB129747
Application Received	2013-10-09
Application Entered	2013-10-22
Registered Owner in Fee Simple Registered Owner/Mailing Address:	NORMAN VICTOR LEECH, FIRST NATIONS TECHNOLOGY COUNCIL #103 - 3925 KINGSWAY BURNABY, BC V5H 3Y7
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	000-859-389 STRATA LOT 17 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA9188453 2021-07-14 12:52 THE TORONTO-DOMINION BANK
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$148500

Pending Applications

655

NONE

2021-10-25, 15:52:42

Requestor: Nikka Borja

TITLE SEARCH PRINT

656

2021-10-25, 15:52:42

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$ 262000

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

Land Title Office

NEW WESTMINSTER

NEW WESTMINSTER

Title Number

From Title Number

CA1984394

BB628964

Application Received

2011-04-26

Application Entered

2011-05-03

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

ROLANDO VINAS DIZON, HOTEL WORKER
NARCISA DIZON, CUSTOMER SERVICE
104-3925 KINGSWAY
BURNABY, BC
V5H 3Y7
AS JOINT TENANTS

Taxation Authority

Burnaby, City of

Description of Land

Parcel Identifier:

000-739-979

Legal Description:

STRATA LOT 18 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY
IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
SHOWN ON FORM 1

Legal Notations

NONE

Charges, Liens and Interests

Nature:

MORTGAGE

Registration Number:

CA1984395

Registration Date and Time:

2011-04-26 11:46

Registered Owner:

ROYAL BANK OF CANADA

Duplicate Infeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

TITLE SEARCH PRINT

2021-10-25, 15:52:42

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$ 114000

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	BK324766
From Title Number	BK44670
Application Received	1996-10-11
Application Entered	1996-10-25
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	NICHOLAS GEORGE KARAMOUZOS, LOT ATTENDANT MARIA KARAMOUZOS, HOMEMAKER #205-3925 KINGSWAY BURNABY, BC V5H 3Y7 AS JOINT TENANTS
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-099
Legal Description:	STRATA LOT 19 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

658

2021-10-25, 15:52:42

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$460000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** CA6948253
From Title Number CA4697004**Application Received** 2018-07-23**Application Entered** 2018-07-25**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: CUI MING CHEN, HOUSEWIFE
#206-3925 KINGSWAY
BURNABY, BC
V5H 3Y7**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-263-102
Legal Description:
STRATA LOT 20 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests** NONE**Duplicate Indefeasible Title** NONE OUTSTANDING**Transfers** NONE**Pending Applications** NONE

TITLE SEARCH PRINT

659

2021-10-25, 15:52:42

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$399000

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	CA7817882 CA7789709
Application Received	2019-10-18
Application Entered	2019-11-13
Registered Owner in Fee Simple Registered Owner/Mailing Address:	YANKUI WANG, MASSAGE THERAPIST 302 5565 INMAN AVENUE BURNABY, BC V5H 2M2 AS TO AN UNDIVIDED 1/100 INTEREST
Registered Owner/Mailing Address:	XIN TIAN, ELECTRICIAN 207 3925 KINGSWAY BURNABY, BC V5H 3Y7 AS TO AN UNDIVIDED 99/100 INTEREST
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-263-111 STRATA LOT 21 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING

660

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$399000

2021-10-25, 15:52:42

Requestor: Nikka Borja

Transfers

NONE

Pending Applications

NONE

TITLE SEARCH PRINT

661

2022-01-11, 15:17:22

File Reference: 39656-160191

Requestor: Nikka Borja

Declared Value \$518100

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	CA9603740 CA9564483
Application Received	2021-12-22
Application Entered	2022-01-11
Registered Owner in Fee Simple Registered Owner/Mailing Address:	MARIA DA NATIVIDADE ALMEIDA, RETIRED #208 - 3925 KINGSWAY BURNABY, BC V5H 3Y7
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-263-137 STRATA LOT 22 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

662

2021-10-25, 15:52:43

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$545000

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	CA8007604 BR283905
Application Received	2020-01-29
Application Entered	2020-02-05
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1237765 B.C. LTD., INC.NO. BC1237765 268 - 8191 WESTMINSTER HIGHWAY RICHMOND, BC V6X 1A7
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-263-145 STRATA LOT 23 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	MORTGAGE CA8007956 2020-01-29 16:53 BAYFIELD MORTGAGE INVESTMENT CORP. INCORPORATION NO. BC1235442 INTER ALIA

TITLE SEARCH PRINT

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$545000

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA8007957
Registration Date and Time:	2020-01-29 16:53
Registered Owner:	BAYFIELD MORTGAGE INVESTMENT CORP. INCORPORATION NO. BC1235442
Remarks:	INTER ALIA

Duplicate Indefeasible Title	NONE OUTSTANDING
-------------------------------------	------------------

Transfers	NONE
------------------	------

Pending Applications	NONE
-----------------------------	------

TITLE SEARCH PRINT

664

2021-10-25, 15:52:43

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$489030

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716217
From Title Number	WX2117666
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-153
Legal Description:	STRATA LOT 24 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

665

2021-10-25, 15:52:43

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$408530

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716218
From Title Number	WX2117667
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-161
Legal Description:	STRATA LOT 25 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

666

2021-10-25, 15:52:43

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$426730

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716219
From Title Number	WX2117668
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-170
Legal Description:	STRATA LOT 26 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

667

2021-10-25, 15:52:43

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$ 66000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** BR186405
From Title Number BF62576**Application Received** 2001-07-25**Application Entered** 2001-07-27**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: JU-SHAN CHIANG, SALESMAN
FLORA FU, TRAVEL CONSULTANT
214 3925 KINGSWAY
BURNABY, BC
V5H 3Y7
AS JOINT TENANTS**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-263-188
Legal Description:
STRATA LOT 27 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests** NONE**Duplicate Indefeasible Title** NONE OUTSTANDING**Transfers** NONE**Pending Applications** NONE

TITLE SEARCH PRINT

668

2021-10-25, 15:52:43

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$558730

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

Land Title Office

NEW WESTMINSTER

NEW WESTMINSTER

Title Number

From Title Number

CA8716220

WX2117669

Application Received

2021-01-19

Application Entered

2021-03-12

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

1276331 B.C. LTD., INC.NO. 1276331
2233 WEST 35TH AVENUE
VANCOUVER, BC
V6M 1J4**Taxation Authority**

Burnaby, City of

Description of Land

Parcel Identifier:

001-263-196

Legal Description:

STRATA LOT 28 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN
NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE
UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**Legal Notations**

NONE

Charges, Liens and Interests

NONE

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

TITLE SEARCH PRINT

669

2021-10-25, 15:52:43

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$630500

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** CA7467864
From Title Number CA2617676**Application Received** 2019-04-26**Application Entered** 2019-05-08**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: 1184414 BC LTD., INC.NO. BC1184414
1130-1185 GEORGIA ST W
VANCOUVER, BC
V6E 4E6**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-263-200
Legal Description:
STRATA LOT 29 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests**
Nature: MORTGAGE
Registration Number: CA7467880
Registration Date and Time: 2019-04-26 18:25
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9108523
Remarks: INTER ALIA
EXTENDED BY CA7603813

TITLE SEARCH PRINT

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$630500

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7467881
Registration Date and Time: 2019-04-26 18:25
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9108524
Remarks: INTER ALIA
EXTENDED BY BB3059359

Nature: MORTGAGE
Registration Number: CA8163849
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA8163850
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA8358866
Registration Date and Time: 2020-08-13 09:37
Registered Owner: GENESIS MORTGAGE INVESTMENT CORP.
INCORPORATION NO. BC0952821
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA8900660
Registration Date and Time: 2021-04-07 13:12
Registered Owner: WEST FIVE ENTERPRISES LTD.
INCORPORATION NO. BC1124917
Remarks: INTER ALIA

Nature: TAX SALE NOTICE
Registration Number: CA9388972
Registration Date and Time: 2021-09-27 17:30

Duplicate Infeasible Title

NONE OUTSTANDING

Transfers

NONE

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$630500

2021-10-25, 15:52:43

Requestor: Nikka Borja

Pending Applications

NONE

TITLE SEARCH PRINT

672

2022-03-17, 10:49:34

File Reference: 39565-160191

Requestor: Nikka Borja

Declared Value \$460000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** CA7453019
From Title Number CA4516058**Application Received** 2019-04-17**Application Entered** 2019-04-23**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: 1161359 BC LTD., INC.NO. BC1161359
1234 WEST 41ST AVENUE
VANCOUVER, BC
V6M 1X2**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-263-218
Legal Description:
STRATA LOT 30 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests**
Nature: MORTGAGE
Registration Number: CA7467880
Registration Date and Time: 2019-04-26 18:25
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9108523
Remarks: INTER ALIA
EXTENDED BY CA7603813

TITLE SEARCH PRINT

File Reference: 39565-160191

Declared Value \$460000

2022-03-17, 10:49:34

Requestor: Nikka Borja

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7467881
Registration Date and Time: 2019-04-26 18:25
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9108524
Remarks: INTER ALIA
EXTENDED BY BB3059359

Nature: JUDGMENT
Registration Number: CA7736273
Registration Date and Time: 2019-09-09 11:17
Registered Owner: KULWANT CHAUHAN
HARPREET CHAUHAN
NEELUJEET CHAUHAN
Transfer Number: CA9342997
Remarks: INTER ALIA
RENEWED BY CA9343042

Nature: JUDGMENT
Registration Number: CA7954787
Registration Date and Time: 2019-12-30 14:35
Registered Owner: 1162037 B.C. LTD.
INCORPORATION NO. BC1162037
Remarks: INTER ALIA
RENEWED BY CA9607109

Nature: MORTGAGE
Registration Number: CA8163849
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA8163850
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 39565-160191

Declared Value \$460000

2022-03-17, 10:49:34

Requestor: Nikka Borja

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: CA8358866
 Registration Date and Time: 2020-08-13 09:37
 Registered Owner: GENESIS MORTGAGE INVESTMENT CORP.
 INCORPORATION NO. BC0952821
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CA8900660
 Registration Date and Time: 2021-04-07 13:12
 Registered Owner: WEST FIVE ENTERPRISES LTD.
 INCORPORATION NO. BC1124917
 Remarks: INTER ALIA

Nature: JUDGMENT
 Registration Number: CA9343042
 Registration Date and Time: 2021-09-08 11:49
 Registered Owner: KULWANT CHAUHAN
 HARPREET CHAUHAN
 NEELUJEET CHAUHAN
 Remarks: INTER ALIA
 RENEWAL OF CA7736273

Nature: TAX SALE NOTICE
 Registration Number: CA9388974
 Registration Date and Time: 2021-09-27 17:31

Nature: JUDGMENT
 Registration Number: CA9607109
 Registration Date and Time: 2021-12-23 09:44
 Registered Owner: 1162037 B.C. LTD.
 INCORPORATION NO. BC1162037
 Remarks: INTER ALIA
 RENEWAL OF CA7954787

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

675

2021-10-25, 15:52:44

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$313000

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	CA5140986 BL226075
Application Received	2016-04-28
Application Entered	2016-05-05
Registered Owner in Fee Simple Registered Owner/Mailing Address:	AMAR SINGH BHATIA, JANITOR NARANJAN KAUR BHATIA, KITCHEN HELPER #218 - 3925 KINGSWAY BURNABY, BC V5H 3Y7 AS JOINT TENANTS
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-263-226 STRATA LOT 31 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA5140987 2016-04-28 10:50 SCOTIA MORTGAGE CORPORATION INCORPORATION NO. A0085153
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$313000

2021-10-25, 15:52:44

Requestor: Nikka Borja

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$ 95000

2021-10-25, 15:52:44

Requestor: Nikka Borja

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	BR284591
From Title Number	BN275509
Application Received	2001-10-26
Application Entered	2001-11-01
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	PHUNG KIM VUONG, PRODUCTION LINE WORKER TUONG LAM, ASSEMBLER #219 3925 KINGSWAY BURNABY, BC V5H 3Y7 AS JOINT TENANTS
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-234
Legal Description:	STRATA LOT 32 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

678

2021-10-25, 15:52:44

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$ 257000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** BB694134
From Title Number BA100284**Application Received** 2008-08-05**Application Entered** 2008-08-13**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: MONICA PAOLA ALIAGA, HOMEMAKER
201 - 3925 KINGSWAY
BURNABY, BC
V5H 3Y7**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-263-242
Legal Description:
STRATA LOT 33 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests**
Nature: MORTGAGE
Registration Number: BB694135
Registration Date and Time: 2008-08-05 13:11
Registered Owner: THE TORONTO-DOMINION BANK

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$ 257000

2021-10-25, 15:52:44

Requestor: Nikka Borja

Nature:	MORTGAGE
Registration Number:	CA5172724
Registration Date and Time:	2016-05-10 14:29
Registered Owner:	WESTWARD MORTGAGE LTD. INCORPORATION NO. BC0933768

Duplicate Indefeasible Title	NONE OUTSTANDING
-------------------------------------	------------------

Transfers	NONE
------------------	------

Pending Applications	NONE
-----------------------------	------

TITLE SEARCH PRINT

680

2021-10-25, 15:52:44

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$429230

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716221
From Title Number	WX2117665
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-251
Legal Description:	STRATA LOT 34 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

681

2021-10-25, 15:52:44

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$ 148000

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	BX377455 BY205974E
Application Received	2005-09-30
Application Entered	2005-10-07
Registered Owner in Fee Simple Registered Owner/Mailing Address:	MARCELINO LOPES DE SOUSA, CONSTRUCTION WORKER OLGA MARIA DUTRA DE SOUSA, DIETICIAN 5507 WOODSWORTH STREET BURNABY, BC V5G 4M3 AS JOINT TENANTS
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-263-269 STRATA LOT 35 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

682

2021-10-25, 15:52:45

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$610000

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	CA8007614 CA4016317
Application Received	2020-01-29
Application Entered	2020-01-31
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1237765 B.C. LTD., INC.NO. BC1237765 268 - 8191 WESTMINSTER HIGHWAY RICHMOND, BC V6X 1A7
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-263-277 STRATA LOT 36 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	MORTGAGE CA8007956 2020-01-29 16:53 BAYFIELD MORTGAGE INVESTMENT CORP. INCORPORATION NO. BC1235442 INTER ALIA

TITLE SEARCH PRINT

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$610000

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA8007957
Registration Date and Time:	2020-01-29 16:53
Registered Owner:	BAYFIELD MORTGAGE INVESTMENT CORP. INCORPORATION NO. BC1235442
Remarks:	INTER ALIA

Duplicate Indefeasible Title	NONE OUTSTANDING
-------------------------------------	------------------

Transfers	NONE
------------------	------

Pending Applications	NONE
-----------------------------	------

TITLE SEARCH PRINT

684

2021-10-25, 15:52:45

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$604000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** CA7467870
From Title Number CA3228972**Application Received** 2019-04-26**Application Entered** 2019-05-08**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: 1184413 BC LTD., INC.NO. BC1184413
1130-1185 WEST GEORGIA STREET
VANCOUVER, BC
V6J 4H1**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-263-285
Legal Description:
STRATA LOT 37 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests**
Nature: MORTGAGE
Registration Number: CA7467880
Registration Date and Time: 2019-04-26 18:25
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9108523
Remarks: INTER ALIA
EXTENDED BY CA7603813

TITLE SEARCH PRINT

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$604000

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7467881
Registration Date and Time: 2019-04-26 18:25
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9108524
Remarks: INTER ALIA
EXTENDED BY BB3059359

Nature: MORTGAGE
Registration Number: CA8163849
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA8163850
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA8358866
Registration Date and Time: 2020-08-13 09:37
Registered Owner: GENESIS MORTGAGE INVESTMENT CORP.
INCORPORATION NO. BC0952821
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA8900660
Registration Date and Time: 2021-04-07 13:12
Registered Owner: WEST FIVE ENTERPRISES LTD.
INCORPORATION NO. BC1124917
Remarks: INTER ALIA

Nature: TAX SALE NOTICE
Registration Number: CA9388979
Registration Date and Time: 2021-09-27 17:33

Duplicate Infeasible Title

NONE OUTSTANDING

Transfers

NONE

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$604000

2021-10-25, 15:52:45

Requestor: Nikka Borja

Pending Applications

NONE

TITLE SEARCH PRINT

687

2021-10-25, 15:52:45

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$ 177000

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA321548
From Title Number	BV4034
Application Received	2006-11-02
Application Entered	2006-11-07
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	LUALHATI ONGKEKO CRISOSTOMO, SECRETARY #306 - 3925 KINGSWAY BURNABY, BC V5H 3Y7
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-293
Legal Description:	STRATA LOT 38 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	CA3784365
Registration Date and Time:	2014-06-17 16:05
Registered Owner:	ROYAL BANK OF CANADA
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

688

2021-10-25, 15:52:45

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$402230

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716222
From Title Number	WX2117672
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	000-613-754
Legal Description:	STRATA LOT 39 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

689

2021-10-25, 15:52:45

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$ 110000

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	BT140330 BH207098
Application Received	2002-04-29
Application Entered	2002-05-02
Registered Owner in Fee Simple Registered Owner/Mailing Address:	RICHARD RAYMOND RAVENSBERGEN, GARDENER DAWN MARIE RAVENSBERGEN, GARDENER #308 - 3925 KINGSWAY BURNABY, BC V5H 3H7 AS JOINT TENANTS
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-025-953 STRATA LOT 40 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

690

2021-10-25, 15:52:45

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$549230

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716223
From Title Number	WX2117673
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-307
Legal Description:	STRATA LOT 41 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

691

2021-10-25, 15:52:46

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$524030

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716224
From Title Number	WX2117674
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-315
Legal Description:	STRATA LOT 42 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

692

2021-10-25, 15:52:46

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$382530

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716225
From Title Number	WX2117675
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-323
Legal Description:	STRATA LOT 43 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

693

2021-10-25, 15:52:46

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$473100

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** CA7467865
From Title Number BV191081**Application Received** 2019-04-26**Application Entered** 2019-05-08**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: 1184414 BC LTD., INC.NO. BC1184414
1130-1185 GEORGIA ST W
VANCOUVER, BC
V6E 4E6**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-263-340
Legal Description:
STRATA LOT 44 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests**
Nature: MORTGAGE
Registration Number: CA7467880
Registration Date and Time: 2019-04-26 18:25
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9108523
Remarks: INTER ALIA
EXTENDED BY CA7603813

TITLE SEARCH PRINT

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$473100

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7467881
Registration Date and Time: 2019-04-26 18:25
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9108524
Remarks: INTER ALIA
EXTENDED BY BB3059359

Nature: MORTGAGE
Registration Number: CA8163849
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA8163850
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA8358866
Registration Date and Time: 2020-08-13 09:37
Registered Owner: GENESIS MORTGAGE INVESTMENT CORP.
INCORPORATION NO. BC0952821
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA8900660
Registration Date and Time: 2021-04-07 13:12
Registered Owner: WEST FIVE ENTERPRISES LTD.
INCORPORATION NO. BC1124917
Remarks: INTER ALIA

Nature: TAX SALE NOTICE
Registration Number: CA9388981
Registration Date and Time: 2021-09-27 17:34

Duplicate Infeasible Title

NONE OUTSTANDING

Transfers

NONE

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$473100

2021-10-25, 15:52:46

Requestor: Nikka Borja

Pending Applications

NONE

TITLE SEARCH PRINT

696

2021-10-25, 15:52:46

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$382530

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716226
From Title Number	WX2117676
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-358
Legal Description:	STRATA LOT 45 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

2021-10-25, 15:52:46

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$ 245000

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	BB1459419 CA1258115
Application Received	2010-03-26
Application Entered	2010-04-06
Registered Owner in Fee Simple Registered Owner/Mailing Address:	YUK FAR CHEUNG, PRACTITIONER OF TRADITIONAL CHINESE MEDICINE YIN ON CHEUNG, RETIRED #315 3925 KINGSWAY BURNABY, BC V5H 3Y7 AS JOINT TENANTS
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-263-366 STRATA LOT 46 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

698

2021-10-25, 15:52:46

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$649800

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** CA7453020
From Title Number BW296011**Application Received** 2019-04-17**Application Entered** 2019-04-23**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: 1184413 BC LTD., INC.NO. BC1184413
1130-1185 GEORGIA ST W
VANCOUVER, BC
V6E 4E6**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-263-374
Legal Description:
STRATA LOT 47 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests**
Nature: MORTGAGE
Registration Number: CA7467880
Registration Date and Time: 2019-04-26 18:25
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9108523
Remarks: INTER ALIA
EXTENDED BY CA7603813

TITLE SEARCH PRINT

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$649800

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7467881
Registration Date and Time: 2019-04-26 18:25
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9108524
Remarks: INTER ALIA
EXTENDED BY BB3059359

Nature: MORTGAGE
Registration Number: CA8163849
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA8163850
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA8358866
Registration Date and Time: 2020-08-13 09:37
Registered Owner: GENESIS MORTGAGE INVESTMENT CORP.
INCORPORATION NO. BC0952821
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA8900660
Registration Date and Time: 2021-04-07 13:12
Registered Owner: WEST FIVE ENTERPRISES LTD.
INCORPORATION NO. BC1124917
Remarks: INTER ALIA

Nature: TAX SALE NOTICE
Registration Number: CA9388982
Registration Date and Time: 2021-09-27 17:34

Duplicate Infeasible Title

NONE OUTSTANDING

Transfers

NONE

700

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$649800

2021-10-25, 15:52:46

Requestor: Nikka Borja

Pending Applications

NONE

TITLE SEARCH PRINT

701

2021-10-25, 15:52:47

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$453230

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716227
From Title Number	WX2117677
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-382
Legal Description:	STRATA LOT 48 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

702

2022-01-04, 12:02:46

File Reference: 39565-160191

Requestor: Nikka Borja

Declared Value \$ 105500

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	BT65562 BY175941E
Application Received	2002-02-26
Application Entered	2002-02-28
Registered Owner in Fee Simple Registered Owner/Mailing Address:	GARY LUCIEN DREES, LETTER CARRIER 318 - 3925 KINGSWAY BURNABY, BC V5H 3Y7
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-263-391 STRATA LOT 49 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA9604816 2021-12-22 13:23 THE TORONTO-DOMINION BANK
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

File Reference: 39565-160191

Declared Value \$ 105500

2022-01-04, 12:02:46

Requestor: Nikka Borja

Pending Applications

NONE

TITLE SEARCH PRINT

704

2021-10-25, 15:52:47

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$42000 1/2V

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	AC120059
From Title Number	X70947E
Application Received	1989-05-17
Application Entered	1989-05-29
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	THOMAS PATRICK FLEMING, PERSONNEL SUPERVISOR SUITE 319-3925 KINGSWAY BURNABY, BC V5H 3Y7
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	000-564-885
Legal Description:	STRATA LOT 50 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	BK215117
Registration Date and Time:	1996-07-09 12:25
Registered Owner:	BANK OF MONTREAL
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

705

2022-03-17, 15:32:07

File Reference: 39565-160191

Requestor: Krystal Wong

Declared Value \$588500

****CURRENT AND CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** CA7467869
From Title Number CA2071149**Application Received** 2019-04-26**Application Entered** 2019-05-08**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: 1161359 BC LTD., INC.NO. BC1161359
1130 1185 WEST GEORGIA STREET
VANCOUVER, BC
V6E 4E6**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-263-404
Legal Description:
STRATA LOT 51 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests**
Nature: MORTGAGE
Registration Number: CA6054599
Registration Date and Time: 2017-06-08 14:05
Registered Owner: THE TORONTO-DOMINION BANK
Cancelled By: CA8164164
Cancelled Date: 2020-04-29

TITLE SEARCH PRINT

706

2022-03-17, 15:32:07

File Reference: 39565-160191

Requestor: Krystal Wong

Declared Value \$588500

Nature: MORTGAGE
Registration Number: CA7467880
Registration Date and Time: 2019-04-26 18:25
Registered Owner: GENESIS MORTGAGE INVESTMENT CORP.
INCORPORATION NO. BC0952821
Transfer Number: CA7467880 TRANSFERRED TO CA9108523
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9108523
Remarks: INTER ALIA
EXTENDED BY CA7603813

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7467881
Registration Date and Time: 2019-04-26 18:25
Registered Owner: GENESIS MORTGAGE INVESTMENT CORP.
INCORPORATION NO. BC0952821
Transfer Number: CA7467881 TRANSFERRED TO CA9108524
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9108524
Remarks: INTER ALIA
EXTENDED BY BB3059359

Nature: JUDGMENT
Registration Number: CA7736273
Registration Date and Time: 2019-09-09 11:17
Registered Owner: RICHARD JOHN HUI
Transfer Number: CA7736273 TRANSFERRED TO CA9342997
Registered Owner: KULWANT CHAUHAN
HARPREET CHAUHAN
NEELUJEET CHAUHAN
Transfer Number: CA9342997
Remarks: INTER ALIA
RENEWED BY CA9343042

Nature: STRATA PROPERTY ACT LIEN
Registration Number: CA7871231
Registration Date and Time: 2019-11-15 11:32
Registered Owner: THE OWNERS, STRATA PLAN NW289
Cancelled By: CA8115154
Cancelled Date: 2020-03-31

TITLE SEARCH PRINT

File Reference: 39565-160191

Declared Value \$588500

2022-03-17, 15:32:07

Requestor: Krystal Wong

Nature: JUDGMENT
Registration Number: CA7909159
Registration Date and Time: 2019-12-04 12:35
Registered Owner: ANDREW HING CHUEN LEE
EXECUTOR OF THE WILL OF FONG KIU LEE, DECEASED, SEE
CA7909159
Remarks: INTER ALIA
Cancelled By: CA9744405
Cancelled Date: 2022-02-25

Nature: JUDGMENT
Registration Number: CA7954787
Registration Date and Time: 2019-12-30 14:35
Registered Owner: 1162037 B.C. LTD.
INCORPORATION NO. BC1162037
Remarks: INTER ALIA
RENEWED BY CA9607109

Nature: CLAIM OF BUILDERS LIEN
Registration Number: CA8105199
Registration Date and Time: 2020-03-25 13:03
Registered Owner: COMMUNITY FIRE PREVENTION LTD.
INCORPORATION NO. 0510146
Remarks: INTER ALIA
Cancelled By: CA8188265
Cancelled Date: 2020-05-13

Nature: MORTGAGE
Registration Number: CA8163849
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA8163850
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

TITLE SEARCH PRINT

708

2022-03-17, 15:32:07

File Reference: 39565-160191

Requestor: Krystal Wong

Declared Value \$588500

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA8358866
Registration Date and Time: 2020-08-13 09:37
Registered Owner: GENESIS MORTGAGE INVESTMENT CORP.
INCORPORATION NO. BC0952821
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA8900660
Registration Date and Time: 2021-04-07 13:12
Registered Owner: WEST FIVE ENTERPRISES LTD.
INCORPORATION NO. BC1124917
Remarks: INTER ALIA

Nature: JUDGMENT
Registration Number: CA9343042
Registration Date and Time: 2021-09-08 11:49
Registered Owner: KULWANT CHAUHAN
HARPREET CHAUHAN
NEELUJEET CHAUHAN
Remarks: INTER ALIA
RENEWAL OF CA7736273

Nature: TAX SALE NOTICE
Registration Number: CA9388975
Registration Date and Time: 2021-09-27 17:32

Nature: JUDGMENT
Registration Number: CA9607109
Registration Date and Time: 2021-12-23 09:44
Registered Owner: 1162037 B.C. LTD.
INCORPORATION NO. BC1162037
Remarks: INTER ALIA
RENEWAL OF CA7954787

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

PARCEL IDENTIFIER (PID): 001-263-404

SHORT LEGAL DESCRIPTION:S/NWS289/////51

MARG:

TAXATION AUTHORITY:

1 Burnaby, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 51 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN NWS289

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

COMMON PROPERTY SEARCH PRINT

710

2022-03-17, 15:32:07

File Reference: 39565-160191

Requestor: Krystal Wong

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
 Common Property Strata Plan	 NWS289
Transfers	NONE
Legal Notations	NONE
Charges, Liens and Interests	NONE
Corrections	NONE
Miscellaneous Notes:	NONE

TITLE SEARCH PRINT

711

2021-10-25, 15:52:47

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$440000

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	CA7603787 BA462253
Application Received	2019-07-04
Application Entered	2019-07-08
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1184416 B.C. LTD., INC.NO. BC1184416 1130 - 1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-263-421 STRATA LOT 52 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Transfer Number: Remarks:	MORTGAGE CA7603813 2019-07-04 16:51 HNK LENDING LTD. INCORPORATION NO. A0117279 CA9108525 INTER ALIA EXTENSION OF CA7467880

TITLE SEARCH PRINT

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$440000

Nature: ASSIGNMENT OF RENTS
Registration Number: BB3059359
Registration Date and Time: 2019-09-12 11:27
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9108526
Remarks: INTER ALIA
EXTENSION OF CA7467881

Nature: MORTGAGE
Registration Number: CA8163849
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA8163850
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA8358866
Registration Date and Time: 2020-08-13 09:37
Registered Owner: GENESIS MORTGAGE INVESTMENT CORP.
INCORPORATION NO. BC0952821
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA8900660
Registration Date and Time: 2021-04-07 13:12
Registered Owner: WEST FIVE ENTERPRISES LTD.
INCORPORATION NO. BC1124917
Remarks: INTER ALIA

Nature: TAX SALE NOTICE
Registration Number: CA9388978
Registration Date and Time: 2021-09-27 17:32

Duplicate Infeasible Title

NONE OUTSTANDING

Transfers

NONE

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$440000

2021-10-25, 15:52:47

Requestor: Nikka Borja

Pending Applications

NONE

TITLE SEARCH PRINT

714

2021-10-25, 15:52:47

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$402230

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716228
From Title Number	WX2117670
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-439
Legal Description:	STRATA LOT 53 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

715

2021-10-25, 15:52:48

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$505030

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716229
From Title Number	WX2117671
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-447
Legal Description:	STRATA LOT 54 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

716

2022-03-17, 10:48:07

File Reference: 39565-160191

Requestor: Nikka Borja

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** WX2117681
From Title Number CA6752429**Application Received** 2019-06-28**Application Entered** 2019-07-18**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: 1161359 B.C. LTD., INC.NO. BC1161359
1130-1185 WEST GEORGIA STREET
VANCOUVER, BC
V6E 4E6**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-263-455
Legal Description:
STRATA LOT 55 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests**
Nature: MORTGAGE
Registration Number: CA6752672
Registration Date and Time: 2018-04-23 17:36
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9727180
Remarks: INTER ALIA

TITLE SEARCH PRINT

717

2022-03-17, 10:48:07

File Reference: 39565-160191

Requestor: Nikka Borja

Nature: ASSIGNMENT OF RENTS
Registration Number: CA6752673
Registration Date and Time: 2018-04-23 17:36
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9727181
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA6769537
Registration Date and Time: 2018-04-30 16:44
Registered Owner: GC CAPITAL INC.
INCORPORATION NO. BC1162143
Transfer Number: CA7978675
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA6769538
Registration Date and Time: 2018-04-30 16:44
Registered Owner: GC CAPITAL INC.
INCORPORATION NO. BC1162143
Transfer Number: CA7978676
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA6769663
Registration Date and Time: 2018-04-30 17:50
Registered Owner: RICHARD JOHN HUI
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA7464280
Registration Date and Time: 2019-04-25 13:22
Registered Owner: 1048817 B.C. LTD.
INCORPORATION NO. BC1048817
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA7540699
Registration Date and Time: 2019-06-04 15:04
Registered Owner: RICHARD JOHN HUI
Remarks: INTER ALIA

TITLE SEARCH PRINT

718

2022-03-17, 10:48:07

File Reference: 39565-160191

Requestor: Nikka Borja

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA7654661
Registration Date and Time: 2019-07-30 14:28
Registered Owner: GC CAPITAL INC.
INCORPORATION NO. BC1162143
Remarks: INTER ALIA

Nature: JUDGMENT
Registration Number: CA7736273
Registration Date and Time: 2019-09-09 11:17
Registered Owner: KULWANT CHAUHAN
HARPREET CHAUHAN
NEELUJEET CHAUHAN
Transfer Number: CA9342997
Remarks: INTER ALIA
RENEWED BY CA9343042

Nature: JUDGMENT
Registration Number: CA7954787
Registration Date and Time: 2019-12-30 14:35
Registered Owner: 1162037 B.C. LTD.
INCORPORATION NO. BC1162037
Remarks: INTER ALIA
RENEWED BY CA9607109

Nature: JUDGMENT
Registration Number: CA8042787
Registration Date and Time: 2020-02-19 10:34
Registered Owner: GC CAPITAL INC.
INCORPORATION NO. BC1162143
Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN
Registration Number: CA8480140
Registration Date and Time: 2020-10-07 09:46
Registered Owner: THE OWNERS, STRATA NW289

Nature: JUDGMENT
Registration Number: CA8924371
Registration Date and Time: 2021-04-15 15:54
Registered Owner: GENESIS MORTGAGE INVESTMENT CORP.
INCORPORATION NO. BC0952821
Remarks: INTER ALIA

TITLE SEARCH PRINT

719

2022-03-17, 10:48:07

File Reference: 39565-160191

Requestor: Nikka Borja

Nature: JUDGMENT
Registration Number: CA9343042
Registration Date and Time: 2021-09-08 11:49
Registered Owner: KULWANT CHAUHAN
HARPREET CHAUHAN
NEELUJEET CHAUHAN
Remarks: INTER ALIA
RENEWAL OF CA7736273

Nature: JUDGMENT
Registration Number: CA9607109
Registration Date and Time: 2021-12-23 09:44
Registered Owner: 1162037 B.C. LTD.
INCORPORATION NO. BC1162037
Remarks: INTER ALIA
RENEWAL OF CA7954787

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

720

2021-10-25, 15:52:48

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$ 169000

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	BX477476 BK126434
Application Received	2005-08-29
Application Entered	2005-09-06
Registered Owner in Fee Simple Registered Owner/Mailing Address:	WAN CHEN, PRODUCE WORKER HONG YANG, CLERK #114 - 5715 JERSEY AVENUE BURNABY, BC V5H 2L3 AS JOINT TENANTS
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	000-814-377 STRATA LOT 56 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE BX477477 2005-08-29 12:46 THE BANK OF NOVA SCOTIA
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$ 169000

2021-10-25, 15:52:48

Requestor: Nikka Borja

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference: 39565-160191

Declared Value \$627000

2022-03-17, 15:32:07

Requestor: Krystal Wong

****CURRENT AND CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** CA7467862
From Title Number Y72375E**Application Received** 2019-04-26**Application Entered** 2019-05-08**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: 1161359 BC LTD., INC.NO. BC1161359
1130-1185 WEST GEORGIA STREET
VANCOUVER, BC
V6J 4H1**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-263-463
Legal Description:
STRATA LOT 57 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests**
Nature: MORTGAGE
Registration Number: BW360493
Registration Date and Time: 2004-08-04 14:32
Registered Owner: MANULIFE BANK OF CANADA
Cancelled By: CA7537474
Cancelled Date: 2019-06-03

TITLE SEARCH PRINT

2022-03-17, 15:32:07

File Reference: 39565-160191

Requestor: Krystal Wong

Declared Value \$627000

Nature: MORTGAGE
 Registration Number: CA7467880
 Registration Date and Time: 2019-04-26 18:25
 Registered Owner: GENESIS MORTGAGE INVESTMENT CORP.
 INCORPORATION NO. BC0952821
 Transfer Number: CA7467880 TRANSFERRED TO CA9108523
 Registered Owner: HNK LENDING LTD.
 INCORPORATION NO. A0117279
 Transfer Number: CA9108523
 Remarks: INTER ALIA
 EXTENDED BY CA7603813

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA7467881
 Registration Date and Time: 2019-04-26 18:25
 Registered Owner: GENESIS MORTGAGE INVESTMENT CORP.
 INCORPORATION NO. BC0952821
 Transfer Number: CA7467881 TRANSFERRED TO CA9108524
 Registered Owner: HNK LENDING LTD.
 INCORPORATION NO. A0117279
 Transfer Number: CA9108524
 Remarks: INTER ALIA
 EXTENDED BY BB3059359

Nature: JUDGMENT
 Registration Number: CA7736273
 Registration Date and Time: 2019-09-09 11:17
 Registered Owner: RICHARD JOHN HUI
 Transfer Number: CA7736273 TRANSFERRED TO CA9342997
 Registered Owner: KULWANT CHAUHAN
 HARPREET CHAUHAN
 NEELUJEET CHAUHAN
 Transfer Number: CA9342997
 Remarks: INTER ALIA
 RENEWED BY CA9343042

Nature: STRATA PROPERTY ACT LIEN
 Registration Number: CA7871232
 Registration Date and Time: 2019-11-15 11:32
 Registered Owner: THE OWNERS, STRATA PLAN NW289
Cancelled By: CA8115159
Cancelled Date: 2020-03-31

TITLE SEARCH PRINT

File Reference: 39565-160191

Declared Value \$627000

2022-03-17, 15:32:07

Requestor: Krystal Wong

Nature: JUDGMENT
Registration Number: CA7909159
Registration Date and Time: 2019-12-04 12:35
Registered Owner: ANDREW HING CHUEN LEE
EXECUTOR OF THE WILL OF FONG KIU LEE, DECEASED, SEE
CA7909159
Remarks: INTER ALIA
Cancelled By: CA9744405
Cancelled Date: 2022-02-25

Nature: JUDGMENT
Registration Number: CA7954787
Registration Date and Time: 2019-12-30 14:35
Registered Owner: 1162037 B.C. LTD.
INCORPORATION NO. BC1162037
Remarks: INTER ALIA
RENEWED BY CA9607109

Nature: CLAIM OF BUILDERS LIEN
Registration Number: CA8105199
Registration Date and Time: 2020-03-25 13:03
Registered Owner: COMMUNITY FIRE PREVENTION LTD.
INCORPORATION NO. 0510146
Remarks: INTER ALIA
Cancelled By: CA8188265
Cancelled Date: 2020-05-13

Nature: MORTGAGE
Registration Number: CA8163849
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA8163850
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

TITLE SEARCH PRINT

2022-03-17, 15:32:07

File Reference: 39565-160191

Requestor: Krystal Wong

Declared Value \$627000

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: CA8358866
 Registration Date and Time: 2020-08-13 09:37
 Registered Owner: GENESIS MORTGAGE INVESTMENT CORP.
 INCORPORATION NO. BC0952821
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CA8900660
 Registration Date and Time: 2021-04-07 13:12
 Registered Owner: WEST FIVE ENTERPRISES LTD.
 INCORPORATION NO. BC1124917
 Remarks: INTER ALIA

Nature: JUDGMENT
 Registration Number: CA9343042
 Registration Date and Time: 2021-09-08 11:49
 Registered Owner: KULWANT CHAUHAN
 HARPREET CHAUHAN
 NEELUJEET CHAUHAN
 Remarks: INTER ALIA
 RENEWAL OF CA7736273

Nature: TAX SALE NOTICE
 Registration Number: CA9388992
 Registration Date and Time: 2021-09-27 17:36

Nature: JUDGMENT
 Registration Number: CA9607109
 Registration Date and Time: 2021-12-23 09:44
 Registered Owner: 1162037 B.C. LTD.
 INCORPORATION NO. BC1162037
 Remarks: INTER ALIA
 RENEWAL OF CA7954787

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

PARCEL IDENTIFIER (PID): 001-263-463

SHORT LEGAL DESCRIPTION:S/NWS289/////57

MARG:

TAXATION AUTHORITY:

1 Burnaby, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 57 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN NWS289

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

COMMON PROPERTY SEARCH PRINT

727

2022-03-17, 15:32:07

File Reference: 39565-160191

Requestor: Krystal Wong

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
 Common Property Strata Plan	 NWS289
Transfers	NONE
Legal Notations	NONE
Charges, Liens and Interests	NONE
Corrections	NONE
Miscellaneous Notes:	NONE

TITLE SEARCH PRINT

728

2021-10-25, 15:52:49

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$598500

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** CA7467871
From Title Number CA5499195**Application Received** 2019-04-26**Application Entered** 2019-05-08**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: 1184416 BC LTD., INC.NO. BC1184416
1130-1185 GEORGIA ST W
VANCOUVER, BC
V6E 4E6**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-263-480
Legal Description:
STRATA LOT 58 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests**
Nature: MORTGAGE
Registration Number: CA7467880
Registration Date and Time: 2019-04-26 18:25
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9108523
Remarks: INTER ALIA
EXTENDED BY CA7603813

TITLE SEARCH PRINT

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$598500

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7467881
Registration Date and Time: 2019-04-26 18:25
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9108524
Remarks: INTER ALIA
EXTENDED BY BB3059359

Nature: MORTGAGE
Registration Number: CA8163849
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA8163850
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA8358866
Registration Date and Time: 2020-08-13 09:37
Registered Owner: GENESIS MORTGAGE INVESTMENT CORP.
INCORPORATION NO. BC0952821
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA8900660
Registration Date and Time: 2021-04-07 13:12
Registered Owner: WEST FIVE ENTERPRISES LTD.
INCORPORATION NO. BC1124917
Remarks: INTER ALIA

Nature: TAX SALE NOTICE
Registration Number: CA9388994
Registration Date and Time: 2021-09-27 17:37

Duplicate Infeasible Title

NONE OUTSTANDING

Transfers

NONE

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$598500

2021-10-25, 15:52:49

Requestor: Nikka Borja

Pending Applications

NONE

TITLE SEARCH PRINT

731

2022-04-14, 11:29:53

File Reference: 39565-160191

Requestor: Nikka Borja

Declared Value \$220500

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** CA3129128
From Title Number BJ315817**Application Received** 2013-05-16**Application Entered** 2013-05-22**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: SU JUAN SITU, GARMENT WORKER
101-5715 JERSEY AVENUE
BURNABY, BC
V5H 2L3**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-263-498
Legal Description:
STRATA LOT 59 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests** NONE**Duplicate Indefeasible Title** NONE OUTSTANDING**Transfers** NONE**Pending Applications** NONE

TITLE SEARCH PRINT

732

2021-10-25, 15:52:49

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$549230

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716230
From Title Number	WX2117678
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-528
Legal Description:	STRATA LOT 60 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

733

2021-10-25, 15:52:49

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$549230

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716231
From Title Number	WX2117679
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-544
Legal Description:	STRATA LOT 61 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$283000

2021-10-25, 15:52:49

Requestor: Nikka Borja

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** CA5366062
From Title Number BF39224**Application Received** 2016-07-25**Application Entered** 2016-08-03**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: VAN DAO NGUYEN, WORKER
THI BICH HANG NGUYEN, WORKER
#104-5715 JERSEY AVENUE
BURNABY, BC
V5H 2L3
AS JOINT TENANTS**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-263-561
Legal Description:
STRATA LOT 62 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests**
Nature: MORTGAGE
Registration Number: CA5366063
Registration Date and Time: 2016-07-25 08:19
Registered Owner: THE TORONTO-DOMINION BANK**Duplicate Indefeasible Title** NONE OUTSTANDING**Transfers** NONE

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$283000

2021-10-25, 15:52:49

Requestor: Nikka Borja

Pending Applications

NONE

TITLE SEARCH PRINT

736

2021-10-25, 15:52:49

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$258000

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	BB4065793 BH188456
Application Received	2013-12-03
Application Entered	2013-12-10
Registered Owner in Fee Simple Registered Owner/Mailing Address:	JULIAN BOZSIK, ENGINEER 105 - 5715 JERSEY AVENUE BURNABY, BC V5H 2L3
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-035-118 STRATA LOT 63 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA7060449 2018-09-12 11:20 CANADIAN IMPERIAL BANK OF COMMERCE
Nature: Registration Number: Registration Date and Time: Registered Owner:	ASSIGNMENT OF RENTS CA7060450 2018-09-12 11:20 CANADIAN IMPERIAL BANK OF COMMERCE

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$258000

2021-10-25, 15:52:49

Requestor: Nikka Borja

Duplicate Indefeasible Title NONE OUTSTANDING**Transfers** NONE**Pending Applications** NONE

TITLE SEARCH PRINT

738

2021-10-25, 15:52:49

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$287500

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	CA4604828 CA4472183
Application Received	2015-08-13
Application Entered	2015-08-19
Registered Owner in Fee Simple Registered Owner/Mailing Address:	CHRISTIAN HERBERT JOSON LIM, CHEF IRIS JUNE CALIBUGAN ADIONG, SERVER 106 - 5715 JERSEY AVENUE BURNABY, BC V5H 2L3 AS JOINT TENANTS
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-263-579 STRATA LOT 64 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA4604829 2015-08-13 15:18 THE TORONTO-DOMINION BANK
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$287500

2021-10-25, 15:52:49

Requestor: Nikka Borja

Pending Applications

NONE

TITLE SEARCH PRINT

740

2022-03-17, 10:51:38

File Reference: 39565-160191

Requestor: Nikka Borja

Declared Value \$106800

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	CA3877190 CA1204108
Application Received	2014-07-31
Application Entered	2014-08-07
Registered Owner in Fee Simple Registered Owner/Mailing Address:	ANGELA JOY EYKELBOSH, RESEARCH FELLOW 107-5715 JERSEY AVENUE BURNABY, BC V5H 2L3
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-263-595 STRATA LOT 65 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

741

2021-10-25, 15:52:50

File Reference: 039565-160191

Requestor: Nikka Borja

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

Title Issued Under	SECTION 172 LAND TITLE ACT CONDOMINIUM ACT (Section 3)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	BY65548E BY22827E
Application Received	1977-02-01
Application Entered	1977-02-03
Registered Owner in Fee Simple Registered Owner/Mailing Address:	THE OWNERS, STRATA PLAN NW289 3925 KINGSWAY BURNABY, BC
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-263-609 STRATA LOT 66 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

742

2021-10-25, 15:52:50

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$411000

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	CA7603776 CA7436984
Application Received	2019-07-04
Application Entered	2019-07-16
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1184416 BC LTD, INC.NO. BC1184416 1130-1185 WEST GEORGIA VANCOUVER, BC V6E 4E6
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-263-617 STRATA LOT 67 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Transfer Number: Remarks:	MORTGAGE CA7603813 2019-07-04 16:51 HNK LENDING LTD. INCORPORATION NO. A0117279 CA9108525 INTER ALIA EXTENSION OF CA7467880

TITLE SEARCH PRINT

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$411000

Nature: ASSIGNMENT OF RENTS
Registration Number: BB3059359
Registration Date and Time: 2019-09-12 11:27
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9108526
Remarks: INTER ALIA
EXTENSION OF CA7467881

Nature: MORTGAGE
Registration Number: CA8163849
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA8163850
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA8358866
Registration Date and Time: 2020-08-13 09:37
Registered Owner: GENESIS MORTGAGE INVESTMENT CORP.
INCORPORATION NO. BC0952821
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA8900660
Registration Date and Time: 2021-04-07 13:12
Registered Owner: WEST FIVE ENTERPRISES LTD.
INCORPORATION NO. BC1124917
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

744

2021-10-25, 15:52:50

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$159980

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	CA3760284 BL91791
Application Received	2014-06-03
Application Entered	2014-06-05
Registered Owner in Fee Simple Registered Owner/Mailing Address:	NGUYEN THANH VUONG, CARPENTER TUYET NGOC DU, HOUSEKEEPER 102 - 2277 EAST 30TH AVENUE VANCOUVER, BC V5N 5N1 AS JOINT TENANTS
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-263-625 STRATA LOT 68 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA3760285 2014-06-03 12:29 VANCOUVER CITY SAVINGS CREDIT UNION INCORPORATION NO. FI 97
Duplicate Indefeasible Title	NONE OUTSTANDING

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$159980

2021-10-25, 15:52:50

Requestor: Nikka Borja

Transfers

NONE

Pending Applications

NONE

TITLE SEARCH PRINT

746

2022-03-17, 10:48:56

File Reference: 39565-160191

Requestor: Nikka Borja

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	WX2117680 CA6752426
Application Received	2019-06-28
Application Entered	2019-07-18
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1161359 B.C. LTD., INC.NO. BC1161359 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-263-633 STRATA LOT 69 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Transfer Number: Remarks:	MORTGAGE CA6752672 2018-04-23 17:36 HNK LENDING LTD. INCORPORATION NO. A0117279 CA9727180 INTER ALIA

TITLE SEARCH PRINT

747

2022-03-17, 10:48:56

File Reference: 39565-160191

Requestor: Nikka Borja

Nature: ASSIGNMENT OF RENTS
Registration Number: CA6752673
Registration Date and Time: 2018-04-23 17:36
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9727181
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA6769537
Registration Date and Time: 2018-04-30 16:44
Registered Owner: GC CAPITAL INC.
INCORPORATION NO. BC1162143
Transfer Number: CA7978675
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA6769538
Registration Date and Time: 2018-04-30 16:44
Registered Owner: GC CAPITAL INC.
INCORPORATION NO. BC1162143
Transfer Number: CA7978676
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA6769663
Registration Date and Time: 2018-04-30 17:50
Registered Owner: RICHARD JOHN HUI
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA7464280
Registration Date and Time: 2019-04-25 13:22
Registered Owner: 1048817 B.C. LTD.
INCORPORATION NO. BC1048817
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA7540699
Registration Date and Time: 2019-06-04 15:04
Registered Owner: RICHARD JOHN HUI
Remarks: INTER ALIA

TITLE SEARCH PRINT

748

2022-03-17, 10:48:56

File Reference: 39565-160191

Requestor: Nikka Borja

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA7654661
Registration Date and Time: 2019-07-30 14:28
Registered Owner: GC CAPITAL INC.
INCORPORATION NO. BC1162143
Remarks: INTER ALIA

Nature: JUDGMENT
Registration Number: CA7736273
Registration Date and Time: 2019-09-09 11:17
Registered Owner: KULWANT CHAUHAN
HARPREET CHAUHAN
NEELUJEET CHAUHAN
Transfer Number: CA9342997
Remarks: INTER ALIA
RENEWED BY CA9343042

Nature: JUDGMENT
Registration Number: CA7954787
Registration Date and Time: 2019-12-30 14:35
Registered Owner: 1162037 B.C. LTD.
INCORPORATION NO. BC1162037
Remarks: INTER ALIA
RENEWED BY CA9607109

Nature: JUDGMENT
Registration Number: CA8042787
Registration Date and Time: 2020-02-19 10:34
Registered Owner: GC CAPITAL INC.
INCORPORATION NO. BC1162143
Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN
Registration Number: CA8483227
Registration Date and Time: 2020-10-08 10:04
Registered Owner: THE OWNERS, STRATA NW289

Nature: JUDGMENT
Registration Number: CA8924371
Registration Date and Time: 2021-04-15 15:54
Registered Owner: GENESIS MORTGAGE INVESTMENT CORP.
INCORPORATION NO. BC0952821
Remarks: INTER ALIA

TITLE SEARCH PRINT

749

2022-03-17, 10:48:56

File Reference: 39565-160191

Requestor: Nikka Borja

Nature: JUDGMENT
Registration Number: CA9343042
Registration Date and Time: 2021-09-08 11:49
Registered Owner: KULWANT CHAUHAN
HARPREET CHAUHAN
NEELUJEET CHAUHAN
Remarks: INTER ALIA
RENEWAL OF CA7736273

Nature: JUDGMENT
Registration Number: CA9607109
Registration Date and Time: 2021-12-23 09:44
Registered Owner: 1162037 B.C. LTD.
INCORPORATION NO. BC1162037
Remarks: INTER ALIA
RENEWAL OF CA7954787

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

750

2022-03-17, 15:32:07

File Reference: 39565-160191

Requestor: Krystal Wong

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	WX2117685 CA6752427
Application Received	2019-06-28
Application Entered	2019-07-18
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1161359 B.C. LTD., INC.NO. BC1161359 1130-1185 WEST GEORGIA STREET VANCOUVER, BC V6E 4E6
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-263-641 STRATA LOT 70 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	MORTGAGE CA6752674 2018-04-23 17:36 1076737 B.C. LTD. INCORPORATION NO. BC1076737 INTER ALIA

TITLE SEARCH PRINT

751

2022-03-17, 15:32:07

File Reference: 39565-160191

Requestor: Krystal Wong

Nature: ASSIGNMENT OF RENTS
Registration Number: CA6753240
Registration Date and Time: 2018-04-24 10:06
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA6769537
Registration Date and Time: 2018-04-30 16:44
Registered Owner: 1162143 B.C. LTD.
INCORPORATION NO. BC1162143
Transfer Number: CA6769537 TRANSFERRED TO CA7978675
Registered Owner: GC CAPITAL INC.
INCORPORATION NO. BC1162143
Transfer Number: CA7978675
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA6769538
Registration Date and Time: 2018-04-30 16:44
Registered Owner: 1162143 B.C. LTD.
INCORPORATION NO. BC1162143
Transfer Number: CA6769538 TRANSFERRED TO CA7978676
Registered Owner: GC CAPITAL INC.
INCORPORATION NO. BC1162143
Transfer Number: CA7978676
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA6769663
Registration Date and Time: 2018-04-30 17:50
Registered Owner: RICHARD JOHN HUI
Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN
Registration Number: CA7461754
Registration Date and Time: 2019-04-24 16:55
Registered Owner: THE OWNERS, STRATA PLAN NW289
Cancelled By: CA8115165
Cancelled Date: 2020-03-31

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA7540699
Registration Date and Time: 2019-06-04 15:04
Registered Owner: RICHARD JOHN HUI
Remarks: INTER ALIA

TITLE SEARCH PRINT

2022-03-17, 15:32:07

File Reference: 39565-160191

Requestor: Krystal Wong

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: CA7562087
 Registration Date and Time: 2019-06-14 14:48
 Registered Owner: 1076737 B.C. LTD.
 Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: CA7654661
 Registration Date and Time: 2019-07-30 14:28
 Registered Owner: GC CAPITAL INC.
 INCORPORATION NO. BC1162143
 Remarks: INTER ALIA

Nature: JUDGMENT
 Registration Number: CA7736273
 Registration Date and Time: 2019-09-09 11:17
 Registered Owner: RICHARD JOHN HUI
 Transfer Number: CA7736273 TRANSFERRED TO CA9342997
 Registered Owner: KULWANT CHAUHAN
 HARPREET CHAUHAN
 NEELUJEET CHAUHAN
 Transfer Number: CA9342997
 Remarks: INTER ALIA
 RENEWED BY CA9343042

Nature: JUDGMENT
 Registration Number: CA7783069
 Registration Date and Time: 2019-10-01 11:27
 Registered Owner: THE OWNERS, STRATA PLAN NW289
 Remarks: INTER ALIA
Cancelled By: CA8059321
Cancelled Date: 2020-02-27

Nature: JUDGMENT
 Registration Number: CA7909159
 Registration Date and Time: 2019-12-04 12:35
 Registered Owner: ANDREW HING CHUEN LEE
 EXECUTOR OF THE WILL OF FONG KIU LEE, DECEASED, SEE
 CA7909159
 Remarks: INTER ALIA
Cancelled By: CA9744405
Cancelled Date: 2022-02-25

TITLE SEARCH PRINT

753

2022-03-17, 15:32:07

File Reference: 39565-160191

Requestor: Krystal Wong

Nature: JUDGMENT
Registration Number: CA7954787
Registration Date and Time: 2019-12-30 14:35
Registered Owner: 1162037 B.C. LTD.
INCORPORATION NO. BC1162037
Remarks: INTER ALIA
RENEWED BY CA9607109

Nature: JUDGMENT
Registration Number: CA8042787
Registration Date and Time: 2020-02-19 10:34
Registered Owner: GC CAPITAL INC.
INCORPORATION NO. BC1162143
Remarks: INTER ALIA

Nature: CLAIM OF BUILDERS LIEN
Registration Number: CA8105199
Registration Date and Time: 2020-03-25 13:03
Registered Owner: COMMUNITY FIRE PREVENTION LTD.
INCORPORATION NO. 0510146
Remarks: INTER ALIA
Cancelled By: CA8188265
Cancelled Date: 2020-05-13

Nature: STRATA PROPERTY ACT LIEN
Registration Number: CA8480142
Registration Date and Time: 2020-10-07 09:46
Registered Owner: THE OWNERS, STRATA NW289

Nature: JUDGMENT
Registration Number: CA8924371
Registration Date and Time: 2021-04-15 15:54
Registered Owner: GENESIS MORTGAGE INVESTMENT CORP.
INCORPORATION NO. BC0952821
Remarks: INTER ALIA

Nature: JUDGMENT
Registration Number: CA9343042
Registration Date and Time: 2021-09-08 11:49
Registered Owner: KULWANT CHAUHAN
HARPREET CHAUHAN
NEELUJEET CHAUHAN
Remarks: INTER ALIA
RENEWAL OF CA7736273

TITLE SEARCH PRINT

2022-03-17, 15:32:07

File Reference: 39565-160191

Requestor: Krystal Wong

Nature:	JUDGMENT
Registration Number:	CA9607109
Registration Date and Time:	2021-12-23 09:44
Registered Owner:	1162037 B.C. LTD. INCORPORATION NO. BC1162037
Remarks:	INTER ALIA RENEWAL OF CA7954787

Duplicate Indefeasible Title	NONE OUTSTANDING
-------------------------------------	------------------

Transfers	NONE
------------------	------

Pending Applications	NONE
-----------------------------	------

Corrections	NONE
--------------------	------

PARCEL IDENTIFIER (PID): 001-263-641

SHORT LEGAL DESCRIPTION:S/NWS289/////70

MARG:

TAXATION AUTHORITY:

1 Burnaby, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 70 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN NWS289

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

COMMON PROPERTY SEARCH PRINT

756

2022-03-17, 15:32:07

File Reference: 39565-160191

Requestor: Krystal Wong

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
 Common Property Strata Plan	 NWS289
Transfers	NONE
Legal Notations	NONE
Charges, Liens and Interests	NONE
Corrections	NONE
Miscellaneous Notes:	NONE

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$4299

2021-10-25, 15:52:51

Requestor: Nikka Borja

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	CA6935199 BN273267
Application Received	2018-07-16
Application Entered	2018-07-26
Registered Owner in Fee Simple Registered Owner/Mailing Address:	OM PARKASH LOOMBA, GENERAL HELPER MERRAN LOOMBA, SALES MANAGER 215 5715 JERSEY AVENUE BURNABY, BC V5H 2L3 AS JOINT TENANTS
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-263-650 STRATA LOT 71 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

758

2021-10-25, 15:52:51

File Reference: 039565-160191

Requestor: Nikka Borja

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	BA16614
From Title Number	BF412471
Application Received	2006-10-23
Application Entered	2006-10-27
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	SUZANNE JUANITA KUDELSKI, CHILD CARE COUNSELLOR #216 - 5715 JERSEY AVENUE BURNABY, BC V5H 2L3
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-676
Legal Description:	STRATA LOT 72 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

759

2021-10-25, 15:52:51

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$490130

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716232
From Title Number	WX2117686
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-684
Legal Description:	STRATA LOT 73 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

760

2021-10-25, 15:52:51

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$231500

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** CA4121371
From Title Number CA1142541**Application Received** 2014-12-05**Application Entered** 2014-12-11**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: YAN QIONG LU, WAITRESS
201-5715 JERSEY AVENUE
BURNABY, BC
V5H 2L3**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-263-706
Legal Description:
STRATA LOT 74 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests**
Nature: MORTGAGE
Registration Number: CA4121372
Registration Date and Time: 2014-12-05 08:23
Registered Owner: SCOTIA MORTGAGE CORPORATION**Duplicate Indefeasible Title** NONE OUTSTANDING**Transfers** NONE

761

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$231500

2021-10-25, 15:52:51

Requestor: Nikka Borja

Pending Applications

NONE

TITLE SEARCH PRINT

762

2021-10-25, 15:52:51

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$632500

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** CA7467873
From Title Number CA1091751**Application Received** 2019-04-26**Application Entered** 2019-05-08**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: 1184416 BC LTD., INC.NO. BC1184416
1130-1185 GEORGIA ST W
VANCOUVER, BC
V6E 4E6**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-263-714
Legal Description:
STRATA LOT 75 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests**
Nature: MORTGAGE
Registration Number: CA7467880
Registration Date and Time: 2019-04-26 18:25
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9108523
Remarks: INTER ALIA
EXTENDED BY CA7603813

TITLE SEARCH PRINT

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$632500

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7467881
Registration Date and Time: 2019-04-26 18:25
Registered Owner: HNK LENDING LTD.
INCORPORATION NO. A0117279
Transfer Number: CA9108524
Remarks: INTER ALIA
EXTENDED BY BB3059359

Nature: MORTGAGE
Registration Number: CA8163849
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA8163850
Registration Date and Time: 2020-04-29 17:51
Registered Owner: 1076737 B.C. LTD.
INCORPORATION NO. BC1076737
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA8358866
Registration Date and Time: 2020-08-13 09:37
Registered Owner: GENESIS MORTGAGE INVESTMENT CORP.
INCORPORATION NO. BC0952821
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA8900660
Registration Date and Time: 2021-04-07 13:12
Registered Owner: WEST FIVE ENTERPRISES LTD.
INCORPORATION NO. BC1124917
Remarks: INTER ALIA

Nature: TAX SALE NOTICE
Registration Number: CA9388997
Registration Date and Time: 2021-09-27 17:37

Duplicate Infeasible Title

NONE OUTSTANDING

Transfers

NONE

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$632500

2021-10-25, 15:52:51

Requestor: Nikka Borja

Pending Applications

NONE

TITLE SEARCH PRINT

765

2021-10-25, 15:52:52

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$522230

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716233
From Title Number	WX2117682
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-731
Legal Description:	STRATA LOT 76 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

766

2021-10-25, 15:52:52

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$ 147000

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA47290
From Title Number	BM343022
Application Received	2005-02-23
Application Entered	2005-02-25
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	PING HE, ASSISTANT ADMINISTRATOR #204-5715 JERSEY AVENUE BURNABY, BC V5H 2L3
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-749
Legal Description:	STRATA LOT 77 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

767

2021-10-25, 15:52:52

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$492330

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716234
From Title Number	WX2117683
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-757
Legal Description:	STRATA LOT 78 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

768

2021-10-25, 15:52:52

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$\$124,000.00

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

Land Title Office

NEW WESTMINSTER

NEW WESTMINSTER

Title Number

From Title Number

BF186800

BY216843E

Application Received

1992-05-20

Application Entered

1992-06-02

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

EDWARD LAWRENCE THUE, ELECTRONIC TECHNICIAN
#206 - 5715 JERSEY AVENUE
BURNABY, BC
V5H 2L3**Taxation Authority**

Burnaby, City of

Description of Land

Parcel Identifier:

000-473-774

Legal Description:

STRATA LOT 79 OF DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN
NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE
UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN OF FORM 1**Legal Notations**

NONE

Charges, Liens and Interests

NONE

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

TITLE SEARCH PRINT

769

2021-10-25, 15:52:52

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$94,000

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	BF160417
From Title Number	BY65056E
Application Received	1992-04-30
Application Entered	1992-05-13
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	RICHARD CHARLES PATRICK SPENCER, LOCOMOTIVE ENGINEER DIANE MARIE SPENCER, HAIRDRESSER 207-5715 JERSEY AVENUE BURNABY, BC V5H 2L3 AS JOINT TENANTS
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-765
Legal Description:	STRATA LOT 80 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

770

2021-10-25, 15:52:52

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$50,000.00

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	AB56605
From Title Number	BY26925E
Application Received	1988-04-08
Application Entered	1988-04-20
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	ARTHUR SUMMERS WILLIAMSON, LONGSHOREMAN #208 - 5715 JERSEY AVENUE BURNABY, BC V5H 2L3
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-773
Legal Description:	STRATA LOT 81 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

771

2021-10-25, 15:52:52

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$411730

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716235
From Title Number	WX2117684
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-781
Legal Description:	STRATA LOT 82 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

772

2021-10-25, 15:52:53

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$ 72500

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

Title Issued Under	CONDOMINIUM ACT (Section 3)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	BN48265 BM191745
Application Received	1999-03-01
Application Entered	1999-03-02
Registered Owner in Fee Simple Registered Owner/Mailing Address:	GARY DALE CHARTER, ACCOUNTANT CRISTINA RIMANDO GAPAL, FOOD SERVICE WORKER 210 - 5715 JERSEY AVENUE, BURNABY, BC V5H 2L3 AS JOINT TENANTS
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-263-790 STRATA LOT 83 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

773

2021-10-25, 15:52:53

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$162000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** CA3766392
From Title Number CA398685**Application Received** 2014-06-06**Application Entered** 2014-06-12**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: JU TAI ZHOU, RETIRED
YU QING LI, RETIRED
211-5715 JERSEY AVENUE
BURNABY, BC
V5H 2L3
AS JOINT TENANTS**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-263-811
Legal Description:
STRATA LOT 84 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests**
Nature: MORTGAGE
Registration Number: CA5528395
Registration Date and Time: 2016-09-26 10:44
Registered Owner: CANADIAN IMPERIAL BANK OF COMMERCE**Duplicate Indefeasible Title** NONE OUTSTANDING**Transfers** NONE

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$162000

2021-10-25, 15:52:53

Requestor: Nikka Borja

Pending Applications

NONE

TITLE SEARCH PRINT

775

2021-10-25, 15:52:53

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$228000

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA2679484
From Title Number	BG103461
Application Received	2012-07-26
Application Entered	2012-08-07
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	ZHI HAO YANG, BANKER 212-5715 JERSEY AVENUE BURNABY, BRITISH COLUMBIA V5H 2L3
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-820
Legal Description:	STRATA LOT 85 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	CA7318577
Registration Date and Time:	2019-01-28 16:13
Registered Owner:	HSBC BANK CANADA
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

776

2021-10-25, 15:52:53

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$ 222000

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

Land Title Office

NEW WESTMINSTER

NEW WESTMINSTER

Title Number

From Title Number

CA1118488

CA1108902

Application Received

2009-05-21

Application Entered

2009-05-26

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

DAISY CUETO EVANGELISTA, CUSTOMER SERVICE
REPRESENTATIVE
MARIA CHERRY EVANGELISTA, SALES ASSOCIATE
314 5715 JERSEY AVENUE
BURNABY, BC
V5H 2L3
AS JOINT TENANTS

Taxation Authority

Burnaby, City of

Description of Land

Parcel Identifier:

001-263-838

Legal Description:

STRATA LOT 86 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1

Legal Notations

NONE

Charges, Liens and Interests

Nature:

MORTGAGE

Registration Number:

CA1118489

Registration Date and Time:

2009-05-21 10:11

Registered Owner:

VANCOUVER CITY SAVINGS CREDIT UNION
IN TRUST, SEE BL51963

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$ 222000

2021-10-25, 15:52:53

Requestor: Nikka Borja

Nature:	JUDGMENT
Registration Number:	CA2937354
Registration Date and Time:	2013-01-03 13:41
Registered Owner:	BANK OF MONTREAL
Remarks:	AS TO THE INTEREST OF MARIA CHERRY EVANGELISTA

Duplicate Indefeasible Title	NONE OUTSTANDING
-------------------------------------	------------------

Transfers	NONE
------------------	------

Pending Applications	NONE
-----------------------------	------

TITLE SEARCH PRINT

778

2021-10-25, 15:52:53

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$580130

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716236
From Title Number	WX2117691
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-846
Legal Description:	STRATA LOT 87 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

779

2021-10-25, 15:52:53

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$589930

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716237
From Title Number	WX2117692
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-854
Legal Description:	STRATA LOT 88 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

780

2021-10-25, 15:52:53

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$495160

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716238
From Title Number	WX2117693
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-862
Legal Description:	STRATA LOT 89 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

781

2021-10-25, 15:52:54

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$505130

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716239
From Title Number	WX2117687
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-871
Legal Description:	STRATA LOT 90 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

782

2021-10-25, 15:52:54

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$571230

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716240
From Title Number	WX2117688
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-889
Legal Description:	STRATA LOT 91 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

783

2021-10-25, 15:52:54

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$538230

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716241
From Title Number	WX2117689
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-897
Legal Description:	STRATA LOT 92 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

784

2021-10-25, 15:52:54

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$252500

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** CA4330711
From Title Number BB827717**Application Received** 2015-04-13**Application Entered** 2015-04-15**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: MEGAN MARY BURGHALL, TEACHER
304 - 5715 JERSEY AVENUE
BURNABY, BC
V5H 2L3**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-263-919
Legal Description:
STRATA LOT 93 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests**
Nature: MORTGAGE
Registration Number: CA4330712
Registration Date and Time: 2015-04-13 09:57
Registered Owner: ROYAL BANK OF CANADA**Duplicate Indefeasible Title** NONE OUTSTANDING**Transfers** NONE

785

TITLE SEARCH PRINT

File Reference: 039565-160191

Declared Value \$252500

2021-10-25, 15:52:54

Requestor: Nikka Borja

Pending Applications

NONE

TITLE SEARCH PRINT

786

2021-10-25, 15:52:54

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$ 263000

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA2071263
From Title Number	BE354590
Application Received	2011-06-27
Application Entered	2011-06-30
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	NASIM BHALOO, COLLECTOR 305 - 5715 JERSEY AVENUE BURNABY, BC V5H 2L3
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-927
Legal Description:	STRATA LOT 94 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	CA2071264
Registration Date and Time:	2011-06-27 10:33
Registered Owner:	THE TORONTO-DOMINION BANK
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

787

2021-10-25, 15:52:54

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$ 118500

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** BV393597
From Title Number BT198392**Application Received** 2003-09-26**Application Entered** 2003-11-05**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: HUI LIN DONG, WORKER
LI WANG, WORKER
306-5715 JERSEY AVENUE
BURNABY, BC
V5H 2L3
AS JOINT TENANTS**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-263-935
Legal Description:
STRATA LOT 95 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests** NONE**Duplicate Indefeasible Title** NONE OUTSTANDING**Transfers** NONE**Pending Applications** NONE

TITLE SEARCH PRINT

788

2021-10-25, 15:52:55

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$170000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** CA3573261
From Title Number BP215266**Application Received** 2014-01-30**Application Entered** 2014-02-03**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: MANSOUR MESHKI, RETIRED
307-5715 JERSEY AVENUE
BURNABY, BRITISH COLUMBIA
V5H 2L3**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-263-943
Legal Description:
STRATA LOT 96 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests** NONE**Duplicate Indefeasible Title** NONE OUTSTANDING**Transfers** NONE**Pending Applications** NONE

TITLE SEARCH PRINT

789

2021-10-25, 15:52:55

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$415730

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

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA8716242
From Title Number	WX2117690
Application Received	2021-01-19
Application Entered	2021-03-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1276331 B.C. LTD., INC.NO. 1276331 2233 WEST 35TH AVENUE VANCOUVER, BC V6M 1J4
Taxation Authority	Burnaby, City of
Description of Land	
Parcel Identifier:	001-263-951
Legal Description:	STRATA LOT 97 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

790

2021-10-25, 15:52:55

File Reference: 039565-160191

Requestor: Nikka Borja

Declared Value \$ 196600

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

Land Title Office

NEW WESTMINSTER

NEW WESTMINSTER

Title Number

From Title Number

CA963373

BT265355

Application Received

2008-10-31

Application Entered

2008-11-06

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

HSIANG CHIAO HUANG, HOMEMAKER
309 - 5715 JERSEY AVENUE
BURNABY, BC
V5H 2L3**Taxation Authority**

Burnaby, City of

Description of Land

Parcel Identifier:

001-263-960

Legal Description:

STRATA LOT 98 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN
NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE
UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**Legal Notations**

NONE

Charges, Liens and Interests

NONE

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

TITLE SEARCH PRINT

791

2022-04-05, 14:57:07

File Reference: 39565-160191

Requestor: Nikka Borja

Declared Value \$428500

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	CA9828047 BL75684
Application Received	2022-03-31
Application Entered	2022-04-04
Registered Owner in Fee Simple Registered Owner/Mailing Address:	GORDON WILLIAM PATERSON, CHIROPRACTOR 8992 MAJOR STREET FORT LANGLEY, BC V1M 2R8 YVONNE JO-ANNE ENGLAND, RETIRED 45-21164 88 AVENUE LANGLEY, BC V1M 2E9 GRACE JOANNA LEVSEN, RETIRED 310-5715 JERSEY AVENUE BURNABY, BC V5H 2L3 AS JOINT TENANTS
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-263-978 STRATA LOT 99 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE

TITLE SEARCH PRINT

File Reference: 39565-160191

Declared Value \$428500

2022-04-05, 14:57:07

Requestor: Nikka Borja

Charges, Liens and Interests

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

MORTGAGE

BW395075

2004-08-26 14:04

VAN TEL/SAFEWAY CREDIT UNION

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

TITLE SEARCH PRINT

793

2022-02-28, 09:43:00

File Reference: 39565-160191

Requestor: Nikka Borja

Declared Value \$ 77200

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NEW WESTMINSTER
Land Title Office NEW WESTMINSTER**Title Number** BV16632
From Title Number BT475780**Application Received** 2003-01-16**Application Entered** 2003-01-22**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: PING CHOR CHAN, ACCOUNTANT
311-5715 JERSEY AVENUE
BURNABY, BC
V5H 2L3**Taxation Authority** Burnaby, City of**Description of Land**
Parcel Identifier: 001-263-994
Legal Description:
STRATA LOT 100 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests** NONE**Duplicate Indefeasible Title** NONE OUTSTANDING**Transfers** NONE**Pending Applications** NONE

TITLE SEARCH PRINT

794

2021-10-25, 15:52:55

File Reference: 039565-160191

Requestor: Nikka Borja

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	CA5053209 BW441623
Application Received	2016-03-18
Application Entered	2016-04-04
Registered Owner in Fee Simple Registered Owner/Mailing Address:	SO FAN LEE, HOMEMAKER #312 - 5715 JERSEY AVENUE BURNABY, BC V5H 2L3 AS TO AN UNDIVIDED 3/4 INTEREST
Registered Owner/Mailing Address:	TAK TAI LUI, CLERK #312 5715 JERSEY AVENUE BURNABY, BC V5H 2L3 AS TO AN UNDIVIDED 1/4 INTEREST
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	001-264-001 STRATA LOT 101 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW289 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING

TITLE SEARCH PRINT

File Reference: 039565-160191

2021-10-25, 15:52:55

Requestor: Nikka Borja

Transfers

NONE

Pending Applications

NONE

This is Exhibit "F" referred to in the affidavit of Janine Williams sworn before me at Vancouver, British Columbia, this 11 day of May, 2022.

J. Yana

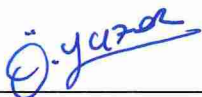
A Commissioner for taking Affidavits
within British Columbia.

UNIT #	Address	Registered Owner of Unit	Contact Email	Telephone
101	3925 Kingsway, Burnaby, BC V5H 3Y7	Barry WATSON	bwdwjo@gmail.com ;	1-250-493-3514, 1-250-488-2969, 1-250-488-2404
102	3925 Kingsway, Burnaby, BC V5H 3Y7	Liping DUAN	lilianduan2000@hotmail.com ;	778-861-5046
103	3925 Kingsway, Burnaby, BC V5H 3Y7	Norm Leech	normleech@gmail.com ;	778-846-0059
104	3925 Kingsway, Burnaby, BC V5H 3Y7	Rolando DIZON	dizontarzan@hotmail.com ;	778-990-9106
105	3925 Kingsway, Burnaby, BC V5H 3Y7	Donna DICKISON	jd.dickison@gmail.com ;	604-435-5449
106	3925 Kingsway, Burnaby, BC V5H 3Y7	Fernando DE SOUSA	fernandomdesousa@gmail.com	604-435-3723
108	3925 Kingsway, Burnaby, BC V5H 3Y7	Carmelia DA SILVA	No email	604-431-8702
109	3925 Kingsway, Burnaby, BC V5H 3Y7	Rudolph CHENG	rudolphcheng@gmail.com ;	778-874-3483
112	3925 Kingsway, Burnaby, BC V5H 3Y7	Ricky LAI	rlai98@shaw.ca ;	604-209-6725
114	685 Pleasant Park, Ottawa ON K1G 1Y3	Pia FACCIO	ceva16@hotmail.com	613-415-2517 (personal number)
118	3925 Kingsway, Burnaby, BC V5H 3Y7	louttit.sarah@gmail.com ; vanclan5@hotmail.com	louttit.sarah@gmail.com ; vanclan5@hotmail.com	604-710-8593
201	3925 Kingsway, Burnaby, BC V5H 3Y7	monita2275@gmail.com	monita2275@gmail.com	778-839-9106
203	5507 Woodsworth St. Burnaby BC V5G 4M3	Marcelino DESOUSA & Olga Maria De Sousa	No email	604-294-1401
205	3925 Kingsway, Burnaby, BC V5H 3Y7	Nicholas and Maria KARAMOUZOS	nkaram1999@aol.com ;	604-430-1981
206	3925 Kingsway, Burnaby, BC V5H 3Y7	Tracy Yuen (REALTOR) for Cui Meng CHEN	tracyyuen@royalpacific.com	604-808-8789
207	302-5565 Inman Avenue, Burnaby BC V5H 2M2	Xin TIAN & Yankui Wang	tianxin567@gmail.com ;	778-384-8767
208	3925 Kingsway, Burnaby, BC V5H 3Y7	Maria ALMEIDA and Luis ALMEIDA	almeida5@telus.net ;	778-686-4849
214	3925 Kingsway, Burnaby, BC V5H 3Y7	Flora FU, Ju Shan CHANG	florafu0126@gmail.com ;	604-438-6835
218	3925 Kingsway, Burnaby, BC V5H 3Y7	Bhatia SINGH	happysaroe@hotmail.com	778-798-3343
219	3925 Kingsway, Burnaby, BC V5H 3Y7	Tuong LAM, Phung K VUONG	tuonglam219@gmail.com ; serenalam9@hotmail.com ;	604-908-3925
306	3925 Kingsway, Burnaby, BC V5H 3Y7	Lualhati CRISOSTOMO	luluc@bcgsc.ca ;	604-438-4941
308	3925 Kingsway, Burnaby, BC V5H 3Y7	Richard and Dawn RAVENSBERGEN	dawnravensbergen@gmail.com ;	604-872-2462
315	3925 Kingsway, Burnaby, BC V5H 3Y7	Yin and Yuk CHEUNG	cheungyo2008@yahoo.com.hk	778-387-2228
318	3925 Kingsway, Burnaby, BC V5H 3Y7	Gary DREES	garyluciend1@hotmail.com	604-314-9941
319	3925 Kingsway, Burnaby, BC V5H 3Y7	Thomas P FLEMING	nw289tf@shaw.ca	604-430-6819
101	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Su Juan SITU	wongandrew69@gmail.com ;	604-438-5538
104	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Van Dao NGUYEN, Thi Bich Hang NGUYEN	jenn.nguyen19@hotmail.com ;	778-712-1666
105	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Julian BOZSIK	jolanbm@shaw.ca ;	778-773-8455
106	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Iris ADIONG and Christian LIM	munchkins2710@yahoo.com ;	604-644-8856
107	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Angela EYKELBOSH	aeykelbosh@gmail.com ; leonardo_ft@yahoo.com ;	778-321-3754
110	102-2277 East 30th Avenue, Vancouver BC	Tuyet Ngoc DU and Nguyen VUONG	catherinevuong94@gmail.com ;	778-957-6859
114	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Hong YANG	nancyy@hotmail.ca ;	778-707-5306
201	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Yan Qiong LU	crystal_lu530@hotmail.com ;	604-512-2388
204	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Ping HE	sandie.he@yahoo.com ;	604-916-6513

206	5715 Jersey Avenue, Burnaby, BC V5H 2L3	E. Lawrence THUE	No email	Chartwell Carlton Care Residence (604)-419-3012
207	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Dick SPENCER and Dianne SPENCER	Benjicat@outlook.com;	604-438-3865
208	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Arthur S WILLIAMSON	No email	778-513-4621
210	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Gary CHARTER	No email	604-430-0579
211	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Yu Qing LI and Ju Tai ZHOU	frankdage@yahoo.com;	604-763-2789
212	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Zhi YANG	yangzhiao77@hotmail.com;	604-202-8982
215	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Om Parkash LOOMBA	No email	604-437-1728
216	5715 Jersey Avenue, Burnaby, BC V5H 2L3 & PO BOX 81153 Station South, Burnaby BC V5H 4K2	Suzanne Kudelski	No email	604-434-5640
304	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Megan CLARKE, Andrew CLARKE	coppertopped@gmail.com;	778-228-7753
305	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Nasim BHALOO	nasimjbhaloo@live.com; rahimabhaloo@gmail.com;	778-712-1640
306	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Hui L DONG and Li WAN	donghuilin62@hotmail.com;	778-889-1911
307	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Mansour MESHKI	manmeshki@gmail.com;	604-618-7419
309	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Hsiang HUANG	hsiangchiaohuang@gmail.com;	604-436-9008
310	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Grace LEVSEN	jlevsen@shaw.ca;	604-430-0461
311	5715 Jersey Avenue, Burnaby, BC V5H 2L3	na	betapha@yahoo.ca;	604-499-3867
312	5715 Jersey Avenue, Burnaby, BC V5H 2L3	So Fan LEE	candytylui@hotmail.com;	604-433-1496
314	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Daisy EVANGELISTA and Ma EVANGELISTA	ma_che0822@yahoo.com;	604-618-7458
102J, 103J, 111J, 112J, 115J, 203J 205J, 209J 214J, 217J, 301J, 302J, 303J, 308J 315J, 316J 317J, 107K, 110K, 111K, 115K, 116K, 119K 202K, 210K, 211K, 212K, 215K, 217K, 301K, 303K, 304K, 307K, 309K, 310K, 311K	2233 - West 35th Avenue, Vancouver, BC V6M 1J4	1237765 BC Ltd. Kulwant Chauhan Seville Investments	Kulwant <kulwant@sevilleinvestments.ca>	
302K, 117K, 202J, 116J, 109J	c/o Michelle Guy 206-55 Water St. Vancouver, BC V6B 1A1	1184416 BC Ltd.	mguy@guardian-law.ca	
316K, 305K	c/o Michelle Guy 206-55 Water St. Vancouver, BC V6B 1A1	1184413 BC Ltd.	mguy@guardian-law.ca	

204K, 209K	Leon Zhang 210-1917 West 4th Avenue, Vancouver, BC V6J 1M7	1237765 Bc Ltd.	leon.zhang.realty@gmail.com	
312K, 216K	c/o Michelle Guy 206-55 Water St. Vancouver, BC V6B 1A1	1184414 BC Ltd.	mguy@guardian-law.ca	

This is Exhibit "G" referred to in the affidavit of Janine Williams sworn before me at Vancouver, British Columbia, this 11 day of May, 2022.

A handwritten signature in blue ink, appearing to read "J. Yuzer", is written over a horizontal line.

A Commissioner for taking Affidavits
within British Columbia.

Building: 501 Strata Corporation NW 289

Owner Aged A/R Trial Balance - Historical

As Of: 10-May-22
by Unit10-May-2022
Page 1

Owner	Unit	Bus. Phone	Last Payment		Current	31 - 60 Days	61 - 90 Days	Over 90 Days	Balance Owing
			Date	Amount					
Estate of Kenneth J Watson	3925-101		09-May-2022	\$9,224.66	(\$8,894.15)	\$330.51	\$330.51	\$9,555.17	\$1,322.04
1161359 BC Ltd	3925-111			\$0.00	\$240.93	\$240.93	\$240.93	\$5,802.90	\$6,525.69
Faccio, Pia	3925-114		02-May-2022	\$250.20	\$0.00	\$0.00	\$250.20	\$1,339.16	\$1,589.36
1161359 BC Ltd	3925-115			\$0.00	\$339.78	\$339.78	\$339.78	\$8,183.76	\$9,203.10
1161359 BC Ltd	3925-116		01-Jul-2021	\$126.84	\$349.04	\$349.04	\$349.04	\$2,768.90	\$3,816.02
1184416 BC Ltd	3925-117			\$0.00	\$265.64	\$265.64	\$265.64	\$6,398.06	\$7,194.98
1237765 BC LTd	3925-204		14-Apr-2021	\$1,000.80	\$333.60	\$333.60	\$333.60	\$311.26	\$1,312.06
Karamouzos, Maria & Karamouzos,	3925-205		02-May-2022	\$333.60	\$0.00	\$0.00	\$0.00	\$335.02	\$335.02
1237765 BC Ltd	3925-209		14-Apr-2021	\$1,028.61	\$342.87	\$342.87	\$342.87	\$319.94	\$1,348.55
1184414 BC Ltd	3925-216		14-Apr-2021	\$1,047.12	\$349.04	\$349.04	\$349.04	\$325.62	\$1,372.74
1161359 BC Ltd	3925-217			\$0.00	\$265.64	\$265.64	\$265.64	\$6,398.06	\$7,194.98
Bhata, Armar & Naranjan	3925-218		02-May-2022	\$349.04	\$0.00	\$0.00	\$0.00	\$1,128.60	\$1,128.60
1161359 BC Ltd	3925-301			\$0.00	\$330.51	\$330.51	\$330.51	\$7,960.49	\$8,952.02
1184416 BC Ltd	3925-302			\$0.00	\$256.38	\$256.38	\$256.38	\$6,175.03	\$6,944.17
1184413 BC Ltd	3925-305		14-Apr-2021	\$1,000.80	\$333.60	\$333.60	\$333.60	\$311.26	\$1,312.06
1184414 BC Ltd	3925-312		14-Apr-2021	\$732.06	\$244.02	\$244.02	\$244.02	\$227.66	\$959.72
1184413 BC Ltd	3925-316		14-Apr-2021	\$1,047.12	\$349.04	\$349.04	\$349.04	\$325.62	\$1,372.74
Bozsik, Julian	5715-105		02-May-2022	\$333.60	\$0.00	\$0.00	\$0.00	\$776.25	\$776.25
1184416 BC Ltd	5715-109			\$0.00	\$240.93	\$240.93	\$240.93	\$5,802.90	\$6,525.69
Du, Ma Tuyet Ngoc & Vuong, Nguyen	5715-110		02-May-2022	\$247.11	\$0.00	\$0.00	\$0.00	\$940.11	\$940.11
1161359 BC LTd	5715-111		01-Jul-2021	\$126.84	\$333.60	\$333.60	\$333.60	\$2,646.46	\$3,647.26
1161359 BC LTd	5715-112		01-Jul-2021	\$126.84	\$352.13	\$352.13	\$352.13	\$2,793.43	\$3,849.82
Chen, Wan & Yang, Hong	5715-114		03-May-2022	(\$349.04)	\$380.54	\$0.00	\$0.00	\$0.00	\$380.54
1161359 BC Ltd	5715-115			\$0.00	\$364.49	\$364.49	\$364.49	\$8,778.92	\$9,872.39
1184416 BC Ltd	5715-116			\$0.00	\$333.60	\$333.60	\$333.60	\$8,034.91	\$9,035.71
1184416 BC Ltd	5715-202			\$0.00	\$352.13	\$352.13	\$352.13	\$8,481.21	\$9,537.60
Thue, Lawrence	5715-206		27-Apr-2021	\$1,433.44	\$358.31	\$358.31	\$358.31	\$692.61	\$1,767.54
1161359 BC Ltd	5715-214		01-Jul-2021	\$126.84	\$352.13	\$352.13	\$352.13	\$2,793.43	\$3,849.82
Huang, Hsiang C	5715-309		02-May-2022	\$259.02	\$15.00	\$0.00	\$0.00	\$737.33	\$752.33

** Totals for Building: 501 Strata Corporation NW 289

(\$1,811.20) \$7,017.92 \$7,268.12 \$100,344.07 \$112,818.91

Building: 501 Strata Corporation NW 289

Owner Aged A/R Trial Balance - Historical

As Of: 10-May-22
by Unit

10-May-2022
Page 2

[illegible]

The current G/L Account balance for this building does not agree with this report.


\$83,181.59

H

The variance to the G/L Balance is:

\$29,637.32

This is Exhibit "H" referred to in the affidavit of Janine Williams sworn before me at Vancouver, British Columbia, this 11 day of May, 2022.



A Commissioner for taking Affidavits
within British Columbia.

501 Strata Corporation NW 289

January 21, 2022 10:46 AM

BALANCE SHEET

Page 1

For the 12 Months Ending December 31, 2021

Fraser Park Realty Ltd.

	Account #	Current Period YTD	Prior Period YTD	Net Change
ASSETS:				
Bank	1010	23,284.00	2,509.11	20,774.89
Bank - CRF	1015	163,533.68	209,338.40	(45,804.72)
Bank - SL	1020	236,291.73	236,167.79	123.94
Bank - SL - Aluminum Wiring	1022	29,405.10	29,400.11	4.99
Op funds from previous mgt	1025	17,791.78	17,780.93	10.85
CRF funds from previous mgt	1030	165.12	224.17	(59.05)
SL funds from previous mgt	1035	84.20	83.78	.42
Accounts Receivable	1100	(22,372.41)	176,687.31	(199,059.72)
Accounts Receivable - SL	1120	(42,836.88)	(42,836.88)	0.00
Other Receivables	1150	(48.50)	(48.50)	0.00
Due From Operating	1167	196,767.20	146,767.20	50,000.00
Due From SL	1170	83.78	0.00	83.78
Total Current Assets		602,148.80	776,073.42	(173,924.62)
Prepaid Insurance	1310	122,306.04	142,690.38	(20,384.34)
Total Prepaid Expenses		122,306.04	142,690.38	(20,384.34)
TOTAL ASSETS		724,454.84	918,763.80	(194,308.96)
LIABILITIES:				
Accounts Payable	2000	111,965.18	69,677.61	42,287.57
AP - Other	2010	0.00	200.00	(200.00)
Due to CRF	2020	196,767.20	146,767.20	50,000.00
Due to OP	2030	83.78	0.00	83.78
TOTAL LIABILITIES		308,816.16	216,644.81	92,171.35
EQUITY				
Opening CRF Balance	2930.0010	365,425.87	365,425.87	0.00
Monthly Contributions	2930.0020	100,000.08	95,833.41	4,166.67
Heat Detectors (K) Wired to Fire Panel	2930.0034	11,794.25	11,794.25	0.00
CRF - Interest Income	2930.0040	3,315.80	3,276.24	39.56
CRF - Transfer to Reserved	2930.0220	(120,000.00)	(120,000.00)	0.00
Aluminum Wiring	2930.0336	120,000.00	120,000.00	0.00
Aluminum Wiring - Expense	2930.0337	(100,694.83)	(100,694.83)	0.00
Aluminum Wiring bank interest	2930.0338	99.93	94.94	4.99
Special Levy - Fire Panel	2940.0010	0.00	278,693.16	(278,693.16)
Special Levy - Accounts Recievable - Fire Pa	2940.0037	(42,836.88)	(42,836.88)	0.00
Special Levy - Interest Income	2940.0040	40.54	649.43	(608.89)
Special Levy - Fire Panel - Expenditures	2940.0335	0.00	(254.10)	254.10
Retained Earnings	2960	374,387.95	374,387.95	0.00
Retained Earnings - Allocation/Adjustments	2970	(101,867.00)	(93,378.09)	(8,488.91)
Current Year Income		(194,027.03)	(190,872.36)	(3,154.67)
TOTAL EQUITY		415,638.68	702,118.99	(286,480.31)

501 Strata Corporation NW 289

January 21, 2022 10:46 AM

BALANCE SHEET

Page 2

For the 12 Months Ending December 31, 2021

Fraser Park Realty Ltd.

Account #	Current Period YTD	Prior Period YTD	Net Change
TOTAL LIABILITIES & EQUITY	724,454.84	918,763.80	(194,308.96)

501 - Strata Plan NW 289
For the month ending December 31, 2021
Balance Sheet Analysis

1150 - AR Other		
FOB Replacement	-	50.00
CHQ Image Fee		1.50
Total AR Other		-\$ 48.50

1310 - Prepaid Insurance		
Insurance - period July/21 to July/22		244,612.00
Monthly Expense	6	122,305.96
Total Prepaid Insurance		\$ 122,306.04

2010 - AP Other		
November Management Fee		200.00
Total AP Other		\$ 200.00

1040 & 2040 Due to / from Operating / CRF		
CRF Bank	1015	163,533.68
CRF Bank - Prior Management Co.	1030	165.12
Total CRF Bank		163,698.80
CRF Fund	2930	360,536.00
Wiring Reserve Bank	1022	29,405.10
Wiring Reserve Fund	2930	19,405.10
Accounts Payable: Holdback - Hall Electrical Ltd. Inv# 203915		10,000.00
Due to / from Operating	Insurance loan from CRF	156,493.20
	AP loan from CRF	40,274.00
	Prior Mgt CRF bank chg	70.00
		-\$ 196,837.20

1050 & 2050 Due to / from Operating / Special Levy		
SL Bank	1020	236,291.73
SL Bank - Prior Management Co.	1030	84.20
SL -AR	1120	42,836.88
Total SL - Assets		279,212.81
Payable		-
Adjusted SL - Assets		279,212.81
Total SL Fund- Equity	2940	40.54
SL Refund - Payable		279,088.49
Due to / from Operating	Transfer from Op to cover SL refund	\$ 83.78

501 Strata Corporation NW 289

January 21, 2022 10:48 AM

INCOME STATEMENT

Page 1

For the 12 Months Ending December 31, 2021

Fraser Park Realty Ltd.

Budget Comparison to Original Budget

Account #	C U R R E N T M O N T H			Y E A R T O D A T E		
	Actual	Budget	Variance \$	Actual	Budget	Variance \$
REVENUE						
Maintenance Fees 3100	30,780.69	30,780.75	(.06)	369,368.28	369,369.00	(.72)
Rental Income 3200	1,042.50	1,042.50	0.00	12,510.00	12,510.00	0.00
Parking / Locker Income 3300	235.00	250.00	(15.00)	2,870.00	3,000.00	(130.00)
Lien Administration Fee 3400	645.00	0.00	645.00	660.00	0.00	660.00
Interest Income 3610	78.65	125.00	(46.35)	318.69	1,500.00	(1,181.31)
Late Payment Interest 3620	0.00	29.16	(29.16)	0.00	350.00	(350.00)
Sundry / Deposit Income 3630	0.00	8.33	(8.33)	1,622.09	100.00	1,522.09
Retained Earnings 3670	8,488.91	8,488.91	0.00	101,867.00	101,867.00	0.00
TOTAL REVENUE	41,270.75	40,724.65	546.10	489,216.06	488,696.00	520.06
EXPENSES						
Cleaning Expenses						
Cleaning - Janitorial Main/4110	1,694.70	1,958.33	263.63	19,595.78	23,500.00	3,904.22
Waste Removal 4130	0.00	250.00	250.00	4,142.73	3,000.00	(1,142.73)
Pest Control 4140	0.00	195.83	195.83	1,028.46	2,350.00	1,321.54
Total Cleaning Expenses	1,694.70	2,404.16	709.46	24,766.97	28,850.00	4,083.03
Repairs and Maintenance						
R&M - Elevator 4260	543.38	1,250.00	706.62	7,947.46	15,000.00	7,052.54
R&M - Fire & Safety 4270	107.70	458.33	350.63	11,430.10	5,500.00	(5,930.10)
R&M - General 4275	1,020.00	4,330.75	3,310.75	104,409.15	51,969.00	(52,440.15)
R&M - Caretaker Suite 4280	0.00	125.00	125.00	0.00	1,500.00	1,500.00
R&M - Supplies 4281	0.00	83.33	83.33	25.71	1,000.00	974.29
R&M - Laundry Equipmen4282	0.00	83.33	83.33	8,290.92	1,000.00	(7,290.92)
Landscaping 4340	0.00	875.00	875.00	13,671.00	10,500.00	(3,171.00)
Total Repairs and Maintenance	1,671.08	7,205.74	5,534.66	145,774.34	86,469.00	(59,305.34)
Utilities						
Electricity 4400	3,642.68	1,250.00	(2,392.68)	20,018.75	15,000.00	(5,018.75)
Gas 4420	8,388.33	4,166.66	(4,221.67)	71,557.97	50,000.00	(21,557.97)
Enterphone 4440	403.40	83.33	(320.07)	1,855.64	1,000.00	(855.64)
Total Utilities	12,434.41	5,499.99	(6,934.42)	93,432.36	66,000.00	(27,432.36)
Outside Maintenance						
Administration Expenses						
Audit / Legal 5030	0.00	1,750.00	1,750.00	58,472.52	21,000.00	(37,472.52)
Statutory Review of Books5035	0.00	17.50	17.50	0.00	210.00	210.00
Management Fees 5040	2,362.50	2,362.50	0.00	28,192.50	28,350.00	157.50
Postage/Copying 5200	1,494.50	291.66	(1,202.84)	5,274.46	3,500.00	(1,774.46)
Bank Charges 5260	217.22	66.66	(150.56)	1,359.46	800.00	(559.46)
Total Administration Expenses	4,074.22	4,488.32	414.10	93,298.94	53,860.00	(39,438.94)
Fixed Expenses						
Insurance 6500	20,384.34	16,666.66	(3,717.68)	275,959.18	200,000.00	(75,959.18)

501 Strata Corporation NW 289

January 21, 2022 10:48 AM

INCOME STATEMENT

Page 2

For the 12 Months Ending December 31, 2021

Fraser Park Realty Ltd.

Budget Comparison to Original Budget

	Account #	C U R R E N T M O N T H			Y E A R T O D A T E		
		Actual	Budget	Variance \$	Actual	Budget	Variance \$
Appraisal	6505	0.00	75.00	75.00	0.00	900.00	900.00
Property Tax	6510	0.00	62.50	62.50	11.26	750.00	738.74
Deficit Recovery	6515	0.00	155.58	155.58	0.00	1,867.00	1,867.00
Total Fixed Expenses		20,384.34	16,959.74	(3,424.60)	275,970.44	203,517.00	(72,453.44)
Total Operating Expense		40,258.75	36,557.95	(3,700.80)	633,243.05	438,696.00	(194,547.05)
Non-Recoverable Expense							
Paid to Contingency	8010	4,166.67	4,166.66	(.01)	50,000.04	50,000.00	(.04)
Total Non-Recoverable Expense		4,166.67	4,166.66	(.01)	50,000.04	50,000.00	(.04)
TOTAL EXPENSES		44,425.42	40,724.61	(3,700.81)	683,243.09	488,696.00	(194,547.09)
NET INCOME <LOSS>		(3,154.67)	.04	(3,154.71)	(194,027.03)	0.00	(194,027.03)