



This is the 1st Affidavit of Patty Wood in this case
and was made on May 31, 2021

NO. S-198522
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN THE MATTER OF
SECTION 179.1 OF THE *SECURITIES ACT*, RSBC 1996, C. 418

BETWEEN:

BRITISH COLUMBIA SECURITIES COMMISSION

PETITIONER

AND:

SIU MUI "DEBBIE" WONG
SIU KON "BONNIE" SOO
ORIGIN BUSINESS PARK INC., formerly known as WHEATLAND
INDUSTRIAL PARK INC.
1300302 ALBERTA INC.
D & E ARCTIC INVESTMENTS INC.

RESPONDENTS

AFFIDAVIT

I, PATTY WOOD, CPA, CGA, LIT, CIRP, of #2200 – 1021 West Hastings Street, in the City of Vancouver, in the Province of British Columbia, MAKE OATH AND SAY AS FOLLOWS:

1. I am a Senior Vice President with MNP Ltd., the receiver (the "**Receiver**") of the assets and undertakings and property of Siu Mui "Debbie" Wong, Siu Kon "Bonnie" Soo, Origin Business Park Inc., formerly known as Wheatland Industrial Park Inc., 1300302 Alberta Inc. and D & E Arctic Investments Inc. (collectively, the "**Debtors**"), and as such am authorized by the Receiver to make this Affidavit. I have personal knowledge of the facts and matters hereinafter deposed to, save and except where the same are stated to be made upon information and belief, and, as to such facts, I verily believe the same to be true.
2. Schedule "B" of the Receivership Order pronounced on October 2, 2019, includes the interest of the Respondent Siu Mui "Debbie" Wong ("**Ms. Wong**") in the lands and premises located at 16863 58A Avenue, Surrey, B.C., more particularly known and described as:

PARCEL IDENTIFIER: 018-997-554
 LOT 4 SECTION 7 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN
 LMP19441
 (the “**Lands**”)

3. The Receivership Order provides, *inter alia*, that the Receiver is authorized to market the Lands for sale, to solicit offers in respect of those assets and to negotiate such terms and conditions of sale as deemed appropriate, with any eventual sale being subject to Court approval.
4. The Lands consist of a single-family residential property located at 16863 58A Avenue, Surrey, British Columbia. The registered owners of the Lands are:
 - (a) the Respondent Siu Mui “Debbie” Wong (“**Ms. Wong**”), as to an one-half interest; and
 - (b) Austin Wong and Derek Wong, Executors of the Will of Wai Hung Wong, Deceased (collectively, the “**Estate**”), as to an one-half interest.
5. A copy of the title search print for the Lands is attached hereto as **Exhibit “A”** (*Exhibit Page 1*).
6. The Receiver has been approached by counsel on behalf Austin Wong and Derek Wong (the “**Purchasers**”), being the sons of Wai Hung Wong, Deceased, advising that they would like to purchase Ms. Wong’s one-half interest in the Lands in order to preserve the Lands as the family residence.
7. In order to consider an offer for the Lands from the Purchasers, the Receiver has relied on the following valuations to determine the current market value of the Lands and a sale price it could reasonably expect to achieve if the Lands were marketed and listed through a typical sale process:

Valuation	Date	Value
Landcor Property Valuator, a copy of which is attached hereto as Exhibit “B” (<i>Exhibit Page 6</i>)	March 16, 2021	\$1,235,000
Appraisal prepared by Jason R. Wagenaar, Platinum Appraisals, a copy of which is attached hereto as Exhibit “C” (<i>without annexures</i>) (<i>Exhibit Page 10</i>)	March 15, 2021	\$1,350,000
Current Market Analysis, prepared by Herb Johnstone, Sutton West Coast Realty, a copy of which is attached hereto as Exhibit “D” (<i>Exhibit Page 25</i>)	March 29, 2021	\$1,450,000 to \$1,475,000

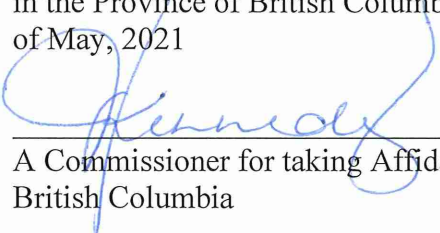
8. Based on the valuations listed above, the median value of the Lands would be \$1,349,166.
9. The Toronto Dominion Bank holds a first mortgage of the Lands under Nos. BB1082043 and CA7478804, respectively (the “**TD Charges**”). The Toronto-Dominion Bank has commenced foreclosure proceedings with respect to the Lands in the matter *The Toronto-Dominion Bank v. Debbie Siu Mui Wong and others*, SCBC Vancouver Registry No. H190321 (the “Foreclosure Proceeding”).
10. A copy of the Order Nisi pronounced in the foreclosure proceeding is attached hereto as **Exhibit “E”** (*Exhibit Page 48*). Based on the Order Nisi, the current amount owing to The Toronto-Dominion Bank is approximately \$470,000. As a condition of the sale, the Purchasers will separately payout and obtain discharge of the TD Charges.
11. The property tax levy for the Lands for the 2021 taxation year is \$5,121.10. A copy of the Tax Certificate for the Lands is attached hereto as **Exhibit “F”** (*Exhibit Page F*).
12. The following is a summary of the approximate value of Ms. Wong’s interest in the Lands based on the meridian value of the Lands set out above

Median Value of Lands	\$1,349,166.00
Less: Approximate amounts secured by the TD Charges as at date of closing	-470,000.00
Estimated adjustment for 2021 property taxes	-2,600.00
Total	\$876,566.00
Ms. Wong’s one-half interest, based on median value of the Lands	\$438,283.00

13. The Receiver has accepted an offer (the “**Offer**”) from the Purchasers to purchase Ms. Wong’s one-half interest in the Lands, dated May 19, 2021, for a sale price of \$465,000. The Offer is subject only to Court approval. The completion date of the sale is 10 business days after court approval of the Offer.
14. Attached hereto as **Exhibit “G”** (*Exhibit Page 55*) is a copy of a Property Purchase and Sale Agreement dated May 19, 2021 between the Receiver and the Purchasers.
15. Attached hereto as **Exhibit “H”** (*Exhibit Page 72*) is a copy of an Addendum to Property Purchase and Sale Agreement dated for reference May 26, 2021, extending the Receiver’s Condition Waiver Date and notifying the Purchasers that the Receiver’s Conditions have been satisfied.
16. Accordingly, taking into account closing costs and amounts owing pursuant to the TD Charges and the valuations obtained, the offer from the Purchasers represents fair market value of the Receiver’s interest in and to the Lands.

17. This Affidavit is made in support of an application for an Order approving the sale of the Lands to Austin Wong and Derek Wong for the price of \$465,000.

SWORN BEFORE ME at the City of Vancouver,)
in the Province of British Columbia, this 31st day)
of May, 2021)



A Commissioner for taking Affidavits within)
British Columbia)

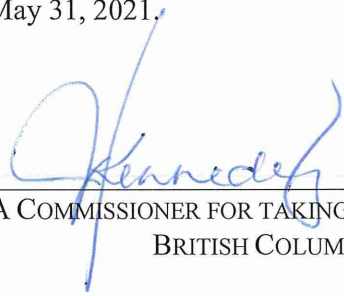


PATTY WOOD)

Julie Kennedy, CIRP, LIT
A commissioner for taking Affidavits
for the Province of British Columbia

Expires: Aug. 31, 2023

This is **Exhibit "A"** referred to in the Affidavit of Patty Wood made before me on May 31, 2021.

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

A COMMISSIONER FOR TAKING AFFIDAVITS FOR
BRITISH COLUMBIA

TITLE SEARCH PRINT

2021-05-28, 11:47:36

File Reference: 26420-148347

Requestor: Linda Alexander

Declared Value \$578500

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA7957126
From Title Number	BH458115
Application Received	2020-01-02
Application Entered	2020-03-04
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	SIU MUI WONG, SELF-EMPLOYED 5831-170A STREET SURREY, BC V3S 5V1 AS TO AN UNDIVIDED 1/2 INTEREST
Registered Owner/Mailing Address:	AUSTIN WONG 56-6747-203 STREET LANGLEY, BC V2Y 3B5 DEREK WONG 18-17555-57A AVENUE SURREY, BC V3S 7V2 EXECUTORS OF THE WILL OF WAI HUNG WONG, DECEASED, SEE CA7957126 AS TO AN UNDIVIDED 1/2 INTEREST
Taxation Authority	Surrey, City of
Description of Land	
Parcel Identifier:	018-997-554
Legal Description:	LOT 4 SECTION 7 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN LMP19441
Legal Notations	
	HERETO IS ANNEXED EASEMENT BL295423 OVER PART (PLAN LMP34615) LOT 8 PLAN LMP34613
	HERETO IS ANNEXED EASEMENT BH362680 OVER (PLAN LMP19442) LOT 3 PLAN LMP19441

TITLE SEARCH PRINT

File Reference: 26420-148347

Declared Value \$578500

2021-05-28, 11:47:36

Requestor: Linda Alexander

Charges, Liens and Interests

Nature: STATUTORY RIGHT OF WAY
 Registration Number: BH334438
 Registration Date and Time: 1994-09-13 11:36
 Registered Owner: CITY OF SURREY
 Remarks: INTER ALIA
 967M2 PLAN LMP18425

Nature: EASEMENT
 Registration Number: BH362681
 Registration Date and Time: 1994-10-06 14:51
 Remarks: PLAN LMP19442 APPURTENANT TO LOTS 5 TO 7
 PLAN LMP19441 SEE BH362680

Nature: COVENANT
 Registration Number: BH362684
 Registration Date and Time: 1994-10-06 14:51
 Registered Owner: CITY OF SURREY
 Remarks: INTER ALIA
 SECTION 215 L.T.A.
 SEE BH362680

Nature: COVENANT
 Registration Number: BH362685
 Registration Date and Time: 1994-10-06 14:51
 Registered Owner: CITY OF SURREY
 Remarks: INTER ALIA
 SECTION 215 L.T.A.

Nature: COVENANT
 Registration Number: BH362688
 Registration Date and Time: 1994-10-06 14:51
 Registered Owner: CITY OF SURREY
 Remarks: INTER ALIA
 SECTION 215 L.T.A.

Nature: STATUTORY BUILDING SCHEME
 Registration Number: BH362689
 Registration Date and Time: 1994-10-06 14:51
 Remarks: INTER ALIA
 SECTION 216 L.T.A.

Nature: MORTGAGE
 Registration Number: BB1082043
 Registration Date and Time: 2009-06-26 13:28
 Registered Owner: THE TORONTO-DOMINION BANK

TITLE SEARCH PRINT

2021-05-28, 11:47:36

File Reference: 26420-148347

Requestor: Linda Alexander

Declared Value \$578500

Nature: INJUNCTION
Registration Number: CA4125017
Registration Date and Time: 2014-12-08 11:46
Remarks: LAND TITLE ACT, SECTION 284
RESTRICTS DEALINGS

Nature: JUDGMENT
Registration Number: CA6365587
Registration Date and Time: 2017-10-12 11:40
Registered Owner: FARM CREDIT CANADA
Remarks: INTER ALIA
AS TO THE INTEREST OF SIU MUI WONG
RENEWED BY CA7639427

Nature: JUDGMENT
Registration Number: CA6591432
Registration Date and Time: 2018-01-26 14:00
Registered Owner: BRITISH COLUMBIA SECURITIES COMMISSION
Remarks: INTER ALIA
AS TO THE INTEREST OF DEBBIE SIU MUI WONG AKA
SIU MUI WONG
RENEWED BY CA7978405

Nature: JUDGMENT
Registration Number: CA6946847
Registration Date and Time: 2018-07-20 16:47
Registered Owner: FARM CREDIT CANADA
Remarks: AS TO THE INTEREST OF SIU MUI WONG

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA7478804
Registration Date and Time: 2019-05-02 09:04
Registered Owner: THE TORONTO-DOMINION BANK

Nature: JUDGMENT
Registration Number: CA7639427
Registration Date and Time: 2019-07-24 08:34
Registered Owner: FARM CREDIT CANADA
Remarks: INTER ALIA
RENEWAL OF CA6365587
AS TO THE INTEREST OF SIU MUI WONG

TITLE SEARCH PRINT

File Reference: 26420-148347

Declared Value \$578500

Nature: INJUNCTION
Registration Number: CA7859608
Registration Date and Time: 2019-11-08 09:16
Remarks: INTER ALIA
RESTRICTS DEALINGS

Nature: JUDGMENT
Registration Number: CA7978405
Registration Date and Time: 2020-01-14 11:41
Registered Owner: BRITISH COLUMBIA SECURITIES COMMISSION
Remarks: INTER ALIA
AS TO THE INTEREST OF SIU MUI WONG
RENEWAL OF CA6591432

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

This is **Exhibit "B"** referred to in the Affidavit of Patty Wood made before me on May 31, 2021.

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





A COMMISSIONER FOR TAKING AFFIDAVITS FOR
BRITISH COLUMBIA



PROPERTY VALUATOR™

Report Date:
March 16, 2021
Property Address:
16863 58A Ave, Surrey, BC

Comparable Sales Data - Single Family Dwelling

	Subject Property	Comparable 1	Comparable 2	Comparable 3
Confidence Score⁽¹⁾ 				
Address	16863 58A Ave	13305 89A Ave	8162 156 St	8230 152A St
Sale Price	-	\$1,200,000	\$1,300,000	\$1,303,000
Sale Date	-	February, 2021	January, 2021	December, 2020
BC Assessed Value				
Land	\$906,000	\$891,000	\$902,000	\$948,000
Improvements	\$348,000	\$366,000	\$344,000	\$302,000
Total	\$1,254,000	\$1,257,000	\$1,246,000	\$1,250,000
Lot Data				
Property Use	Residential	Residential	Residential	Residential
Use Type	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling
Lot Size (sq ft)	10,038	7,884	9,181	9,019
ALR	No	No	No	No
Co-op	No	No	No	No
Characteristics	Sanitary Sewer Available, Curb & Gutter, Underground Conduit	N/A	Sanitary Sewer Available, Curb & Gutter, Underground Conduit, Traffic Above Average	N/A
Exterior Data				
Uncovered Deck Area (sq ft)	N/A	N/A	113	N/A
Covered Deck Area (sq ft)	N/A	440	307	354
Pool	No	No	No	No
Parking	Multiple Garage	Multiple Garage	Multiple Garage	Multiple Garage
Other Buildings	No	No	No	No
Interior Data				
Year Built	1996	2007	2004	1994
Effective Year	1996	2007	2004	1994
Fireplace	2	1	2	3
Foundation Type	Basement	Slab	Crawl	Slab
Bedroom(s)	3	4	4	4
Bathroom(s)	4	5	5	5
Stories	2	2	2	2
Floor Area (sq ft)	4,434	3,132	3,273	4,415

Estimate of Value⁽²⁾ : \$1,235,000

Total number of properties considered in this report: 14

(1) Confidence Score

5 solid stars = sales price likely to be within 5% of the AVM 90% of the time.
4 solid stars = sales price likely to be within 10% of the AVM 90% of the time.
3 solid stars = sales price likely to be within 15% of the AVM 90% of the time.

2 solid stars = sales price likely to be within 20% of the AVM 90% of the time.

1 solid star = sales price likely to be within 25% of the AVM 90% of the time.

0 stars are 5 unfilled stars = sales price likely to be greater than or less than 25% of the AVM 90% of the time.

For a more in-depth explanation on confidence score click on this link [Confidence Score](#)

(2) Estimate of Value

This is a computer-generated value based on statistical analysis. As with all statistical analysis, the estimate is subject to a margin of error. This estimate is based on information about the subject property contained in our database. We do not inspect properties and have not confirmed the condition of the subject property. If the data about the subject property is incorrect or incomplete, the accuracy of the estimate will be affected. Landcor is confident that in most cases the estimated value is close to the actual market value of the subject property. Users requiring a higher level of confidence based on a property inspection should consult a professional appraiser.



PROPERTY VALUATOR™

Report Date:
 March 16, 2021
Property Address:
 16863 58A Ave, Surrey, BC

BC Assessment Value

Year :	2021	2020	2019	2018
Land:	\$906,000	\$910,000	\$797,000	\$787,000
Improvements:	\$348,000	\$303,000	\$360,000	\$371,000
Total:	\$1,254,000	\$1,213,000	\$1,157,000	\$1,158,000

Property Identification

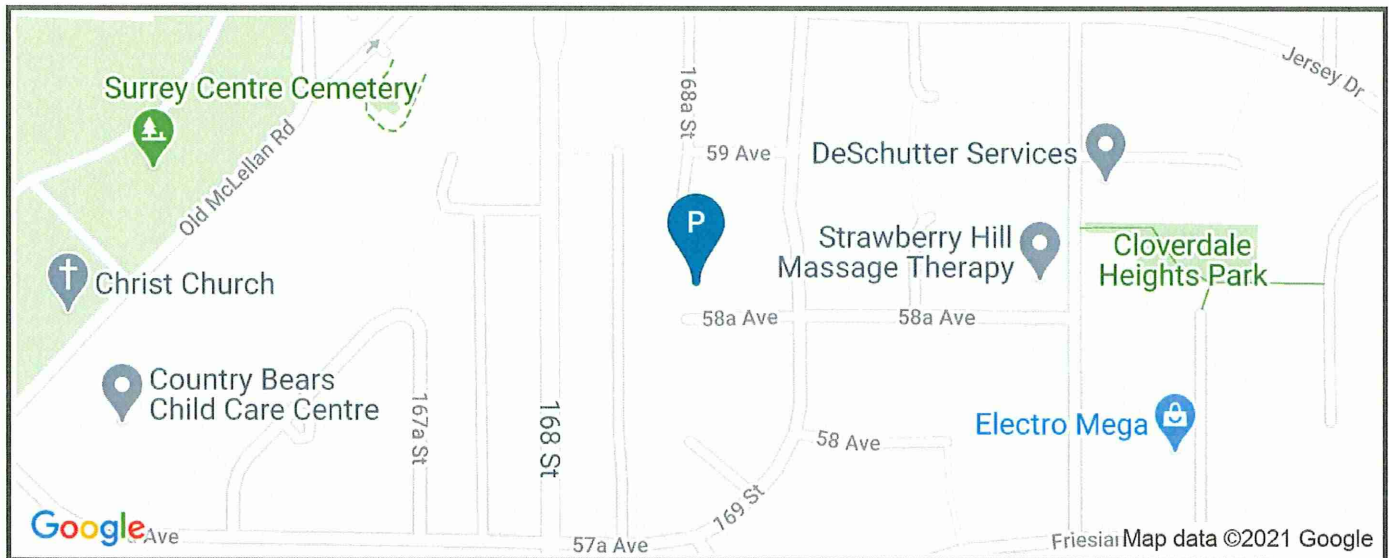
Parcel ID (PID): 018-997-554
 Additional PIDs can be found listed on the last page, if applicable.
Roll Number: 00000008072030103
Assessment Area: Surrey-White Rock
Jurisdiction: Surrey, City of
Neighbourhood: CLOVERDALE



Property Image Date: Aug 2011

Legal Description: Narrative: Lot 4, Plan LMP19441, Section 7, Township 8, New Westminster Land District

Property Location & Surrounding Area





PROPERTY VALUATOR™

Report Date:
 March 16, 2021
Property Address:
 16863 58A Ave, Surrey, BC

Permit History (Since 1993)

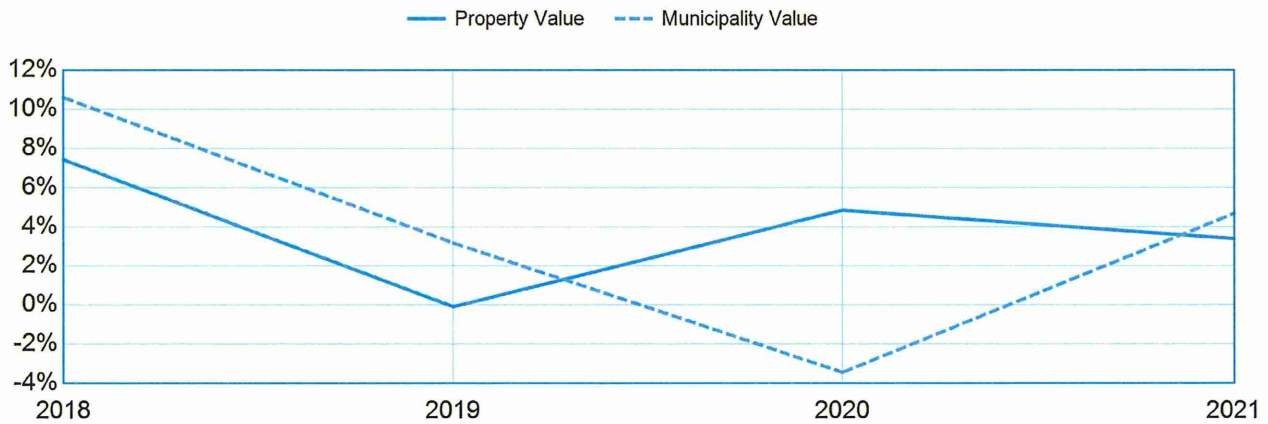
Permit Date	Permit Number	Demolition Permit
Nov 29, 1995	88744	No

Property Sales History Note: A reject sale is not a fair market value transaction (probate, change on title, etc.)

Sale Date	Amount	Sale Type	Title Certificate Number
Jan 02, 2020	\$578,500	Reject - Not Suitable For Sales Analysis	CA7957126
Dec 30, 1994	\$120,000	Vacant Single Property Cash Transaction	BH458115
Oct 06, 1994	\$0	Reject - Not Suitable For Sales Analysis	BH362675

Annual Changes in Median Assessed Values - Single Family Dwelling

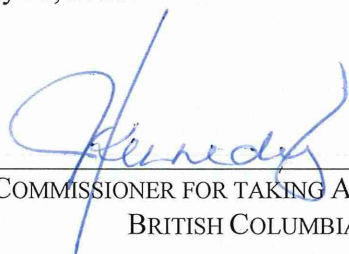
Average Assessed Value:	\$1,016,095	Average Built Age Range:	23 - 34 years
Average Price (Last 6 months):	\$1,038,322	Average Effective Age Range:	21 - 32 years



Additional PIDs, if applicable:

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This is **Exhibit "C"** referred to in the Affidavit of Patty Wood made before me on May 31, 2021.

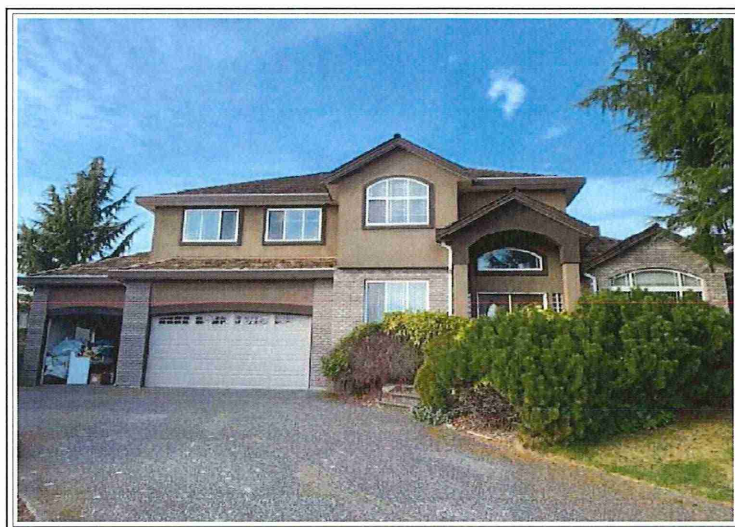
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A COMMISSIONER FOR TAKING AFFIDAVITS FOR
BRITISH COLUMBIA



File No. 20210301

APPRAISAL OF



A SINGLE FAMILY DWELLING

LOCATED AT:

16863 58A Avenue
Surrey, BC V3S 8P1

FOR:

Derek Wong & Austin Wong
#18 - 17555 57A Avenue
Surrey, BC, V3S 7V2

BORROWER:

N/A

AS OF:

March 15, 2021

BY:

Jason R. Wagenaar, CRA, P.App
Platinum Appraisals BC

Client Reference No.:

File No.: 20210301

Platinum Appraisals BC

"Your Foremost Advice in Real Estate Valuation"

6317 Sorrel Place
Surrey, BC V3S 5H7

March 15, 2021

Derek Wong & Austin Wong

#18 - 17555 57A Avenue
Surrey, BC, V3S 7V2Address of Property: 16863 58A Avenue
Surrey, BC V3S 8P1

Market Value: \$ \$1,350,000

In accordance with your instructions and authorization, an investigation, analysis and appraisal on the above described property has been completed for the purpose of estimating the current Market Value. After careful consideration of all the factors that affect value, the market value was estimated to be as referenced above. This estimate of value is subject to the assumptions and limiting conditions attached to this report and to which the reader's attention is specifically directed. The following report presents the basis of all opinions expressed herein. The information contained herein should be sufficient for your purposes. Should you require further information or clarification as to any portion of this report, please contact me. Any use which a third party makes of this report, or any reliance, or decisions based on it, are the responsibility of such third parties. The author of this report accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken based on this report. The following report has been completed for the above referenced client and as noted, is for their intended use only. This report is not to be used for any other purposes other than the purpose it was originally intended for. This report is a confidential document and is not to be added to any data bases.

Values contained in this appraisal are based on market conditions as at the time of this report. This appraisal does not provide a prediction of future values. In the event of market instability and/or disruption, values may change rapidly and such potential future events have been NOT been considered in this report. As this appraisal does not and cannot consider any changes to the property appraised or market conditions after the effective date, readers are cautioned in relying on the appraisal after the effective date noted herein.

As of the date of this report Canada and the Global Community is experiencing unprecedented measures undertaken by various levels of government to curtail health related impacts of the Covid-19 Pandemic. The duration of this event is not known. While there is potential for negative impact with respect to micro and macro-economic sectors, as well as upon various real estate markets, it is not possible to predict such impact at present, or the impact of current and future government countermeasures. There is some risk that the Covid-19 Pandemic increases the likelihood of a global recession, however without knowledge of further anticipated government countermeasures at the national and global levels it is not possible to predict any impact at this point in time. Accordingly, this point-in-time valuation assumes the continuation of current market conditions, and that current longer-term market conditions remain unchanged. Given the market uncertainties of the Covid-19 pandemic, a force majeure event, we reserve the right to revise the value estimation set out in this report for a fee, with an update appraisal report under a separate appraisal engagement, incorporating market information available at that time. The coronavirus pandemic is causing a significant degree of uncertainty in capital markets, and could have an effect on real estate values depending on the duration and severity of the crisis. At present, it is too early to predict how values may be affected, but it may be likely that market demand is adversely affected in the short term.

I certify that I have no interest, present or contemplated in the property appraised. Yours truly,



Jason R. Wagenaar, CRA, P.App
Platinum Appraisals BC

RESIDENTIAL APPRAISAL REPORT

PLATINUM APPRAISALS BC

FILE NO.: 20210301

REFERENCE:

CLIENT	CLIENT: <u>Derek Wong & Austin Wong (clients)</u>	APPRAISER	AIC MEMBER: <u>Jason R. Wagenaar, CRA, P.App</u>	 Appraisal Institute of Canada
	ATTENTION:		COMPANY: <u>Platinum Appraisals BC</u>	
	ADDRESS: <u>#18 - 17555 57A Avenue</u> <u>Surrey, BC, V3S 7V2</u>		ADDRESS: <u>6317 Sorrel Place</u> <u>Surrey, BC, V3S 5H7</u>	
	E-MAIL: <u>derek_van97@hotmail.com</u>		E-MAIL: <u>jason@platinumappraisalsbc.ca</u>	
PHONE: <u>604-306-6386</u> FAX:	PHONE: <u>604-771-7084</u> FAX:			

SUBJECT	PROPERTY ADDRESS: <u>16863 58A Avenue</u> city: <u>Surrey</u> PROVINCE: <u>BC</u> POSTAL CODE: <u>V3S 8P1</u>
	LEGAL DESCRIPTION: <u>Lot 4 Plan LMP19441 Section 7 Township 8 Land District 36 PID: 018-997-554</u> Source: <u>BC Assessment</u>
	MUNICIPALITY AND DISTRICT: <u>Cloverdale, City of Surrey</u>
ASSESSMENT: Land \$ <u>906,000</u> Imps \$ <u>348,000</u> Total \$ <u>1,254,000</u> Assessment Date: <u>July 1, 2020</u> Taxes \$ <u>4,817.89</u> Year <u>2020</u>	
EXISTING USE: <u>Single Family Dwelling</u> OCCUPIED BY: <u>Owner</u>	

ASSIGNMENT	NAME: <u>Derek & Austin Wong</u> Name Type:
	PURPOSE: <input checked="" type="checkbox"/> To estimate market value <input type="checkbox"/> To estimate market rent <input type="checkbox"/>
	INTENDED USE: <input type="checkbox"/> First mortgage financing only <input type="checkbox"/> Second mortgage financing only <input type="checkbox"/> Conventional <input checked="" type="checkbox"/> for the private & confidential use of the client in determining fair market value for sale
	INTENDED USERS (by name): <u>For the exclusive use of above named clients only</u>
	REQUESTED BY: <input checked="" type="checkbox"/> Client above <input type="checkbox"/> Other
	VALUE: <input checked="" type="checkbox"/> Current <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
	<input type="checkbox"/> Update of original report completed on _____ with an effective date of _____ File No. _____
	PROPERTY RIGHTS APPRAISED: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Condominium/Strata <input type="checkbox"/>
	MAINTENANCE FEE (if applicable): \$ _____
	CONDO/STRATA COMPLEX NAME (if applicable): _____
IS THE SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, see comments)	
APPROACHES USED: <input checked="" type="checkbox"/> DIRECT COMPARISON APPROACH <input type="checkbox"/> COST APPROACH <input type="checkbox"/> INCOME APPROACH	
EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum)	
HYPOTHETICAL CONDITIONS <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum. A hypothetical condition requires an extraordinary assumption)	
JURISDICTIONAL EXCEPTION <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum)	

NEIGHBOURHOOD	NATURE OF DISTRICT: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/>	From	To	
	TYPE OF DISTRICT: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Recreational <input type="checkbox"/>	AGE RANGE OF PROPERTIES (years):	<u>0</u>	<u>65+</u>
	TREND OF DISTRICT: <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating <input type="checkbox"/>	PRICE RANGE OF PROPERTIES:	\$ <u>900,000</u>	\$ <u>1,600,000</u>
	BUILT-UP: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25% <input type="checkbox"/> Rural	MARKET OVERVIEW: Supply: <input type="checkbox"/> High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low		
	CONFORMITY Age: <input type="checkbox"/> Newer <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Older <input type="checkbox"/>	Demand: <input checked="" type="checkbox"/> High <input type="checkbox"/> Average <input type="checkbox"/> Low		
	Condition: <input type="checkbox"/> Superior <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Inferior <input type="checkbox"/>	PRICE TRENDS: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining		
	Size: <input type="checkbox"/> Larger <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Smaller <input type="checkbox"/>	COMMENTS: Value trends, market appeal, proximity to employment and amenities, anticipated public/private improvements, apparent detrimental conditions (railroad tracks, unkempt properties, major traffic arteries, hydro facilities, commercial/industrial sites, landfill sites):		
	<u>See Attached Addendum</u>			

SITE	SITE DIMENSIONS: <u>Irregular</u>	UTILITIES: <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic
	LOT SIZE: <u>10038</u> Unit of Measurement <u>SF</u>	<input type="checkbox"/> Open Ditch <input type="checkbox"/> Holding Tank <input type="checkbox"/>
	Source: <u>Assessment data</u>	WATER SUPPLY: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Private Well <input type="checkbox"/>
	TOPOGRAPHY: <u>Level</u>	FEATURES: <input type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input type="checkbox"/> Lane <input type="checkbox"/> Sidewalk <input type="checkbox"/> Curbs
	CONFIGURATION: <u>Pie-shaped</u>	<input checked="" type="checkbox"/> Street Lights <input checked="" type="checkbox"/> Cablevision <input type="checkbox"/>
	ZONING: <u>RF - Single Family Residential Zone</u> Source: <u>BC Assessment</u>	ELECTRICAL: <input type="checkbox"/> Overhead <input checked="" type="checkbox"/> Underground <input type="checkbox"/>
	OTHER LAND USE CONTROLS (see comments): _____	DRIVEWAY: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Mutual <input type="checkbox"/> None <input type="checkbox"/> Single <input checked="" type="checkbox"/> Double
	CONFORMS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments)	<input type="checkbox"/> Underground <input type="checkbox"/> Laneway <input type="checkbox"/>
	ASSEMBLAGE <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see comments)	Surface: <u>Concrete</u>
	TITLE SEARCHED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (see comments and limiting conditions)	PARKING: <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Driveway <input type="checkbox"/> Street
	LANDSCAPING: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
	CURB APPEAL: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	

COMMENTS: (features such as zoning, official community plans, local area plans, flood plains, EPA, greenbelt, reserves, heritage, easements, title restrictions such as judgments or liens, assemblage, known documentation of environmental contamination, tanks, etc.)
 The subject site is a level and irregular-shaped lot that is situated mid-block and facing South in a quiet cul-de-sac. Neighbouring properties appear well-maintained and the subject is akin in terms of style, appeal and value. The landscaping is average and consists of lawn, plants, and mature bushes and shrubbery. The yard maintenance appears to be average. The site contains a double concrete driveway leading to an attached triple garage located in the front. The backyard is fully fenced and contains a small open rear patio. There are no known effects of easements or restrictions on title. The curb appeal is considered average.

RESIDENTIAL APPRAISAL REPORT

PLATINUM APPRAISALS BC

FILE NO.: 20210301

REFERENCE:

YEAR BUILT (estimated): <u>1996</u>	BUILDING TYPE: <u>Single Family</u>	ROOFING: <u>Wood Shingle</u>
YEAR OF ADDITIONS: _____	DESIGN/STYLE: <u>Two Storey</u>	Condition: <input type="checkbox"/> Good <input type="checkbox"/> Average <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor
EFFECTIVE AGE: <u>25</u> years	CONSTRUCTION: <u>Wood Frame</u>	
REM. ECONOMIC LIFE: <u>40</u> years	WINDOWS: <u>Vinyl Sash</u>	
CONSTRUCTION COMPLETE: <u>100</u> %	BASEMENT: <u>Full, full fin.</u>	EXTERIOR FINISH: <u>Stucco & Brick</u>
ADDITIONS COMPLETE: <u>n/a</u> %	ESTIMATED BASEMENT AREA: <u>1,566</u> <input checked="" type="checkbox"/> Sq. Ft. <input type="checkbox"/> Sq. M.	Condition: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
	ESTIMATED BASEMENT FINISH: <u>100</u> %	
	FOUNDATION WALLS: <u>Poured Concrete</u>	

BEDROOMS(#) <u>1</u> Large <u>3</u> Average Small	BATHROOMS(#) <u>1</u> 2-piece <u>1</u> 3-piece <input checked="" type="checkbox"/> <u>2</u> 4-piece 5-piece	INTERIOR FINISH Walls: <u>Drywall</u> <input checked="" type="checkbox"/> Ceilings: <input checked="" type="checkbox"/> Plaster <input type="checkbox"/> Paneling <input type="checkbox"/>	CLOSET: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor/None INSULATION: <input checked="" type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Walls <input checked="" type="checkbox"/> Basement <input type="checkbox"/> Crawl Space Info Source: <u>Assumed per building code</u>
FLOORING: <u>Tile, Carpet</u>		PLUMBING LINES: <u>Copper and ABS</u> Info Source: <u>Assumed per code</u>	
ELECTRICAL: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers		FLOOR PLAN: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
ESTIMATED RATED CAPACITY OF MAIN PANEL: <u>125</u> amps		BUILT-IN/EXTRA: <input checked="" type="checkbox"/> Vacuum <input type="checkbox"/> Stove <input checked="" type="checkbox"/> Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Garburator	
HEATING SYSTEM: <u>Hot water baseboard</u> Fuel type: <u>Gas</u>		<input type="checkbox"/> HR Ventilator <input type="checkbox"/> Central Air <input type="checkbox"/> Air Cleaner <input type="checkbox"/> Skylight <input type="checkbox"/> Solarium	
WATER HEATER: Type: <u>60 gallon - gas</u>		<input type="checkbox"/> Garage Opener <input type="checkbox"/> Swimming Pool <input type="checkbox"/>	
		OVERALL INT. COND: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	

ROOM ALLOCATION													Unit of Measurement: <input checked="" type="checkbox"/> Sq. Ft. <input type="checkbox"/> Sq. M.	
LEVEL:	ENTRANCE	LIVING	DINING	KITCHEN	FAMILY	BEDROOMS	DEN	FULL BATH	PART BATH	LAUNDRY	REC RM	STORAGE	ROOM TOTAL	AREA
MAIN	3	1	1	1	1		1		1	1			5	1,566
SECOND						3		2			1		4	1,302
THIRD														
ABOVE GRADE TOTALS													9	2,868
BASEMENT	1					1	1	1			1	1	4	1,566
													13	4,434

BASEMENT FINISH: Full (below grade) basement is fully finished to average quality.

GARAGES/CARPORT/PARKING FACILITIES: Triple attached garage with overhead opener

SITE IMPROVEMENTS (INCLUDING DECKS, PATIOS, OUTBUILDINGS, LANDSCAPING, etc): Covered front entry and small open rear patio

COMMENTS (Building, appearance, quality, condition, services, extras, personal property, etc): The subject is a two storey type home with a wood shake roof, and a stucco and brick exterior. The main floor consists of a living room, dining room, kitchen, family room, den, laundry room, and powder room. The kitchen appears to contain granite counter tops, slightly dated cabinetry, stainless steel range, dishwasher, double sink, tile backsplash, pantry, centre island, and recessed lighting. The 2nd floor has three bedrooms, 4-pc ensuite and 4-pc bathroom. The home is mostly original and in need of significant updating. Some deferred maintenance needing attention includes, but is not limited to: broken fencing, heating system, hot water tank, roof, and all flooring. The subject's overall interior condition is noted as somewhere between below average to average.

IMPROVEMENTS

RESIDENTIAL APPRAISAL REPORT

PLATINUM APPRAISALS BC

FILE NO.: 20210301

REFERENCE:

LAND VALUE AS IF VACANT: N/A \$ 1,100,000 SOURCE OF DATA: _____ Comment: _____

EXISTING USE: Single Family Dwelling

HIGHEST AND BEST USE OF THE LAND AS IF VACANT: Residential Other _____

HIGHEST AND BEST USE OF THE PROPERTY AS IMPROVED: Existing Residential Use Other _____

ANALYSES AND COMMENTS: Highest and best use of a property is an economic concept that measures the interaction of four criteria: legal permissibility, physical possibility, financial feasibility, and maximum profitability. In this case, the highest and best use is to update the existing and current dwelling.

SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
	Description	\$ Adjustment	Description	\$ Adjustment	Description	\$ Adjustment
16863 58A Avenue Surrey, BC V3S 8P1	16715 78th Avenue Surrey, BC		18097 57A Avenue Surrey, BC		8298 151A Street Surrey, BC	
DATA SOURCE	Not Listed		R2511133		R2515681	
DAYS ON MARKET	n/a		72		28	
DATE OF SALE	n/a		Jan. 2, 2021		Nov. 19, 2020	
SALE PRICE	\$ n/a		\$ 1,300,000		\$ 1,311,000	
LOCATION	Cloverdale		Fleetwood		Cloverdale	
SITE SIZE	10038 SF		9368 SF		9049 SF	37,000
BUILDING TYPE	Single Family		Single Family		Single Family	
DESIGN/STYLE	Two Storey		Two Storey		Basement Entry	
AGE/CONDITION	25 Avg		25 Avg		39 Avg+	-20,000
LIVEABLE FLOOR AREA	2868 SF		3117 SF	-24,400	2365 SF	51,300
ROOM COUNT	Total Rooms: 12 Bdrms: 4		Total Rooms: 18 Bdrms: 6		Total Rooms: 18 Bdrms: 7	
BATHROOMS	3F 1H		4F 1H	-6,000	5F	-9,000
BASEMENT	1566 sf, fin.		1313 sf, 50% fin.	35,000	1951 sf, fin.	-23,100
PARKING FACILITIES	3 car garage		2 car garage	10,000	2 car garage	10,000
ADJUSTMENTS (Gross%, Net%, Dollar)		5.8% 1.1% \$ 14,600		11.5% 3.5% \$ 46,200		24.6% 0.1% \$ 1,100
ADJUSTED VALUES		\$ 1,314,600		\$ 1,357,200		\$ 1,319,100

ANALYSES AND COMMENTS: (include qualitative or quantitative explanation for sale conditions, expenditures, market conditions and property adjustments including location, physical/economic characteristics, use, non-realty, rationale for most appropriate comparables)

Recent sales of similar properties within the subject district are somewhat limited. Due to the lack of recent and similar sales in the area, the search zone and date had to be expanded in order to find suitable comparable sales. Index 1 to 4 are considered to be the best indicators of value known to exist on MLS at the present time. Adjustments are made for differences between the subject property and the four comparables. These sales are considered to be of similar utility, function & desire as the subject property and are considered the greatest representatives of current market value known to exist on MLS at the present time.

Adjustments are made for site size and location, interior condition, living space, bathrooms, finished basement space, and garage space. Index 1 has a smaller site size but a more desirable location, therefore, the land differences balance out and no overall site size adjustment is considered necessary. It has slightly more living space but only a half finished basement. Index 2 has a smaller site size and less living space, however, it is in stronger condition and has a larger basement. Index 3 has a smaller site size and no basement, but, it has considerably more above ground living space.

The estimated market value exhibited by the comparative chart above shows a value range of \$1,315,000 to \$1,398,000. The final estimate of current market value falls in the middle of that range and is therefore stated as \$1,350,000.

ESTIMATED VALUE BY THE DIRECT COMPARISON APPROACH (rounded): \$ 1,350,000 - please see extraordinary assumptions & limiting conditions

RESIDENTIAL APPRAISAL REPORT

REFERENCE:

PLATINUM APPRAISALS BC

FILE NO.: 20210301

SALES HISTORY	<p>ANALYSES OF SALE TRANSFER HISTORY: (minimum of three years) <u>MLS reports no sales history for the subject in the past three years. The title has not been searched.</u></p> <p>ANALYSES OF AGREEMENTS FOR SALE, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT: (minimum of one year) <u>MLS reports no sales or listing history for the subject over the past year. The title has not been searched.</u></p>
EXPOSURE TIME	<p>ANALYSES OF REASONABLE EXPOSURE TIME: <u>According to MLS statistics in the subject's market area, for the subject property type and price range, the average exposure time for the last quarter was 90 days. Based on the previous analysis, the appraiser has concluded a reasonable exposure time of 60 days to 100 days. However due to the recent state of the Canadian economy, States of emergency, the cost and availability of credit, employment uncertainty, and other market forces being impacted by the Covid-19 Virus, it is reasonable to expect a much longer marketing time than what would be indicated by historical exposure times.</u></p>
RECONCILIATION AND FINAL VALUE	<p>RECONCILIATION AND FINAL ESTIMATE OF VALUE: <u>The direct comparison approach to value has been used in this report to determine the final estimate market value. The cost approach is not heavily relied upon due to varying construction costs and too many external variables that cannot be confirmed at this time. The direct comparison approach to value is the most reliable and accurate method to use in determining the market value of single family homes.</u></p>
DEFINITIONS	<p>UPON REVIEWING AND RECONCILING THE DATA, ANALYSES AND CONCLUSIONS OF EACH VALUATION APPROACH, THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY AS AT <u>March 15, 2021</u> (Effective Date of the Appraisal) IS ESTIMATED AT \$ <u>1,350,000</u> COMPLETED ON <u>March 16, 2021</u> (Date of Report) AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT.</p> <p>DEFINITION OF MARKET VALUE: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate, Third Canadian Edition, 2010) Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: buyer and seller are typically motivated; both parties are well informed or well advised, and acting in what they consider their own best interests; a reasonable time is allowed for exposure in the open market; payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.</p> <p>DEFINITION OF MARKET RENT (if applicable): The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. (International Valuation Standards 2017)</p> <p>DEFINITION OF HIGHEST AND BEST USE: The reasonably probable use of real property, that is physically possible, legally permissible, financially feasible, maximally productive and that results in the highest value. (CUSPAP 2018)</p>
SCOPE	<p>The scope of the appraisal encompasses the due diligence undertaken by the appraiser (consistent with the terms of reference from the client, the purpose and intended use of the report) and the necessary research and analyses to prepare a report in accordance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) of the Appraisal Institute of Canada. The following comments describe the extent of the process of collecting, confirming and reporting data and its analyses, describe relevant procedures and reasoning details supporting the analyses, and provide the reason for the exclusion of any usual valuation procedures.</p> <p>The appraisal issue that is the focus of this engagement has been discussed and defined with the client, the work required to solve the issue planned, and the necessary market data acquired, analyzed and reconciled into an estimate of market value in a manner typically expected in a "form" report.</p> <p>The specific tasks and items necessary to complete this assignment include a summary of the following:</p> <ol style="list-style-type: none"> 1. assembly and analyses of relevant information pertaining to the property being appraised, including listing and acquisition particulars if acquired within three years prior to the effective date of the appraisal; 2. a site visit and observation of the subject property and the surrounding area; 3. assembly and analyses of pertinent economic and market data; 4. an analyses of land use controls pertaining to the subject property; 5. an analyses of Highest and Best Use, or most probable use; 6. a discussion of the appraisal methodologies and procedures employed in arriving at the indications of value; 7. inclusion of photographs, maps, graphics and addendum/exhibits when deemed appropriate; and 8. reconciliation of the collected data into an estimate of market value or market value range as at the effective date of the appraisal. <p>All data considered appropriate for inclusion in the appraisal is, to the best of our knowledge, factual. Due to the type of property being appraised and the nature of the appraisal issue, the findings have been conveyed in this "form" format.</p> <p>Other: _____</p>

RESIDENTIAL APPRAISAL REPORT

PLATINUM APPRAISALS BC

FILE NO.: 20210301

REFERENCE:

The certification that appears in this appraisal report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) and the following conditions:

1. This report is prepared at the request of the client and for the specific use referred to herein. It is not reasonable for any other party to rely on this appraisal without first obtaining written authorization from the client, the authors, subject to the qualification below. Liability is expressly denied to any person other than the client and those who obtain written consent and, accordingly, no responsibility is accepted for any damage suffered by any such person as a result of decisions made or actions based on this report. Diligence by all intended users is assumed.
2. Because market conditions, including economic, social and political factors change rapidly and, on occasion, without warning, the market value estimate expressed as of the date of this appraisal cannot be relied upon as of any other date except with further advice from the appraiser and confirmed in writing.
3. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. No registry office search has been performed and the appraiser assumes that the title is good and marketable and free and clear of all encumbrances including leases, unless otherwise noted in this report. The property is appraised on the basis of it being under responsible ownership.
4. The subject property is presumed to comply with government regulations including zoning, building codes and health regulations and, if it doesn't comply, its non-compliance may affect market value.
5. No survey of the property has been made. Any sketch in the appraisal report shows approximate dimensions and is included only to assist the reader of the report in visualizing the property.
6. This report is completed on the basis that testimony or appearance in court concerning this appraisal is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to, adequate time to review the appraisal report and data related thereto and the provision of appropriate compensation.
7. Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or unapparent conditions of the property (including, but not limited to, its soils, physical structure, mechanical or other operating systems, its foundation, etc.) or adverse environmental conditions (on it or a neighbouring property, including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable. It has been assumed that there are no such conditions unless they were observed at the time of inspection or became apparent during the normal research involved in completing the appraisal. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the appraiser. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.
8. The appraiser is not qualified to comment on environmental issues that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air. Unless expressly stated, the property is assumed to be free and clear of pollutants and contaminants, including but not limited to moulds or mildews or the conditions that might give rise to either, and in compliance with all regulatory environmental requirements, government or otherwise, and free of any environmental condition, past, present or future, that might affect the market value of the property appraised. If the party relying on this report requires information about environmental issues then that party is cautioned to retain an expert qualified in such issues. We expressly deny any legal liability relating to the effect of environmental issues on the market value of the subject property.
9. The analyses set out in this report relied on written and verbal information obtained from a variety of sources we considered reliable. Unless otherwise stated herein, we did not verify client-supplied information, which we believed to be correct.
10. The term inspection refers to our observation and reporting of the general material finishing and conditions seen for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only, in accordance with the CUSPAP.
11. The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The appraiser has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The appraiser has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this physical inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the appraiser.
12. The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The appraiser acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the appraiser's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the appraiser's privacy policy and in accordance with the PIPEDA.
13. The appraiser has agreed to enter into the assignment as requested by the client named in the report for the use specified by the client, which is stated in the report. The client has agreed that the performance of this appraisal and the report format are appropriate for the intended use.
14. Written consent from the authors must be obtained before any part of the appraisal report can be used for any use by anyone except the client and other intended users identified in the report. Where the client is the mortgagee and the loan is insured, liability is extended to the mortgage insurer. Liability to any other party or for any other use is expressly denied regardless of who pays the appraisal fee.
15. This report form is the property of the Appraisal Institute of Canada (AIC) and for use only by AIC members in good standing. Use by any other person is a violation of AIC copyright. This appraisal report, its content and all attachments/addendums and their content are the property of the author. The client, intended users and any appraisal facilitator are prohibited, strictly forbidden and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.
16. If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the appraiser, can be relied upon without fault.
17. Where the intended use of this report is for financing or mortgage lending, it is a condition of reliance on this report that the authorized user has or will conduct loan underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct such loan underwriting and due diligence in accordance with the standards set out by the Office of the Superintendent of Financial Institutions (OSFI) Residential Mortgage Underwriting Practices and Procedures (B-20), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition.
18. Where the intended use of this report is for mortgage insurance, it is a condition of reliance on this report that the authorized user will conduct loan insurance underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent mortgage insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, to conduct such loan insurance underwriting and due diligence in accordance with the standards set out by the Office of the Superintendent of Financial Institutions (OSFI) Residential Mortgage Insurance Underwriting Practices and Procedures (B-21), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition.

ASSUMPTIONS AND LIMITING CONDITIONS AND EXTRAORDINARY ITEMS

CERTIFICATION

I certify that, to the best of my knowledge and belief that:

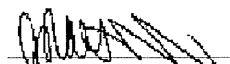
1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my impartial and unbiased professional analyses, opinions and conclusions;
3. I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict of with respect to the parties involved with this assignment;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in and compensation is not contingent upon developing or reporting predetermined results, the amount of value estimate, a conclusion favouring the client, or the occurrence of a subsequent event;
6. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP);
7. I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP);
8. Except as herein disclosed, no one has provided significant professional assistance to the person(s) signing this report;
9. As of the date of this report the undersigned has fulfilled the requirements of the Appraisal Institute of Canada (AIC)'s Continuing Professional Development Program;
10. The undersigned is (are all) members in good standing of the Appraisal Institute of Canada.

CO-SIGNING AIC APPRAISER'S CERTIFICATION If an AIC appraiser has co-signed this appraisal report, he or she certifies and agrees that "I directly supervised the appraiser who prepared this appraisal report and, having reviewed the report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certification and am taking full responsibility for the appraisal and the appraisal report."

PROPERTY IDENTIFICATION

ADDRESS: 16863 58A Avenue CITY: Surrey PROVINCE: BC POSTAL CODE: V3S 8P1
 LEGAL DESCRIPTION: Lot 4 Plan LMP19441 Section 7 Township 8 Land District 36 PID: 018-997-554
 BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED HEREIN, THE MARKET VALUE OF THE INTEREST IN THE PROPERTY DESCRIBED,
 AS AT March 15, 2021 (Effective date of the appraisal) IS ESTIMATED AT \$ 1,350,000
 AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO CERTAIN ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT

APPRAISER

SIGNATURE: 
 NAME: Jason R. Wagenaar, CRA, P.App
 AIC DESIGNATION/STATUS: Candidate Member CRA, P.App AACI, P.App Membership # 903697
 DATE OF REPORT/DATE SIGNED: March 16, 2021
 PERSONALLY INSPECTED THE SUBJECT PROPERTY: YES NO
 DATE OF INSPECTION: March 15, 2021
 LICENSE INFO: (where applicable) _____

CO-SIGNING AIC APPRAISER (if applicable)

SIGNATURE: _____
 NAME: _____
 AIC DESIGNATION/STATUS: CRA, P.App AACI, P.App Membership # _____
 DATE OF REPORT/DATE SIGNED: _____
 PERSONALLY INSPECTED THE SUBJECT PROPERTY: YES NO
 DATE OF INSPECTION: _____
 LICENSE INFO: (where applicable) _____

NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.

SOURCE OF DIGITAL SIGNATURE SECURITY: _____

ATTACHMENTS AND ADDENDA: ADDITIONAL SALES EXTRAORDINARY ASSUMPTIONS/LIMITING CONDITIONS NARRATIVE PHOTOGRAPHS BUILDING SKETCH
 MAPS COST APPROACH INCOME APPROACH SCOPE OF WORK _____

RESIDENTIAL APPRAISAL REPORT

PLATINUM APPRAISALS BC

FILE NO.: 20210301

REFERENCE:

CLIENT	CLIENT: <u>Derek Wong & Austin Wong (clients)</u>	APPRAISER	AIC MEMBER: <u>Jason R. Wagenaar, CRA, P.App</u>	 Appraisal Institute of Canada
	ATTENTION:		COMPANY: <u>Platinum Appraisals BC</u>	
	ADDRESS: <u>#18 - 17555 57A Avenue</u> <u>Surrey, BC, V3S 7V2</u>		ADDRESS: <u>6317 Sorrel Place</u> <u>Surrey, BC, V3S 5H7</u>	
	E-MAIL: <u>derek_van97@hotmail.com</u>		E-MAIL: <u>jason@platinumappraisalsbc.ca</u>	
PHONE: <u>604-306-6386</u> FAX:		PHONE: <u>604-771-7084</u> FAX:		

EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS
 An extraordinary assumption is a hypothesis, either supposed or unconfirmed, which, if not true, could alter the appraiser's opinions and conclusions (e.g. an absence of contamination where such contamination is possible, the presence of a municipal sanitary sewer where unknown or uncertain). An extraordinary limiting condition is a necessary modification or exclusion of a Standard Rule which must be explained and justified by the appraiser (e.g. exclusion of one or more valuation approaches). The appraiser must conclude before accepting the assignment which involves invoking an Extraordinary Limiting Condition that the scope of the work applied will result in opinions and conclusions which are credible. Both must accompany statements of each opinion/conclusion so affected.
 See Attached Addendum

HYPOTHETICAL CONDITIONS
 Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analyses or for purposes of comparison. Common hypothetical conditions include proposed improvements, completed repairs, rezoning, or municipal services. For every Hypothetical Condition, an Extraordinary Assumption is required. Following is a description of each hypothetical condition applied to this report, the rationale for its use and its effect on the result of the assignment.
 See Attached Addendum

JURISDICTIONAL EXCEPTION
 The Jurisdictional Exception permits the appraiser to disregard a part or parts of the Standards determined to be contrary to law or public policy in a given jurisdiction and only that part shall be void and of no force or effect in that jurisdiction. The following comments identify the part or parts disregarded, if any, and the legal authority justifying these actions.

COST APPROACH ADDENDUM

PLATINUM APPRAISALS BC

FILE NO.: 20210301

REFERENCE:

CLIENT	CLIENT: <u>Derek Wong & Austin Wong (clients)</u>	APPRAISER	AIC MEMBER: <u>Jason R. Wagenaar, CRA, P.App</u>	 Appraisal Institute of Canada
	ATTENTION: _____		COMPANY: <u>Platinum Appraisals BC</u>	
	ADDRESS: <u>#18 - 17555 57A Avenue</u> <u>Surrey, BC, V3S 7V2</u>		ADDRESS: <u>6317 Sorrel Place</u> <u>Surrey, BC, V3S 5H7</u>	
	E-MAIL: <u>derek_van97@hotmail.com</u>		E-MAIL: <u>jason@platinumappraisalsbc.ca</u>	
PHONE: <u>604-306-6386</u> FAX: _____	PHONE: <u>604-771-7084</u> FAX: _____			

PROPERTY ADDRESS: <u>16863 58A Avenue</u>			
LAND VALUE <u>As vacant</u>	SOURCE OF DATA <u>BCAA/MLS Data</u>	\$	1,100,000
SOURCE OF COST DATA: <input type="checkbox"/> MANUAL <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> _____			
BUILDING COST: <input type="checkbox"/> Sq. Ft. <input type="checkbox"/> Sq. M.			
		ESTIMATED COST NEW	DEPRECIATED COST
Livable floor Area (above grade) _____	2868 SF @ \$	100 \$	286,800 \$
Basement _____	1,566 @ \$	50 \$	78,300 \$
Garages/Carports <u>triple</u>	@ \$	\$	30,000 \$
_____	@ \$	\$	\$
_____	@ \$	\$	\$
_____	@ \$	\$	\$
OTHER EXTRAS INCLUDING SITE IMPROVEMENTS, LANDSCAPING, ETC <u>Site Imprv.</u>		\$	15,000 \$
<u>Landscaping</u>		\$	3,000 \$
_____		\$	\$
_____		\$	\$
_____		\$	\$
_____		\$	\$
TOTAL REPLACEMENT COST		\$	410,100
ACCRUED DEPRECIATION:	43.0 %	\$	176,343 \$
DEPRECIATED VALUE OF THE IMPROVEMENTS		\$	236,757
		\$	1,336,757
ESTIMATED VALUE BY THE COST APPROACH (rounded)		\$	1,337,000

COST APPROACH	<small>NOTE: Unless otherwise noted the construction cost estimates contained herein were not prepared for insurance purposes and are invalid for that use. The Cost Approach is not applicable when appraising individual strata/condominium type dwelling units</small>		
	ANALYSES/COMMENTS: <u>The reader is advised that this cost approach is not a detailed cost analysis and is only included in this report to support the direct comparison approach. This cost approach is also an illustration to the reader of the general breakdown between land and improvements. The cost approach is given minor consideration only. The relevant valuation method is the direct comparison approach. In this case, both approaches result in a similar value estimate.</u>		

Borrower:	File No.: 20210301
Property Address: 16863 58A Avenue	Case No.:
City: Surrey	Province: BC
Lender: Derek Wong & Austin Wong (clients)	Postal Code: V3S 8P1

Legal Description

Strata Lot 36 Plan LMS 366 Part1 NW Section 25 Township 2 Land District 36 STRATA - PHASE 3 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

Neighbourhood Comments

The subject is located in the Cloverdale district of the City of Surrey. Local amenities include parks, schools, skate parks, Youth Parks, BMX parks, dog parks, Cloverdale Recreation Centre, curling club, Fraser Downs Horsetrack and Casino, as well as restaurants and shopping in the historic downtown core area. Transit includes buses and the Skytrain in Whalley about a 15 minute drive away. The major traffic arteries are 64th Avenue, Highway #10, Highway #15, and 184th Street. The area's appeal is good with no adverse influences.

Extraordinary Assumptions and Limiting Conditions

Values contained in this appraisal are based on market conditions as of the Effective Date of this report. This appraisal does not provide a prediction of future values. In the event of market instability and/or disruption, values may change rapidly and such potential future events have been NOT been considered in this report. As this appraisal does not and cannot consider any changes to the property appraised or market conditions after the effective date, readers are cautioned in relying on the appraisal after the effective date noted herein.

**It is hereby stated that if the appraiser is needed to appear in court for ANY reason whatsoever, a minimum charge of \$600 (= to 4 hrs @ \$150/hr MIN.) will be billed to the client - PLUS any additional time the appraiser is required to stay over the first four hours the client will incur an additional billing of \$175/hr. The same process will occur for any and all subsequent days needed thereafter (min. \$600/day; + \$175/hr after the first four hours).

With the current state of the Canadian Economy, States of Emergency, volatility of real estate markets, principles of Supply and Demand, the rapidly changing cost and availability of credit, and various other market forces being impacted by the Covid-19 Virus; Intended Users of this report are cautioned that the values stated in this appraisal assignment are as of the Effective Date only and in no way reflect issues of supply and demand, marketability, or values of the subject property at any subsequent time.

Values and opinions contained in this report are based on market conditions as of the effective date of this report. This point-in-time valuation assignment does not provide a prediction of future values. In the event of market instability and/or disruption, values and opinions may change rapidly and as a result, potential future events have NOT been considered in this report. As this report does not and cannot consider any changes to the property or market conditions after the effective date; clients and intended users are cautioned in relying on the report after the effective date noted herein. Values contained in this appraisal are based on market conditions as at the time of this report. This appraisal does not provide a prediction of future values. In the event of market instability and/or disruption, values may change rapidly and such potential future events have been NOT been considered in this report. As this appraisal does not and cannot consider any changes to the property appraised or market conditions after the effective date, readers are cautioned in relying on the appraisal after the effective date noted herein.

As of the date of this report Canada and the Global Community is experiencing unprecedented measures undertaken by various levels of government to curtail health related impacts of the Covid-19 Pandemic. The duration of this event is not known. While there is potential for negative impact with respect to micro and macro-economic sectors, as well as upon various real estate markets, it is not possible to predict such impact at present, or the impact of current and future government countermeasures. There is some risk that the Covid-19 Pandemic increases the likelihood of a global recession, however without knowledge of further anticipated government countermeasures at the national and global levels it is not possible to predict any impact at this point in time. Accordingly, this point-in-time valuation assumes the continuation of current market conditions, and that current longer-term market conditions remain unchanged. Given the market uncertainties of the Covid-19 pandemic, a force majeure event, we reserve the right to revise the value estimation set out in this report for a fee, with an update appraisal report under a separate appraisal engagement, incorporating market information available at that time.

Borrower:	File No.: 20210301
Property Address: 16863 58A Avenue	Case No.:
City: Surrey	Province: BC
	Postal Code: V3S 8P1
Lender: Derek Wong & Austin Wong (clients)	

The coronavirus pandemic is causing a significant degree of uncertainty in capital markets, and could have an effect on real estate values depending on the duration and severity of the crisis. At present, it is too early to predict how values may be affected, but it may be likely that market demand is adversely affected in the short term.

Due to the Coronavirus pandemic, local health authorities are strongly advising (or mandating) limited exposure to or contact with other people. Entering homes for inspection purposes is contrary to local health authority advice and is not possible at this time. This appraisal assignment was completed without physical access to the interior of the property. Property details have been identified and collected through other means as noted in this report. The measurements are taken from BC Assessment (city records) and assumed to be correct.

Therefore, in light of the current & rapidly changing real estate landscape in Canada, due in large part to the outbreak of the COVID-19 Virus, recently, the Appraisal Institute of Canada (AIC) has needed to modify how appraisal/lending work gets completed; ie. "Full Appraisal with No Onsite Inspection".

Because of the inability to access and view the interior of this property, information and details concerning the interior finishing, quality and condition are taken from sources deemed reliable. If any of these details are subsequently determined to be inaccurate, the appraiser reserves the right to amend the appraisal and the value herein.

(i) Due to the dangerous spread of the COVID-19 Virus, the appraiser and the applicant decided that for everyone's safety, no interior viewing of the improvements by the Appraiser will be permitted. Therefore this appraisal report is completed under the Extraordinary Assumption that the information contained in this appraisal report, and in the Appraiser's workfile, was obtained from the applicant/occupant/homeowner and is believed to be a true and credible representation of the quality and condition of the subject improvements as of the Effective Date of this appraisal report. The exterior inspection was performed from the curbside and frontyard only as it was deemed unsafe to enter the backyard.

(ii) This appraisal report has been completed under the Extraordinary Assumption that the information pertaining to the subject property, as supplied by the occupant, is a true and credible representation of the quality and condition of the subject improvements as of the Effective Date of this appraisal report.

(iii) This appraisal report has been completed under the Extraordinary Assumption that the information pertaining to the subject property, as obtained from MLS and the BC Assessment Authority, is a true and credible representation of the quality and condition of the subject improvements as of the Effective Date of this appraisal report.

(iv) This appraisal report has been completed under the Extraordinary Assumption that the information pertaining to the subject property, including GLA, Room Count, quality of finishes, and condition of the improvements as supplied by occupant is a true and credible representation of the quality and condition of the subject improvements as of the Effective Date of this appraisal report.

(v) Due to the scare of the COVID-19 pandemic and extreme ease of its spread on surfaces such as gates, doors, fences, etc., the appraiser was unable to walk/enter the property/site to physically measure the dwelling. Therefore, the living space of the subject has been taken from MLS and BC Assessment and then doublechecked with the applicant/occupant. An Extraordinary Assumption is invoked that this information is reliable and assumed to be correct. If the info is deemed to be incorrect, an amendment of the report may be necessary.

Hypothetical Conditions

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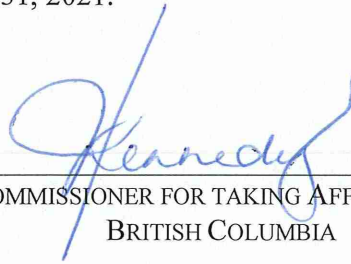
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This is **Exhibit "D"** referred to in the Affidavit of Patty Wood made before me on May 31, 2021.

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

A COMMISSIONER FOR TAKING AFFIDAVITS FOR
BRITISH COLUMBIA



For: Lawson Lundell LLP

From: Herb Johnstone PREC* of Sutton West Coast Realty (604.880.2616)

Re: Market Evaluation for 16863 58A Ave. , Surrey

Date: March 29, 2021.

Subject Property : **9648 151B St., Surrey**

S/A Cloverdale

Tot BR 5

Tot Bath 4

Tot Parking 6

Yr Blt 1996

Lot Sz 10038 sq ft

Type House/Single Family

Tot FI Area 4,434 sq ft

Remarks: This is a large 10,038 sq ft pie shaped lot in a cul de sac location, with a 3 level home, that totals 4,434 sq ft that was built in 1996 without any significant renovations. The interior of the home shows in average but outdated condition. The property may be in need of a roof, there are problems with the current heating system.

My recommended listing price is \$1,499,900, the property should sell between \$1,450,000 to \$1,475,000.

A handwritten signature in black ink, appearing to be "H. Johnstone".

Herb Johnstone PREC*
Sutton West Coast Realty
604.880.261

16863 58A AVE SURREY V3S 8P1

Area-Jurisdiction-Roll: 14-326-8072-03010-3



14-326-8072-03010-3 0044 01 04

Total value \$1,254,000

2021 assessment as of July 1, 2020

Land \$906,000

Buildings \$348,000

Previous year value \$1,213,000

Land \$910,000

Buildings \$303,000

Property information

Year built	1996
Description	2 STY house - Semi-Custom
Bedrooms	3
Baths	4
Carports	
Garages	G
Land size	10038 Sq Ft
First floor area	1,566
Second floor area	1,302
Basement finish area	1,566
Strata area	
Building storeys	
Cross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

Lot 4 Plan LMP19441 Section 7 Township 8 Land District 36

PID: 018-997-554

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

Register with BC Assessment



Search properties on a map



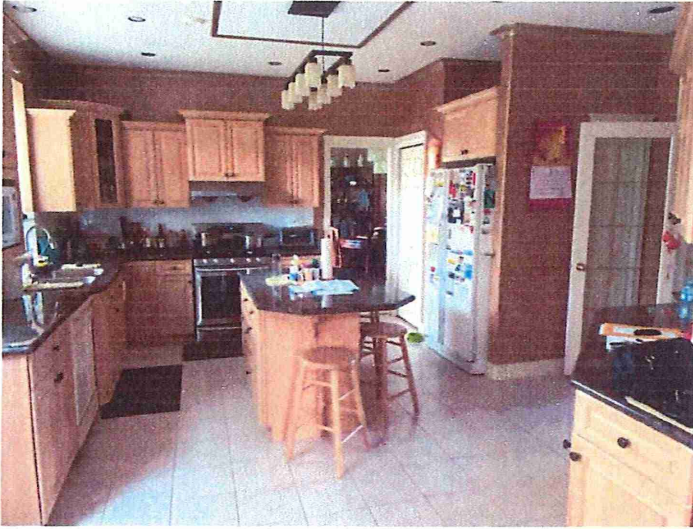
Compare property information and assessment values



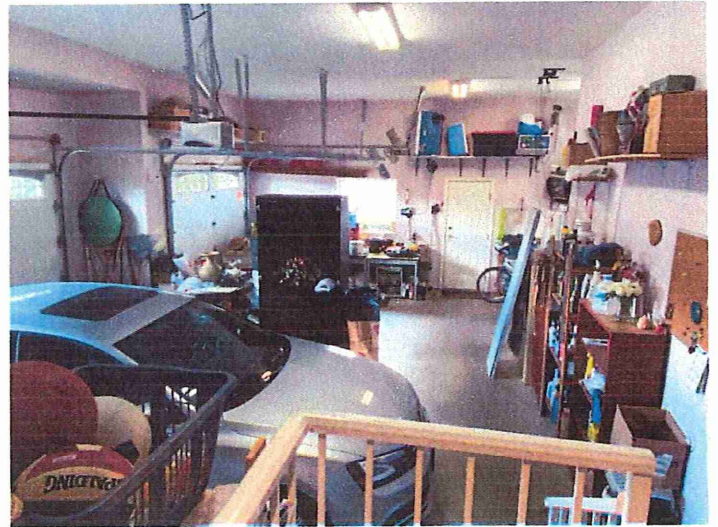
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16863 58A Avenue, Surrey.



Detailed Tax Report

Property Information

Prop Address	16863 58A AV	Jurisdiction	CITY OF SURREY
Municipality	CITY OF SURREY	Neighborhood	CLOVERDALE
Area	CLOVERDALE	SubAreaCode	F41
PropertyID	018-997-554	BoardCode	F
PostalCode	V3S 8P1		

Property Tax Information

TaxRoll Number	8072030103	Gross Taxes	\$4,817.89
Tax Year	2020	Tax Amount Updated	10/16/2020

More PIDS

018-997-554

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
LMP19441	4			36	7	8		

Legal FullDescription

LOT 4, PLAN LMP19441, SECTION 7, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		Depth	
Lot Size	10038 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1996		
BCA Description	2 STY SFD - NEW SEMICUSTOM	Zoning	SINGLE FAMILY RESIDENTIAL ZONE
WaterConn			
BCADate Update	01/06/2021		

Supplementary Property Info

BedRooms	3	Foundation	BASEMENT
Full Bath	2	Half Bath2	1
Half Bath3	1	Stories	2
Pool Flg		Carpport	0
Garage S	0	Garage M	1

Actual Totals

Land	Improvement	Actual Total
\$906,000.00	\$348,000.00	\$1,254,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$906,000.00	\$348,000.00	\$0.00	\$0.00	\$1,254,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$906,000.00	\$348,000.00	\$0.00	\$0.00	\$1,254,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
1/2/2020	\$578,500.00	CA7957126	REJECT - NOT SUITABLE FOR SALES ANALYSIS
12/30/1994	\$120,000.00	BH458115	VACANT SINGLE PROPERTY TRANSACTION
10/6/1994	\$0.00	BH362675	REJECT - NOT SUITABLE FOR SALES ANALYSIS



Property Features	Comparable	Comparable	Comparable	Comparable
Address	5751 173 STREET	5876 165B STREET	6133 167A STREET	16711 63 AVENUE
Status	Sold	Sold	Sold	Sold
S/A	Cloverdale BC	Cloverdale BC	Cloverdale BC	Cloverdale BC
ML #	R2545820	R2534713	R2547832	R2546487
Price	\$1,415,000	\$1,500,000	\$1,505,000	\$1,517,000
List Date	3/2/2021	2/4/2021	3/8/2021	3/4/2021
Tot BR	5	6	4	6
Tot Baths	5	4	4	4
TotalPrkng	6	7	4	4
Yr Blt	2002	2005	2001	2004
Lot Sz(SF)	8,026.00	6,025.00	6,027.00	6,027.00
Lot Sz(A)	0.18	0.14	0.14	0.14
Type	House/Single Family	House/Single Family	House/Single Family	House/Single Family
TotFIArea	2,629	3,664	3,360	3,816
Price Per SQFT	\$538.23	\$409.39	\$447.92	\$397.54
Public Remarks	<p>Custom built for current owner. 4 bedrooms up and 5th down. Spacious open concept combination kitchen /family room. Eating area nook and family room loaded with windows to enjoy westerly exposed rear yard. Separate dining room. Double door front entrance. Foyer leads on left to Lvgrm, on right games room /potential side suite, or flow through to family room. Hot water in floor heating. Tiled main floor and wall-wall carpet up stairs. Jaccuzzi in master ensuite plus upper level balcony. Huge bonus! Separate 2 car garage with combination workshop plus side living quarters and bath. Plenty of room to park that RV or Boat. Level lot with undeveloped lane access. Just blocks from Cloverdale center.</p>	<p>Unmatched care & attention to detail in this Bell Ridge Estates home! Located in popular West Cloverdale neighbourhood, this 6 bed, 4 bath beauty has it all! Main floor offers a great room concept with 18' vaulted ceilings in the living room, gas fireplace, and stunning craftsmanship. Chef's kitchen with SS appliances, ample counter space and eating bar. Dining area, office & powder room. French doors lead to private yard with tiered deck for multiple sitting areas. 4 spacious bedrooms up; 2 of which have their own attached play/hobby room! Master bed has walk in closet and huge ensuite, plus laundry up. Below has options for 1 or 2 bedroom suite with separate entry & laundry. A/C, oversized garage offers covered parking for 3 vehicles, plus RV or guest parking. Check out the virtual tour!</p>	<p>Corner Lot with lots of natural light!!! Custom built home with 4bdrms + 4baths in Clover Ridge Neighbourhood! Extensive renovation has been done in 2018 including beautiful HARDWOOD flooring on the main along with deluxe gourmet kitch incl. granite countertops, gas cook top, and more! A/C & wired speakers throughout home & back deck. Your luxury Master bdrm is complete with gorgeous 5 piece ensuite & W/I closet! Bsmt offers an open & bright un-auth rental suite with seprate entrance! At last, step outside to your private and well landscaped yard offering 2 patio/decks space , gas hook up for the BBQ & New Coast Spa hot Tub + wired 12'X8" shed/shop!</p>	<p>Beautiful, bright, spacious family home in West Cloverdale! View this 3800+ sqft., 6 bdrm, 4 bath home on a 6000+ sqft lot. Love this floorplan with a full LR and DR featuring custom crown mouldings, a gas FP and etched glass. The Kitchen has a gas stove, island and bar, upgraded SS fridge, maple cabinets and large eating area facing French doors leading to the backyard with a storage shed included. The main features a spacious FR & Office and enjoy the split staircase that takes you upstairs from the kitchen or entryway, to a large Master and 3 cozy bdms. The basement is fully finished with 2 bdms and easily suitable if desired. Located on a wide street, walk to AJ McLellan Elm., Bose Park and Cloverdale Athletic Park. Great central location close to transit and amenities!</p>



Property Features	Comparable
Address	16718 63B AVENUE
Status	Sold
S/A	Cloverdale BC
ML #	R2534941
Price	\$1,520,000
List Date	2/3/2021
Tot BR	7
Tot Baths	5
TotalPrkng	4
Yr Blt	2004
Lot Sz(SF)	6,028.00
Lot Sz(A)	0.14
Type	House/Single Family
TotFlArea	4,259
Price Per SQFT	\$356.89
Public Remarks	Cloverdale 6028 sqft lot, 3 Story with 4259 Sqft home and house built in 2004 with 7 bedrooms + Den and 5 bathrooms . Main floor have Living room, dining room, Kitchen, family room, Den, Sundeck and 2 piece bathroom. Above 4 Bedrooms and 2 full Bathrooms and Basement have 2 +1 bedrooms suite . walking distance to Schools, Close all Amenities. All measurements are approximate, buyer to verify.

Active

R2545820

Board: F , Detached
House/Single Family

5751 173 STREET

Cloverdale
Cloverdale BC
V3S 4A3

\$1,499,000 (LP)
\$1,415,000 (SP) SOLD
OJHTO



Days on Market: 24	List Date: 3/2/2021	Expiry Date: 6/2/2021
Previous Price: \$0	Original Price: \$1,499,000	Sold Date:
Meas. Type: Feet	Frontage (feet): 67.00	Approx. Year Built: 2002
Depth / Size: 120	Frontage (metres): 20.42	Age: 19
Lot Area (sq.ft.): 8,026.00	Bedrooms: 5	Zoning: R1
Flood Plain:	Bathrooms: 5	Gross Taxes: \$4,517.15
Council Apprv?:	Full Baths: 4	For Tax Year: 2020
Rear Yard Exp: Northeast	Half Baths: 1	Tax Inc. Utilities?: No
If new, GST/HST inc?:	P.I.D.: 011-372-826	Tour:
View: :		
Complex / Subdiv:		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 2 Storey	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: DetachedGrge/Carport		
Exterior: Vinyl, Wood	Dist. to Public Transit: 1 BLOCK	Dist. to School Bus: 3 BLOCK	
Foundation: Concrete Slab	Title to Land: Freehold NonStrata	Seller's Interest: Registered Owner	
Rain Screen:	Reno. Year:	Property Disc.: Yes	
Renovations:	R.I. Plumbing:	PAD Rental:	
# of Fireplaces: 3	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Natural Gas	Metered Water:	Fixtures Rmvd: No	
Water Supply: City/Municipal		Registered:	
Fuel/Heating: Hot Water, Natural Gas		Floor Finish: Tile, Wall/Wall/Mixed	
Outdoor Area: Balcony(s), Fenced Yard			
Type of Roof: Asphalt			

Legal: **LOT 5, BLOCK D, PLAN NWP8972, PART SE1/4, SECTION 7, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Steve/DW**

Municipal Charges:
Garbage:
Water:
Dyking:
Sewer:
Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'0 x 15'6						
Main	Kitchen	11'7 x 12'0						
Main	Family Room	16'0 x 12'0						
Main	Games Room	10'6 x 12'6						
Main	Dining Room	10' x 10'4						
Main	Bedroom	9'10 x 11'3						
Above	Master Bedroom	12'0 x 13'0						
Above	Bedroom	10'0 x 11'0						
Above	Bedroom	11'0 x 10'6						
Above	Bedroom	10'0 x 11'0						

Finished Floor (Main):	1,545	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,084	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	5	Yes	Pool:
Finished Floor (Total):	2,629 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	No	Garage Sz:
Unfinished Floor:	0	Beats in Basement: 0	5	Below	4	No	Grg Door Ht:
Grand Total:	2,629 sq. ft.	Basement: Crawl	6			No	
		Beats not in Basement: 5	7			No	
			8			No	

List Broker 1: **Homelife Benchmark Titus Realty - Office: 604-575-5262**

List Broker 2: **Homelife Benchmark Titus Realty - Office: 604-575-5262**

List Broker 3:

List Desig Agt 1: **Daniel Romey - PREC - Contc: 604-575-5262**

List Desig Agt 2: **Scott Romey - PREC - Phone: 604-575-5262**

Sell Broker 1:

Sell Sales Rep 1:

Owner: **Martin Mc Kay**

Commission: **3% (100,000) 1.15 (BAL)**

Occupancy: **Owner**

Realtor ***MEASUREMENTS DONE BY REALTOR* Showings anytime, lockbox. Accepted offer sb removal March 20th**

Remarks:

Custom built for current owner. 4 bedrooms up and 5th down. Spacious open concept combination kitchen/family room. Eating area nook and family room loaded with windows to enjoy westerly exposed rear yard. Separate dining room. Double door front entrance. Foyer leads on left to Lvgrm, on right games room/potential side suite, or flow through to family room. Hot water in floor heating. Tiled main floor and wall-wall carpet up stairs. Jacuzzi in master ensuite plus upper level balcony. Huge bonus! Separate 2 car garage with combination workshop plus side living quarters and bath. Plenty of room to park that RV or Boat. Level lot with undeveloped lane access. Just blocks from Cloverdale center.

R2545820

5751 173 STREET

Active



Detailed Tax Report

Property Information

Prop Address	5751 173 ST	Jurisdiction	CITY OF SURREY
Municipality	CITY OF SURREY	Neighborhood	CLOVERDALE
Area	CLOVERDALE	SubAreaCode	F41
PropertyID	011-372-826	BoardCode	F
PostalCode	V3S 4A3		

Property Tax Information

TaxRoll Number	8071040423	Gross Taxes	\$4,517.15
Tax Year	2020	Tax Amount Updated	10/16/2020
More PIDS			
011-372-826			
More PIDS2			

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
NWP8972	5	D		36	7	8		

Legal FullDescription

LOT 5, BLOCK D, PLAN NWP8972, PART SE1/4, SECTION 7, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		Depth	
Lot Size	8054 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	2002		
BCA Description	2 STY SFD - NEW SEMICUSTOM	Zoning	SINGLE FAMILY RESIDENTIAL ZONE
WaterConn			
BCADData Update	01/06/2021		

Supplementary Property Info

BedRooms	5	Foundation	SLAB
Full Bath	3	Half Bath2	1
Half Bath3		Stories	2
Pool Flg		Carport	0
Garage S	0	Garage M	1

Actual Totals

Land	Improvement	Actual Total
\$876,000.00	\$330,000.00	\$1,206,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$876,000.00	\$330,000.00	\$0.00	\$0.00	\$1,206,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$876,000.00	\$330,000.00	\$0.00	\$0.00	\$1,206,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
6/15/1982	\$57,000.00	U48601E	IMPROVED SINGLE PROPERTY TRANSACTION
6/15/1981	\$0.00	T66254E	REJECT - NOT SUITABLE FOR SALES ANALYSIS
11/11/1911	\$0.00	310039E	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Sold

R2534713

Board: F, Detached
House/Single Family

5876 165B STREET

Cloverdale
Cloverdale BC
V3S 4G2

\$1,399,000 (LP)

\$1,500,000 (SP)



Days on Market: **4** List Date: **2/4/2021** Expiry Date: **8/4/2021**
 Previous Price: **\$0** Original Price: **\$1,399,000** Sold Date: **2/8/2021**
 Meas. Type: **Feet** Frontage (feet): **60.00** Approx. Year Built: **2005**
 Depth / Size: Frontage (metres): **18.29** Age: **16**
 Lot Area (sq.ft.): **6,025.00** Bedrooms: **6** Zoning: **SFR**
 Flood Plain: Bathrooms: **4** Gross Taxes: **\$5,616.98**
 Council Apprv?: Full Baths: **3** For Tax Year: **2020**
 Rear Yard Exp: **East** Half Baths: **1** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **026-073-706**
 View: : Tour: **Virtual Tour URL**
 Complex / Subdiv: **BELL RIDGE**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: **7** Covered Parking: **3** Parking Access:
 Parking: **Garage; Triple, RV Parking Avail.**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Registered:
 Floor Finish: **Laminate, Mixed, Wall/Wall/Mixed**

Legal: **LOT 2, PLAN BCP13383, SECTION 12, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT** Municipal Charges
 Amenities:
 Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Vacuum - Built In**
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'3 x 12'7	Above	Playroom	11'9 x 8'6			x
Main	Dining Room	15'10 x 12'8	Above	Bedroom	12'5 x 10'4			x
Main	Living Room	18' x 14'1	Above	Laundry	7'1 x 6'1			x
Main	Office	11' x 10'1	Below	Bedroom	13'5 x 11'11			x
Main	Foyer	14'10 x 7'2	Below	Bedroom	13'5 x 11'4			x
Above	Master Bedroom	13'10 x 13'7	Below	Kitchen	14'10 x 11'10			x
Above	Walk-In Closet	7'1 x 5'4	Below	Living Room	13'4 x 12'3			x
Above	Bedroom	12'3 x 10'6	Below	Storage	5'9 x 3'3			x
Above	Playroom	12'3 x 9'5						x
Above	Bedroom	12' x 9'11						x

Finished Floor (Main):	1,145	# of Rooms: 18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,425	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	1,094	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Above	4	No	Pool:
Finished Floor (Total):	3,664 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5			No	Grg Door Ht:
Grand Total:	3,664 sq. ft.	Basement: Full, Fully Finished, Separate Entry	6			No	
			7			No	
			8			No	

List Broker 1: **Macdonald Realty (Surrey/152) - Office: 604-542-2444** List Broker 2: **Macdonald Realty (Surrey/152) - Office: 604-542-2444**
 List Broker 3:
 List Desig Agt 1: **Wes Hansen - PREC - Phone: 604-542-2444** info@taraandwes.com Appointments: Touchbase
 List Desig Agt 2: **Tara Morrow - Phone: 604-542-2444** 3: Call: WES
 Sell Broker 1: **RE/MAX Treeland Realty - Office: 604-533-3491** Phone: 604-512-3386
 Sell Sales Rep 1: **Anna Poppleton** 2: 3:
 Owner: **John Arthurs & Helen Torrance**
 Commission: **3.22% FIRST \$100,000 AND 1.15% ON THE BALANCE**
 Occupancy: **Owner**

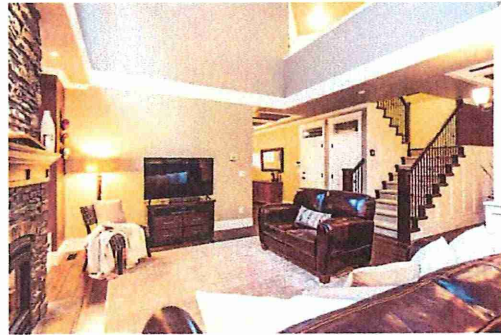
Realtor **Sold firm, thank you for your interest.**
 Remarks:

Unmatched care & attention to detail in this Bell Ridge Estates home! Located in popular West Cloverdale neighbourhood, this 6 bed, 4 bath beauty has it all! Main floor offers a great room concept with 18' vaulted ceilings in the living room, gas fireplace, and stunning craftsmanship. Chef's kitchen with SS appliances, ample counter space and eating bar. Dining area, office & powder room. French doors lead to private yard with tiered deck for multiple sitting areas. 4 spacious bedrooms up; 2 of which have their own attached play/hobby room! Master bed has walk in closet and huge ensuite, plus laundry up. Below has options for 1 or 2 bedroom suite with separate entry & laundry. A/C, oversized garage offers covered parking for 3 vehicles, plus RV or guest parking. Check out the virtual tour!

R2534713

5876 165B STREET

Sold



Detailed Tax Report

Property Information			
Prop Address	5876 165B ST	Jurisdiction	CITY OF SURREY
Municipality	CITY OF SURREY	Neighborhood	CLOVERDALE
Area	CLOVERDALE	SubAreaCode	F41
PropertyID	026-073-706	BoardCode	F
PostalCode	V3S 4G2		
Property Tax Information			
TaxRoll Number	6121010137	Gross Taxes	\$5,616.98
Tax Year	2020	Tax Amount Updated	10/16/2020
More PIDS			
026-073-706			
More PIDS2			

Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
BCP13383	2			36	12	2		
Legal FullDescription								
LOT 2, PLAN BCP13383, SECTION 12, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT								

Land & Building Information			
Width			Depth
Lot Size	6028 SQUARE FEET		Land Use
Actual Use	RESIDENTIAL DWELLING WITH SUITE		
Year Built	2005		
BCA Description	2 STY SFD - NEW SEMICUSTOM	Zoning	SINGLE FAMILY RESIDENTIAL ZONE
WaterConn			
BCADData Update	01/06/2021		

Supplementary Property Info			
BedRooms	5	Foundation	BASEMENT
Full Bath	3	Half Bath2	1
Half Bath3		Stories	2
Pool Flg		Carport	0
Garage S	0	Garage M	1

Actual Totals		
Land	Improvement	Actual Total
\$870,000.00	\$386,000.00	\$1,256,000.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$870,000.00	\$386,000.00	\$0.00	\$0.00	\$1,256,000.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$870,000.00	\$386,000.00	\$0.00	\$0.00	\$1,256,000.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
8/20/2009	\$700,000.00	CA1234699	IMPROVED SINGLE PROPERTY TRANSACTION
5/11/2005	\$191,964.00	BX530618	VACANT SINGLE PROPERTY TRANSACTION
9/14/2004	\$0.00	BW424685	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Sold

R2547832

Board: F, Detached
House/Single Family

6133 167A STREET

Cloverdale
Cloverdale BC
V3S 9L1

\$1,399,000 (LP)

\$1,505,000 (SP)



Days on Market: **7** List Date: **3/8/2021** Expiry Date: **9/8/2021**
 Previous Price: **\$0** Original Price: **\$1,399,000** Sold Date: **3/15/2021**
 Meas. Type: **Feet** Frontage (feet): **45.00** Approx. Year Built: **2001**
 Depth / Size: **115** Frontage (metres): **13.72** Age: **20**
 Lot Area (sq.ft.): **6,027.00** Bedrooms: **4** Zoning: **RES**
 Flood Plain: **No** Bathrooms: **4** Gross Taxes: **\$4,289.01**
 Council Apprv?: Full Baths: **3** For Tax Year: **2020**
 Rear Yard Exp: Half Baths: **1** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **024-832-341**
 View: **No :** Tour:
 Complex / Subdiv: **CLOVER RIDGE**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter** CSA/BCE:
 Rain Screen: **Partly** Reno. Year: **2018**
 Renovations: **Partly** R.I. Plumbing:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas** Metered Water:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric, Heat Pump, Natural Gas**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **:**
 Registered:
 Floor Finish:

Legal: **LOT 105, PLAN LMP46878, SECTION 12, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT** Municipal Charges
 Amenities: Garbage:
 Site Influences: Water:
 Features: Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'11 x 11'7	Above	Bedroom	10'3 x 12'7			x
Main	Family Room	11'11 x 10'7	Above	Flex Room	16' x 7'9			x
Main	Living Room	16'7 x 16'8	Bsmt	Kitchen	12'9 x 8'			x
Main	Dining Room	9'5 x 16'1	Bsmt	Dining Room	12'7 x 15'7			x
Main	Kitchen	16'2 x 9'2	Bsmt	Living Room	15'1 x 16'7			x
Main	Pantry	7'0 x 5'4	Bsmt	Bedroom	15'9 x 9'9			x
Main	Laundry	8'0 x 6'4	Bsmt	Storage	9'8 x 6'6			x
Above	Master Bedroom	13'9 x 16'5						x
Above	Walk-In Closet	5'11 x 8'2						x
Above	Bedroom	11'9 x 10'3						x

Finished Floor (Main):	1,152	# of Rooms:	17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,070	# of Kitchens:	2	1	Main	2	No	Barn: Workshop/Shed: Pool: Garage Sz: Grg Door Ht:
Finished Floor (Below):	0	# of Levels:	3	2	Above	5	Yes	
Finished Floor (Basement):	1,138	Suite:	Unauthorized Suite	3	Above	3	No	
Finished Floor (Total):	3,360 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	4	No	
Unfinished Floor:	0	Beds in Basement:	1	5				
Grand Total:	3,360 sq. ft.	Beds not in Basement:	3	6				
		Basement: Fully Finished		7				
				8				

List Broker 1: **RE/MAX Crest Realty - OFC: 604-370-2111** List Broker 2:
 List Broker 3:
 List Desig Agt 1: **Kathy Xu PREC* - Phone: 604-626-6161** **kxu6161@gmail.com** Appointments: **Touchbase**
 List Desig Agt 2: **3:** Call: **JAKE**
 Sell Broker 1: **Sutton Group-Alliance R.E.S. - OFC: 604-961-9900** Phone: **778-320-2525**
 Sell Sales Rep 1: **Shaun Bal** 2: **3:**
 Owner: ****Privacy Protected****
 Commission: **3.255% OF THE 1ST \$100,000.00, 1.1625% ON BALANCE** Occupancy: **Owner**

Realtor Remarks: **The hosue was perviously measure by DraftQNSite, total finished area of 1,538SF. All measures are approx, buyers to verify if deemed important. Accepted offer. & Subject removed**

Corner Lot with lots of natural light!!! Custom built home with 4bdrms + 4baths in Clover Ridge Neighbourhood! Extensive renovation has been done in 2018 including beautiful HARDWOOD flooring on the main along with deluxe gourmet kitch incl. granite countertops, gas cook top, and more! A/C & wired speakers throughout home & back deck. Your luxury Master bdrm is complete with gorgeous 5 piece ensuite & W/I closet! Bsmt offers an open & bright un-auth rental suite with seprate entrance! At last, step outside to your private and well landscaped yard offering 2 patio/decks space, gas hook up for the BBQ & New Coast Spa hot Tub + wired 12'X8" shed/shop!

R2547832

6133 167A STREET

Sold



Detailed Tax Report

Property Information			
Prop Address	6133 167A ST	Jurisdiction	CITY OF SURREY
Municipality	CITY OF SURREY	Neighborhood	CLOVERDALE
Area	CLOVERDALE	SubAreaCode	F41
PropertyID	024-832-341	BoardCode	F
PostalCode	V3S 9L1		

Property Tax Information			
TaxRoll Number	6124754010	Gross Taxes	\$4,289.01
Tax Year	2020	Tax Amount Updated	10/16/2020
More PIDS			
024-832-341			
More PIDS2			

Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
LMP46878	105			36	12	2		

Legal FullDescription

LOT 105, PLAN LMP46878, SECTION 12, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT

Land & Building Information			
Width		Depth	
Lot Size	6027 SQUARE FEET	Land Use	
Actual Use	RESIDENTIAL DWELLING WITH SUITE		
Year Built	2001		
BCA Description	2 STY SFD - NEW SEMICUSTOM	Zoning	SINGLE FAMILY RESIDENTIAL ZONE
WaterConn			
BCAData Update	01/06/2021		

Supplementary Property Info			
BedRooms	5	Foundation	BASEMENT
Full Bath	2	Half Bath2	1
Half Bath3	1	Stories	2
Pool Flg		Carport	0
Garage S	0	Garage M	1

Actual Totals		
Land	Improvement	Actual Total
\$771,000.00	\$357,000.00	\$1,128,000.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$771,000.00	\$357,000.00	\$0.00	\$0.00	\$1,128,000.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$771,000.00	\$357,000.00	\$0.00	\$0.00	\$1,128,000.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
1/30/2019	\$1,203,000.00	CA7322976	IMPROVED SINGLE PROPERTY TRANSACTION
8/26/2004	\$478,500.00	BW395532	IMPROVED SINGLE PROPERTY TRANSACTION
9/13/2001	\$333,166.00	BR238419	IMPROVED SINGLE PROPERTY TRANSACTION
7/26/2000	\$0.00	BP176439	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Sold
R2546487
 Board: F, Detached
 House/Single Family

16711 63 AVENUE
 Cloverdale
 Cloverdale BC
 V3S 9L6

\$1,425,000 (LP)
\$1,517,000 (SP)



Days on Market: **5** List Date: **3/4/2021** Expiry Date: **6/30/2021**
 Previous Price: **\$0** Original Price: **\$1,425,000** Sold Date: **3/9/2021**

Meas. Type: **Feet** Frontage (feet): **59.54** Approx. Year Built: **2004**
 Depth / Size: Frontage (metres): **18.15** Age: **17**
 Lot Area (sq.ft.): **6,027.00** Bedrooms: **6** Zoning: **RF**
 Flood Plain: Bathrooms: **4** Gross Taxes: **\$4,375.43**
 Council Apprv?: Full Baths: **3** For Tax Year: **2020**
 Rear Yard Exp: Half Baths: **1** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **025-574-442**
 View: Tour:
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stone, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

CSA/BCE:
 Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, Open**

Dist. to Public Transit: **2 blocks** Dist. to School Bus: **4 blocks**
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** ;
 Fixtures Rmvd: **Yes: Freezer in the basement.**
 Registered:
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 117, PLAN BCP3375, SECTION 12, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Amenities:
 Site Influences: **Central Location, Golf Course Nearby, Greenbelt, Paved Road, Private Yard, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 11'	Above	Walk-In Closet	7'10 x 7'			x
Main	Dining Room	11'6 x 10'	Bsmt	Bedroom	19'3 x 9'6			x
Main	Kitchen	14'4 x 11'6	Bsmt	Bedroom	11' x 9'8			x
Main	Eating Area	18' x 9'8	Bsmt	Recreation	25' x 13'3			x
Main	Family Room	16' x 13'6	Bsmt	Laundry	13'4 x 11'3			x
Main	Office	11' x 9'3	Bsmt	Games Room	24' x 10'			x
Above	Master Bedroom	18'9 x 16'6			x			x
Above	Bedroom	12'6 x 10'			x			x
Above	Bedroom	12' x 10'			x			x
Above	Bedroom	10'8 x 10'			x			x

Finished Floor (Main):	1,382	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Door Ht:
Finished Floor (Above):	1,052	# of Kitchens: 1	1	Main	2	No	
Finished Floor (Below):	1,382	# of Levels: 3	2	Above	5	Yes	
Finished Floor (Basement):	0	Sulte:	3	Above	4	No	
Finished Floor (Total):	3,816 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	4	No	
Unfinished Floor:	0	Beds in Basement: 2	5				
Grand Total:	3,816 sq. ft.	Basement: Fully Finished	6				
		Beds not in Basement: 4	7				

List Broker 1: **Royal LePage - Wolstencroft - Office: 604-530-0231** List Broker 2:
 List Broker 3:
 List Desig Agt 1: **Connie Elliott - Cell: 778-549-3124** **connie@connieelliott.ca** Appointments: **Touchbase**
 List Desig Agt 2: 3: Call: **Touchbase**
 Sell Broker 1: **eXp Realty (Branch) - OFC: 833-817-6506** 3: Phone: **778-549-3124**
 Sell Sales Rep 1: **Anmol Sood** 2: 3:
 Owner: ****Privacy Protected****
 Commission: **3.22% ON FIRST \$100,000 AND 1.15% ON BALANCE.** Occupancy: **Owner**

Realtor Remarks: **PRIVACY - DO NOT SOLICIT. Meas. taken by LR to be verified by Buyer if important. Seller needs longer completion. Showings by appt. only Sat/Sun Mar 6/7 2-4PM. No children. Covid protocol mandatory, masks/sanitizer, don't touch anything. SOLD FIRM. \$1,517,000.00**

Beautiful, bright, spacious family home in West Cloverdale! View this 3800+ sqft., 6 bdrm, 4 bath home on a 6000+ sqft lot. Love this floorplan with a full LR and DR featuring custom crown mouldings, a gas FP and etched glass. The Kitchen has a gas stove, island and bar, upgraded SS fridge, maple cabinets and large eating area facing French doors leading to the backyard with a storage shed included. The main features a spacious FR & Office and enjoy the split staircase that takes you upstairs from the kitchen or entryway, to a large Master and 3 cozy bdrms. The basement is fully finished with 2 bdrms and easily suitable if desired. Located on a wide street, walk to AJ McLellan Elm., Bose Park and Cloverdale Athletic Park. Great central location close to transit and amenities!

R2546487

16711 63 AVENUE

Sold



Detailed Tax Report

Property Information			
Prop Address	16711 63 AV	Jurisdiction	CITY OF SURREY
Municipality	CITY OF SURREY	Neighborhood	CLOVERDALE
Area	CLOVERDALE	SubAreaCode	F41
PropertyID	025-574-442	BoardCode	F
PostalCode	V3S 9L6		

Property Tax Information			
TaxRoll Number	6124766024	Gross Taxes	\$4,375.43
Tax Year	2020	Tax Amount Updated	10/16/2020
More PIDS			
025-574-442			
More PIDS2			

Legal Information									
PlanNum	Lot	Block	LotDist	LandDist	Section	Twntship	Range	Meridian	
BCP3375	117			36	12	2			
Legal FullDescription									
LOT 117, PLAN BCP3375, SECTION 12, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT									

Land & Building Information			
Width		Depth	
Lot Size	6027 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	2003		
BCA Description	2 STY SFD - NEW SEMICUSTOM	Zoning	SINGLE FAMILY RESIDENTIAL ZONE
WaterConn			
BCAData Update	01/06/2021		

Supplementary Property Info			
BedRooms	7	Foundation	BASEMENT
Full Bath	3	Half Bath2	1
Half Bath3		Stories	2
Pool Flg		Carpport	0
Garage S	0	Garage M	1

Actual Totals		
Land	Improvement	Actual Total
\$771,000.00	\$382,000.00	\$1,153,000.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$771,000.00	\$382,000.00	\$0.00	\$0.00	\$1,153,000.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$771,000.00	\$382,000.00	\$0.00	\$0.00	\$1,153,000.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
5/27/2008	\$639,466.00	CA793276	IMPROVED SINGLE PROPERTY TRANSACTION
5/31/2006	\$549,000.00	CA224782	IMPROVED SINGLE PROPERTY TRANSACTION
4/21/2004	\$418,466.00	BW158211	IMPROVED SINGLE PROPERTY TRANSACTION

Sold **16718 63B AVENUE** **\$1,549,000 (LP)**
R2534941 **Cloverdale** **\$1,520,000 (SP)**
 Board: F, Detached **Cloverdale BC**
 House/Single Family **V3S 0W5**



Days on Market: **7** List Date: **2/3/2021** Expiry Date: **7/30/2021**
 Previous Price: **\$0** Original Price: **\$1,549,000** Sold Date: **2/10/2021**

Meas. Type: **Feet** Frontage (feet): **59.00** Approx. Year Built: **2004**
 Depth / Size: **101** Frontage (metres): **17.98** Age: **17**
 Lot Area (sq.ft.): **6,028.00** Bedrooms: **7** Zoning: **SF**
 Flood Plain: Bathrooms: **5** Gross Taxes: **\$5,309.33**
 Council Apprv?: Full Baths: **4** For Tax Year: **2020**
 Rear Yard Exp: Half Baths: **1** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **025-675-087**
 View: **No** Tour: **Virtual Tour URL**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Stone, Stucco, Wood** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** CSA/BCE: Title to Land: **Freehold NonStrata**
 Rain Screen: Reno. Year: Seller's Interest: **Registered Owner**
 Renovations: R.I. Plumbing: Property Disc.: **No ; Upon Acceptance**
 # of Fireplaces: **1** R.I. Fireplaces: PAD Rental:
 Fireplace Fuel: **Electric** Metered Water: Fixtures Leased: **No** :
 Water Supply: **City/Municipal** Fixtures Rmvd: **No** :
 Fuel/Heating: **Forced Air, Natural Gas** Registered:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard** Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**
 Type of Roof: **Asphalt**

Legal: **PL BCP5780 LOT 3, LD 36, SEC 12, TWP 2** Municipal Charges
 Amenities: **In Suite Laundry** Garbage:
 Site Influences: **Central Location, Private Yard** Water:
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Smoke Alarm** Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'	Above	Bedroom	14' x 15'			x
Main	Dining Room	12' x 11'8"	Bsmt	Living Room	10' x 10'			x
Main	Kitchen	13' x 8'	Bsmt	Kitchen	8' x 4'			x
Main	Family Room	23' x 16'	Bsmt	Bedroom	11' x 10'			x
Main	Den	10' x 16'5"	Bsmt	Bedroom	13' x 11'			x
Main	Foyer	12' x 7'	Bsmt	Living Room	11' x 10'			x
Main	Laundry	8' x 8'	Bsmt	Kitchen	5' x 4'			x
Above	Master Bedroom	17'6 x 14'	Bsmt	Bedroom	12' x 10'			x
Above	Bedroom	11'6 x 11'8"	Bsmt	Laundry	5' x 5'			x
Above	Bedroom	11' x 11'						x

Finished Floor (Main):	1,550	# of Rooms:	19	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Door Ht:
Finished Floor (Above):	1,324	# of Kitchens:	3	1	Main	2	No	
Finished Floor (Below):	0	# of Levels:	3	2	Above	4	No	
Finished Floor (Basement):	1,385	Suite:	Unauthorized Suite	3	Above	5	Yes	
Finished Floor (Total):	4,259 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	3	No	
Unfinished Floor:	0	Beds In Basement:	3	5	Bsmt	3	No	
Grand Total:	4,259 sq. ft.	Beds not in Basement:	4	6			No	
		Basement: Fully Finished		7			No	

List Broker 1: **Century 21 Coastal Realty Ltd. - Office: 604-599-4888** List Broker 2:
 List Broker 3:
 List Desig Agt 1: **Rajwinder Janda - Phone: 604-599-4888** **Rjanda1@hotmail.com** Appointments: **Touchbase**
 List Desig Agt 2: **3:** Call: **Raj Janda**
 Sell Broker 1: **Century 21 Coastal Realty Ltd. - Office: 604-599-4888** **No Buyer Agency** Phone: **604-649-6500**
 Sell Sales Rep 1: **Rajwinder Janda** **3:**
 Owner: **Subaig S. Ghag**
 Commission: **\$15,000 INCLUDING GST**
 Occupancy: **Owner, Tenant**

Realtor **All measurements are approximate, buyer to verify. Property contains accommodations which is not authorized. Measurements done by the**
 Remarks: **listing Agent. Book Showing Sat Feb 6/ Sun Feb 7 at 2-4 and offer will be review by Feb 9 at 5pm.**

Cloverdale 6028 sqft lot, 3 Story with 4259 Sqft home and house built in 2004 with 7 bedrooms + Den and 5 bathrooms . Main floor have Living room, dining room, Kitchen, family room, Den, Sundeck and 2 piece bathroom. Above 4 Bedrooms and 2 full Bathrooms and Basement have 2 +1 bedrooms suite . walking distance to Schools, Close all Amenities. All measurements are approximate, buyer to verify.

R2534941

16718 63B AVENUE

Sold



Detailed Tax Report

Property Information			
Prop Address	16718 63B AV	Jurisdiction	CITY OF SURREY
Municipality	CITY OF SURREY	Neighborhood	CLOVERDALE
Area	CLOVERDALE	SubAreaCode	F41
PropertyID	025-675-087	BoardCode	F
PostalCode	V3S 0W5		

Property Tax Information			
TaxRoll Number	612402018X	Gross Taxes	\$5,309.33
Tax Year	2020	Tax Amount Updated	10/16/2020
More PIDS			
025-675-087			
More PIDS2			

Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
BCP5780	3			36	12	2		
Legal FullDescription								
LOT 3, PLAN BCP5780, SECTION 12, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT								

Land & Building Information			
Width		Depth	
Lot Size	6028 SQUARE FEET	Land Use	
Actual Use	RESIDENTIAL DWELLING WITH SUITE		
Year Built	2004		
BCA Description	2 STY SFD - NEW SEMICUSTOM	Zoning	SINGLE FAMILY RESIDENTIAL ZONE
WaterConn			
BCAData Update	01/06/2021		

Supplementary Property Info			
BedRooms	6	Foundation	BASEMENT
Full Bath	3	Half Bath2	1
Half Bath3		Stories	2
Pool Flg		Carpport	0
Garage S	0	Garage M	1

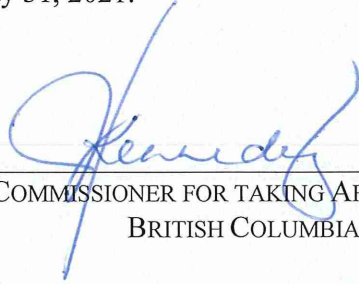
Actual Totals		
Land	Improvement	Actual Total
\$771,000.00	\$418,000.00	\$1,189,000.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$771,000.00	\$418,000.00	\$0.00	\$0.00	\$1,189,000.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$771,000.00	\$418,000.00	\$0.00	\$0.00	\$1,189,000.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
8/15/2016	\$1,060,000.00	CA5423078	IMPROVED SINGLE PROPERTY TRANSACTION
9/24/2003	\$159,900.00	BV386151	VACANT SINGLE PROPERTY TRANSACTION
6/16/2003	\$0.00	BV221135	REJECT - NOT SUITABLE FOR SALES ANALYSIS

This is **Exhibit "E"** referred to in the Affidavit of Patty Wood made before me on May 31, 2021.

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

A COMMISSIONER FOR TAKING AFFIDAVITS FOR
BRITISH COLUMBIA



No. VLC-S-H-190321
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

THE TORONTO-DOMINION BANK

PETITIONER

AND:

ESTATE OF GILBERT WAI HONG WONG
(ALSO KNOWN AS WAI HUNG WONG), DECEASED

DEBBIE SIU MUI WONG
(ALSO KNOWN AS SIU MUI WONG)

0805652 B.C. LTD.

0805663 B.C. LTD.

0805658 B.C. LTD.

0801660 B.C. LTD.

0795671 B.C. LTD.

BILL FONG INVESTMENT LTD.

CHANG WEI TILE LTD.

SUPER TILE & CONSTRUCTION LTD.

SHUN CHI COMPANY LTD.

FARM CREDIT CANADA

BRITISH COLUMBIA SECURITIES COMMISSION

JOHN DOE

JANE DOE

RESPONDENTS

ORDER MADE AFTER APPLICATION

BEFORE)	MASTER <u>Elwood</u>)	SEPTEMBER 23, 2019
))	

ON THE APPLICATION of the Petitioner coming on for hearing at Vancouver BC on September 23, 2019 and on hearing Tim Louman-Gardiner, lawyer for the Petitioner; *and Rolly Pollard, appearing for the Estate of Gilbert Wong*

THIS COURT ORDERS THAT:

1. a form of mortgage dated June 22, 2009 between Wai Hung Wong and Siu Mui Wong as mortgagor and The Toronto-Dominion Bank as mortgagee, which was registered in the Land Title Office on June 26, 2009 under number BB1082043 is a charge on the following lands and premises;

- 2 -

PID: 018-997-554

Lot 4 Section 7 Township 8 New Westminster District Plan LMP19441

(the "Lands")

ranking in priority to the interests in the Lands of the respondents and each of them and their respective heirs, executors, trustees, administrators, successors and assigns and all persons claiming by, through or under them;

THIS COURT DECLARES AND ORDERS THAT:

2. there has been default under the Mortgage and that the last date for redemption shall be March 23, 2020 (the "Redemption Date");
3. the amount of money due and owing under the Mortgage and the amount of money required to redeem the Lands on this day is \$447,125.01 plus interest thereon at the rate of 2.390% per annum, calculated half-yearly, not in advance, being a daily rate this day of \$28.61 (currently) from this date to and including the date of payment plus the assessed costs of the Petitioner of and in connection with this proceeding (the "Amount Required to Redeem");

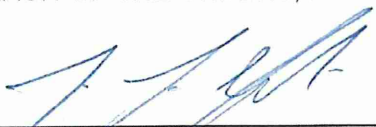
THIS COURT ORDERS THAT:

4. upon the Respondents or any of them paying into the Court Registry of this court at 800 Smithe Street Vancouver, BC, or to the solicitors for the Petitioner or if no such solicitor exists to the Petitioner, the Amount Required to Redeem before pronouncement of an order absolute or an order approving a sale of the Lands, then the Petitioner shall reconvey the Lands free and clear of all encumbrances in favour of it or by any person claiming by, through or under it, and shall deliver up all documents in the Petitioner's custody relating to the Lands to the Respondent or Respondents who made payment;
5. if the Lands not be redeemed, the Petitioner shall be at liberty to apply for an order absolute and upon pronouncement of order absolute then the Respondents and their heirs, executors, trustees, administrators, successors and assigns of the Respondents and all persons claiming by, through or under them shall thenceforth stand absolutely debarred and foreclosed of and from all right, title, interest, and equity of redemption in or to the Lands, and shall immediately deliver to the petitioner vacant possession of the Lands;
6. the Respondents, Estate of Gilbert Wai Hong Wong (also known as Wai Hung Wong), deceased and Debbie Siu Mui Wong (also known as Siu Mui Wong), to pay to the Petitioner the sum of \$447,125.01 plus the Petitioner's assessed costs of and in connection with this proceeding;
7. the Petitioner is at liberty to apply to this court for an Order directing an inquiry, assessment or accounting to be held of any amounts due to the Petitioner pursuant to the mortgage for principal, simple or compound interest, taxes, utilities, insurance expenses, legal or collection expenses, costs, charges, or changes in interest rate, whether such amounts become due before or after the date of pronouncement of this Order, and for an Order varying the Amount Required to Redeem and the Judgment in this Order accordingly;


adjourned

- 8. to adjourn generally the Petitioner's application for vacant possession;
- 9. to appoint Debbie Siu Mui Wong (also known as Siu Mui Wong) as the Litigation Representative of the Estate of Gilbert Wai Hong Wong (also known as Wai Hung Wong) to represent the Estate in this proceeding and an Order made in this proceeding binds the Estate of Gilbert Wai Hong Wong (also known as Wai Hung Wong) to the same extent as it would have been bound had a personal representative of the Estate of Gilbert Wai Hong Wong (also known as Wai Hung Wong) been a party to this proceeding nunc pro tunc;
- 10. the assessed costs of and in connection with this proceeding are awarded to the Petitioner;
- 11. the Petitioner's costs to and including this Order will be assessed on a party and party scale A basis, and the Petitioner is at liberty to apply for an Order that any of its costs after this Order will be assessed on a different basis.

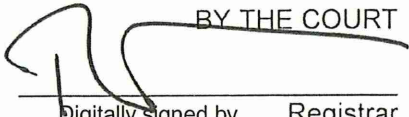
THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:



 Signature of
 party Lawyer for the Petitioner
 Tim Louman-Gardiner

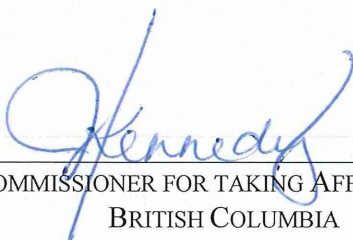


 Reilly Pollard
 Counsel for the Estate of Gilbert Wong



 BY THE COURT
 Digitally signed by Registrar
 Kristen Day

This is **Exhibit "F"** referred to in the Affidavit of Patty Wood made before me on May 31, 2021.

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

A COMMISSIONER FOR TAKING AFFIDAVITS FOR
BRITISH COLUMBIA

13450 104th Ave
Surrey BC V3T 1V8

CITY OF SURREY
PROPERTY TAX CERTIFICATE

53
Phone: (604) 591-4181
Fax: (604) 591-4488
www.surrey.ca

Printed: May 31, 2021
Number: 421376

This statement is issued in accordance with the Community Charter Section 249 - Statement of Taxes Outstanding.
Under 249(3), an error in a statement or certificate given under this section does not subject the municipality to damages.
THIS PROPERTY MAY BE SUBJECT TO OTHER CHARGES OR FEES.

For BC ONLINE
26420-148347

Owner	Property
	Folio: 8072-03010-3 Pid: 018-997-554
	LTO No.: CA7957126 MHR No.:
	Civic: 16863 58A AVE
	Legal: LOT 4 SECTION 7 TOWNSHIP 8 PLAN LMP19441 NWD

2021 Assessments			Land	Improvements	Total
Value Set	Assessment Class	Value Type			
GENERAL	Residential	GROSS	906,000	348,000	1,254,000
GENERAL	Residential	EXEMPT	0	0	0
SCHOOL	Residential	GROSS	906,000	348,000	1,254,000
SCHOOL	Residential	EXEMPT	0	0	0

2021 Levies, Grants, Deferrals		Property Taxes Owning As At May 31, 2021		2022 Instalments	
Total Levy	5,121.10	Delinquent (2019)	0.00	Payments Made	0.00
Grant Available		Arrears (2020)	0.00	Interest Earned	0.00
65 and over	845.00	Interest to May 31, 2021	0.00	Adjustments	0.00
Under 65	570.00	Current (2021)	5,121.10	Balance as at	
				May 31, 2021	0.00
Grant Claimed	0.00	Penalties	0.00		
Deferred	0.00	Total Taxes Owning	5,121.10		

Utilities and Fees Charged on Taxes

The following charges are included in the Total Tax Levy indicated above:

Description of Charge	Amount
GARBAGE - REGULAR	307.00

Metered Utilities for Account 316106

Service to this account is metered and billed 3 times a year. If this property is being sold, a special reading MUST be requested at least two weeks prior to the adjustment date. Water meter is an account balance separate from the tax balance. To obtain a special water meter reading form, please visit www.surrey.ca

NOTE: Details of Last Bill are not available. If you require prior period billing details, please contact 604-591-4181.

Penalties are levied at 5% of the current unpaid bill charges following due date.

		Details of Last Bill	
Unpaid Arrears	0.00	Charges on Last Bill	172.69
Balance of Last Bill - Due Jun 2, 2021	0.00	Total Discount	0.00
Remaining Discount - available until Jun 2, 2021	0.00	0.00 Claimed	0.00
Account Balance as at May 31, 2021	0.00	Payments Applied	-172.69
		Penalties	0.00
		Adjustments	0.00

Service Charges for Last Period

Description	Amount	Discount Available	Units	Days	Consumption
Prior Charges That Cover Past Dec 01, 2020					
METERED WATER - RESIDENTIAL @ \$1.10	54.22	0.00	1	124	49.0 CU MTRS
METERED SEWER - RESIDENTIAL @ \$1.29	50.92	0.00	1	124	39.2 CU MTRS
Dec 08, 2020 TO Mar 25, 2021					
METERED WATER - RESIDENTIAL @ \$1.10	16.72	0.00	1	24	68.0 CU MTRS
METERED WATER - RESIDENTIAL @ \$1.14	60.47	0.00	1	84	68.0 CU MTRS
METERED WATER - RESIDENTIAL BASE	22.00	0.00	1	121	
METERED SEWER - RESIDENTIAL @ \$1.29	15.70	0.00	1	24	54.4 CU MTRS
METERED SEWER - RESIDENTIAL @ \$1.36	57.80	0.00	1	84	54.4 CU MTRS

Important Property Comments

CURRENT Property taxes outstanding after due date will incur a penalty at the prevailing rate.
GENERAL A 5% penalty is added to current year taxes remaining unpaid after July 2 and a further 5% after September 2. New owners should be made aware of these dates.
Please remind all new property owners that their property taxes are due and home owner grants must be completely filled in by the eligible owners on or before July 2 of the current year to avoid penalty levies on the outstanding current

year tax amount.

GENERAL

IMPORTANT: MANDATORY SECONDARY SUITE REGISTRATION - If this property contains a secondary suite that is not registered on the tax roll for the property, the suite must be registered in accordance with the requirements of the City's by-laws. Failure to register a suite will result in a \$1,000.00 penalty fee per suite that will be added to the tax account of the property. Please visit www.surrey.ca/secondariesuites for more information.

GENERAL

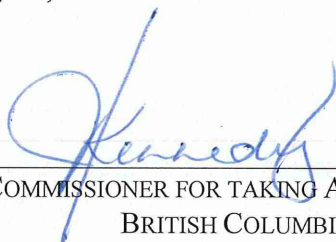
PLEASE NOTE: These comments only relate to fees and charges that may be collected in the same manner and with the same remedies as property taxes and that may in future be added to the property taxes as taxes in arrears. There may be outstanding property use or building issues for which no comments are provided.

GENERAL

When a due date falls on a weekend or statutory holiday, payments will be accepted the following business day without penalty.

E & O/E
End of Tax Certificate

This is **Exhibit "G"** referred to in the Affidavit of Patty Wood made before me on May 31, 2021.

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

A COMMISSIONER FOR TAKING AFFIDAVITS FOR
BRITISH COLUMBIA

PROPERTY PURCHASE AND SALE AGREEMENT

This Agreement dated for reference May 19, 2021.

BETWEEN

MNP LTD. in its capacity as court-appointed receiver of, *inter alia*, certain assets of Debbie Wong, Suite 2200, MNP Tower, 1021 West Hastings Street, Vancouver, British Columbia V6E 0C3

(the “Receiver”)

AND:

AUSTIN WONG and DEREK WONG, 18 – 17555 57A Avenue, Surrey, British Columbia V3S 7V2

(the “Purchasers”)

WHEREAS:

- A. Pursuant to a receivership order pronounced October 3, 2019, the Receiver was appointed over certain assets, including the interest of Siu Mui Wong (“Debbie”) in and to the following lands:
- 16863 58A Avenue, Surrey British Columbia V3S 8P1
PID: 018-997-554
Lot 4 Section 7 Township 8 New Westminster District Plan LMP11944
(the “Lands”).
- B. Debbie is the registered owner of a one-half interest in the Lands. The Purchasers, in their capacity as executors of the estate of Wai Hung Wong (the “Estate”), are the registered owners of the remaining one-half in the Lands.
- C. The Purchasers wish to buy, and the Receiver wishes to sell, Debbie’s one-half interest in the Lands (the “Purchased Interest”), on the terms contained herein.
- D. Pursuant to a mortgage (the “TD Mortgage”) registered in the Land Title Office under registration number BB1082043 in favour of Toronto-Dominion Bank (“TD”), TD has initiated foreclosure proceedings against the Lands.
- E. The Purchasers have obtained funding sufficient to redeem the TD Mortgage and purchase the Purchased Interest from the Receiver.

NOW THEREFORE in consideration of the mutual representations and covenants hereinafter set forth, the receipt of sufficiency of which is acknowledged, the parties covenant and agree as

follows:

ARTICLE 1.
DEFINITIONS

1.1 Certain Defined Terms

As used in this Agreement, the following terms shall have the following meanings and grammatical variations of such terms shall have corresponding meanings:

“Agreement” means this property purchase and sale agreement including all exhibits and schedules herein and all amendments or restatements, as permitted.

“Business Day” means any day other than a Saturday, Sunday or statutory holiday in Vancouver, British Columbia on which Canadian chartered banks are open for commercial banking business during normal banking hours.

“Environmental Legislation” means any federal, provincial or other jurisdictional legislation, statute, regulation or rule of law or equity respecting the protection, conservation, enhancement, remediation or rehabilitation of the environment or relating to the disposal of waste or other contamination.

“Governmental Authority” means any Canadian federal, provincial, municipal or local or governmental, regulatory or administrative authority, agency or commission or any court, tribunal, or judicial or arbitral body or any other public agency.

“Law” means any Canadian federal, provincial, municipal or local, act, law, ordinance, regulation, rule, code, order, decree, judgment, policy, other requirement or rule of law, including the common law and its principles.

“Permitted Encumbrances” means all of the charges, interest, and encumbrances existing on title to Lands, other than the Discharged Encumbrances.

“Sale” means the sale, transfer, conveyance and assignment of the Purchased Interest by and from the Receiver to the Purchasers in accordance with the terms and provisions of this Agreement

“Tax” means any and all transfer taxes, goods and services taxes, harmonized sales taxes, value added taxes or license, registration and documentation fees and similar charges, and any and all penalties, interest and similar, but does not include income or disposition tax levied on the Receiver arising by reason of the Sale.

ARTICLE 2.
PROOF OF FINANCING AND
PAYMENT OF DEPOSIT

- 2.1 The obligations of the Receiver under this Agreement, including without limitation, the Receiver's obligation to (i) apply for the Vesting Order and (ii) complete the Sale as contemplated herein, are subject to and conditional upon the following conditions precedent (the "**Receiver's Conditions**") being satisfied or waived not later than 5:00 p.m. (Vancouver time) on May 21, 2021 (the "**Receiver's Condition Waiver Date**"):
- 2.1.1. the Purchasers providing evidence to the Receiver that the Purchasers have secured sufficient financing to obtain the TD Discharge and to pay the Purchase Price, as contemplated by this Agreement, and the Receiver, acting reasonably, being satisfied with such evidence; and
- 2.1.2. the Purchasers paying an initial deposit in the amount of \$46,500 (the "**Initial Deposit**"), which amount shall be paid by the Purchasers to the Receiver's solicitors and held on the terms contained herein.
- 2.2 The Receiver's Conditions are for the sole benefit of the Receiver and may be unilaterally waived in writing in whole or in part by the Receiver at any time up to and including Receiver's Condition Waiver Date.
- 2.3 If the Receiver fails to notify the Purchasers in writing of the satisfaction or waiver of all of the Receiver's Conditions by the Receiver's Condition Waiver Date, then this Agreement is null and void, and thereafter neither party will have any further obligations to the other under the terms of this Agreement.

ARTICLE 3.
VESTING ORDER

- 3.1 Upon the satisfaction or waiver of the Receiver's Conditions pursuant to ARTICLE 2, the Receiver shall apply for an order (the "**Vesting Order**") in the Supreme Court of British Columbia (the "**Court**") pursuant to which, the Receiver shall seek the Court's approval of (i) this Agreement, including without limitation, the Sale, and (ii) the discharge from title to the Lands of the charges, liens and interests (collectively, the "**Discharged Encumbrances**") identified in Schedule "A" of this Agreement and any additional and subsequent financial charges registered against title prior to the granting of the Vesting Order.

- 3.2 Subject to ARTICLE 2, the Purchasers acknowledge and agree that the Receiver's obligations in connection with this Agreement, until it is approved by the Court, are limited to putting this Agreement before the Court. Thereafter, the Receiver is subject to the jurisdiction and discretion of the Court to entertain other offers to purchase the Purchased Interest and to any further orders the Court may make regarding the Purchased Interest. The Receiver may be compelled to advocate that the Court consider other offers in order to obtain the highest price for the Purchased Interest. The Receiver gives no undertaking to advocate the acceptance of this Agreement. The Purchasers must make the Purchasers' own arrangements to support this Agreement in Court.
- 3.3 The Purchasers and Receiver acknowledge and agree that the respective obligations of the parties to complete the Sale under this Agreement are subject to the satisfaction of the following conditions precedent, which may only be waived in whole by the mutual written consent of the parties:
- 3.3.1. The Receiver having obtained the Vesting Order; and
- 3.3.2. The Vesting Order not being stayed, appealed, vacated or varied prior to the Closing Date.
- 3.4 If the Court declines to issue the Vesting Order or vacates, sets aside or varies the Vesting Order prior to the Closing Date for any reason whatsoever, then the parties' collective obligation to complete the Sale under this Agreement are null and void. In such event, the Receiver's solicitors shall repay the Initial Deposit in full to the Purchasers and thereafter neither party will have any further obligations to the other party under this Agreement. The Receiver will not be liable to the Purchasers or any other person in any way whatsoever in connection with any decision rendered by the Court respecting the Vesting Order.
- 3.5 Upon receipt of the Vesting Order by the Receiver, the Receiver shall forthwith deliver to the Purchasers a certified copy of the Vesting Order.

ARTICLE 4.
PURCHASE AND SALE OF
PURCHASED INTEREST

- 4.1 **Closing Date.** Upon and subject to the terms and conditions of this Agreement, the Sale shall take place on or before the 10th Business Day following the issuance of the Vesting Order and shall be held at the offices of the Receiver's solicitors at 10:00 a.m. Vancouver time or at such other place or at such other time or on such other date as the Receiver and the Purchasers may mutually agree upon in writing (the "**Closing Date**").
- 4.2 **TD Discharge.** On or before the Closing Date, the Purchasers shall:

- 4.2.1. pay all amounts and do, or cause to be done, all necessary things to fully redeem and obtain a discharge of the TD Mortgage and the corresponding Certificate of Pending Litigation, registered in the Land Title Office under registration number CA7478804, (the “**TD Discharge**”); and
 - 4.2.2. obtain and deliver to the Receiver confirmation of the TD Discharge in a form satisfactory to the Receiver.
- 4.3 **Responsibility of TD Discharge.** The Purchasers acknowledge that as between the Purchasers and the Receiver, notwithstanding the fact that the Purchasers and the Receiver have an interest in and to the Lands, it is the Purchasers’ responsibility to obtain the TD Discharge on or before the Closing Date. The Purchasers agree to indemnify the Receiver and hold the Receiver harmless from and against all losses, costs, damages, expenses and costs (including legal fees calculated as between a solicitor and his own client with a right to full indemnity) which the Receiver may sustain, incur be or become liable for by reason of or arising from anything done by the Purchasers in relation to the TD Mortgage and the TD Discharge.
- 4.4 **Purchase Price.** The aggregate purchase price (the “**Purchase Price**”) payable by the Purchasers to the Receiver in consideration for the Sale shall be \$465,000. There shall be no adjustments of the Purchase Price as at closing or otherwise.
 - 4.4.1. The Purchase Price will be satisfied by the Purchasers as follows:
 - (i) release of the Initial Deposit to the Receiver; and
 - (ii) as to the balance, by payment on or before the Closing Date by wire transfer, certified cheque or bank draft.
- 4.5 **Initial Deposit.** The Initial Deposit shall be dealt with in the following applicable manner:
 - 4.5.1. forfeited to the Receiver as liquidated damages in accordance with section 4.6 of this Agreement in the event that the Sale does not occur on or before the Closing Date by reason of the Purchasers’ breach of their obligations hereunder;
 - 4.5.2. in the event the Sale occurs on or before the Closing Date, applied toward the Purchase Price in accordance this Agreement; or
 - 4.5.3. otherwise returned to the Purchasers in accordance with this Agreement.

- 4.6 **Default by the Purchaser.** The Receiver and Purchasers acknowledge and agree that if the Sale does not occur on or before the Closing Date by reason of the Purchasers' breach of their obligations hereunder, then the Initial Deposit will be forfeited to the Receiver as liquidated damages as the Receiver's sole and exclusive remedy and thereafter the Receiver will have no further claims against the Purchasers in respect of such breach and the parties will have no further obligations or liabilities owing to the other under the terms of this Agreement. Nothing in the foregoing shall be construed as terminating or in any way limiting the Receiver's rights to indemnification from the Purchasers under this Agreement.
- 4.7 **Transfer of Purchased Interest.** Upon receipt of the Purchase Price, on the Closing Date, the Receiver shall sell, transfer, assign and convey unto the Purchasers all of the Receiver's right, title and interest in and to the Purchased Interest, free and clear of any charges, liens and interests, except for the Permitted Encumbrances, in accordance with the Vesting Order.
- 4.8 **Receiver's Closing Documents.** On the Closing Date, the Receiver will deliver to the Purchasers' solicitor such documents necessary or desirable in the Purchasers' opinion, acting reasonably, to effect the Sale as contemplated by this Agreement, to the extent not effected by the Vesting Order on the condition that the Purchasers shall have performed their obligations under this Agreement in all material aspects on or before the Closing Date.
- 4.9 **Purchasers' Closing Documents.** On the Closing Date, the Purchasers will deliver the following to the Receiver's solicitors:
- (i) payment of the balance of the Purchase Price pursuant to Section 4.4, together with a copy, or evidence of payment, as the case may be; and
 - (ii) such other documents, necessary or desirable in the Receiver's opinion, acting reasonably, to effect the Sale as contemplated by this Agreement,
- on the condition that the Receiver shall have performed its obligations under this Agreement in all material aspects on or before the Closing Date.
- 4.10 **Taxes.** All Taxes payable in connection with the Sale shall be the responsibility of the Purchasers and shall be paid as and when required by law in order to permit the consummation of the Sale as contemplated herein. The Purchasers shall indemnify, defend and hold harmless the Receiver, its officers, directors, employees, agents and shareholders, and their respective successors and assigns from and against all Taxes payable in connection with the Sale.

ARTICLE 5.
REPRESENTATIONS AND
WARRANTIES OF THE RECEIVER

The Receiver hereby represent and warrant to the Purchasers as follows:

- 5.1 **Authorization.** The Receiver has, or will have after obtaining the Vesting Order, all necessary authority to execute and deliver this Agreement and all other documents and instruments contemplated herein or therein to which it is or will be party and to perform its obligations hereunder and thereunder.
- 5.2 **Resident of Canada.** The Receiver is a not a non-resident of Canada for purposes of the *Income Tax Act* (Canada).
- 5.3 **Repetition of Representations and Warranties.** The Receiver covenants and agrees with the Purchasers that the representations and warranties of the Receiver contained in this ARTICLE 5 shall be true, correct and complete in all material respects on the Closing Date with the same force and effect as if such representations and warranties were made at and as of such time.

ARTICLE 6.
REPRESENTATIONS AND
WARRANTIES OF THE
PURCHASERS

Each of the Purchasers hereby represent and warrant to the Receiver as follows:

- 6.1 **Authorization.** Each of the Purchasers:
- 6.1.1. has capacity and authority to enter into this Agreement; and
- 6.1.2. has obtained necessary consents and authorizations from the executors of the Estate to execute and deliver this Agreement and the other documents and instruments contemplated herein or therein to which it is or will be a party and to perform its obligations hereunder and thereunder.
- 6.2 **Resident of Canada.** As at the Closing Date, neither of the Purchasers are non-residents of Canada for purposes of the *Income Tax Act* (Canada).
- 6.3 **Repetition of Representations and Warranties.** The Purchasers covenant and agree with the Receiver that the representations and warranties of the Purchasers contained in this ARTICLE 6 shall be true, correct and complete in all material respects on the Closing Date with the same force and effect as if such representations and warranties were made at and as of such time.

ARTICLE 7.
SURVIVAL OF
REPRESENTATIONS AND
WARRANTIES

- 7.1 **Survival of Representations and Warranties.** All representations and warranties in ARTICLE 5 and ARTICLE 6, as given at the date hereof and restated at the Closing Date, or in any instrument or document furnished in connection with this Agreement or the transaction contemplated hereby, shall survive the closing of the transaction contemplated herein and, notwithstanding any investigation at any time made by or on behalf of any party continue in full force and effect for a period of 6 months from the Closing Date, provided that a claim for any breach of the representations and warranties contained in this Agreement, or in any instrument or document furnished in connection with this Agreement or the transaction contemplated hereby, that involves fraud or fraudulent misrepresentation may be made at any time following the Closing Date, subject only to applicable limitation periods imposed by Law. All covenants and agreements contained herein shall survive until fully performed in accordance with their terms.

ARTICLE 8.
ACKNOWLEDGEMENT BY
PURCHASERS

- 8.1 **“As Is, Where Is”.**
- 8.1.1. Except as expressly provided herein, the Purchasers acknowledge that the Purchased Interest is being purchased on an “as is, where is” basis and without any representation or warranty by the Receiver or its directors, officers, employees, solicitors or agents of any kind and that the Purchasers have inspected the Purchased Interest and will accept the same on the Closing Date in their state, condition and location existing as of the Closing Date. For greater certainty, the Purchasers acknowledge that Receiver has not made any representation, warranty or condition, whether statutory (including under the *Sale of Goods Act* (British Columbia)), express or implied, oral or written, legal, equitable, conventional, collateral or otherwise in this Agreement or in any instrument furnished in connection with this Agreement with respect to any matter relating to the Purchased Interest, including but not limited to, the ownership and operation thereof or liabilities, including environmental liabilities.
- 8.1.2. The Purchasers acknowledge that they have had opportunity to conduct any and all due diligence regarding the Purchased Interest and shall be deemed to have relied entirely on their own inspection and investigation in proceeding with the transaction contemplated hereunder. The Purchasers expressly disclaim reliance upon any written or oral statements, representations, promises, warranties, conditions or guaranties whatsoever, whether express, implied, by operation of

law or otherwise, regarding the Purchased Interest, or the accuracy, relevance or completeness of any information provided in connection therewith, and neither the Receiver, nor its directors, officers, employees or agents will have any liability to the Purchasers in respect of the foregoing.

8.2 Environmental Condition.

Without limiting the generality of Section 8.1, the Purchasers:

- (a) acknowledge that the Receiver specifically makes no representation regarding the compliance of the Purchased Interest with any Environmental Legislation, whether federal, provincial or municipal or with respect to any rule, regulation, covenant or agreement whether statutory or non-statutory;
- (b) agree to indemnify the Receiver and hold the Receiver harmless from and against all losses, costs, damages, expenses and costs (including legal fees calculated as between a solicitor and his own client with a right to full indemnity) which the Receiver may sustain, incur be or become liable for by reason of or arising from anything done by the Purchasers in relation to the Purchased Interest in contravention of Environmental Legislation or other Law including, without limitation, any clean-up, de-commissioning, restoration or remediation of the Purchased Interest.
- (c) hereby remise, release and forever discharge the Receiver and each of its affiliates, directors, officers, agents, employees and shareholders (in this section 8.2(c) collectively called the "Releasees") of and from any and all liability, claim, demand, obligation, cause of action, remediation, cost recovery action, investigation, proceeding, order, violation, damage, loss, cost, expense, judgment, penalty, or fine asserted by any party including, without limitation, any private party or Governmental Authority arising out of or relating to Environmental Legislation or environmental liabilities, including without limitation, any cost of managing, removing, remediating or disposing of any contaminants, as well as any liability, cost or expense whatsoever relating to any enforcement actions, orders, cost recovery actions or remedial actions related to any environmental liabilities or contaminants, except to the extent arising out of intentional misconduct of any of the Releasees and in such case only with respect to the Releasee in question, and the Purchasers hereby waive any and all such rights that the Purchasers now have or will have as against the Releasees or any of them, except to the extent arising out of intentional misconduct of any of the Releasees and in such case only with respect to the Releasee in question;
- (d) waive any requirement on the part of the Receiver, or any other party, to provide a site profile, as that term is defined in the *Environmental Management Act* (British Columbia) for the Purchased Interest; and
- (e) agree with the Receiver that the provisions of this Agreement constitute a private

agreement between the Receiver and the Purchasers by which the Purchasers accept responsibility respecting liability for any contamination and required remediation of any part of the Land.

Without limitation to any other provision of this Agreement, the provision of this Section 8.2 shall not merge on, but shall survive the Closing Date.

ARTICLE 9.
MISCELLANEOUS

- 9.1 **Notices.** All notices, requests, consents and other communications hereunder shall be in writing, shall be addressed to the receiving party's address set forth below or to such other address as such party may designate by notice hereunder, and shall be either (i) delivered by hand, (ii) by email, or (iii) sent by recognized overnight courier.

If to the Purchasers:

c/o Sutherland & Company
300 - 1122 Mainland Street
Vancouver BC V6B 5L1

Attention: William Grant Sutherland
Email: grantsutherland1@mac.com

If to the Receiver:
MNP Ltd. (in its capacity as the Receiver)
Suite 2200 – 1021 West Hastings Street
Vancouver, BC V6E 0C3

Attention: Patty Wood
Email: patty.wood@mnp.ca

- with copy to -

Lawson Lundell LLP
1600 Cathedral Place
925 West Georgia Street
Vancouver, British Columbia V6C 3L2

Attention: William Roberts
Email: wroberts@lawsonlundell.com

All notices, requests, consents and other communications hereunder shall be deemed to have been given (i) if by hand, at the time of the delivery thereof to the receiving party at the address of such party in accordance with this Section 9.1, (ii) if made by email, at the time that receipt thereof has been acknowledged by electronic confirmation or otherwise, or (iii) if sent by overnight courier with guaranteed next day delivery, on the next Business Day following the day such notice is delivered to the courier service.

- 9.2 **Entire Agreement.** This Agreement together with other documents executed in connection herewith or referred to herein (together, the “**Documents**”) embodies the entire agreement and understanding between the parties hereto with respect to the subject matter hereof and supersedes all prior oral or written agreements and understandings relating to the subject matter hereof. No statement, representation, warranty, covenant or agreement of any kind not expressly set forth in the Documents shall affect, or be used to interpret, change or restrict, the express terms and provisions of the Documents.
- 9.3 **Amendment and Modification; Waiver.** This Agreement may only be amended, modified or supplemented by an agreement in writing signed by each party hereto. No waiver by any party of any of the provisions hereof shall be effective unless explicitly set forth in writing and signed by the party so waiving. No waiver by any party shall operate or be construed as a waiver in respect of any failure, breach or default not expressly identified by such written waiver, whether of a similar or different character, and whether occurring before or after that waiver. No failure to exercise, or delay in exercising, any right, remedy, power or privilege arising from this Agreement shall operate or be construed as a waiver thereof; nor shall any single or partial exercise of any right, remedy, power or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power or privilege.
- 9.4 **Assignment.** Subject to the following sentence, no party to this Agreement may assign any of its rights or obligations under this Agreement without the prior written consent of the other party. The Purchasers may assign their rights under this Agreement prior to the application for the Vesting Order, provided that no assignment will release the Purchasers from their obligations under this Agreement.
- 9.5 **Joint and Several.** The Purchasers’ covenants, agreements, representations and warranties are joint and several covenants, agreements, representations and warranties.
- 9.6 **Governing Law.** This Agreement and the rights and obligations of the parties hereunder shall be construed in accordance with and governed by the Laws of British Columbia and the federal laws of Canada applicable therein.
- 9.7 **Interpretation.** The parties hereto acknowledge and agree that:
- (a) **Construction** – The rule of construction to the effect that any ambiguities are resolved against the drafting party shall not be employed in the interpretation of

this Agreement. The terms and provisions of this Agreement shall be construed fairly as to all parties hereto and not in favour of or against any party, regardless of which party was generally responsible for the preparation of this Agreement.

- (b) **Consent** – Whenever a provision of this Agreement requires an approval or consent and such approval or consent is not delivered within the applicable time limit, then, unless otherwise specified, the party whose consent or approval is required shall be conclusively deemed to have withheld its approval or consent.
- (c) **Currency** – Unless otherwise specified all references to money amounts are to lawful currency of Canada.
- (d) **Number and Gender** – Unless the context otherwise requires, words importing the singular include the plural and vice versa and words importing gender include all genders.
- (e) **Statutory References** – A reference to a statute includes all regulations made pursuant to such statute and, unless otherwise specified, the provisions of any statute or regulation which amends, supplements or supersedes any such statute or any such regulation.
- (f) **Time** – Time is of the essence in the performance of the parties' respective obligations.
- (g) **Time Periods** – Unless otherwise specified, time periods within or following which any payment is to be made or act is to be done shall be calculated by excluding the day on which the period commences and including the day on which the period ends and by extending the period to the next Business Day following if the last day of the period is not a Business Day.
- (h) **Headings and Captions** – The headings and captions of the various subdivisions of this Agreement are for convenience of reference only and shall in no way modify, or affect, or be considered in construing or interpreting the meaning or construction of any of the terms or provisions hereof.

9.8 **Enforcement.** Each of the parties hereto acknowledges and agrees that the rights acquired by each party hereunder are unique and that irreparable damage would occur in the event that any of the provisions of this Agreement to be performed by the other party were not performed in accordance with their specific terms or were otherwise breached. Accordingly, in addition to the remedies to which the parties are entitled hereunder, each party hereto shall be entitled to an injunction or injunctions to prevent breaches of this Agreement by the other party and to enforce specifically the terms and provisions hereof in the Court.

- 9.9 **Expenses.** Each of the parties hereto shall pay its own fees and expenses (including the fees of any lawyers, financial advisors, accountants, appraisers or others engaged by such party) in connection with this Agreement and the transaction contemplated hereby whether or not the transaction contemplated hereby are consummated.
- 9.10 **Counterparts.** This Agreement may be executed in counterparts, and by different parties hereto on separate counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Execution and delivery of this Agreement may be made and evidenced by facsimile or other electronic means of transmission.

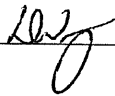
[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the Purchasers and the Receiver have executed this Agreement as of the day and year first written above.

AUSTIN WONG



DEREK WONG



MNP LTD., in its capacity as court-appointed
receiver of certain assets of Debbie Wong

Per:

Name:

Title:

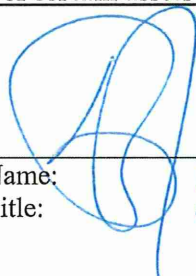
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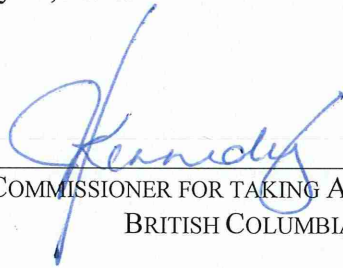


Name: Patty E. Wood CPA, CGA, CIRP, LIT
Title: Senior Vice President

SCHEDULE "A"
DISCHARGED ENCUMBRANCES

Nature of Charge	Registration No.	Registered Owner
Injunction	CA4125017	N/A
Judgment	CA6365587, as renewed by CA7639427	Farm Credit Canada [NTD: Purchaser's counsel to confirm if discharged]
Judgment	CA6591432, as renewed by CA7978405	British Columbia Securities Commission
Judgment	CA6946847	Farm Credit Canada
Injunction	CA7859608	N/A

This is **Exhibit "H"** referred to in the Affidavit of Patty Wood made before me on May 31, 2021.

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

A COMMISSIONER FOR TAKING AFFIDAVITS FOR
BRITISH COLUMBIA

ADDENDUM TO PROPERTY PURCHASE AND SALE AGREEMENT

This Addendum is dated for reference May 26, 2021.

BETWEEN

MNP LTD. in its capacity as court-appointed receiver of, *inter alia*, certain assets of Debbie Wong, Suite 2200, MNP Tower, 1021 West Hastings Street, Vancouver, British Columbia V6E 0C3

(the "Receiver")

AND:

AUSTIN WONG and DEREK WONG, 18 – 17555 57A Avenue, Surrey, British Columbia V3S 7V2

(the "Purchasers")

WHEREAS:

- A. The parties entered into an agreement of purchase and sale dated May 19, 2021 (the "Purchase Agreement"), pursuant to which Receiver agreed to sell, transfer, assign and convey unto the Purchasers all of the Receiver's right, title and interest in and to the Purchased Interest subject to the terms of the Purchase Agreement;
- B. The parties wish to amend the Purchase Agreement by extending the Receiver's Condition Waiver Date in section 2.1 of the Purchase Agreement, on the terms, covenants and subject to the conditions set forth herein; and
- C. The Receiver wishes to notify the Purchasers that the Receiver's Conditions in section 2.1 of the Purchase Agreement are satisfied as of the date of this Addendum.

NOW THEREFORE in consideration of the mutual representations and covenants hereinafter set forth, the receipt of sufficiency of which is acknowledged, the parties covenant and agree as follows:


1. Definitions. In this agreement, except as otherwise set forth herein, capitalized terms used and not defined in this Addendum shall have the respective meanings given to them in the Purchase Agreement.
2. Addendum. The Receiver's Condition Waiver Date in section 2.1 of the Purchase Agreement is hereby extended by deleting the date of "May 21, 2021" in such section and replacing it with "May 26, 2021".

3. Satisfaction of Receiver's Conditions. The Receiver hereby acknowledges, confirms and agrees that the Receiver's Conditions in section 2.1 of the Purchase Agreement have been satisfied by the Purchasers as of the date of this Addendum, and the parties hereby acknowledge and agree that this Addendum constitutes sufficient notice from the Receiver of the satisfaction of the Receiver's Conditions.
4. No Other Addendums; Time of the Essence. Except as amended in this Addendum, all other terms and conditions of the Purchase Agreement remain the same and unmodified and in full force and effect, and time continues to be of the essence.
5. Successor and Assigns. This Addendum shall be binding upon and shall enure to the benefit of the parties hereto and their respective permitted successors and permitted assigns, provided that any assignment of this Addendum is governed by the terms of the Purchase Agreement.
6. Counterparts. This Addendum may be executed in counterparts, each of which is deemed an original, but all of which together are deemed to be one and the same agreement. A signed copy of this Addendum delivered by facsimile, email or other means of electronic transmission is deemed to have the same legal effect as delivery of an original signed copy of this Addendum.
7. Governing Law. This Addendum is governed by and construed in accordance with the laws of the Province of British Columbia and the federal laws of Canada applicable therein.
8. Entire Agreement. This Addendum constitutes the sole and entire agreement of the parties with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements, representations and warranties, both written and oral, with respect to such subject matter.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the Purchasers and the Receiver have executed this Agreement as of the day and year first written above.

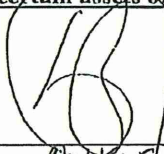
AUSTIN WONG



DEREK WONG

MNP LTD., in its capacity as court-appointed receiver of certain assets of Debbie Wong

Per:

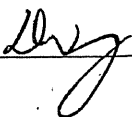


Name: *PATY E. WOOD CPA CGA CIPPLT*
Title: *Senior Vice President*

IN WITNESS WHEREOF, the Purchasers and the Receiver have executed this Agreement as of the day and year first written above.

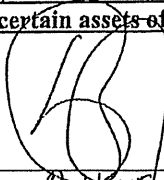
AUSTIN WONG

DEREK WONG



MNP LTD., in its capacity as court-appointed receiver of certain assets of Debbie Wong

Per:


Name: Patsy E. Wood CPA CGA CMAA
Title: Senior Vice President

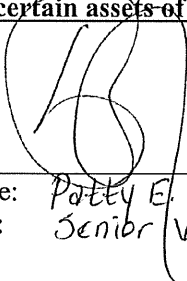
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AUSTIN WONG

DEREK WONG

MNP LTD., in its capacity as court-appointed
receiver of certain assets of Debbie Wong

Per:


Name: Patty E. Wood CPA CGA CIRPLT
Title: Senior Vice President

NO. S-198522
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN THE MATTER OF
SECTION 179.1 OF THE *SECURITIES ACT*, RSBC 1996, C.
418

BETWEEN:

BRITISH COLUMBIA SECURITIES COMMISSION

PETITIONER

AND:

SIU MUI "DEBBIE" WONG
and others

RESPONDENTS

AFFIDAVIT



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