



This is Affidavit #1 of
Susan Danielisz in this case
and was made on August 6, 2025

NO. H250150
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

A F F I D A V I T

I, **Susan Danielisz**, paralegal of Suite 2400 – 745 Thurlow Street, in the City of Vancouver, in
the Province of British Columbia, SWEAR THAT:

1. I am employed as a paralegal by the firm McCarthy Tétrault LLP, counsel for FTI Consulting Canada Inc., and as such have personal knowledge of the matters hereinafter deposed to, save and except those stated to be based on information and belief, and where so stated I verily believe them to be true.
2. Attached to this Affidavit as **Exhibit "A.1-A.24"** are copies of title searches for Strata Lots 3, 5, 6, 7, 8, 9, 10, 13, 15, 17, 18, 19, 20, 25, 26, 27, 29, 33, 34, 37, 38, 39, 43 and 46 of District Lot 526 Group 1 New Westminster District Strata Plan EPS9999 dated August 5, 2025.
3. Attached to this Affidavit as **Exhibit "B"** is a copy of a notice of civil claim filed in the Supreme Court of British Columbia, Vancouver Registry under court file number VLC-S-S-255166 (the "**Action**").

4. Attached to this Affidavit as **Exhibit "C"** is a copy of a certificate of pending litigation filed in the New Westminster Land Title Office under instrument number CB2169060 (the "CPL").
5. Attached to this Affidavit as **Exhibit "D"** is a copy of an email chain among Lance Williams, Lawrence Wong, Andrew Butler and Nico Rullman dated July 14-15, 2025.
6. Attached to this Affidavit as **Exhibit "E"** is a copy of a letter from Mr. Butler to Mr. Wong dated July 23, 2025.
7. Attached to this Affidavit as **Exhibit "F"** is a copy of an email chain among Mr. Williams, Mr. Wong, Mr. Butler, myself and Supreme Court Scheduling dated July 23-24, 2025.
8. Attached to this Affidavit as **Exhibit "G"** is a copy of an email chain among Mr. Butler, Mr. Wong, Mr. Williams, myself and Supreme Court Scheduling dated July 23-30, 2025.

SWORN BEFORE ME at the City of
Vancouver, in the Province of British
Columbia, this 6th day of August, 2025.



A Commissioner for taking Affidavits for
British Columbia



SUSAN DANIELISZ

ANDREW BUTLER
Barrister & Solicitor
McCarthy Tétrault LLP
SUITE 2400 - 745 THURLOW STREET
VANCOUVER, B.C. V6E 0C5
DIRECT 604-643-7101

This is **Exhibit "A.1"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in black ink, appearing to read 'A. Allen', is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 207091-598712

2
2025-08-05, 16:12:26
Requestor: Isabel Gonzales****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CB1428841 CB1428812
Application Received	2024-07-08
Application Entered	2024-08-07
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1076255 B.C. LTD., INC.NO. BC1076255 101 - 6386 EAST BOULEVARD VANCOUVER, BC V6M 3J5
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	032-299-508 STRATA LOT 3 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149 FILED 2020-07-24 HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT AIR SPACE PLAN EPP133834	
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	COVENANT CA8289457 2020-07-08 16:01 CITY OF VANCOUVER INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:26
Requestor: Isabel Gonzales**3**

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB292874
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB292875
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB293126
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB293127
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294025
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB293126 AND
CB293127

TITLE SEARCH PRINT

File Reference: 207091-598712

4
2025-08-05, 16:12:26
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294026
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB293126 AND
CB293127

Nature: MORTGAGE
Registration Number: CB294046
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB294047
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294534
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294535
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294554
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293126 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

5
2025-08-05, 16:12:26
Requestor: Isabel Gonzales

Nature:	PRIORITY AGREEMENT
Registration Number:	CB294555
Registration Date and Time:	2022-10-21 09:03
Remarks:	INTER ALIA GRANTING CB293127 PRIORITY OVER CB294046 AND CB294047
Nature:	EASEMENT
Registration Number:	CB1428813
Registration Date and Time:	2024-07-08 13:59
Remarks:	INTER ALIA APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR SPACE PLAN EPP133834
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB1428815
Registration Date and Time:	2024-07-08 13:59
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CB1428816
Registration Date and Time:	2024-07-08 13:59
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CB1428817
Registration Date and Time:	2024-07-08 13:59
Remarks:	INTER ALIA GRANTING CB1428813 PRIORITY OVER CB292874 AND CB292875
Nature:	PRIORITY AGREEMENT
Registration Number:	CB1428819
Registration Date and Time:	2024-07-08 13:59
Remarks:	INTER ALIA GRANTING CB1428815 PRIORITY OVER CB292874 AND CB292875
Nature:	PRIORITY AGREEMENT
Registration Number:	CB1428820
Registration Date and Time:	2024-07-08 13:59
Remarks:	INTER ALIA GRANTING CB1428816 PRIORITY OVER CB292874 AND CB292875

TITLE SEARCH PRINT

File Reference: 207091-598712

6
2025-08-05, 16:12:26
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB1428821
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428823
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428824
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428825
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428827
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428828
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

7
2025-08-05, 16:12:26
Requestor: Isabel Gonzales

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1851253
Registration Date and Time: 2025-02-03 09:43
Registered Owner: LIWEI SUN
1250334 B.C. LTD.
INCORPORATION NO. 1250334
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1856464
Registration Date and Time: 2025-02-05 13:32
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB2169060
Registration Date and Time: 2025-07-11 09:01
Registered Owner: ZI HAO LI
SHU JUAN DING
AS JOINT TENANTS
Remarks: INTER ALIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications

Parcel Identifier: 032-299-508
Application Number/Type: CB2219043 CHARGE RELEASE

PARCEL IDENTIFIER (PID): 032-299-508

SHORT LEGAL DESCRIPTION:S/EPS9999/////3

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 3 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9999

AFB/IFB: MN: N PE: 1 SL: 1 TI: 1

This is **Exhibit "A.2"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to be 'P. Sten', is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:27
Requestor: Isabel Gonzales**10******CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CB1428843 CB1428812
Application Received	2024-07-08
Application Entered	2024-08-07
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1076255 B.C. LTD., INC.NO. BC1076255 101 - 6386 EAST BOULEVARD VANCOUVER, BC V6M 3J5
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	032-299-524 STRATA LOT 5 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149 FILED 2020-07-24 HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT AIR SPACE PLAN EPP133834
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	COVENANT CA8289457 2020-07-08 16:01 CITY OF VANCOUVER INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:27
Requestor: Isabel Gonzales

11

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB292874
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB292875
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB293126
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB293127
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294025
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB293126 AND
CB293127

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:27
Requestor: Isabel Gonzales**12**

Nature: PRIORITY AGREEMENT
Registration Number: CB294026
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB293126 AND
CB293127

Nature: MORTGAGE
Registration Number: CB294046
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB294047
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294534
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294535
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294554
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293126 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

13
2025-08-05, 16:12:27
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294555
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293127 PRIORITY OVER CB294046 AND
CB294047

Nature: EASEMENT
Registration Number: CB1428813
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR
SPACE PLAN EPP133834

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB1428815
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB1428816
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB1428817
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428819
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428820
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB292874 AND
CB292875

TITLE SEARCH PRINT

File Reference: 207091-598712

14
2025-08-05, 16:12:27
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB1428821
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428823
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428824
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428825
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428827
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428828
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

15
2025-08-05, 16:12:27
Requestor: Isabel Gonzales

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1851253
Registration Date and Time: 2025-02-03 09:43
Registered Owner: LIWEI SUN
1250334 B.C. LTD.
INCORPORATION NO. 1250334
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1856464
Registration Date and Time: 2025-02-05 13:32
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB2169060
Registration Date and Time: 2025-07-11 09:01
Registered Owner: ZI HAO LI
SHU JUAN DING
AS JOINT TENANTS
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

PARCEL IDENTIFIER (PID): 032-299-524

SHORT LEGAL DESCRIPTION:S/EPS9999/////5

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 5 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9999

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

This is **Exhibit "A.3"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to read "A. J. Smith", is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:28
Requestor: Isabel Gonzales****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

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Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CB1428844 CB1428812
Application Received	2024-07-08
Application Entered	2024-08-07
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1076255 B.C. LTD., INC.NO. BC1076255 101 - 6386 EAST BOULEVARD VANCOUVER, BC V6M 3J5
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	032-299-532 STRATA LOT 6 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149 FILED 2020-07-24 HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT AIR SPACE PLAN EPP133834
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	COVENANT CA8289457 2020-07-08 16:01 CITY OF VANCOUVER INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:28
Requestor: Isabel Gonzales**19**

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB292874
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB292875
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB293126
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB293127
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294025
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB293126 AND
CB293127

TITLE SEARCH PRINT

File Reference: 207091-598712

20
2025-08-05, 16:12:28
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294026
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB293126 AND
CB293127

Nature: MORTGAGE
Registration Number: CB294046
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB294047
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294534
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
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CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294535
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294554
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293126 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:28
Requestor: Isabel Gonzales

21

Nature: PRIORITY AGREEMENT
Registration Number: CB294555
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293127 PRIORITY OVER CB294046 AND
CB294047

Nature: EASEMENT
Registration Number: CB1428813
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR
SPACE PLAN EPP133834

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB1428815
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB1428816
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB1428817
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428819
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428820
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB292874 AND
CB292875

TITLE SEARCH PRINT

File Reference: 207091-598712

22
2025-08-05, 16:12:28
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB1428821
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428823
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428824
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428825
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428827
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428828
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:28
Requestor: Isabel Gonzales

23

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1851253
Registration Date and Time: 2025-02-03 09:43
Registered Owner: LIWEI SUN
1250334 B.C. LTD.
INCORPORATION NO. 1250334
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1856464
Registration Date and Time: 2025-02-05 13:32
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB1910058
Registration Date and Time: 2025-03-05 16:05
Registered Owner: CHAN XIAO

Nature: ASSIGNMENT OF RENTS
Registration Number: CB1910059
Registration Date and Time: 2025-03-05 16:05
Registered Owner: CHAN XIAO

Nature: MORTGAGE
Registration Number: CB2007184
Registration Date and Time: 2025-04-28 11:36
Registered Owner: LI JIANG

Nature: ASSIGNMENT OF RENTS
Registration Number: CB2007185
Registration Date and Time: 2025-04-28 11:36
Registered Owner: LI JIANG

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB2169060
Registration Date and Time: 2025-07-11 09:01
Registered Owner: ZI HAO LI
SHU JUAN DING
AS JOINT TENANTS
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING**Transfers** NONE

TITLE SEARCH PRINT

File Reference: 207091-598712

24
2025-08-05, 16:12:28
Requestor: Isabel Gonzales

Pending Applications

Parcel Identifier:

032-299-532

Application Number/Type:

CB2219043 CHARGE RELEASE

PARCEL IDENTIFIER (PID): 032-299-532

SHORT LEGAL DESCRIPTION: S/EPS9999/////6

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 6 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9999

AFB/IFB: MN: N PE: 1 SL: 1 TI: 1

This is **Exhibit "A.4"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to read "P. Smith", is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:28
Requestor: Isabel Gonzales****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** VANCOUVER
Land Title Office VANCOUVER**Title Number** CB1428845
From Title Number CB1428812**Application Received** 2024-07-08**Application Entered** 2024-08-07**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: 1076255 B.C. LTD., INC.NO. BC1076255
101 - 6386 EAST BOULEVARD
VANCOUVER, BC
V6M 3J5**Taxation Authority** Vancouver, City of**Description of Land**
Parcel Identifier: 032-299-541
Legal Description:
STRATA LOT 7 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Legal Notations**
NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149
FILED 2020-07-24HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT
AIR SPACE PLAN EPP133834**Charges, Liens and Interests**Nature: COVENANT
Registration Number: CA8289457
Registration Date and Time: 2020-07-08 16:01
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:28
Requestor: Isabel Gonzales

28

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB292874
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB292875
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB293126
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB293127
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294025
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB293126 AND
CB293127

TITLE SEARCH PRINT

File Reference: 207091-598712

29
2025-08-05, 16:12:28
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294026
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB293126 AND
CB293127

Nature: MORTGAGE
Registration Number: CB294046
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB294047
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294534
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294535
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294554
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293126 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

30
2025-08-05, 16:12:28
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294555
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293127 PRIORITY OVER CB294046 AND
CB294047

Nature: EASEMENT
Registration Number: CB1428813
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR
SPACE PLAN EPP133834

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB1428815
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB1428816
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB1428817
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428819
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428820
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB292874 AND
CB292875

TITLE SEARCH PRINT

File Reference: 207091-598712

31
2025-08-05, 16:12:28
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB1428821
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428823
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428824
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428825
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428827
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428828
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:28
Requestor: Isabel Gonzales**32**

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1851253
Registration Date and Time: 2025-02-03 09:43
Registered Owner: LIWEI SUN
1250334 B.C. LTD.
INCORPORATION NO. 1250334
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1856464
Registration Date and Time: 2025-02-05 13:32
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB2169060
Registration Date and Time: 2025-07-11 09:01
Registered Owner: ZI HAO LI
SHU JUAN DING
AS JOINT TENANTS
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications

Parcel Identifier: 032-299-541
Application Number/Type: CB2219043 CHARGE RELEASE

PARCEL IDENTIFIER (PID): 032-299-541

SHORT LEGAL DESCRIPTION: S/EPS9999/////7

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 7 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9999

AFB/IFB: MN: N PE: 1 SL: 1 TI: 1

This is **Exhibit "A.5"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to read "Butler", is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:29
Requestor: Isabel Gonzales

35

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under STRATA PROPERTY ACT (Section 249)**Land Title District** VANCOUVER
Land Title Office VANCOUVER**Title Number** CB1428846
From Title Number CB1428812**Application Received** 2024-07-08**Application Entered** 2024-08-07**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: 1076255 B.C. LTD., INC.NO. BC1076255
101 - 6386 EAST BOULEVARD
VANCOUVER, BC
V6M 3J5**Taxation Authority** Vancouver, City of**Description of Land**
Parcel Identifier: 032-299-559
Legal Description:
STRATA LOT 8 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Legal Notations**
NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149
FILED 2020-07-24HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT
AIR SPACE PLAN EPP133834**Charges, Liens and Interests****Nature:** COVENANT
Registration Number: CA8289457
Registration Date and Time: 2020-07-08 16:01
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

36
2025-08-05, 16:12:29
Requestor: Isabel Gonzales

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB292874
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB292875
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB293126
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB293127
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294025
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB293126 AND
CB293127

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:29
Requestor: Isabel Gonzales**37**

Nature: PRIORITY AGREEMENT
Registration Number: CB294026
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB293126 AND
CB293127

Nature: MORTGAGE
Registration Number: CB294046
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB294047
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294534
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294535
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294554
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293126 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

38
2025-08-05, 16:12:29
Requestor: Isabel Gonzales

Nature:	PRIORITY AGREEMENT
Registration Number:	CB294555
Registration Date and Time:	2022-10-21 09:03
Remarks:	INTER ALIA GRANTING CB293127 PRIORITY OVER CB294046 AND CB294047
Nature:	EASEMENT
Registration Number:	CB1428813
Registration Date and Time:	2024-07-08 13:59
Remarks:	INTER ALIA APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR SPACE PLAN EPP133834
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB1428815
Registration Date and Time:	2024-07-08 13:59
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CB1428816
Registration Date and Time:	2024-07-08 13:59
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CB1428817
Registration Date and Time:	2024-07-08 13:59
Remarks:	INTER ALIA GRANTING CB1428813 PRIORITY OVER CB292874 AND CB292875
Nature:	PRIORITY AGREEMENT
Registration Number:	CB1428819
Registration Date and Time:	2024-07-08 13:59
Remarks:	INTER ALIA GRANTING CB1428815 PRIORITY OVER CB292874 AND CB292875
Nature:	PRIORITY AGREEMENT
Registration Number:	CB1428820
Registration Date and Time:	2024-07-08 13:59
Remarks:	INTER ALIA GRANTING CB1428816 PRIORITY OVER CB292874 AND CB292875

TITLE SEARCH PRINT

File Reference: 207091-598712

39
2025-08-05, 16:12:29
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB1428821
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428823
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428824
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428825
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428827
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428828
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

40
2025-08-05, 16:12:29
Requestor: Isabel Gonzales

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1851253
Registration Date and Time: 2025-02-03 09:43
Registered Owner: LIWEI SUN
1250334 B.C. LTD.
INCORPORATION NO. 1250334
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1856464
Registration Date and Time: 2025-02-05 13:32
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB2169060
Registration Date and Time: 2025-07-11 09:01
Registered Owner: ZI HAO LI
SHU JUAN DING
AS JOINT TENANTS
Remarks: INTER ALIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications

Parcel Identifier: 032-299-559
Application Number/Type: CB2219043 CHARGE RELEASE

PARCEL IDENTIFIER (PID): 032-299-559

SHORT LEGAL DESCRIPTION: S/EPS9999/////8

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 8 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9999

AFB/IFB: MN: N PE: 1 SL: 1 TI: 1

This is **Exhibit "A.6"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to read "Butler", is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:30
Requestor: Isabel Gonzales****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CB1428847
From Title Number	CB1428812
Application Received	2024-07-08
Application Entered	2024-08-07
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1076255 B.C. LTD., INC.NO. BC1076255 101 - 6386 EAST BOULEVARD VANCOUVER, BC V6M 3J5
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	032-299-567
Legal Description:	STRATA LOT 9 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	
	NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149 FILED 2020-07-24
	HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT AIR SPACE PLAN EPP133834
Charges, Liens and Interests	
Nature:	COVENANT
Registration Number:	CA8289457
Registration Date and Time:	2020-07-08 16:01
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:30
Requestor: Isabel Gonzales

44

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB292874
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB292875
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB293126
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB293127
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294025
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB293126 AND
CB293127

TITLE SEARCH PRINT

File Reference: 207091-598712

45
2025-08-05, 16:12:30
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294026
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB293126 AND
CB293127

Nature: MORTGAGE
Registration Number: CB294046
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB294047
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294534
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294535
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294554
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293126 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

46
2025-08-05, 16:12:30
Requestor: Isabel Gonzales

Nature:	PRIORITY AGREEMENT
Registration Number:	CB294555
Registration Date and Time:	2022-10-21 09:03
Remarks:	INTER ALIA GRANTING CB293127 PRIORITY OVER CB294046 AND CB294047
Nature:	EASEMENT
Registration Number:	CB1428813
Registration Date and Time:	2024-07-08 13:59
Remarks:	INTER ALIA APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR SPACE PLAN EPP133834
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB1428815
Registration Date and Time:	2024-07-08 13:59
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CB1428816
Registration Date and Time:	2024-07-08 13:59
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CB1428817
Registration Date and Time:	2024-07-08 13:59
Remarks:	INTER ALIA GRANTING CB1428813 PRIORITY OVER CB292874 AND CB292875
Nature:	PRIORITY AGREEMENT
Registration Number:	CB1428819
Registration Date and Time:	2024-07-08 13:59
Remarks:	INTER ALIA GRANTING CB1428815 PRIORITY OVER CB292874 AND CB292875
Nature:	PRIORITY AGREEMENT
Registration Number:	CB1428820
Registration Date and Time:	2024-07-08 13:59
Remarks:	INTER ALIA GRANTING CB1428816 PRIORITY OVER CB292874 AND CB292875

TITLE SEARCH PRINT

File Reference: 207091-598712

47
2025-08-05, 16:12:30
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB1428821
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428823
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428824
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428825
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428827
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428828
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

48
2025-08-05, 16:12:30
Requestor: Isabel Gonzales

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1851253
Registration Date and Time: 2025-02-03 09:43
Registered Owner: LIWEI SUN
1250334 B.C. LTD.
INCORPORATION NO. 1250334
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1856464
Registration Date and Time: 2025-02-05 13:32
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB2169060
Registration Date and Time: 2025-07-11 09:01
Registered Owner: ZI HAO LI
SHU JUAN DING
AS JOINT TENANTS
Remarks: INTER ALIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications

Parcel Identifier: 032-299-567
Application Number/Type: CB2219043 CHARGE RELEASE

PARCEL IDENTIFIER (PID): 032-299-567

SHORT LEGAL DESCRIPTION: S/EPS9999/////9

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 9 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9999

AFB/IFB: MN: N PE: 1 SL: 1 TI: 1

This is **Exhibit "A.7"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to read "Butler", is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 207091-598712

51
2025-08-05, 16:12:31
Requestor: Isabel Gonzales****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** VANCOUVER
Land Title Office VANCOUVER**Title Number** CB1428848
From Title Number CB1428812**Application Received** 2024-07-08**Application Entered** 2024-08-07**Registered Owner in Fee Simple****Registered Owner/Mailing Address:** 1076255 B.C. LTD., INC.NO. BC1076255
101 - 6386 EAST BOULEVARD
VANCOUVER, BC
V6M 3J5**Taxation Authority** Vancouver, City of**Description of Land****Parcel Identifier:** 032-299-575**Legal Description:**STRATA LOT 10 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Legal Notations**NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149
FILED 2020-07-24HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT
AIR SPACE PLAN EPP133834**Charges, Liens and Interests****Nature:** COVENANT
Registration Number: CA8289457
Registration Date and Time: 2020-07-08 16:01
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

52
2025-08-05, 16:12:31
Requestor: Isabel Gonzales

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB292874
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB292875
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB293126
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB293127
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294025
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB293126 AND
CB293127

TITLE SEARCH PRINT

File Reference: 207091-598712

53
2025-08-05, 16:12:31
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294026
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB293126 AND
CB293127

Nature: MORTGAGE
Registration Number: CB294046
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB294047
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294534
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294535
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294554
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293126 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

54
2025-08-05, 16:12:31
Requestor: Isabel Gonzales

Nature:	PRIORITY AGREEMENT
Registration Number:	CB294555
Registration Date and Time:	2022-10-21 09:03
Remarks:	INTER ALIA GRANTING CB293127 PRIORITY OVER CB294046 AND CB294047
Nature:	EASEMENT
Registration Number:	CB1428813
Registration Date and Time:	2024-07-08 13:59
Remarks:	INTER ALIA APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR SPACE PLAN EPP133834
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB1428815
Registration Date and Time:	2024-07-08 13:59
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CB1428816
Registration Date and Time:	2024-07-08 13:59
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CB1428817
Registration Date and Time:	2024-07-08 13:59
Remarks:	INTER ALIA GRANTING CB1428813 PRIORITY OVER CB292874 AND CB292875
Nature:	PRIORITY AGREEMENT
Registration Number:	CB1428819
Registration Date and Time:	2024-07-08 13:59
Remarks:	INTER ALIA GRANTING CB1428815 PRIORITY OVER CB292874 AND CB292875
Nature:	PRIORITY AGREEMENT
Registration Number:	CB1428820
Registration Date and Time:	2024-07-08 13:59
Remarks:	INTER ALIA GRANTING CB1428816 PRIORITY OVER CB292874 AND CB292875

TITLE SEARCH PRINT

File Reference: 207091-598712

55
2025-08-05, 16:12:31
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB1428821
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428823
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428824
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428825
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428827
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428828
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

56
2025-08-05, 16:12:31
Requestor: Isabel Gonzales

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1851253
Registration Date and Time: 2025-02-03 09:43
Registered Owner: LIWEI SUN
1250334 B.C. LTD.
INCORPORATION NO. 1250334
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1856464
Registration Date and Time: 2025-02-05 13:32
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB2169060
Registration Date and Time: 2025-07-11 09:01
Registered Owner: ZI HAO LI
SHU JUAN DING
AS JOINT TENANTS
Remarks: INTER ALIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications

Parcel Identifier: 032-299-575
Application Number/Type: CB2219043 CHARGE RELEASE

PARCEL IDENTIFIER (PID): 032-299-575

SHORT LEGAL DESCRIPTION: S/EPS9999/////10

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 10 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9999

AFB/IFB: MN: N PE: 1 SL: 1 TI: 1

This is **Exhibit "A.8"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to read 'P. L. L.', is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 207091-598712

59
2025-08-05, 16:12:32
Requestor: Isabel Gonzales****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** VANCOUVER
Land Title Office VANCOUVER**Title Number** CB1428851
From Title Number CB1428812**Application Received** 2024-07-08**Application Entered** 2024-08-07**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: 1076255 B.C. LTD., INC.NO. BC1076255
101 - 6386 EAST BOULEVARD
VANCOUVER, BC
V6M 3J5**Taxation Authority** Vancouver, City of**Description of Land**
Parcel Identifier: 032-299-605
Legal Description:
STRATA LOT 13 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Legal Notations**
NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149
FILED 2020-07-24HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT
AIR SPACE PLAN EPP133834**Charges, Liens and Interests**
Nature: COVENANT
Registration Number: CA8289457
Registration Date and Time: 2020-07-08 16:01
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

60
2025-08-05, 16:12:32
Requestor: Isabel Gonzales

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB292874
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB292875
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB293126
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB293127
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294025
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB293126 AND
CB293127

TITLE SEARCH PRINT

File Reference: 207091-598712

61
2025-08-05, 16:12:32
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294026
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB293126 AND
CB293127

Nature: MORTGAGE
Registration Number: CB294046
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB294047
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294534
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294535
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294554
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293126 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

62
2025-08-05, 16:12:32
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294555
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293127 PRIORITY OVER CB294046 AND
CB294047

Nature: EASEMENT
Registration Number: CB1428813
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR
SPACE PLAN EPP133834

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB1428815
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB1428816
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB1428817
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428819
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428820
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB292874 AND
CB292875

TITLE SEARCH PRINT

File Reference: 207091-598712

63
2025-08-05, 16:12:32
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB1428821
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428823
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428824
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428825
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428827
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428828
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

64
2025-08-05, 16:12:32
Requestor: Isabel Gonzales

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1851253
Registration Date and Time: 2025-02-03 09:43
Registered Owner: LIWEI SUN
1250334 B.C. LTD.
INCORPORATION NO. 1250334
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1856464
Registration Date and Time: 2025-02-05 13:32
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB2169060
Registration Date and Time: 2025-07-11 09:01
Registered Owner: ZI HAO LI
SHU JUAN DING
AS JOINT TENANTS
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications

Parcel Identifier: 032-299-605
Application Number/Type: CB2219043 CHARGE RELEASE

PARCEL IDENTIFIER (PID): 032-299-605

SHORT LEGAL DESCRIPTION:S/EPS9999/////13

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 13 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9999

AFB/IFB: MN: N PE: 1 SL: 1 TI: 1

This is **Exhibit "A.9"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to read "Butler", is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:32
Requestor: Isabel Gonzales**67******CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CB1428853 CB1428812
Application Received	2024-07-08
Application Entered	2024-08-07
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1076255 B.C. LTD., INC.NO. BC1076255 101 - 6386 EAST BOULEVARD VANCOUVER, BC V6M 3J5
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	032-299-621 STRATA LOT 15 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149 FILED 2020-07-24 HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT AIR SPACE PLAN EPP133834
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	COVENANT CA8289457 2020-07-08 16:01 CITY OF VANCOUVER INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

68
2025-08-05, 16:12:32
Requestor: Isabel Gonzales

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB292874
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB292875
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB293126
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB293127
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294025
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB293126 AND
CB293127

TITLE SEARCH PRINT

File Reference: 207091-598712

69
2025-08-05, 16:12:32
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294026
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB293126 AND
CB293127

Nature: MORTGAGE
Registration Number: CB294046
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB294047
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294534
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294535
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294554
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293126 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

70
2025-08-05, 16:12:32
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294555
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293127 PRIORITY OVER CB294046 AND
CB294047

Nature: EASEMENT
Registration Number: CB1428813
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR
SPACE PLAN EPP133834

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB1428815
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB1428816
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB1428817
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428819
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428820
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB292874 AND
CB292875

TITLE SEARCH PRINT

File Reference: 207091-598712

71
2025-08-05, 16:12:32
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB1428821
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428823
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428824
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428825
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428827
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428828
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

72
2025-08-05, 16:12:32
Requestor: Isabel Gonzales

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1851253
Registration Date and Time: 2025-02-03 09:43
Registered Owner: LIWEI SUN
1250334 B.C. LTD.
INCORPORATION NO. 1250334
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1856464
Registration Date and Time: 2025-02-05 13:32
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB2169060
Registration Date and Time: 2025-07-11 09:01
Registered Owner: ZI HAO LI
SHU JUAN DING
AS JOINT TENANTS
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications

Parcel Identifier: 032-299-621
Application Number/Type: CB2219043 CHARGE RELEASE

PARCEL IDENTIFIER (PID): 032-299-621

SHORT LEGAL DESCRIPTION: S/EPS9999/////15

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 15 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9999

AFB/IFB: MN: N PE: 1 SL: 1 TI: 1

This is **Exhibit "A.10"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to read "Auten", is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:33
Requestor: Isabel Gonzales

75

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** VANCOUVER
Land Title Office VANCOUVER**Title Number** CB1428855
From Title Number CB1428812**Application Received** 2024-07-08**Application Entered** 2024-08-07**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: 1076255 B.C. LTD., INC.NO. BC1076255
101 - 6386 EAST BOULEVARD
VANCOUVER, BC
V6M 3J5**Taxation Authority** Vancouver, City of**Description of Land**
Parcel Identifier: 032-299-648
Legal Description:
STRATA LOT 17 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Legal Notations**
NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149
FILED 2020-07-24HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT
AIR SPACE PLAN EPP133834**Charges, Liens and Interests**Nature: COVENANT
Registration Number: CA8289457
Registration Date and Time: 2020-07-08 16:01
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

76
2025-08-05, 16:12:33
Requestor: Isabel Gonzales

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB292874
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB292875
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB293126
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB293127
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294025
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB293126 AND
CB293127

TITLE SEARCH PRINT

File Reference: 207091-598712

77
2025-08-05, 16:12:33
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294026
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB293126 AND
CB293127

Nature: MORTGAGE
Registration Number: CB294046
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB294047
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294534
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294535
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294554
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293126 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

78
2025-08-05, 16:12:33
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294555
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293127 PRIORITY OVER CB294046 AND
CB294047

Nature: EASEMENT
Registration Number: CB1428813
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR
SPACE PLAN EPP133834

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB1428815
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB1428816
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB1428817
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428819
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428820
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB292874 AND
CB292875

TITLE SEARCH PRINT

File Reference: 207091-598712

79
2025-08-05, 16:12:33
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB1428821
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428823
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428824
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428825
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428827
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428828
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

80
2025-08-05, 16:12:33
Requestor: Isabel Gonzales

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1851253
Registration Date and Time: 2025-02-03 09:43
Registered Owner: LIWEI SUN
1250334 B.C. LTD.
INCORPORATION NO. 1250334
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1856464
Registration Date and Time: 2025-02-05 13:32
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB2169060
Registration Date and Time: 2025-07-11 09:01
Registered Owner: ZI HAO LI
SHU JUAN DING
AS JOINT TENANTS
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications

Parcel Identifier: 032-299-648
Application Number/Type: CB2219043 CHARGE RELEASE

PARCEL IDENTIFIER (PID): 032-299-648

SHORT LEGAL DESCRIPTION: S/EPS9999/////17

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 17 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9999

AFB/IFB: MN: N PE: 1 SL: 1 TI: 1

This is **Exhibit "A.11"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to read 'A. Smith', is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:34
Requestor: Isabel Gonzales****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** VANCOUVER
Land Title Office VANCOUVER**Title Number** CB1428856
From Title Number CB1428812**Application Received** 2024-07-08**Application Entered** 2024-08-07**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: 1076255 B.C. LTD., INC.NO. BC1076255
101 - 6386 EAST BOULEVARD
VANCOUVER, BC
V6M 3J5**Taxation Authority** Vancouver, City of**Description of Land**
Parcel Identifier: 032-299-656
Legal Description:
STRATA LOT 18 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Legal Notations**
NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149
FILED 2020-07-24HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT
AIR SPACE PLAN EPP133834**Charges, Liens and Interests**Nature: COVENANT
Registration Number: CA8289457
Registration Date and Time: 2020-07-08 16:01
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

84
2025-08-05, 16:12:34
Requestor: Isabel Gonzales

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB292874
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB292875
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB293126
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB293127
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294025
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB293126 AND
CB293127

TITLE SEARCH PRINT

File Reference: 207091-598712

85
2025-08-05, 16:12:34
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294026
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB293126 AND
CB293127

Nature: MORTGAGE
Registration Number: CB294046
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB294047
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294534
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294535
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294554
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293126 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

86
2025-08-05, 16:12:34
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294555
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293127 PRIORITY OVER CB294046 AND
CB294047

Nature: EASEMENT
Registration Number: CB1428813
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR
SPACE PLAN EPP133834

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB1428815
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB1428816
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB1428817
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428819
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428820
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB292874 AND
CB292875

TITLE SEARCH PRINT

File Reference: 207091-598712

87
2025-08-05, 16:12:34
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB1428821
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428823
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428824
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428825
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428827
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428828
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

88
2025-08-05, 16:12:34
Requestor: Isabel Gonzales

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1851253
Registration Date and Time: 2025-02-03 09:43
Registered Owner: LIWEI SUN
1250334 B.C. LTD.
INCORPORATION NO. 1250334
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1856464
Registration Date and Time: 2025-02-05 13:32
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB2169060
Registration Date and Time: 2025-07-11 09:01
Registered Owner: ZI HAO LI
SHU JUAN DING
AS JOINT TENANTS
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications

Parcel Identifier: 032-299-656
Application Number/Type: CB2219043 CHARGE RELEASE

PARCEL IDENTIFIER (PID): 032-299-656

SHORT LEGAL DESCRIPTION:S/EPS9999/////18

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 18 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9999

AFB/IFB: MN: N PE: 1 SL: 1 TI: 1

This is **Exhibit "A.12"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to read 'Arthur', is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:35
Requestor: Isabel Gonzales****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CB1428857 CB1428812
Application Received	2024-07-08
Application Entered	2024-08-07
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1076255 B.C. LTD., INC.NO. BC1076255 101 - 6386 EAST BOULEVARD VANCOUVER, BC V6M 3J5
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	032-299-664 STRATA LOT 19 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149 FILED 2020-07-24 HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT AIR SPACE PLAN EPP133834
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	COVENANT CA8289457 2020-07-08 16:01 CITY OF VANCOUVER INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

92
2025-08-05, 16:12:35
Requestor: Isabel Gonzales

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB292874
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB292875
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB293126
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB293127
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294025
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB293126 AND
CB293127

TITLE SEARCH PRINT

File Reference: 207091-598712

93
2025-08-05, 16:12:35
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294026
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB293126 AND
CB293127

Nature: MORTGAGE
Registration Number: CB294046
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB294047
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294534
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294535
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294554
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293126 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:35
Requestor: Isabel Gonzales

94

Nature: PRIORITY AGREEMENT
Registration Number: CB294555
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293127 PRIORITY OVER CB294046 AND
CB294047

Nature: EASEMENT
Registration Number: CB1428813
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR
SPACE PLAN EPP133834

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB1428815
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB1428816
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB1428817
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428819
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428820
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB292874 AND
CB292875

TITLE SEARCH PRINT

File Reference: 207091-598712

95
2025-08-05, 16:12:35
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB1428821
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428823
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428824
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428825
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428827
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428828
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

96
2025-08-05, 16:12:35
Requestor: Isabel Gonzales

Nature: OPTION TO PURCHASE
Registration Number: CB1712550
Registration Date and Time: 2024-11-15 06:01
Registered Owner: BEI CHEN
AS TO AN UNDIVIDED 400/2500 INTEREST
Registered Owner: QING SU
AS TO AN UNDIVIDED 500/2500 INTEREST
Registered Owner: JIDE LIU
AS TO AN UNDIVIDED 1600/2500 INTEREST
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB1714291
Registration Date and Time: 2024-11-15 10:57
Registered Owner: BEI CHEN
AS TO AN UNDIVIDED 400/2500 INTEREST
Registered Owner: QING SU
AS TO AN UNDIVIDED 500/2500 INTEREST
Registered Owner: JIDE LIU
AS TO AN UNDIVIDED 1600/2500 INTEREST
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB1714292
Registration Date and Time: 2024-11-15 10:57
Registered Owner: BEI CHEN
AS TO AN UNDIVIDED 400/2500 INTEREST
Registered Owner: QING SU
AS TO AN UNDIVIDED 500/2500 INTEREST
Registered Owner: JIDE LIU
AS TO AN UNDIVIDED 1600/2500 INTEREST
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1851253
Registration Date and Time: 2025-02-03 09:43
Registered Owner: LIWEI SUN
1250334 B.C. LTD.
INCORPORATION NO. 1250334
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1856464
Registration Date and Time: 2025-02-05 13:32
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

97
2025-08-05, 16:12:35
Requestor: Isabel Gonzales

Nature:	CERTIFICATE OF PENDING LITIGATION
Registration Number:	CB2169060
Registration Date and Time:	2025-07-11 09:01
Registered Owner:	ZI HAO LI SHU JUAN DING AS JOINT TENANTS
Remarks:	INTER ALIA

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications

Parcel Identifier:	032-299-664
Application Number/Type:	CB2219043 CHARGE RELEASE

PARCEL IDENTIFIER (PID): 032-299-664

SHORT LEGAL DESCRIPTION: S/EPS9999/////19

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 19 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9999

AFB/IFB: MN: N PE: 1 SL: 1 TI: 1

This is **Exhibit "A.13"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to be 'A. M.', is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 207091-598712

100
2025-08-05, 16:12:37
Requestor: Isabel Gonzales

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CB1428858
From Title Number	CB1428812
Application Received	2024-07-08
Application Entered	2024-08-07
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1076255 B.C. LTD., INC.NO. BC1076255 101 - 6386 EAST BOULEVARD VANCOUVER, BC V6M 3J5
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	032-299-672
Legal Description:	STRATA LOT 20 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	
	NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149 FILED 2020-07-24
	HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT AIR SPACE PLAN EPP133834
Charges, Liens and Interests	
Nature:	COVENANT
Registration Number:	CA8289457
Registration Date and Time:	2020-07-08 16:01
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

101
2025-08-05, 16:12:37
Requestor: Isabel Gonzales

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB292874
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB292875
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB293126
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB293127
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294025
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB293126 AND
CB293127

TITLE SEARCH PRINT

File Reference: 207091-598712

102
2025-08-05, 16:12:37
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294026
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB293126 AND
CB293127

Nature: MORTGAGE
Registration Number: CB294046
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB294047
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294534
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294535
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294554
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293126 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

103
2025-08-05, 16:12:37
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294555
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293127 PRIORITY OVER CB294046 AND
CB294047

Nature: EASEMENT
Registration Number: CB1428813
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR
SPACE PLAN EPP133834

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB1428815
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB1428816
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB1428817
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428819
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428820
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB292874 AND
CB292875

TITLE SEARCH PRINT

File Reference: 207091-598712

104
2025-08-05, 16:12:37
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB1428821
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428823
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428824
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428825
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428827
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428828
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

105
2025-08-05, 16:12:37
Requestor: Isabel Gonzales

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1851253
Registration Date and Time: 2025-02-03 09:43
Registered Owner: LIWEI SUN
1250334 B.C. LTD.
INCORPORATION NO. 1250334
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1856464
Registration Date and Time: 2025-02-05 13:32
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB2169060
Registration Date and Time: 2025-07-11 09:01
Registered Owner: ZI HAO LI
SHU JUAN DING
AS JOINT TENANTS
Remarks: INTER ALIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications

Parcel Identifier: 032-299-672
Application Number/Type: CB2219043 CHARGE RELEASE

PARCEL IDENTIFIER (PID): 032-299-672

SHORT LEGAL DESCRIPTION: S/EPS9999/////20

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 20 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9999

AFB/IFB: MN: N PE: 1 SL: 1 TI: 1

This is **Exhibit "A.14"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to read 'Arthur', is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 207091-598712

108
2025-08-05, 16:12:38
Requestor: Isabel Gonzales

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CB1428863
From Title Number	CB1428812
Application Received	2024-07-08
Application Entered	2024-08-07
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1076255 B.C. LTD., INC.NO. BC1076255 101 - 6386 EAST BOULEVARD VANCOUVER, BC V6M 3J5
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	032-299-729
Legal Description:	STRATA LOT 25 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	
	NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149 FILED 2020-07-24
	HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT AIR SPACE PLAN EPP133834
Charges, Liens and Interests	
Nature:	COVENANT
Registration Number:	CA8289457
Registration Date and Time:	2020-07-08 16:01
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

109
2025-08-05, 16:12:38
Requestor: Isabel Gonzales

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB292874
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB292875
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB293126
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB293127
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294025
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB293126 AND
CB293127

TITLE SEARCH PRINT

File Reference: 207091-598712

110
2025-08-05, 16:12:38
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294026
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB293126 AND
CB293127

Nature: MORTGAGE
Registration Number: CB294046
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB294047
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294534
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294535
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294554
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293126 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

111
2025-08-05, 16:12:38
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294555
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293127 PRIORITY OVER CB294046 AND
CB294047

Nature: EASEMENT
Registration Number: CB1428813
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR
SPACE PLAN EPP133834

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB1428815
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB1428816
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB1428817
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428819
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428820
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB292874 AND
CB292875

TITLE SEARCH PRINT

File Reference: 207091-598712

112
2025-08-05, 16:12:38
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB1428821
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428823
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428824
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428825
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428827
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428828
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

113
2025-08-05, 16:12:38
Requestor: Isabel Gonzales

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1851253
Registration Date and Time: 2025-02-03 09:43
Registered Owner: LIWEI SUN
1250334 B.C. LTD.
INCORPORATION NO. 1250334
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1856464
Registration Date and Time: 2025-02-05 13:32
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB2169060
Registration Date and Time: 2025-07-11 09:01
Registered Owner: ZI HAO LI
SHU JUAN DING
AS JOINT TENANTS
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications

Parcel Identifier: 032-299-729
Application Number/Type: CB2219043 CHARGE RELEASE

PARCEL IDENTIFIER (PID): 032-299-729

SHORT LEGAL DESCRIPTION: S/EPS9999/////25

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 25 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9999

AFB/IFB: MN: N PE: 1 SL: 1 TI: 1

This is **Exhibit "A.15"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to read 'A. Smith', is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:38
Requestor: Isabel Gonzales**116******CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CB1428864 CB1428812
Application Received	2024-07-08
Application Entered	2024-08-07
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1076255 B.C. LTD., INC.NO. BC1076255 101 - 6386 EAST BOULEVARD VANCOUVER, BC V6M 3J5
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	032-299-737 STRATA LOT 26 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149 FILED 2020-07-24 HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT AIR SPACE PLAN EPP133834
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	COVENANT CA8289457 2020-07-08 16:01 CITY OF VANCOUVER INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:38
Requestor: Isabel Gonzales**117**

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB292874
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB292875
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB293126
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB293127
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294025
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB293126 AND
CB293127

TITLE SEARCH PRINT

File Reference: 207091-598712

118
2025-08-05, 16:12:38
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294026
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB293126 AND
CB293127

Nature: MORTGAGE
Registration Number: CB294046
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB294047
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294534
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294535
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294554
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293126 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

119
2025-08-05, 16:12:38
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294555
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293127 PRIORITY OVER CB294046 AND
CB294047

Nature: EASEMENT
Registration Number: CB1428813
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR
SPACE PLAN EPP133834

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB1428815
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB1428816
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB1428817
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428819
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428820
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB292874 AND
CB292875

TITLE SEARCH PRINT

File Reference: 207091-598712

120
2025-08-05, 16:12:38
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB1428821
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428823
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428824
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428825
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428827
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428828
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

121
2025-08-05, 16:12:38
Requestor: Isabel Gonzales

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1851253
Registration Date and Time: 2025-02-03 09:43
Registered Owner: LIWEI SUN
1250334 B.C. LTD.
INCORPORATION NO. 1250334
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1856464
Registration Date and Time: 2025-02-05 13:32
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB2169060
Registration Date and Time: 2025-07-11 09:01
Registered Owner: ZI HAO LI
SHU JUAN DING
AS JOINT TENANTS
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications

Parcel Identifier: 032-299-737
Application Number/Type: CB2219043 CHARGE RELEASE

PARCEL IDENTIFIER (PID): 032-299-737

SHORT LEGAL DESCRIPTION:S/EPS9999/////26

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 26 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9999

AFB/IFB: MN: N PE: 1 SL: 1 TI: 1

This is **Exhibit "A.16"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to read 'Arthur', is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:39
Requestor: Isabel Gonzales**124******CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** VANCOUVER
Land Title Office VANCOUVER**Title Number** CB1428865
From Title Number CB1428812**Application Received** 2024-07-08**Application Entered** 2024-08-07**Registered Owner in Fee Simple**Registered Owner/Mailing Address: 1076255 B.C. LTD., INC.NO. BC1076255
101 - 6386 EAST BOULEVARD
VANCOUVER, BC
V6M 3J5**Taxation Authority** Vancouver, City of**Description of Land**

Parcel Identifier: 032-299-745

Legal Description:

STRATA LOT 27 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Legal Notations**NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149
FILED 2020-07-24HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT
AIR SPACE PLAN EPP133834**Charges, Liens and Interests**Nature: COVENANT
Registration Number: CA8289457
Registration Date and Time: 2020-07-08 16:01
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

125
2025-08-05, 16:12:39
Requestor: Isabel Gonzales

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB292874
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB292875
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB293126
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB293127
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294025
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB293126 AND
CB293127

TITLE SEARCH PRINT

File Reference: 207091-598712

126
2025-08-05, 16:12:39
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294026
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB293126 AND
CB293127

Nature: MORTGAGE
Registration Number: CB294046
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB294047
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294534
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294535
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294554
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293126 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

127
2025-08-05, 16:12:39
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294555
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293127 PRIORITY OVER CB294046 AND
CB294047

Nature: EASEMENT
Registration Number: CB1428813
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR
SPACE PLAN EPP133834

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB1428815
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB1428816
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB1428817
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428819
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428820
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB292874 AND
CB292875

TITLE SEARCH PRINT

File Reference: 207091-598712

128
2025-08-05, 16:12:39
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB1428821
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428823
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428824
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428825
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428827
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428828
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

129
2025-08-05, 16:12:39
Requestor: Isabel Gonzales

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1851253
Registration Date and Time: 2025-02-03 09:43
Registered Owner: LIWEI SUN
1250334 B.C. LTD.
INCORPORATION NO. 1250334
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1856464
Registration Date and Time: 2025-02-05 13:32
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB2169060
Registration Date and Time: 2025-07-11 09:01
Registered Owner: ZI HAO LI
SHU JUAN DING
AS JOINT TENANTS
Remarks: INTER ALIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications

Parcel Identifier: 032-299-745
Application Number/Type: CB2219043 CHARGE RELEASE

PARCEL IDENTIFIER (PID): 032-299-745

SHORT LEGAL DESCRIPTION:S/EPS9999/////27

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 27 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9999

AFB/IFB: MN: N PE: 1 SL: 1 TI: 1

This is **Exhibit "A.17"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to read "A. J. [unclear]", is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:40
Requestor: Isabel Gonzales**132******CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** VANCOUVER
Land Title Office VANCOUVER**Title Number** CB1428867
From Title Number CB1428812**Application Received** 2024-07-08**Application Entered** 2024-08-07**Registered Owner in Fee Simple**Registered Owner/Mailing Address: 1076255 B.C. LTD., INC.NO. BC1076255
101 - 6386 EAST BOULEVARD
VANCOUVER, BC
V6M 3J5**Taxation Authority** Vancouver, City of**Description of Land**

Parcel Identifier: 032-299-761

Legal Description:STRATA LOT 29 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Legal Notations**NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149
FILED 2020-07-24HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT
AIR SPACE PLAN EPP133834**Charges, Liens and Interests**Nature: COVENANT
Registration Number: CA8289457
Registration Date and Time: 2020-07-08 16:01
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:40

133

Requestor: Isabel Gonzales

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB292874
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB292875
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB293126
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB293127
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294025
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB293126 AND
CB293127

TITLE SEARCH PRINT

File Reference: 207091-598712

134
2025-08-05, 16:12:40
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294026
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB293126 AND
CB293127

Nature: MORTGAGE
Registration Number: CB294046
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB294047
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294534
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294535
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294554
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293126 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

135
2025-08-05, 16:12:40
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294555
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293127 PRIORITY OVER CB294046 AND
CB294047

Nature: EASEMENT
Registration Number: CB1428813
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR
SPACE PLAN EPP133834

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB1428815
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB1428816
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB1428817
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428819
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428820
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB292874 AND
CB292875

TITLE SEARCH PRINT

File Reference: 207091-598712

136
2025-08-05, 16:12:40
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB1428821
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428823
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428824
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428825
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428827
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428828
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

137
2025-08-05, 16:12:40
Requestor: Isabel Gonzales

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1851253
Registration Date and Time: 2025-02-03 09:43
Registered Owner: LIWEI SUN
1250334 B.C. LTD.
INCORPORATION NO. 1250334
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1856464
Registration Date and Time: 2025-02-05 13:32
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB2169060
Registration Date and Time: 2025-07-11 09:01
Registered Owner: ZI HAO LI
SHU JUAN DING
AS JOINT TENANTS
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications

Parcel Identifier: 032-299-761
Application Number/Type: CB2219043 CHARGE RELEASE

PARCEL IDENTIFIER (PID): 032-299-761

SHORT LEGAL DESCRIPTION:S/EPS9999/////29

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 29 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9999

AFB/IFB: MN: N PE: 1 SL: 1 TI: 1

This is **Exhibit "A.18"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to read "P. J. Smith", is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 207091-598712

140
2025-08-05, 16:12:41
Requestor: Isabel Gonzales

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District VANCOUVER
Land Title Office VANCOUVER

Title Number CB1428871
From Title Number CB1428812

Application Received 2024-07-08

Application Entered 2024-08-07

Registered Owner in Fee Simple
Registered Owner/Mailing Address: 1076255 B.C. LTD., INC.NO. BC1076255
101 - 6386 EAST BOULEVARD
VANCOUVER, BC
V6M 3J5

Taxation Authority Vancouver, City of

Description of Land
Parcel Identifier: 032-299-800
Legal Description:
STRATA LOT 33 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations
NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149
FILED 2020-07-24

HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT
AIR SPACE PLAN EPP133834

Charges, Liens and Interests

Nature: COVENANT
Registration Number: CA8289457
Registration Date and Time: 2020-07-08 16:01
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

141
2025-08-05, 16:12:41
Requestor: Isabel Gonzales

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB292874
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB292875
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB293126
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB293127
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294025
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB293126 AND
CB293127

TITLE SEARCH PRINT

File Reference: 207091-598712

142
2025-08-05, 16:12:41
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294026
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB293126 AND
CB293127

Nature: MORTGAGE
Registration Number: CB294046
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB294047
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294534
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294535
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294554
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293126 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

143
2025-08-05, 16:12:41
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294555
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293127 PRIORITY OVER CB294046 AND
CB294047

Nature: EASEMENT
Registration Number: CB1428813
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR
SPACE PLAN EPP133834

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB1428815
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB1428816
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB1428817
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428819
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428820
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB292874 AND
CB292875

TITLE SEARCH PRINT

File Reference: 207091-598712

144
2025-08-05, 16:12:41
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB1428821
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428823
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428824
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428825
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428827
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428828
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

145
2025-08-05, 16:12:41
Requestor: Isabel Gonzales

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1851253
Registration Date and Time: 2025-02-03 09:43
Registered Owner: LIWEI SUN
1250334 B.C. LTD.
INCORPORATION NO. 1250334
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1856464
Registration Date and Time: 2025-02-05 13:32
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB2169060
Registration Date and Time: 2025-07-11 09:01
Registered Owner: ZI HAO LI
SHU JUAN DING
AS JOINT TENANTS
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications

Parcel Identifier: 032-299-800
Application Number/Type: CB2219043 CHARGE RELEASE

PARCEL IDENTIFIER (PID): 032-299-800

SHORT LEGAL DESCRIPTION:S/EPS9999/////33

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 33 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9999

AFB/IFB: MN: N PE: 1 SL: 1 TI: 1

This is **Exhibit "A.19"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.



A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:42
Requestor: Isabel Gonzales**148******CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** VANCOUVER
Land Title Office VANCOUVER**Title Number** CB1428872
From Title Number CB1428812**Application Received** 2024-07-08**Application Entered** 2024-08-07**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: 1076255 B.C. LTD., INC.NO. BC1076255
101 - 6386 EAST BOULEVARD
VANCOUVER, BC
V6M 3J5**Taxation Authority** Vancouver, City of**Description of Land**
Parcel Identifier: 032-299-818
Legal Description:
STRATA LOT 34 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Legal Notations**
NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149
FILED 2020-07-24HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT
AIR SPACE PLAN EPP133834**Charges, Liens and Interests**Nature: COVENANT
Registration Number: CA8289457
Registration Date and Time: 2020-07-08 16:01
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

149
2025-08-05, 16:12:42
Requestor: Isabel Gonzales

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB292874
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB292875
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB293126
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB293127
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294025
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB293126 AND
CB293127

TITLE SEARCH PRINT

File Reference: 207091-598712

150
2025-08-05, 16:12:42
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294026
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB293126 AND
CB293127

Nature: MORTGAGE
Registration Number: CB294046
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB294047
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294534
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294535
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294554
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293126 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

151
2025-08-05, 16:12:42
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294555
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293127 PRIORITY OVER CB294046 AND
CB294047

Nature: EASEMENT
Registration Number: CB1428813
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR
SPACE PLAN EPP133834

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB1428815
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB1428816
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB1428817
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428819
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428820
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB292874 AND
CB292875

TITLE SEARCH PRINT

File Reference: 207091-598712

152
2025-08-05, 16:12:42
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB1428821
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428823
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428824
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428825
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428827
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428828
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB294046 AND
CB294047

Nature: MORTGAGE
Registration Number: CB1535329
Registration Date and Time: 2024-08-19 10:33
Registered Owner: 686912366 INVESTMENT LTD.
INCORPORATION NO. BC1387408

TITLE SEARCH PRINT

File Reference: 207091-598712

153
2025-08-05, 16:12:42
Requestor: Isabel Gonzales

Nature: ASSIGNMENT OF RENTS
Registration Number: CB1535330
Registration Date and Time: 2024-08-19 10:33
Registered Owner: 686912366 INVESTMENT LTD.
INCORPORATION NO. BC1387408

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1851253
Registration Date and Time: 2025-02-03 09:43
Registered Owner: LIWEI SUN
1250334 B.C. LTD.
INCORPORATION NO. 1250334
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1856464
Registration Date and Time: 2025-02-05 13:32
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB2169060
Registration Date and Time: 2025-07-11 09:01
Registered Owner: ZI HAO LI
SHU JUAN DING
AS JOINT TENANTS
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications

Parcel Identifier: 032-299-818
Application Number/Type: CB2219043 CHARGE RELEASE

PARCEL IDENTIFIER (PID): 032-299-818

SHORT LEGAL DESCRIPTION: S/EPS9999/////34

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 34 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9999

AFB/IFB: MN: N PE: 1 SL: 1 TI: 1

This is **Exhibit "A.20"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to read 'A. Sten', is written above a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:42

Requestor: Isabel Gonzales

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CB1428875 CB1428812
Application Received	2024-07-08
Application Entered	2024-08-07
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1076255 B.C. LTD., INC.NO. BC1076255 101 - 6386 EAST BOULEVARD VANCOUVER, BC V6M 3J5
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	032-299-842 STRATA LOT 37 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149 FILED 2020-07-24 HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT AIR SPACE PLAN EPP133834
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	COVENANT CA8289457 2020-07-08 16:01 CITY OF VANCOUVER INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

157
2025-08-05, 16:12:42
Requestor: Isabel Gonzales

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB292874
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB292875
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB293126
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB293127
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294025
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB293126 AND
CB293127

TITLE SEARCH PRINT

File Reference: 207091-598712

158
2025-08-05, 16:12:42
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294026
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB293126 AND
CB293127

Nature: MORTGAGE
Registration Number: CB294046
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB294047
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294534
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294535
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294554
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293126 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

159
2025-08-05, 16:12:42
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294555
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293127 PRIORITY OVER CB294046 AND
CB294047

Nature: EASEMENT
Registration Number: CB1428813
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR
SPACE PLAN EPP133834

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB1428815
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB1428816
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB1428817
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428819
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428820
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB292874 AND
CB292875

TITLE SEARCH PRINT

File Reference: 207091-598712

160
2025-08-05, 16:12:42
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB1428821
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428823
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428824
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428825
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428827
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428828
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

161
2025-08-05, 16:12:42
Requestor: Isabel Gonzales

Nature: OPTION TO PURCHASE
Registration Number: CB1712550
Registration Date and Time: 2024-11-15 06:01
Registered Owner: BEI CHEN
AS TO AN UNDIVIDED 400/2500 INTEREST
Registered Owner: QING SU
AS TO AN UNDIVIDED 500/2500 INTEREST
Registered Owner: JIDE LIU
AS TO AN UNDIVIDED 1600/2500 INTEREST
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB1714291
Registration Date and Time: 2024-11-15 10:57
Registered Owner: BEI CHEN
AS TO AN UNDIVIDED 400/2500 INTEREST
Registered Owner: QING SU
AS TO AN UNDIVIDED 500/2500 INTEREST
Registered Owner: JIDE LIU
AS TO AN UNDIVIDED 1600/2500 INTEREST
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB1714292
Registration Date and Time: 2024-11-15 10:57
Registered Owner: BEI CHEN
AS TO AN UNDIVIDED 400/2500 INTEREST
Registered Owner: QING SU
AS TO AN UNDIVIDED 500/2500 INTEREST
Registered Owner: JIDE LIU
AS TO AN UNDIVIDED 1600/2500 INTEREST
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1851253
Registration Date and Time: 2025-02-03 09:43
Registered Owner: LIWEI SUN
1250334 B.C. LTD.
INCORPORATION NO. 1250334
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1856464
Registration Date and Time: 2025-02-05 13:32
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

162
2025-08-05, 16:12:42
Requestor: Isabel Gonzales

Nature:	CERTIFICATE OF PENDING LITIGATION
Registration Number:	CB2169060
Registration Date and Time:	2025-07-11 09:01
Registered Owner:	ZI HAO LI SHU JUAN DING AS JOINT TENANTS
Remarks:	INTER ALIA

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
------------------	------

Pending Applications

Parcel Identifier:	032-299-842
Application Number/Type:	CB2219043 CHARGE RELEASE

PARCEL IDENTIFIER (PID): 032-299-842

SHORT LEGAL DESCRIPTION:S/EPS9999/////37

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 37 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9999

AFB/IFB: MN: N PE: 1 SL: 1 TI: 1

This is **Exhibit "A.21"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to read "P. J. [unclear]", is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:43
Requestor: Isabel Gonzales**165******CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** VANCOUVER
Land Title Office VANCOUVER**Title Number** CB1428876
From Title Number CB1428812**Application Received** 2024-07-08**Application Entered** 2024-08-07**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: 1076255 B.C. LTD., INC.NO. BC1076255
101 - 6386 EAST BOULEVARD
VANCOUVER, BC
V6M 3J5**Taxation Authority** Vancouver, City of**Description of Land**
Parcel Identifier: 032-299-851
Legal Description:
STRATA LOT 38 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Legal Notations**
NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149
FILED 2020-07-24HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT
AIR SPACE PLAN EPP133834**Charges, Liens and Interests****Nature:** COVENANT
Registration Number: CA8289457
Registration Date and Time: 2020-07-08 16:01
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

166
2025-08-05, 16:12:43
Requestor: Isabel Gonzales

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB292874
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB292875
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB293126
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB293127
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294025
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB293126 AND
CB293127

TITLE SEARCH PRINT

File Reference: 207091-598712

167
2025-08-05, 16:12:43
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294026
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB293126 AND
CB293127

Nature: MORTGAGE
Registration Number: CB294046
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB294047
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294534
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294535
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294554
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293126 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

168
2025-08-05, 16:12:43
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294555
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293127 PRIORITY OVER CB294046 AND
CB294047

Nature: EASEMENT
Registration Number: CB1428813
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR
SPACE PLAN EPP133834

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB1428815
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB1428816
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB1428817
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428819
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428820
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB292874 AND
CB292875

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:43

169

Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB1428821
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428823
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428824
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428825
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428827
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428828
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

170
2025-08-05, 16:12:43
Requestor: Isabel Gonzales

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1851253
Registration Date and Time: 2025-02-03 09:43
Registered Owner: LIWEI SUN
1250334 B.C. LTD.
INCORPORATION NO. 1250334
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1856464
Registration Date and Time: 2025-02-05 13:32
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB2169060
Registration Date and Time: 2025-07-11 09:01
Registered Owner: ZI HAO LI
SHU JUAN DING
AS JOINT TENANTS
Remarks: INTER ALIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications

Parcel Identifier: 032-299-851
Application Number/Type: CB2219043 CHARGE RELEASE

PARCEL IDENTIFIER (PID): 032-299-851

SHORT LEGAL DESCRIPTION:S/EPS9999/////38

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 38 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9999

AFB/IFB: MN: N PE: 1 SL: 1 TI: 1

This is **Exhibit "A.22"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to read "P. J. [unclear]", is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 207091-598712

173
2025-08-05, 16:12:44
Requestor: Isabel Gonzales

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District VANCOUVER
Land Title Office VANCOUVER

Title Number CB1428877
From Title Number CB1428812

Application Received 2024-07-08

Application Entered 2024-08-07

Registered Owner in Fee Simple
Registered Owner/Mailing Address: 1076255 B.C. LTD., INC.NO. BC1076255
101 - 6386 EAST BOULEVARD
VANCOUVER, BC
V6M 3J5

Taxation Authority Vancouver, City of

Description of Land
Parcel Identifier: 032-299-869
Legal Description:
STRATA LOT 39 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations
NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149
FILED 2020-07-24

HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT
AIR SPACE PLAN EPP133834

Charges, Liens and Interests
Nature: COVENANT
Registration Number: CA8289457
Registration Date and Time: 2020-07-08 16:01
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

174
2025-08-05, 16:12:44
Requestor: Isabel Gonzales

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB292874
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB292875
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB293126
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB293127
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294025
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB293126 AND
CB293127

TITLE SEARCH PRINT

File Reference: 207091-598712

175
2025-08-05, 16:12:44
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294026
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB293126 AND
CB293127

Nature: MORTGAGE
Registration Number: CB294046
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB294047
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294534
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294535
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294554
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293126 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

176
2025-08-05, 16:12:44
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294555
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293127 PRIORITY OVER CB294046 AND
CB294047

Nature: EASEMENT
Registration Number: CB1428813
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR
SPACE PLAN EPP133834

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB1428815
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB1428816
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB1428817
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428819
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428820
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB292874 AND
CB292875

TITLE SEARCH PRINT

File Reference: 207091-598712

177
2025-08-05, 16:12:44
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB1428821
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428823
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428824
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428825
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428827
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428828
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

178
2025-08-05, 16:12:44
Requestor: Isabel Gonzales

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1851253
Registration Date and Time: 2025-02-03 09:43
Registered Owner: LIWEI SUN
1250334 B.C. LTD.
INCORPORATION NO. 1250334
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1856464
Registration Date and Time: 2025-02-05 13:32
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB2169060
Registration Date and Time: 2025-07-11 09:01
Registered Owner: ZI HAO LI
SHU JUAN DING
AS JOINT TENANTS
Remarks: INTER ALIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications

Parcel Identifier: 032-299-869
Application Number/Type: CB2219043 CHARGE RELEASE

PARCEL IDENTIFIER (PID): 032-299-869

SHORT LEGAL DESCRIPTION: S/EPS9999/////39

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 39 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9999

AFB/IFB: MN: N PE: 1 SL: 1 TI: 1

This is **Exhibit "A.23"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to read "Arter", is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 207091-598712

181
2025-08-05, 16:12:45
Requestor: Isabel Gonzales

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District VANCOUVER
Land Title Office VANCOUVER

Title Number CB1428881
From Title Number CB1428812

Application Received 2024-07-08

Application Entered 2024-08-07

Registered Owner in Fee Simple
Registered Owner/Mailing Address: 1076255 B.C. LTD., INC.NO. BC1076255
101 - 6386 EAST BOULEVARD
VANCOUVER, BC
V6M 3J5

Taxation Authority Vancouver, City of

Description of Land
Parcel Identifier: 032-299-907
Legal Description:
STRATA LOT 43 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations
NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149
FILED 2020-07-24

HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT
AIR SPACE PLAN EPP133834

Charges, Liens and Interests

Nature: COVENANT
Registration Number: CA8289457
Registration Date and Time: 2020-07-08 16:01
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:45
Requestor: Isabel Gonzales**182**

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB292874
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB292875
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB293126
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB293127
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294025
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB293126 AND
CB293127

TITLE SEARCH PRINT

File Reference: 207091-598712

183
2025-08-05, 16:12:45
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294026
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB293126 AND
CB293127

Nature: MORTGAGE
Registration Number: CB294046
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB294047
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294534
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294535
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294554
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293126 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

184
2025-08-05, 16:12:45
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294555
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293127 PRIORITY OVER CB294046 AND
CB294047

Nature: EASEMENT
Registration Number: CB1428813
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR
SPACE PLAN EPP133834

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB1428815
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB1428816
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB1428817
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428819
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428820
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB292874 AND
CB292875

TITLE SEARCH PRINT

File Reference: 207091-598712

185
2025-08-05, 16:12:45
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB1428821
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428823
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428824
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428825
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428827
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428828
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

186
2025-08-05, 16:12:45
Requestor: Isabel Gonzales

Nature: OPTION TO PURCHASE
Registration Number: CB1712550
Registration Date and Time: 2024-11-15 06:01
Registered Owner: BEI CHEN
AS TO AN UNDIVIDED 400/2500 INTEREST
Registered Owner: QING SU
AS TO AN UNDIVIDED 500/2500 INTEREST
Registered Owner: JIDE LIU
AS TO AN UNDIVIDED 1600/2500 INTEREST
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB1714291
Registration Date and Time: 2024-11-15 10:57
Registered Owner: BEI CHEN
AS TO AN UNDIVIDED 400/2500 INTEREST
Registered Owner: QING SU
AS TO AN UNDIVIDED 500/2500 INTEREST
Registered Owner: JIDE LIU
AS TO AN UNDIVIDED 1600/2500 INTEREST
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB1714292
Registration Date and Time: 2024-11-15 10:57
Registered Owner: BEI CHEN
AS TO AN UNDIVIDED 400/2500 INTEREST
Registered Owner: QING SU
AS TO AN UNDIVIDED 500/2500 INTEREST
Registered Owner: JIDE LIU
AS TO AN UNDIVIDED 1600/2500 INTEREST
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1851253
Registration Date and Time: 2025-02-03 09:43
Registered Owner: LIWEI SUN
1250334 B.C. LTD.
INCORPORATION NO. 1250334
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1856464
Registration Date and Time: 2025-02-05 13:32
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

187
2025-08-05, 16:12:45
Requestor: Isabel Gonzales

Nature:	CERTIFICATE OF PENDING LITIGATION
Registration Number:	CB2169060
Registration Date and Time:	2025-07-11 09:01
Registered Owner:	ZI HAO LI SHU JUAN DING AS JOINT TENANTS
Remarks:	INTER ALIA

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications

Parcel Identifier:	032-299-907
Application Number/Type:	CB2219043 CHARGE RELEASE

PARCEL IDENTIFIER (PID): 032-299-907

SHORT LEGAL DESCRIPTION: S/EPS9999/////43

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 43 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9999

AFB/IFB: MN: N PE: 1 SL: 1 TI: 1

This is **Exhibit "A.24"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to read "Pester", is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:46
Requestor: Isabel Gonzales**190******CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** VANCOUVER
Land Title Office VANCOUVER**Title Number** CB1428884
From Title Number CB1428812**Application Received** 2024-07-08**Application Entered** 2024-08-07**Registered Owner in Fee Simple****Registered Owner/Mailing Address:** 1076255 B.C. LTD., INC.NO. BC1076255
101 - 6386 EAST BOULEVARD
VANCOUVER, BC
V6M 3J5**Taxation Authority** Vancouver, City of**Description of Land****Parcel Identifier:** 032-299-931**Legal Description:**STRATA LOT 46 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Legal Notations**NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149
FILED 2020-07-24HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT
AIR SPACE PLAN EPP133834**Charges, Liens and Interests****Nature:** COVENANT
Registration Number: CA8289457
Registration Date and Time: 2020-07-08 16:01
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:46
Requestor: Isabel Gonzales**191**

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB292874
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB292875
Registration Date and Time: 2022-10-20 13:21
Registered Owner: NATIONAL BANK OF CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB293126
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB293127
Registration Date and Time: 2022-10-20 14:00
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294025
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB293126 AND
CB293127

TITLE SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:46
Requestor: Isabel Gonzales**192**

Nature: PRIORITY AGREEMENT
Registration Number: CB294026
Registration Date and Time: 2022-10-20 16:44
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB293126 AND
CB293127

Nature: MORTGAGE
Registration Number: CB294046
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB294047
Registration Date and Time: 2022-10-20 16:58
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB294534
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292874 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294535
Registration Date and Time: 2022-10-21 08:54
Remarks: INTER ALIA
GRANTING CB292875 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB294554
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293126 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

193
2025-08-05, 16:12:46
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB294555
Registration Date and Time: 2022-10-21 09:03
Remarks: INTER ALIA
GRANTING CB293127 PRIORITY OVER CB294046 AND
CB294047

Nature: EASEMENT
Registration Number: CB1428813
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR
SPACE PLAN EPP133834

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB1428815
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB1428816
Registration Date and Time: 2024-07-08 13:59
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB1428817
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428819
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB292874 AND
CB292875

Nature: PRIORITY AGREEMENT
Registration Number: CB1428820
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB292874 AND
CB292875

TITLE SEARCH PRINT

File Reference: 207091-598712

194
2025-08-05, 16:12:46
Requestor: Isabel Gonzales

Nature: PRIORITY AGREEMENT
Registration Number: CB1428821
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428823
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428824
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB293126 AND
CB293127

Nature: PRIORITY AGREEMENT
Registration Number: CB1428825
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428813 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428827
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428815 PRIORITY OVER CB294046 AND
CB294047

Nature: PRIORITY AGREEMENT
Registration Number: CB1428828
Registration Date and Time: 2024-07-08 13:59
Remarks: INTER ALIA
GRANTING CB1428816 PRIORITY OVER CB294046 AND
CB294047

TITLE SEARCH PRINT

File Reference: 207091-598712

195
2025-08-05, 16:12:46
Requestor: Isabel Gonzales

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1851253
Registration Date and Time: 2025-02-03 09:43
Registered Owner: LIWEI SUN
1250334 B.C. LTD.
INCORPORATION NO. 1250334
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB1856464
Registration Date and Time: 2025-02-05 13:32
Registered Owner: PETERSON INVESTMENT GROUP INC.
INCORPORATION NO. BC1059668
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB2169060
Registration Date and Time: 2025-07-11 09:01
Registered Owner: ZI HAO LI
SHU JUAN DING
AS JOINT TENANTS
Remarks: INTER ALIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications

Parcel Identifier: 032-299-931
Application Number/Type: CB2219043 CHARGE RELEASE

PARCEL IDENTIFIER (PID): 032-299-931

SHORT LEGAL DESCRIPTION: S/EPS9999/////46

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 46 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS9999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9999

AFB/IFB: MN: N PE: 1 SL: 1 TI: 1

COMMON PROPERTY SEARCH PRINT

File Reference: 207091-598712

2025-08-05, 16:12:46
Requestor: Isabel Gonzales**197******CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District** VANCOUVER
Land Title Office VANCOUVER**Common Property Strata Plan** EPS9999**Transfers** NONE**Legal Notations**NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8321149
FILED 2020-07-24HERETO IS ANNEXED EASEMENT CB1428814 OVER LOT 1 PLAN EPP91453 EXCEPT
AIR SPACE PLAN EPP133834**Charges, Liens and Interests****Nature:** COVENANT
Registration Number: CA8289457
Registration Date and Time: 2020-07-08 16:01
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA**Nature:** STATUTORY RIGHT OF WAY
Registration Number: CB251887
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA**Nature:** COVENANT
Registration Number: CB251888
Registration Date and Time: 2022-09-29 10:48
Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
INCORPORATION NO. BC0746680
Remarks: INTER ALIA**Nature:** OPTION TO LEASE
Registration Number: CB1428809
Registration Date and Time: 2024-07-08 13:59
Registered Owner: LIGHTSTONE DEVELOPMENT LTD.
INCORPORATION NO. BC1083494
Transfer Number: CB2186609
Remarks: PART IN PLAN EPP137766

COMMON PROPERTY SEARCH PRINT

File Reference: 207091-598712

198
2025-08-05, 16:12:46
Requestor: Isabel Gonzales

Nature:	EASEMENT
Registration Number:	CB1428813
Registration Date and Time:	2024-07-08 13:59
Remarks:	INTER ALIA APPURTENANT TO LOT 1 PLAN EPP91453 EXCEPT AIR SPACE PLAN EPP133834

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB1428815
Registration Date and Time:	2024-07-08 13:59
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

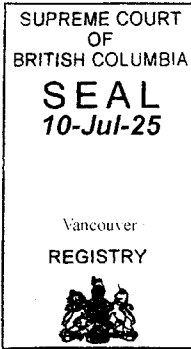
Nature:	COVENANT
Registration Number:	CB1428816
Registration Date and Time:	2024-07-08 13:59
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

Miscellaneous Notes:	NONE
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This is **Exhibit "B"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to be 'Peter', written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia



Court File No. **VLC-S-S-255166**

FORM 1
(RULE 3-1 (1))

No. _____
Vancouver Registry

In the Supreme Court of British Columbia

Between

ZI HAO LI and
SHU JUAN DING

Plaintiffs

and

1082463 B.C. LTD., 1076255 B.C. LTD.,
LIGHTSTONE DEVELOPMENT LTD.
XIAO SONG ZHENG and John Doe

Defendants

NOTICE OF CIVIL CLAIM

[Rule 22-3 of the Supreme Court Civil Rules applies to all forms]

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(S)

Part 1: STATEMENT OF FACTS

A. The Parties

1. The plaintiff Zi Hao Li ("Li") is an engineer whose address for service in this action is at 2328 West 47th Avenue, Vancouver, B.C V6M 2M2.
2. The plaintiff Shu Juan Ding ("Ding") is a homemaker whose address for service in this action is at 210-2695 Granville Street, Vancouver, B.C. V6H 3H4.
3. The defendant 1082463 B.C. Ltd. ("463") is a company duly incorporated under the law of British Columbia having registered office at 1530 - 1200 West 73rd Avenue, Vancouver, British Columbia V6P 6G5.
4. The defendant 1076255 B.C. Ltd. ("255") is a company duly incorporated under the law of British Columbia having registered office at 1530 - 1200 West 73rd Avenue, Vancouver, British Columbia V6P 6G5.
5. The defendant Lightstone Development Ltd. ("Lightstone") is a company duly incorporated under the law of British Columbia having registered office at 1530 - 1200 West 73rd Avenue, Vancouver, British Columbia V6P 6G5.
6. The defendant Xiao Song Zheng ("Zheng") is a businesswoman who resides at 6261 Adera Street, Vancouver, British Columbia V6M 3J5.
7. The defendant John Doe is the recipient(s) of any transfer of financial interests, or assets from Zheng or 463, the purpose of which is to hinder, prejudice or delay the plaintiffs' claims against Zheng or 463.
8. Zheng is one of the two joint owners of the property located at 6261 Adera Street, Vancouver, British Columbia, V6M 3J5, legally described as:

PID: 002-915-341

LOT 10 OF LOT 3 BLOCK 3 DISTRICT LOT 526 PLAN 5279

(the "Zheng Property I")

9. Zheng is the sole owner of the property located at 10591 Granville Avenue, Richmond, British Columbia, V6Y 1R5, legally described as:

PID: 004-112-130

LOT 66 EXCEPT: PART SUBDIVIDED BY PLAN 62535 SECTION 11 BLOCK 4
NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 38358

(the "Zheng Property II")

10. Zheng and 463 have a financial interest, whether legal, beneficial or otherwise in the following real property:

6645, 6659, 6675, 6691 Dow Avenue. Burnaby, BC V5H 3E1. Respectively, the legal description of these properties are:

PID: 001-955-560

LOT 17 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 25187

PID: 003-090-671

LOT 4 BLOCK 44 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1212

PID: 003-194-906

LOT 5 BLOCK 44 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1212

PID: 004-718-411

LOT 6 BLOCK 44 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1212

(Collectively called "Zheng Property III")

11. To the extent Zheng or 463 has transferred her or its financial interests in Zheng Property I, II & III, such transfer constitutes fraudulent preference or conveyance. The Plaintiffs name any recipient of Zheng's financial interests in Zheng Property I, II and III as John Doe

12. 255 is the registered owner of the following units at the development project called "CHLOE" located at 2096 West 47th Avenue, Vancouver, British Columbia, legally described as:

PID: 032-299-508

STRATA LOT 3 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999

PID: 032-299-524

STRATA LOT 5 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999

PID: 032-299-532

STRATA LOT 6 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999

PID: 032-299-541

STRATA LOT 7 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999

PID: 032-299-559

STRATA LOT 8 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-567

STRATA LOT 9 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-575

STRATA LOT 10 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-605

STRATA LOT 13 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-621

STRATA LOT 15 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-648

STRATA LOT 17 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-656

STRATA LOT 18 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-664

STRATA LOT 19 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-672

STRATA LOT 20 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-729

STRATA LOT 25 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-737

STRATA LOT 26 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-745

STRATA LOT 27 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

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STRATA LOT 29 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-800
STRATA LOT 33 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-818
STRATA LOT 34 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-842
STRATA LOT 37 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-851
STRATA LOT 38 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-869
STRATA LOT 39 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-907
STRATA LOT 43 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-931
STRATA LOT 46 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

(collectively called the "Unsold Properties")

B. Purchase and Sale Agreement between Li as purchaser and 255 and Lightstone as vendor ("PSA")

13. On or about June 23, 2021, Li entered into an agreement to purchase residential unit 212 now designated as unit 202 at the Chloe project which is now legally described as:

PID: 032-299-524
STRATA LOT 5 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

("Li's unit").

14. 255 is the Vendor and registered owner and Lightstone is the beneficial owner of the Unsold Properties which includes Li's unit.
15. Li paid a deposit of \$218,000 which is supposed to be held in trust by the law firm Clark Wilson LLP.
16. 255 fails to transfer title of Li's unit to Li although the Chloe project was completed back in November 2024 with about 20 units having titles transferred to various purchasers.
17. Zheng as director of the Vendor in fact authorized Li to move his furniture into unit 202.
18. If any completion notice was given by the Vendor, Li would have been ready willing and able to complete his purchase accordingly.
19. The failure to issue completion notice by the Vendor constitutes a breach of contract on the part of the Vendor and negates any termination of the contract simply by lapse of time as stated in paragraph 5.1 of the Agreement.

C. Advances paid to Zheng and 1082463 B.C. Ltd.

20. On June 2, 2021, Zheng approached Li's mother, the Plaintiff Shu Juan Ding ("Ding") to obtain \$380,000 as purchase money in advance for the construction of Chloe.
21. In order to induce Ding to advance her the money, Zheng made two promises to Ding. First, she would give Ding priority to choose the better unit(s) in the presale of Chloe that Zheng would be rolling out shortly. Second, any advance she received from Ding would apply to the deposits for her unit(s) in Chloe and if the \$380,000 not repaid as promised, then it would form part of the purchase price or deposits for the unit(s) that Ding or Li would eventually buy.
22. In June 2021, a written agreement was made to that effect and subsequent to that agreement, Ding advanced additional funds to Zheng as purchase price for the unit that Li eventually bought which is strata lot 5. Ding based similar written agreements she made with Zheng she advanced additional funds. Altogether, she advanced a total of \$880,000 with interest accruing between 10% to 14% per annum. This \$880,000 is in addition to the deposit of \$218,000. It is supposed to be trust money for the Li's unit.
23. The particulars of the advances are as follows:
 - \$380,000 June 2, 2021
 - \$320,000 January 13, 2023
 - \$60,000 April 16, 2024
 - \$120,000 September, 16, 2024
 - Total \$880,000 (the "Funds")

24. Pursuant to these agreements, Zheng also personally covenants to be liable or guarantees to compensate losses that Ding may suffer if the purchase of the Li's unit was delayed or failed to complete.

25. As directed by Zheng, Ding's advances were made payable to 1082463 B.C. Ltd. a company that is jointly owned by Zheng and her husband Xiao Li.

26. 1082463 B.C. Ltd is a company used by Zheng to channel the Funds into the various properties listed herein namely, Zheng's Property I, II, and III and the Unsold Properties and all of which properties, Zheng or 463 has a financial interest.

D. Breach of Trust, Conversion and Fraudulent Conveyance/ Preference

27. The Vendor has failed to complete the PSA in 2024 and 2025 with Li.

28. The Vendor has accumulated so much debt that it could not provide discharges of the registered mortgages on title and falling behind on its mortgage payments.

29. As a result of the Vendor's financial situation, the second mortgagee Peterson Investment Group Inc. caused a receiver to be appointed by the BC Supreme Court in or about February of 2025.

30. The receiver is now seeking to terminate the PSA and refused to recognize the Funds as purchase price or deposits for Li's unit.

E. The Plaintiffs' interest in the Unsold Properties and the Zheng Property I, II, III

31. The plaintiffs Li & Ding have a legal and beneficial interest in Li's unit Strata lot 5.

32. The plaintiff Ding claims that the defendants used the Funds from Ding for the preservation, maintenance or improvement of the Unsold Properties including Li's unit.

33. Without consent of the Plaintiffs, the defendants also wrongly used the Funds for the preservation, maintenance or improvement of the Zheng Property I, II and III as well as acquiring an interest in land and servicing mortgage debts or financial obligations in respect of the Zheng Property I, II and III.

34. There is a constructive trust in favor of the Plaintiffs over the Unsold Properties and the Zheng Property I, II and III as the money so paid is trust money.

Part 2: RELIEF SOUGHT

1. The plaintiffs' claim against the defendants as follows:

- (a) an order that Zheng pay back the Funds together with agreed interest;
- (b) Specific performance of the PSA and transfer title of strata lot 5 to Li;

- (c) in the alternative, damages in lieu of specific performance;
- (d) in the further alternative, damages for breach of contract;
- (e) Declaration of a constructive trust for the benefit of the plaintiffs in respect of the Funds;
- (f) tracing and accounting of the Funds;
- (g) if applicable, interest pursuant to the Court Order Interest Act, R.S.B.C. 1996, c. 79;
- (h) a certificate of pending litigation against titles to the Unsold Properties and the Zheng Property I, II & III;
- (i) costs; and
- (j) such further and other relief as this Honourable Court may order.

Certificates of Pending Litigation

2. A certificate of pending litigation against the following properties, the legal descriptions of them are set out at Part 1: Statement of Facts, para 8, 9, 10, & 12:

- (a) Zheng Property I;
- (b) Zheng Property II;
- (c) Zheng Property III;
- (d) Unsold Properties

(altogether the "**Defendants Own Properties**")

3. A declaration that the defendants hold the Defendants Own Properties in trust and for the benefit of the plaintiffs, to the extent of the amount of Funds were used by the defendants to construct, improve, maintain the Defendants Own Properties, and service mortgage debts or financial obligations in respect of the Defendants Own Properties.

4. A declaration that the plaintiffs are entitled to an interest, beneficial or otherwise, in the Defendants Own Properties, by way of an equitable mortgage or remedial constructive or resulting trust.

5. An order for the sale of the Defendants Own Properties and for the plaintiffs to receive a share in the proceeds of the sale of the Defendants Own Properties equal to the amount of Funds & interest owing, that the defendants used to construct, improve, maintain the Defendants Own

Properties, and service mortgage debts or financial obligations in respect of the Defendants Own Properties, and legal costs and disbursements incurred to obtain and enforce such an order.

Part 3: LEGAL BASIS

Breach of Contract

1. The defendants breached the PSA with Li as well as any subsequent agreements to hold in trust or apply the Funds toward the purchase price of Li's unit in a manner that includes, but is not limited to the following basis:

- (a) Failure to notify and inform the plaintiffs that there was a foreseeable, probable, or realistic prospect that they were not able to repay the registered mortgages against the Chloe, which would prevent the delivery of clear title to Li's unit;
- (b) Failure to repay the Funds on their due dates or at all ;
- (c) Failure to repay the interest on the Funds;
- (d) Failure to notify, reasonably inform and/or obtain consent from the plaintiffs when they transferred, used, or applied a part of or all of the Funds to satisfy other debts and/or to construct, improve, maintain, the Defendants Own Properties and service other mortgage debts registered on title or financial obligations in respect of the Defendants Own Properties;
- (e) Failure to transfer title of SL 5, Li's unit to the plaintiffs; and
- (f) Other acts or omissions within the knowledge of the defendants.

Other

2. The Funds were applied to several unsold Project units, besides Li's unit, the number of which is within the knowledge of the defendants.

3. The Funds were applied to construct, improve, acquire an interest in land or maintain the Defendants Own Property, the particulars of which is within the knowledge of the defendants.

4. The Funds was applied to satisfy a construction loan and/or other debts, arrears, charges, and amounts owing to other parties in respect of the Defendants Own Properties including parties to whom the defendants have transferred their interests in the Defendants Own Properties in order to hinder, delay or prejudice the plaintiffs' claim within the meaning of the Fraudulent Conveyance Act and Fraudulent Preference Act. The recipient(s) of such transfer or benefits is within the knowledge of the defendants and is named for the time being as defendant John Doe.

5. The defendants who have possession of the Funds are constructive trustees to the plaintiffs and have a fiduciary duty to apply the Funds for the purpose that it was issued for.

Other

2. The Funds were applied to several unsold Project units, besides Li's unit, the number of which is within the knowledge of the defendants.
3. The Funds were applied to construct, improve, acquire an interest in land or maintain the Defendants Own Property, the particulars of which is within the knowledge of the defendants.
4. The Funds was applied to satisfy a construction loan and/or other debts, arrears, charges, and amounts owing to other parties in respect of the Defendants Own Properties including parties to whom the defendants have transferred their interests in the Defendants Own Properties in order to hinder, delay or prejudice the plaintiffs' claim within the meaning of the Fraudulent Conveyance Act and Fraudulent Preference Act. The recipient(s) of such transfer or benefits is within the knowledge of the defendants and is named for the time being as defendant John Doe.
5. The defendants who have possession of the Funds are constructive trustees to the plaintiffs and have a fiduciary duty to apply the Funds for the purpose that it was issued for.
6. The use of the Funds for the personal benefit to Xiao Song Zheng, and for purposes other than Li's unit constitutes fraudulent conveyance/preference and a breach of the defendants' fiduciary duty to the plaintiffs.
7. In the alternative to the plaintiffs' breach of contract claim, the defendants have been unjustly enriched from the Funds by applying it to purposes, including but not limited to using it to construct, improve, or maintain the Defendants Own Properties or service mortgage debts registered on title or financial obligations in respect of the Defendants Own Properties, are unjustly enriched from that improper use, without juristic reason for that benefit, and the plaintiffs have suffered a corresponding loss and/or deprivation.

Certificates of Pending Litigation

8. The plaintiffs rely on Section 215 of the *Land Title Act*, RSBC 1996, c. 250, which permits a party who is claiming an interest in land to register a Certificate of Pending Litigation, states:
10. The plaintiff also relies on Sections 3-5 and 9 of the *Fraudulent Preference Act*,
11. The Funds were applied to construct, improve, or maintain the Defendants Own Properties or service mortgage debts registered on title or financial obligations in respect of the Defendants Own Properties, without the plaintiffs' prior knowledge, consent or approval, and therefore constitutes a misappropriation, wrongful conversion and/or fraudulent conveyance or fraudulent preference.

12. The plaintiffs claim an interest in the Defendants Own Properties arising from the defendants' misappropriation, wrongful conversion and/or fraudulent conveyance/preference of part of, or all of the Funds, for the benefit of the Defendants Own Properties.

Plaintiff's address for service: Lawrence Wong, 210-2695 Granville Street, Vancouver, British Columbia, Canada V6H 3H4

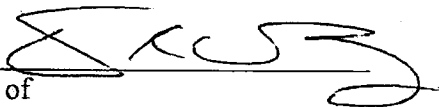
Fax number address for service (if any): 604-739-0118

E-mail address for service (if any): lwong@lwacorp.com

Place of trial: Vancouver Registry

The address of the registry is: 800 Smithe Street, Vancouver, British Columbia V8Z 2E1

Date: July 10, 2025

Signature of 
☐ Plaintiff ☒ Lawyer for plaintiff(s)

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

Part 1: CONCISE SUMMARY OF NATURE OF CLAIM:

Real estate litigation

Part 2: THIS CLAIM ARISES FROM THE FOLLOWING:

A personal injury arising out of:

- ☐ a motor vehicle accident
- ☐ medical malpractice
- ☐ another cause

A dispute concerning:

- | | |
|---|--|
| <input type="checkbox"/> contaminated sites | <input type="checkbox"/> an employment relationship |
| <input type="checkbox"/> construction defects | <input type="checkbox"/> a will or other issues concerning the |
| <input checked="" type="checkbox"/> real property (real estate) | probate of an estate |
| <input type="checkbox"/> personal property | <input type="checkbox"/> a matter not listed here |
| <input type="checkbox"/> investment losses | <input type="checkbox"/> the provision of goods or services or |
| <input type="checkbox"/> the lending of money | other general commercial matters |

Part 3: THIS CLAIM INVOLVES

- ☐ a class action
- ☐ maritime law
- ☐ aboriginal law
- ☐ constitutional law
- ☐ conflicts of law
- ☒ none of the above
- ☐ do not know

Part 4: Enactments

- ☐ Builders Lien Act
- ☒ *Court Order Interest Act*, R.S.B.C. 1996, c. 79
- ☐ Insurance (Motor Vehicle) Act
- ☐ Insurance (Vehicle) Act
- ☐ Motor Vehicle Act
- ☐ Occupiers Liability Act
- ☐ Supreme Court Act
- ☐ Wills Variation Act
- ☐ Other: *Negligence Act*, R.S.B.C. 1996, c. 333

This is **Exhibit "C"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to read "A. B. Smith", is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia



Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 11 2025 09:01:51.001

CB2169060

1. Application

Deduct LTO Fees: Yes

Document Fees: \$82.52

LAWRENCE WONG
#210 - 2695 GRANVILLE STREET
VANCOUVER BC V6H 3H4
604-739-0118

File no. 250421-1 (Li/Ding)

2. Description of Land

PID/Plan Number	Legal Description
002-915-341	LOT 10 OF LOT 3 BLOCK 3 DISTRICT LOT 526 PLAN 5279
004-112-130	LOT 66 EXCEPT: PART SUBDIVIDED BY PLAN 62535, SECTION 11 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 38358
001-955-560	LOT 17 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 25187
003-090-671	LOT 4 BLOCK 44 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1212
003-194-906	LOT 5 BLOCK 44 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1212
004-718-411	LOT 6 BLOCK 44 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1212
032-299-508	STRATA LOT 3 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999
032-299-524	STRATA LOT 5 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999
032-299-532	STRATA LOT 6 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999
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032-299-664	STRATA LOT 19 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999
032-299-672	STRATA LOT 20 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999
032-299-729	STRATA LOT 25 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999
032-299-737	STRATA LOT 26 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999
032-299-745	STRATA LOT 27 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999
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032-299-931	STRATA LOT 46 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999



Land Title Act

Charge, Notation or Filing

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

CERTIFICATE OF PENDING LITIGATION

4. Person Entitled to be Registered as Charge Owner

ZI HAO LI

ENGINEER

SHU JUAN DING

HOMEMAKER

C/O #210 - 2695 GRANVILLE STREET

VANCOUVER BC V6H 3H4

AS JOINT TENANTS**Electronic Signature**

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.

**Lawrence Jen Dok
Wong S6RVV8**Digitally signed by
**Lawrence Jen Dok Wong
S6RVV8**Date: 2025-07-10
19:33:06 -07:00



No.: VLC-S-S-255166
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

Between

ZI HAO LI,
SHU JUAN DING

Plaintiffs

and

1082463 B.C. LTD., 1076255 B.C. LTD.,
LIGHTSTONE DEVELOPMENT LTD.,
XIAO SONG ZHENG and John Doe

Defendants

CERTIFICATE OF PENDING LITIGATION

I CERTIFY that in a proceeding commenced in this court a claim is made for an estate or interest in land or a right of action in respect of land is given by an enactment other than the *Land Title Act*. The particulars are set out in the attached copy of the document by which the claim is made.

Given under my hand and the seal of the court at Vancouver, British Columbia, this 10th day of July, 2025.

Digitally signed by
Tam, Caleb

REGISTRAR

LAND TITLE ACT

Form 31

(Section 215(1))

NATURE OF INTEREST: CHARGE: CERTIFICATE OF PENDING LITIGATION
HEREWITH FEE OF: *N/A

LEGAL DESCRIPTION AND PARCEL IDENTIFIER NO.(S):

PID: 002-915-341

LOT 10 OF LOT 3 BLOCK 3 DISTRICT LOT 526 PLAN 5279

PID: 004-112-130

LOT 66 EXCEPT: PART SUBDIVIDED BY PLAN 62535 SECTION 11 BLOCK 4
NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 38358

PID: 001-955-560

LOT 17 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 25187

PID: 003-090-671

LOT 4 BLOCK 44 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT
PLAN 1212

PID: 003-194-906

LOT 5 BLOCK 44 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT
PLAN 1212

PID: 004-718-411

LOT 6 BLOCK 44 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT
PLAN 1212

PID: 032-299-508

STRATA LOT 3 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

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PID: 032-299-541

STRATA LOT 7 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
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PID: 032-299-818
STRATA LOT 34 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-842
STRATA LOT 37 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-851
STRATA LOT 38 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

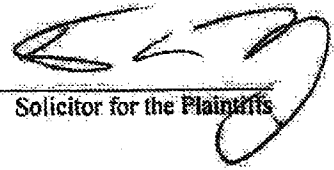
PID: 032-299-869
STRATA LOT 39 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-907
STRATA LOT 43 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

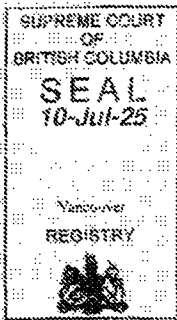
PID: 032-299-931
STRATA LOT 46 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

Address of person entitled to register this certificate of pending litigation: ZI HAO LI and SHU JUAN DING, c/o #210 – 2695 Granville Street, Vancouver, British Columbia, Canada, V6H 3H4.

Full name, address, telephone number of person presenting application:
Lawrence Wong & Associates, #210 – 2695 Granville Street, Vancouver, British Columbia,
Canada, V6H 3H4, Tel: 604-739-0118; Attention: Lawrence Wong.



Solicitor for the Plaintiffs

Court File No. **VLC-S-S-255166****FORM 1
(RULE 3-1 (1))**No. _____
Vancouver Registry

In the Supreme Court of British Columbia

Between

**ZI HAO LI and
SHU JUAN DING**

Plaintiffs

and

**1082463 B.C. LTD., 1076255 B.C. LTD.,
LIGHTSTONE DEVELOPMENT LTD.
XIAO SONG ZHENG and John Doe**

Defendants

NOTICE OF CIVIL CLAIM

[Rule 22-3 of the Supreme Court Civil Rules applies to all forms]

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(S)**Part 1: STATEMENT OF FACTS****A. The Parties**

1. The plaintiff Zi Hao Li ("Li") is an engineer whose address for service in this action is at 2328 West 47th Avenue, Vancouver, B.C V6M 2M2.
2. The plaintiff Shu Juan Ding ("Ding") is a homemaker whose address for service in this action is at 210-2695 Granville Street, Vancouver, B.C. V6H 3H4.
3. The defendant 1082463 B.C. Ltd. ("463") is a company duly incorporated under the law of British Columbia having registered office at 1530 - 1200 West 73rd Avenue, Vancouver, British Columbia V6P 6G5.
4. The defendant 1076255 B.C. Ltd. ("255") is a company duly incorporated under the law of British Columbia having registered office at 1530 - 1200 West 73rd Avenue, Vancouver, British Columbia V6P 6G5.
5. The defendant Lightstone Development Ltd. ("Lightstone") is a company duly incorporated under the law of British Columbia having registered office at 1530 - 1200 West 73rd Avenue, Vancouver, British Columbia V6P 6G5.
6. The defendant Xiao Song Zheng ("Zheng") is a businesswoman who resides at 6261 Adera Street, Vancouver, British Columbia V6M 3J5.
7. The defendant John Doe is the recipient(s) of any transfer of financial interests, or assets from Zheng or 463, the purpose of which is to hinder, prejudice or delay the plaintiffs' claims against Zheng or 463.
8. Zheng is one of the two joint owners of the property located at 6261 Adera Street, Vancouver, British Columbia, V6M 3J5, legally described as:

PID: 002-915-341
LOT 10 OF LOT 3 BLOCK 3 DISTRICT LOT 526 PLAN 5279

(the "Zheng Property I")
9. Zheng is the sole owner of the property located at 10591 Granville Avenue, Richmond, British Columbia, V6Y 1R5, legally described as:

PID: 004-112-130
LOT 66 EXCEPT: PART SUBDIVIDED BY PLAN 62535 SECTION 11 BLOCK 4
NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 38358

(the "Zheng Property II")

3

10. Zheng and 463 have a financial interest, whether legal, beneficial or otherwise in the following real property:

6645, 6659, 6675, 6691 Dow Avenue, Burnaby, BC V5H 3E1. Respectively, the legal description of these properties are:

PID: 001-955-560

LOT 17 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 25187

PID: 003-090-671

LOT 4 BLOCK 44 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1212

PID: 003-194-906

LOT 5 BLOCK 44 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1212

PID: 004-718-411

LOT 6 BLOCK 44 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1212

(Collectively called "Zheng Property III")

11. To the extent Zheng or 463 has transferred her or its financial interests in Zheng Property I, II & III, such transfer constitutes fraudulent preference or conveyance. The Plaintiffs name any recipient of Zheng's financial interests in Zheng Property I, II and III as John Doe

12. 255 is the registered owner of the following units at the development project called "CHLOE" located at 2096 West 47th Avenue, Vancouver, British Columbia, legally described as:

PID: 032-299-508

STRATA LOT 3 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999

PID: 032-299-524

STRATA LOT 5 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999

PID: 032-299-532

STRATA LOT 6 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999

PID: 032-299-541

STRATA LOT 7 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9999

PID: 032-299-559

STRATA LOT 8 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-567

STRATA LOT 9 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-575

STRATA LOT 10 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-605

STRATA LOT 13 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-621

STRATA LOT 15 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-648

STRATA LOT 17 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-656

STRATA LOT 18 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-664

STRATA LOT 19 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-672

STRATA LOT 20 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-729

STRATA LOT 25 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-737

STRATA LOT 26 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-745

STRATA LOT 27 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

5

PID: 032-299-761

STRATA LOT 29 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-800

STRATA LOT 33 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-818

STRATA LOT 34 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-842

STRATA LOT 37 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-851

STRATA LOT 38 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-869

STRATA LOT 39 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-907

STRATA LOT 43 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

PID: 032-299-931

STRATA LOT 46 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

(collectively called the "Unsold Properties")

B. Purchase and Sale Agreement between Li as purchaser and 255 and Lightstone as vendor ("PSA")

13. On or about June 23, 2021, Li entered into an agreement to purchase residential unit 212 now designated as unit 202 at the Chloe project which is now legally described as:

PID: 032-299-524

STRATA LOT 5 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS9999

("Li's unit").

14. 255 is the Vendor and registered owner and Lightstone is the beneficial owner of the Unsold Properties which includes Li's unit.

15. Li paid a deposit of \$218,000 which is supposed to be held in trust by the law firm Clark Wilson LLP.

16. 255 fails to transfer title of Li's unit to Li although the Chloe project was completed back in November 2024 with about 20 units having titles transferred to various purchasers.

17. Zheng as director of the Vendor in fact authorized Li to move his furniture into unit 202.

18. If any completion notice was given by the Vendor, Li would have been ready willing and able to complete his purchase accordingly.

19. The failure to issue completion notice by the Vendor constitutes a breach of contract on the part of the Vendor and negates any termination of the contract simply by lapse of time as stated in paragraph 5.1 of the Agreement.

C. Advances paid to Zheng and 1082463 B.C. Ltd.

20. On June 2, 2021, Zheng approached Li's mother, the Plaintiff Shu Juan Ding ("Ding") to obtain \$380,000 as purchase money in advance for the construction of Chloe.

21. In order to induce Ding to advance her the money, Zheng made two promises to Ding. First, she would give Ding priority to choose the better unit(s) in the presale of Chloe that Zheng would be rolling out shortly. Second, any advance she received from Ding would apply to the deposits for her unit(s) in Chloe and if the \$380,000 not repaid as promised, then it would form part of the purchase price or deposits for the unit(s) that Ding or Li would eventually buy.

22. In June 2021, a written agreement was made to that effect and subsequent to that agreement, Ding advanced additional funds to Zheng as purchase price for the unit that Li eventually bought which is strata lot 5. Ding based similar written agreements she made with Zheng she advanced additional funds. Altogether, she advanced a total of \$880,000 with interest accruing between 10% to 14% per annum. This \$880,000 is in addition to the deposit of \$218,000. It is supposed to be trust money for the Li's unit.

23. The particulars of the advances are as follows:

\$380,000 June 2, 2021
\$320,000 January 13, 2023
\$60,000 April 16, 2024
\$120,000 September, 16, 2024

Total \$880,000 (the "Funds")

24. Pursuant to these agreements, Zheng also personally covenants to be liable or guarantees to compensate losses that Ding may suffer if the purchase of the Li's unit was delayed or failed to complete.

25. As directed by Zheng, Ding's advances were made payable to 1082463 B.C. Ltd. a company that is jointly owned by Zheng and her husband Xiao Li.

26. 1082463 B.C. Ltd is a company used by Zheng to channel the Funds into the various properties listed herein namely, Zheng's Property I, II, and III and the Unsold Properties and all of which properties, Zheng or 463 has a financial interest.

D. Breach of Trust, Conversion and Fraudulent Conveyance/ Preference

27. The Vendor has failed to complete the PSA in 2024 and 2025 with Li.

28. The Vendor has accumulated so much debt that it could not provide discharges of the registered mortgages on title and falling behind on its mortgage payments.

29. As a result of the Vendor's financial situation, the second mortgagee Peterson Investment Group Inc. caused a receiver to be appointed by the BC Supreme Court in or about February of 2025.

30. The receiver is now seeking to terminate the PSA and refused to recognize the Funds as purchase price or deposits for Li's unit.

E. The Plaintiffs' interest in the Unsold Properties and the Zheng Property I, II, III

31. The plaintiffs Li & Ding have a legal and beneficial interest in Li's unit Strata lot 5.

32. The plaintiff Ding claims that the defendants used the Funds from Ding for the preservation, maintenance or improvement of the Unsold Properties including Li's unit.

33. Without consent of the Plaintiffs, the defendants also wrongly used the Funds for the preservation, maintenance or improvement of the Zheng Property I, II and III as well as acquiring an interest in land and servicing mortgage debts or financial obligations in respect of the Zheng Property I, II and III.

34. There is a constructive trust in favor of the Plaintiffs over the Unsold Properties and the Zheng Property I, II and III as the money so paid is trust money.

Part 2: RELIEF SOUGHT

1. The plaintiffs' claim against the defendants as follows:

- (a) an order that Zheng pay back the Funds together with agreed interest;
- (b) Specific performance of the PSA and transfer title of strata lot 5 to Li;

- (c) in the alternative, damages in lieu of specific performance;
- (d) in the further alternative, damages for breach of contract;
- (e) Declaration of a constructive trust for the benefit of the plaintiffs in respect of the Funds;
- (f) tracing and accounting of the Funds;
- (g) if applicable, interest pursuant to the Court Order Interest Act, R.S.B.C. 1996, c. 79;
- (h) a certificate of pending litigation against titles to the Unsold Properties and the Zheng Property I, II & III;
- (i) costs; and
- (j) such further and other relief as this Honourable Court may order.

Certificates of Pending Litigation

2. A certificate of pending litigation against the following properties, the legal descriptions of them are set out at Part 1: Statement of Facts, para 8, 9, 10, & 12:

- (a) Zheng Property I;
- (b) Zheng Property II;
- (c) Zheng Property III;
- (d) Unsold Properties

(altogether the "Defendants Own Properties")

3. A declaration that the defendants hold the Defendants Own Properties in trust and for the benefit of the plaintiffs, to the extent of the amount of Funds were used by the defendants to construct, improve, maintain the Defendants Own Properties, and service mortgage debts or financial obligations in respect of the Defendants Own Properties.

4. A declaration that the plaintiffs are entitled to an interest, beneficial or otherwise, in the Defendants Own Properties, by way of an equitable mortgage or remedial constructive or resulting trust.

5. An order for the sale of the Defendants Own Properties and for the plaintiffs to receive a share in the proceeds of the sale of the Defendants Own Properties equal to the amount of Funds & interest owing, that the defendants used to construct, improve, maintain the Defendants Own

Properties, and service mortgage debts or financial obligations in respect of the Defendants Own Properties, and legal costs and disbursements incurred to obtain and enforce such an order.

Part 3: LEGAL BASIS

Breach of Contract

1. The defendants breached the PSA with Li as well as any subsequent agreements to hold in trust or apply the Funds toward the purchase price of Li's unit in a manner that includes, but is not limited to the following basis:

- (a) Failure to notify and inform the plaintiffs that there was a foreseeable, probable, or realistic prospect that they were not able to repay the registered mortgages against the Chloe, which would prevent the delivery of clear title to Li's unit;
- (b) Failure to repay the Funds on their due dates or at all ;
- (c) Failure to repay the interest on the Funds;
- (d) Failure to notify, reasonably inform and/or obtain consent from the plaintiffs when they transferred, used, or applied a part of or all of the Funds to satisfy other debts and/or to construct, improve, maintain, the Defendants Own Properties and service other mortgage debts registered on title or financial obligations in respect of the Defendants Own Properties;
- (e) Failure to transfer title of SL 5, Li's unit to the plaintiffs; and
- (f) Other acts or omissions within the knowledge of the defendants.

Other

2. The Funds were applied to several unsold Project units, besides Li's unit, the number of which is within the knowledge of the defendants.

3. The Funds were applied to construct, improve, acquire an interest in land or maintain the Defendants Own Property, the particulars of which is within the knowledge of the defendants.

4. The Funds was applied to satisfy a construction loan and/or other debts, arrears, charges, and amounts owing to other parties in respect of the Defendants Own Properties including parties to whom the defendants have transferred their interests in the Defendants Own Properties in order to hinder, delay or prejudice the plaintiffs' claim within the meaning of the Fraudulent Conveyance Act and Fraudulent Preference Act. The recipient(s) of such transfer or benefits is within the knowledge of the defendants and is named for the time being as defendant John Doe.

5. The defendants who have possession of the Funds are constructive trustees to the plaintiffs and have a fiduciary duty to apply the Funds for the purpose that it was issued for.

Other

2. The Funds were applied to several unsold Project units, besides Li's unit, the number of which is within the knowledge of the defendants.
3. The Funds were applied to construct, improve, acquire an interest in land or maintain the Defendants Own Property, the particulars of which is within the knowledge of the defendants.
4. The Funds was applied to satisfy a construction loan and/or other debts, arrears, charges, and amounts owing to other parties in respect of the Defendants Own Properties including parties to whom the defendants have transferred their interests in the Defendants Own Properties in order to hinder, delay or prejudice the plaintiffs' claim within the meaning of the Fraudulent Conveyance Act and Fraudulent Preference Act. The recipient(s) of such transfer or benefits is within the knowledge of the defendants and is named for the time being as defendant John Doe.
5. The defendants who have possession of the Funds are constructive trustees to the plaintiffs and have a fiduciary duty to apply the Funds for the purpose that it was issued for.
6. The use of the Funds for the personal benefit to Xiao Song Zheng, and for purposes other than Li's unit constitutes fraudulent conveyance/preference and a breach of the defendants' fiduciary duty to the plaintiffs.
7. In the alternative to the plaintiffs' breach of contract claim, the defendants have been unjustly enriched from the Funds by applying it to purposes, including but not limited to using it to construct, improve, or maintain the Defendants Own Properties or service mortgage debts registered on title or financial obligations in respect of the Defendants Own Properties, are unjustly enriched from that improper use, without juristic reason for that benefit, and the plaintiffs have suffered a corresponding loss and/or deprivation.

Certificates of Pending Litigation

8. The plaintiffs rely on Section 215 of the *Land Title Act*, RSBC 1996, c. 250, which permits a party who is claiming an interest in land to register a Certificate of Pending Litigation, states:
10. The plaintiff also relies on Sections 3-5 and 9 of the *Fraudulent Preference Act*,
11. The Funds were applied to construct, improve, or maintain the Defendants Own Properties or service mortgage debts registered on title or financial obligations in respect of the Defendants Own Properties, without the plaintiffs' prior knowledge, consent or approval, and therefore constitutes a misappropriation, wrongful conversion and/or fraudulent conveyance or fraudulent preference.

12. The plaintiffs claim an interest in the Defendants Own Properties arising from the defendants' misappropriation, wrongful conversion and/or fraudulent conveyance/preference of part of, or all of the Funds, for the benefit of the Defendants Own Properties.

Plaintiff's address for service: Lawrence Wong, 210-2695 Granville Street, Vancouver, British Columbia, Canada V6H 3H4

Fax number address for service (if any): 604-739-0118

E-mail address for service (if any): lwong@lwacorp.com

Place of trial: Vancouver Registry

The address of the registry is: 800 Smithe Street, Vancouver, British Columbia V8Z 2E1

Date: July 10, 2025

Signature of

() Plaintiff (x) Lawyer for plaintiff(s)

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**Part 1: CONCISE SUMMARY OF NATURE OF CLAIM:**

Real estate litigation

Part 2: THIS CLAIM ARISES FROM THE FOLLOWING:

A personal injury arising out of:

- ☐ a motor vehicle accident
- ☐ medical malpractice
- ☐ another cause

A dispute concerning:

- | | |
|---|---|
| <input type="checkbox"/> contaminated sites | <input type="checkbox"/> an employment relationship |
| <input type="checkbox"/> construction defects | <input type="checkbox"/> a will or other issues concerning the probate of an estate |
| <input checked="" type="checkbox"/> real property (real estate) | <input type="checkbox"/> a matter not listed here |
| <input type="checkbox"/> personal property | <input type="checkbox"/> the provision of goods or services or other general commercial matters |
| <input type="checkbox"/> investment losses | |
| <input type="checkbox"/> the lending of money | |

Part 3: THIS CLAIM INVOLVES

- ☐ a class action
- ☐ maritime law
- ☐ aboriginal law
- ☐ constitutional law
- ☐ conflicts of law
- ☒ none of the above
- ☐ do not know

Part 4: Enactments

- ☐ Builders Lien Act
- ☒ Court Order Interest Act, R.S.B.C. 1996, c. 79
- ☐ Insurance (Motor Vehicle) Act
- ☐ Insurance (Vehicle) Act
- ☐ Motor Vehicle Act
- ☐ Occupiers Liability Act
- ☐ Supreme Court Act
- ☐ Wills Variation Act
- ☐ Other: *Negligence Act, R.S.B.C. 1996, c. 333*

This is **Exhibit "D"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to read "A. Smith", is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

From: Williams, Lance
Sent: Tuesday, July 15, 2025 1:55 PM
To: Lawrence Wong
Cc: Butler, Andrew; Rullmann, Nico
Subject: RE: [EXT] Re: Claim and CPL [MT-MTDOCS.FID5006310]
Importance: High

Lawrence,

I am not sure what consent order you are referring to. The fact is that the Receiver was appointed by order of the Supreme Court of British Columbia, you were aware of that appointment prior to commencing your claim and filing the CPLs, and those are both in breach of the stay of proceedings.

Your client does not have a limitation issue – the limitation period is 2 years and there is nothing imminent. In addition, you have filed a CPL when your client has no legal interest in the lands capable of a CPL and again there is no limitations issue.

As I stated, if this breach of the order is not remedied, we are going to have to bring an application to have the claim struck and the CPLs discharged. We will seek full indemnity costs against your client, as this is not a cost that should be borne by the other stakeholders.

Is your client prepared to complete the existing agreement (paid in full in cash)? If so, I can ask the Receiver to confirm. If not, your client is welcome to purchase in the sales process.

Regards,



Lance Williams (he/him)
 Partner | Associé
 Bankruptcy and Restructuring | Faillite et restructuration
 T: 604-643-7154
 C: 778-928-9758
 E: lwilliams@mccarthy.ca

McCarthy Tétrault LLP
 Suite 2400
 745 Thurlow Street
 Vancouver BC V6E 0C5

Visit www.mccarthy.ca for strategic insights and client solutions.



From: Lawrence Wong <lwong@lwacorp.com>
Sent: Tuesday, July 15, 2025 8:13 AM
To: Williams, Lance <lwilliams@mccarthy.ca>
Subject: [EXT] Re: Claim and CPL [MT-MTDOCS.FID5006310]

Hi Lance. I wasn't aware of your "consent" order. My client neither as he was unrepresented at the time and I m sure those unrepresented buyers would be concerned as well if they knew about this order.

Paragraph 8 does say we can start a proceeding to preserve our rights due to statutes such as the Limitations Act. That is why my client needed to sue the sellers

I am out of town for today till late Thursday I did ask you to adjourn your application as I wanted to oppose your application and you refused. I will deal with your concerns after my return. In any event , without prejudice, if my client is able to buy back her unit in a new deal she will likely move on from this dispute

I will have only limited or no access to internet while I m away

Get [Outlook for iOS](#)

From: Williams, Lance <lwilliams@mccarthy.ca>
Sent: Monday, July 14, 2025 5:18:17 PM
To: Lawrence Wong <lwong@lwacorp.com>
Cc: Butler, Andrew <ABUTLER@mccarthy.ca>; Rullmann, Nico <nrullmann@mccarthy.ca>
Subject: Claim and CPL [MT-MTDOCS.FID5006310]

Lawrence,

We have received the attached CPL and Notice of Civil Claim, which was filed against the Chloe lands.

This is in direct violation of the Receivership Order pronounced in these proceedings, which includes a stay against the debtors and the property (see para. 8) and of which your office was aware. We reattach for reference.

If this proceeding is not discontinued as against 1076255 B.C. Ltd and Lightstone Development Ltd., and the CPL discharged immediately against the lands owned by them, we will seek and order for the same from the court, together with special costs as a result of this direct breach of the receivership order.

Regards,



Lance Williams (he/him)
 Partner | Associé
 Bankruptcy and Restructuring | Faillite et restructuration
 T: 604-643-7154
 C: 778-926-9758
 E: lwilliams@mccarthy.ca

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External Email: Exercise caution before clicking links or opening attachments Courriel externe: Soyez prudent avant de cliquer sur des liens ou d'ouvrir des pièces jointes

This is **Exhibit "E"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to be 'A. Smith', written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

McCarthy Tétrault LLP
Suite 2400, 745 Thurlow Street
Vancouver BC V6E 0C5
Canada
Tel: 604-643-7100
Fax: 604-643-7900

**mccarthy
tétrault**

Andrew Butler
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Direct Line: 604-643-7101
Email: abutler@mccarthy.ca

Assistant: Katerina Doumakis
Direct Line: 604-643-7910
Email: kdoumakis@mccarthy.ca

July 23, 2025

Via Email (lwong@lwacorp.com)

Lawrence Wong
Lawrence Wong & Associates
210-2695 Granville Street
Vancouver BC V6H 3H4

Dear Mr. Wong:

Re: Immediate Discharge of CPL filed July 11, 2025 in the New Westminster Land Title Office under Reg. No. CB2169060 (the "CPL") Required

As you are aware, a "Receivership Order" was pronounced on February 13, 2025 in Supreme Court of British Columbia Court File No. H-250150. In the Receivership Order, Justice Fitzpatrick appointed FTI Consulting Canada Inc. as receiver manager (in such capacity, the "Receiver"), without security, of all of the assets, undertakings and property of 1076255 B.C. Ltd. and Lightstone Development Ltd. (the "Debtors"), and all proceeds thereof (collectively, the "Property"), and stayed all proceedings and enforcement processes against or in respect of the Debtors or the Property. We write further to your email exchange with Mr. Williams on and after July 14, 2025.

You have filed the CPL against Property of the Debtors in direct violation of the Receivership Order. Your client's related lawsuit, filed on July 11, 2025 in the Supreme Court of British Columbia under File No. VLC-S-S-255166 (the "Action") was likewise filed in direct violation of the Receivership Order.

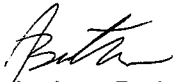
We require your immediate confirmation that your client will:

1. take no steps in the Action against the Debtors without written consent of the Receiver or leave of the Court, in accordance with the Receivership Order; and
2. discharge the CPL from all property of the Debtors (i.e., the Strata Lots in Strata Plan EPS9999) this week.

If you do not provide this confirmation and register a release of the CPL by end of day Friday, July 25, 2025, the Receiver intends to bring an application to discharge the CPL and will seek costs on a full indemnity basis. This application will be set for hearing on August 19, 2025, which Justice Fitzpatrick has already reserved.

Yours truly,

McCarthy Tétrault LLP



Andrew Butler
Associate | Sociétaire

This is **Exhibit "F"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.



A Commissioner for taking Affidavits
for British Columbia

From: Williams, Lance
Sent: Thursday, July 24, 2025 3:37 PM
To: Lawrence Wong
Cc: Danielisz, Sue; Butler, Andrew
Subject: RE: [EXT] Madam Justice Fitzpatrick--VA H-250150--Peterson Investment Group Inc. v. 1076255 B.C. Ltd. et al--TE:1/2 day --CONF#723251332070 [MT-MTDOCS.FID5006310]

Lawrence,

Your client's CPL is clouding the titles now, and is blatantly in breach of the stay. We cannot wait for your client's offer to be dealt with. Whether your client purchases a unit is entirely irrelevant to the improper CPL and action. Accordingly, we need to get a court date set, and as noted, we will be seeking full indemnity costs for both the receiver's time and its counsel on a solicitor- own client basis, based on your client's disregard for the court's order.

Regards,

Lance



Lance Williams (he/him)
 Partner | Associé
 Bankruptcy and Restructuring | Faillite et restructuration
 T: 604-643-7154
 C: 778-928-9758
 E: lwilliams@mccarthy.ca

McCarthy Tétrault LLP
 Suite 2400
 745 Thurlow Street
 Vancouver BC V6E 0C5

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From: Lawrence Wong <lwong@lwacorp.com>
Sent: Thursday, July 24, 2025 3:32 PM
To: Butler, Andrew <ABUTLER@mccarthy.ca>
Cc: Williams, Lance <lwilliams@mccarthy.ca>; Danielisz, Sue <sdanielisz@mccarthy.ca>
Subject: Re: [EXT] Madam Justice Fitzpatrick--VA H-250150--Peterson Investment Group Inc. v. 1076255 B.C. Ltd. et al--TE:1/2 day --CONF#723251332070 [MT-MTDOCS.FID5006310]

Hi Andrew .I did nt say that . You wanted to set something down while I am still waiting for the outcome of my client's offer on the unit they wanted to buy before. I did tell Lance that without prejudice this

matter could probably be resolved as my client was trying to buy back the unit at the current market price. And my client did put in an offer and all that . So I m waiting for that process to play out Could we wait a few more days?

Lawrence Wong
Barrister & Solicitor
210-2695 Granville Street Vancouver, B.C. V6H 3H4
tel 604 739 0118
fax 604 739 0117

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From: Butler, Andrew <ABUTLER@mccarthy.ca>
Sent: July 24, 2025 3:00 PM
To: Lawrence Wong <lwong@lwacorp.com>
Cc: Williams, Lance <lwilliams@mccarthy.ca>; Danielisz, Sue <sdanielisz@mccarthy.ca>
Subject: RE: [EXT] Madam Justice Fitzpatrick--VA H-250150--Peterson Investment Group Inc. v. 1076255 B.C. Ltd. et al--TE:1/2 day --CONF#723251332070 [MT-MTDOCS.FID5006310]

(Supreme Court Scheduling removed)

Mr. Wong,

We take your response to the Court to mean that you will not voluntarily remove the CPL as requested in our attached letter. Your CPL is clouding title and causing damage in breach of the stay. We urge your to reconsider your position and remove the CPL by Friday.

If you will not, then our application must proceed urgently. Justice Fitzpatrick has already confirmed her availability on August 19, 2025, hence our request to appear. However, within the limits of the Judge's availability, we are willing to be flexible and set the hearing for a different date on or before August 22, 2025. Please provide your availability for a hearing between now and that date.

Thank you,
Andrew

**mccarthy
tétrault**

Andrew Butler
Associate | Sociétaire
Litigation | Litige
Pronouns: he/him/his
T. 604-643-7101
E: abutler@mccarthy.ca

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Suite 2400
745 Thurlow Street
Vancouver BC V6E 0C5

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From: Lawrence Wong <lwong@lwacorp.com>

Sent: Thursday, July 24, 2025 12:08 PM

To: Butler, Andrew <ABUTLER@mccarthy.ca>; SC Civil-Vancouver <sc.civil_va@BCCourts.ca>; Williams, Lance <lwilliams@mccarthy.ca>; Danielisz, Sue <sdanielisz@mccarthy.ca>

Subject: Re: [EXT] Madam Justice Fitzpatrick--VA H-250150--Peterson Investment Group Inc. v. 1076255 B.C. Ltd. et al--TE:1/2 day --CONF#723251332070 [MT-MTDOCS.FID5006310]

Hello

Last time they set down something before Madam Justice Fitzpatrick they did not consult my availability and this time too. If they have an application for another matter they can deal with that matter. I need a different date for this matter as I have to prepare for a Federal court of appeal matter on Aug 19, 2025. I can be available in September

Lawrence Wong
Barrister & Solicitor
210-2695 Granville Street Vancouver, B.C. V6H 3H4
tel 604 739 0118
fax 604 739 0117

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From: Butler, Andrew <ABUTLER@mccarthy.ca>

Sent: July 24, 2025 11:13 AM

To: SC Civil-Vancouver <sc.civil_va@BCCourts.ca>; Williams, Lance <lwilliams@mccarthy.ca>; Lawrence Wong <lwong@lwacorp.com>; Danielisz, Sue <sdanielisz@mccarthy.ca>

Subject: RE: [EXT] Madam Justice Fitzpatrick--VA H-250150--Peterson Investment Group Inc. v. 1076255 B.C. Ltd. et al--TE:1/2 day --CONF#723251332070 [MT-MTDOCS.FID5006310]

Good morning,

We apologize for causing any confusion. This request to appear is in respect of an additional application. We estimate that one day will be sufficient for both applications. We estimate that the morning will be sufficient for the previously set application, and the afternoon (commencing at 2:00 pm) will be sufficient for the application to discharge a Certificate of Pending Litigation.

Thank you,
Andrew

**mccarthy
tétrault**

Andrew Butler
Associate | Sociétaire
Litigation | Litige
Pronouns: he/him/his
T: 604-643-7101
E: abutler@mccarthy.ca

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745 Thurlow Street
Vancouver BC V6E 0C5

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From: SC Civil-Vancouver <sc.civil_va@BCCourts.ca>

Sent: Thursday, July 24, 2025 11:06 AM

To: SC Civil-Vancouver <sc.civil_va@BCCourts.ca>; Williams, Lance <lwilliams@mccarthy.ca>; Butler, Andrew <ABUTLER@mccarthy.ca>; lwong@lwacorp.com; Danielisz, Sue <sdanielisz@mccarthy.ca>

Subject: [EXT] RE: Madam Justice Fitzpatrick--VA H-250150--Peterson Investment Group Inc. v. 1076255 B.C. Ltd. et al--TE:1/2 day --CONF#723251332070

Good morning,

The date of August 19th was set in court for this matter, for a full day starting at 10:00 am.

Is this an additional application counsel are seeking leave from Madam Justice Fitzpatrick to bring, or are counsel wishing to change the start time? Please clarify.

Kind regards,

Supreme Court Scheduling

phone: 604.660.2853

email: sc.civil_va@bcccourts.ca

website: www.bcccourts.ca

hours: Mon.- Fri., 8:30 am - 4:30 pm

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From: no-reply-Requests_SCS <no-reply-Requests_SCS@bcccourts.ca>

Sent: July 23, 2025 1:33 PM

To: lwilliams@mccarthy.ca; abutler@mccarthy.ca; lwong@lwacorp.com; sdanielisz@mccarthy.ca

Cc: SC Civil-Vancouver <sc.civil_va@BCCourts.ca>

Subject: Madam Justice Fitzpatrick--VA H-250150--Peterson Investment Group Inc. v. 1076255 B.C. Ltd. et al--TE:1/2 day --CONF#723251332070

Madam Justice Fitzpatrick--VA H-250150--Peterson Investment Group Inc. v. 1076255 B.C. Ltd. et al

Case Type: Civil

Type of hearing: Application

Time estimate: 1/2 day

Court location of previous hearing: Vancouver

Date of the previous hearing: 2025/07/16

Available dates: August 19, 2025 @ 2:00 p.m.

Nature of Application: This is an application to discharge a Certificate of Pending Litigation.

Reason why this must be heard by (Madam Justice Fitzpatrick): Madam Justice Fitzpatrick is seized of these proceedings.

Opponent's position regarding this application/request: Not known at this time.

Applicant's name: Lance Williams

Email address: lwilliams@mccarthy.ca

Phone number: 604-643-7154

Opposing counsel(s)/Litigant(s):

Name: Andrew Butler

Email address: abutler@mccarthy.ca

Phone number: 604-643-7101

Name: Lawrence Wong

Email address: lwong@lwacorp.com

Phone number: 604-739-0118

Name: Sue Danielisz

Email address: sdanielisz@mccarthy.ca

Phone number: 604-643-5904

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communications, and other similar factual electronic communications. Suite 5300, TD Bank Tower, Box 48, 66 Wellington Street West, Toronto, ON M5K 1E6

This is **Exhibit "G"** referred to in **Affidavit #1** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 6th day of August, 2025.

A handwritten signature in blue ink, appearing to read "Peter", is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia

From: Butler, Andrew
Sent: Wednesday, July 30, 2025 4:24 PM
To: 'Lawrence Wong'
Cc: Williams, Lance; Danielisz, Sue
Subject: RE: [EXT] Madam Justice Fitzpatrick--VA H-250150--Peterson Investment Group Inc. v. 1076255 B.C. Ltd. et al--TE:1/2 day --CONF#723251332070 Without Prejudice [MT-MTDOCS.FID5006310]
Attachments: H250150 - First Report of the Receiver (without appendices) dated July 4, 2025.pdf

Hi Lawrence,

Thank you for confirming that the CPL will be removed from the lots other than SL5, but even against that lot, the CPL is in breach of the stay. If you do not remove it, we will proceed with our application and will seek full indemnity costs.

In case it expedites your removal of the CPL in its entirety, we direct you to the attached First Report of the Receiver (without appendices), which was served on your client on July 4, 2025. In particular, we direct your attention to paragraph 27, where the Receiver notes that "on [its] current assessment..., it does not appear that the secured creditors will receive full recovery."

We will shortly commence drafting our application materials for removal of your client's CPL. If you are unwilling to remove it in full voluntarily, please provide your availability for a hearing between now and that August 22, 2025, as requested below.

Regards,
 Andrew



Andrew Butler
 Associate | Sociétaire
 Litigation | Litige
 Pronouns: he/him/his
 T: 604-643-7101
 E: abutler@mccarthy.ca

McCarthy Tétrault LLP
 Suite 2400
 745 Thurlow Street
 Vancouver BC V6E 0C5

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From: Lawrence Wong <lwong@lwacorp.com>
Sent: Wednesday, July 30, 2025 12:55 PM

To: Butler, Andrew <ABUTLER@mccarthy.ca>

Subject: Re: [EXT] Madam Justice Fitzpatrick--VA H-250150--Peterson Investment Group Inc. v. 1076255 B.C. Ltd. et al--TE:1/2 day --CONF#723251332070 [MT-MTDOCS.FID5006310] Without Prejudice

Hi Andrew

I have instructions to remove the CPL from all of Chloe's strata lots except strata lot 5 unit 205 which is the one my client had paid partial purchase in advance. If this works pls let me know. The receiver is adverse in interest to our client and it is repressing my client's right to seek recovery of her funds without even an accounting of the funds received and paid. All we know is the assertion that there is not enough money to pay off Peterson's mortgage. i will also remove the CPL on strata lot 5 if the receiver can provide financial information to show there will be no money remaining for my client even if all the unsold units of Chloe were sold at today's market price

The information should include:

the outstanding balances on the indebtedness owed to each of the secured creditors as of October 1, 2025

the total net sale proceeds received from the completed deals on the project from the appointment of the receiver

the outstanding balances of the indebtedness owed to each secured creditor after applying the sale proceeds

total outstanding balance of the indebtedness owned to the secured creditors as of July 31, 2025

total anticipated or estimated net sale proceeds from the current sale of the unsold units of the chloe

total estimated maximum net sale proceeds from the unsold units at today's market price.

My client advanced more than \$800,000 toward the purchase price unit 205 and we claim that as trust money. At a minimum, the Receiver should provide some numbers to our client if she is to give up her claim of trust interest in unit 205 ..

Please let me know what the Receiver is willing to provide. Thank you

Lawrence Wong

Barrister & Solicitor

210-2695 Granville Street Vancouver, B.C. V6H 3H4

tel 604 739 0118

fax 604 739 0117

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From: Butler, Andrew <ABUTLER@mccarthy.ca>

Sent: July 24, 2025 3:00 PM

To: Lawrence Wong <lwong@lwacorp.com>

Cc: Williams, Lance <lwilliams@mccarthy.ca>; Danielisz, Sue <sdanielisz@mccarthy.ca>

Subject: RE: [EXT] Madam Justice Fitzpatrick--VA H-250150--Peterson Investment Group Inc. v. 1076255 B.C. Ltd. et al--TE:1/2 day --CONF#723251332070 [MT-MTDOCS.FID5006310]

(Supreme Court Scheduling removed)

Mr. Wong,

We take your response to the Court to mean that you will not voluntarily remove the CPL as requested in our attached letter. Your CPL is clouding title and causing damage in breach of the stay. We urge you to reconsider your position and remove the CPL by Friday.

If you will not, then our application must proceed urgently. Justice Fitzpatrick has already confirmed her availability on August 19, 2025, hence our request to appear. However, within the limits of the Judge's availability, we are willing to be flexible and set the hearing for a different date on or before August 22, 2025. Please provide your availability for a hearing between now and that date.

Thank you,
Andrew



Andrew Butler
Associate | Sociétaire
Litigation | Litige
Pronouns: he/him/his
T: 604-643-7101
E: abutler@mccarthy.ca

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745 Thurlow Street
Vancouver BC V6E 0C5

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From: Lawrence Wong <lwong@lwacorp.com>

Sent: Thursday, July 24, 2025 12:08 PM

To: Butler, Andrew <ABUTLER@mccarthy.ca>; SC Civil-Vancouver <sc.civil_va@BCCourts.ca>; Williams, Lance <lwilliams@mccarthy.ca>; Danielisz, Sue <sdanielisz@mccarthy.ca>

Subject: Re: [EXT] Madam Justice Fitzpatrick--VA H-250150--Peterson Investment Group Inc. v. 1076255 B.C. Ltd. et al--TE:1/2 day --CONF#723251332070 [MT-MTDOCS.FID5006310]

Hello

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Barrister & Solicitor
210-2695 Granville Street Vancouver, B.C. V6H 3H4
tel 604 739 0118
fax 604 739 0117

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From: Butler, Andrew <ABUTLER@mccarthy.ca>

Sent: July 24, 2025 11:13 AM

To: SC Civil-Vancouver <sc.civil_va@BCCourts.ca>; Williams, Lance <lwilliams@mccarthy.ca>; Lawrence Wong <lwong@lwacorp.com>; Danielisz, Sue <sdanielisz@mccarthy.ca>

Subject: RE: [EXT] Madam Justice Fitzpatrick--VA H-250150--Peterson Investment Group Inc. v. 1076255 B.C. Ltd. et al--TE:1/2 day --CONF#723251332070 [MT-MTDOCS.FID5006310]

Good morning,

We apologize for causing any confusion. This request to appear is in respect of an additional application. We estimate that one day will be sufficient for both applications. We estimate that the morning will be sufficient for the previously set application, and the afternoon (commencing at 2:00 pm) will be sufficient for the application to discharge a Certificate of Pending Litigation.

Thank you,
Andrew



Andrew Butler
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From: SC Civil-Vancouver <sc.civil_va@BCCourts.ca>

Sent: Thursday, July 24, 2025 11:06 AM

To: SC Civil-Vancouver <sc.civil_va@BCCourts.ca>; Williams, Lance <lwilliams@mccarthy.ca>; Butler, Andrew <ABUTLER@mccarthy.ca>; Wong, Lawrence <lwong@lwacorp.com>; Danielisz, Sue <sdanielisz@mccarthy.ca>

Subject: [EXT] RE: Madam Justice Fitzpatrick--VA H-250150--Peterson Investment Group Inc. v. 1076255 B.C. Ltd. et al--TE:1/2 day --CONF#723251332070

Good morning,

The date of August 19th was set in court for this matter, for a full day starting at 10:00 am.

Is this an additional application counsel are seeking leave from Madam Justice Fitzpatrick to bring, or are counsel wishing to change the start time? Please clarify.

Kind regards,

Supreme Court Scheduling**phone:** 604.660.2853**email:** sc.civil_va@bccourts.ca**website:** www.bccourts.ca**hours:** Mon.- Fri., 8:30 am - 4:30 pm

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From: no-reply-Requests_SCS <no-reply-Requests_SCS@bccourts.ca>**Sent:** July 23, 2025 1:33 PM**To:** lwilliams@mccarthy.ca; abutler@mccarthy.ca; lwong@lwacorp.com; sdanielisz@mccarthy.ca**Cc:** SC Civil-Vancouver <sc.civil_va@BCCourts.ca>**Subject:** Madam Justice Fitzpatrick--VA H-250150--Peterson Investment Group Inc. v. 1076255 B.C. Ltd. et al--TE:1/2 day --CONF#723251332070

Madam Justice Fitzpatrick--VA H-250150--Peterson Investment Group Inc. v. 1076255 B.C. Ltd. et al

Case Type: Civil**Type of hearing:** Application**Time estimate:** 1/2 day**Court location of previous hearing:** Vancouver**Date of the previous hearing:** 2025/07/16**Available dates:** August 19, 2025 @ 2:00 p.m.**Nature of Application:** This is an application to discharge a Certificate of Pending Litigation.**Reason why this must be heard by (Madam Justice Fitzpatrick):** Madam Justice Fitzpatrick is seized of these proceedings.**Opponent's position regarding this application/request:** Not known at this time.**Applicant's name:** Lance Williams**Email address:** lwilliams@mccarthy.ca**Phone number:** 604-643-7154**Opposing counsel(s)/Litigant(s):****Name:** Andrew Butler**Email address:** abutler@mccarthy.ca**Phone number:** 604-643-7101**Name:** Lawrence Wong

Email address: lwong@lwacorp.com

Phone number: 604-739-0118

Name: Sue Danielisz

Email address: sdanielisz@mccarthy.ca

Phone number: 604-643-5904

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