

This is the 2nd affidavit of Fan Yang in this case and was made on July 10, 2025

> No. H-250150 Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

Peterson Investment Group Inc.

Petitioner

AND:

1076255 B. C. Ltd., Lightstone Development Ltd., 1082463 B. C. Ltd., 1218548 B. C. Ltd., Gold Coast Industries Ltd., Xiao Song Zheng, Xiao Li, Ying Zheng Yu, Blueshore Leasing Ltd., Gould Leasing Ltd., Li Jiang, Bei Chen, Qing Su, Jide Liu, 686912366 Investment Ltd., Lei Bun Leung, Xiao Lian Zhang, Johnson Rui Leung, Jon Kit Leung, Karen Leung, Shun Feng Investment Ltd., Liwei Sun and 12503343 B. C. Ltd.

Respondents

AFFIDAVIT

I, Fan Yang, legal assistant, c/o Avid Law Corporation, 602 North Tower, 5811 Cooney Road, Richmond, BC V6X 3M1 AFFIRM THAT:

- 1. I am a legal assistant employed by Avid Law Corporation, counsel to the respondents Liwei Sun and 1250334 B. C. Ltd. (the "Respondents"), and as such have personal knowledge of the facts and matters hereinafter deposed to, save and except where same are stated to be made on information and belief, and where so stated, I verily believe them to be true.
- 2. Attached to this affidavit as **Exhibit A** is a true copy of the deposit receipt issued by the Chloe project dated August 10, 2021 to Liwei Sun for the purchase of unit 405, strata lot 42 in the Chole development project located at 2096 West 47th Avenue, Vancouver, BC and a true copy of the Bank of Montreal cheque no. 908425 in the amount of \$104,000 from Hong Guo to Clare Wilson LLP in trust.

- 3. Attached to this affidavit as **Exhibit B** is a true copy of the deposit receipt dated August 10, 2021 issued to 1250334 B.C. Ltd and Liwei Sun for the purchase of units 27 (strata lot 309) and 48 (strata lot 411) in the Chole development project located at 2096 West 47th Avenue, Vancouver, BC and a true copy of the Bank of Montreal cheque no.908424 in the amount of \$145,000 from Hong Guo to Clare Wilson LLP in trust.
- 4. I was advised by Ms. Sun that Hong Guo is her mother.
- 5. I was advised by Ms. Liwei Sun that the deposits described in paragraphs 2 and 3 were never returned to her mother Hong Guo or to herself.

AFFIRMED BEFORE ME at the City of Richmond, British Columbia on 10/Jul/2025.

A commission of for taking affidavits for British Columbia.

FAN YANG

Nicole Tam Avid Law Corporation 5811 Cooney Road, Suite 602

Richmond, B.C. V6x 3M1

manissioner for taking Affidavits for	<u> (1619)</u>	SL: 42 Sulte: 405
Deposit Receipt	CHLOÉ	Sulte: _ 7 0 3
	KERRISDALE	
	DEPOSIT RECEIPT	
INITIAL IN FIR	RST SECOND	THIRD FOURTH
Between: 1076255 B.C. LTD. AN	ID LIGHTSTONE DEVELOPMENT LTD. (th	ne "Vendor")
	ei Sun	(the "Purchaser")
	Agreement of Purchase and Sale (the "Agre	
Lot") (Suite# 405 47th Avenue, Vancouve	20 21 with respect to the purchase and in the development known as "Chice" (er, British Columbia, currently legally descril New Westminster District Pk > EPP91453	the "Development") located at 2000 from bed as: PID: 031-145-884 Lot 1 Block 2
DATED this # 10 day of Hugus	+ 20.21	
Purchaser(s) is/are paying a Deposit In the		by (check one):
	Please & Source	(Feeelel institution)
Wire Transfer – Funds being w	ared from	(financial institution)
and which financial institution the fu		being wired, the project and the strata lot it relates to f why the funds are being wired cannot be accepted
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This is Exhibit " referred to in the affidavit of sworn before me at this day of this day of A Commissioner for taking Affidavits for

CHLOÉ

SL: 27 + 48
Suite: 309 - 411

British Colu	umbia CHLOE	
	KERRISDALE	
	DEPOSIT RECEIPT	
	☐ INITIAL ☐ FIRST ☐ SECOND	THIRD FOURTH
	Between: 1076255 B.C. LTD. AND LIGHTSTONE DEVELOPMENT LTD. (the "Ve	
	And 1250334 B.C. LTD. (Linei Sus)	
	Purchase and Agreement of Purchase and Sale (the "Agreement of Purchase and Sale (the	of Strata Lot # 27.148 (the "Strata Development") located at 2096 West
	DATED this 10 day of August , 20 21. Purchaser(s) is/are paying a Deposit In the amount of \$ 145,000 t	by (check one):
	Wire Transfer – Funds being wired from Note: When wiring funds, the wiring instructions must state the amount of the funds being w and which financial institution the funds are being wired from. Any other description of why t and funds will be returned.	(financial institution).
	Bank Draft - Name of Bank BMO	- OLIX 411 SL48 - \$76,000,0
	Purchaser(s) - Print Name Purchaser's Signature	
	If the Deposit has been provided by a party other than the party named in the Agreement, to Deposit Receipt and Direction as follows and provide additional data as required by FINTR. In the provided the deposit funds, as noted above, and hereby authorize and direct Clark Wilson LLP and the Developer to apply these funds as a deposit to the above-noted Strata Lot. Third Party's Signature BMO Bank of Montreal • Banque de Montréal 28TH AND DUNBAR 4445 DUNBAR ST. VANCOUVER, B.C., CANADA V6S 2G4 Pay Payez	OFFICIAL CHEQUE / CHÈQUE OFFICIEL 908424 DATE 20210810
Prod. 1097617 - Form 15/08]]L M2107)	On Account of Hang Gue For Bank of Montreal / pour la Banque de Mo Clark Wilson LUP In Trust Signing Off	J J My

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