

This is Affidavit #2 of  
Susan Danielisz in this case  
and was made on August 18, 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

### AFFIDAVIT

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"** is a true copy of the pending Crown Lien (the "**Tax Lien**") registered by the Crown in Right of British Columbia pursuant to section 114 of the *Speculation and Vacancy Tax Act*, S.B.C. 2018, c 46 with the New Westminster Land Title Office with instrument number CB2237506.

SWORN BEFORE ME at the City of  
Vancouver, in the Province of British  
Columbia, this 18<sup>th</sup> day of August, 2025.

A Commissioner for taking Affidavits for  
British Columbia

NICO RULLMANN

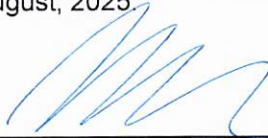
Barrister & Solicitor

McCarthy Tétrault LLP

SUITE 2400 - 745 THURLOW STREET  
VANCOUVER, B.C. V6E 0C5  
DIRECT 604-643-7171

SUSAN DANIELISZ

This is **Exhibit "A"** referred to in **Affidavit #2** of **Susan Danielisz**, sworn before me at Vancouver, British Columbia, this 18<sup>th</sup> day of August, 2025.



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A Commissioner for taking Affidavits  
for British Columbia



Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

AUG 12 2025 15:16:38.001

CB2237506

## 1. Application

Document Fees: \$0.00

Reference Number: 2402 3581 M

COLIN KLINGSPORN  
 MINISTRY OF FINANCE, RMO, COLLECTIONS SECTION  
 PO BOX 9445 STN PROV GOVT  
 VICTORIA BRITISH COLUMBIA V8W 9V5  
 CANADA  
 1 866 566-3066

## 2. Description of Land

PID/Plan Number	Legal Description
032-299-605	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
032-299-729	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
032-299-672	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
032-299-800	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
032-299-931	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
032-299-648	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
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
032-299-761	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
032-299-745	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
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
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
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



Land Title Act

## Charge, Notation or Filing

032-299-907	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
032-299-851	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
032-299-567	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
032-299-869	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
032-299-575	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
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
032-299-818	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
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
032-299-559	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
032-299-656	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
032-299-541	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
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

## 3. Nature of Charge, Notation, or Filing

Type	Affected Number	Additional Information
CROWN LIEN		

## 4. Person Entitled to be Registered as Charge Owner

THE CROWN IN RIGHT OF BRITISH COLUMBIA



Land Title Act

Charge, Notation or Filing

## 5. Certificate

Ministry of  
Finance

IN THE MATTER OF THE *SPECULATION AND VACANCY TAX ACT*, S.B.C. 2018, CHAPTER 46, SECTION 114, AND IN THE MATTER OF THE INTEREST OF 1076255 B.C. LTD. IN SEE ABOVE DESCRIPTION OF LAND.

**CERTIFICATE OF LIEN**

I certify that:

1. 1076255 B.C. LTD.  
101-6386 EAST BOULEVARD VANCOUVER BC V6M 3V8  
Is  
(a) required to pay or remit an amount under the *Speculation and Vacancy Tax Act* but has not paid or remitted that amount, or  
(b) an associated corporation, as defined in section 114 (1) of the *Speculation and Vacancy Tax Act*, of a person who is required to pay or remit an amount under the *Speculation and Vacancy Tax Act* and has not paid or remitted that amount.
2. The amount remaining unpaid or unremitted as of the date of this certificate is \$903,559.89.

AND TAKE NOTICE that on registration of this certificate in the land title office, the amount of the indebtedness to His Majesty the King in right of the Province of British Columbia is a lien against the land described above.

Dated at Victoria, British Columbia, on 12th day of August 2025.

COLIN KLINGSPORN, on behalf of the Administrator, *Speculation and Vacancy Tax Act*