

01-Dec-21

REGISTRY

This is the 3rd Affidavit of Patty Wood in this case
and was made on November 30, 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. By Order (the “**Receivership Order**”) pronounced on October 3, 2019, as amended by the Amended and Restated Receivership Order (the “**ARIO**”) pronounced on August 27, 2021, the Receiver was appointed Receiver of the assets, undertakings and properties of

the Debtors, including, *inter alia*, the Debtors' interest in and to the lands and premises more particularly known and described as:

PARCEL IDENTIFIER: 011-016-272
LOT 3 SECTION 23 TOWNSHIP 12 NEW WESTMINSTER
DISTRICT PLAN 4023

(the "**Lands**").

3. The ARIO provides, *inter alia*, that the Receiver is authorized to market, sell, convey, transfer, lease assign or otherwise dispose of the Lands for sale in their entirety, including the interest of the Debtors and any other registered owner or owners, 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 acreage property located at 25141 Dewdney Trunk Road, Maple Ridge, British Columbia. The registered owners of the Lands are:
 - (a) the Respondent Siu Mui "Debbie" Wong ("**Ms. Wong**") and her late husband, Gilbert Wai Hung Wong, now deceased, as to an undivided 2/16 interest as Joint Tenants; and
 - (b) the Respondent Siu Kon "Bonnie" Soo ("**Ms. Soo**") and her husband, Kwok Kie Soo, as to an undivided 2/16 interest, as Joint Tenants;
 - (c) Hilton Wing Chong Sue and Becky Ting Chang Luk, as to an undivided 2/16 interest, as Joint Tenants;
 - (d) Sandy Wee Chyiu Mar, as to an undivided 1/16 interest;
 - (e) Ritchie Roy Sue, as to an undivided 1/16 interest;
 - (f) 0765311 B.C. Ltd., as to an undivided 2/16 interest;
 - (g) 0760251 B.C. Ltd., as to an undivided 2/16 interest;
 - (h) 0765994 B.C. Ltd., as to an undivided 2/16 interest;
 - (i) 0765316 B.C. Ltd., as to an undivided 2/16 interest(collectively, the "**Owners**")
5. A copy of the title search print for the Lands is attached hereto as **Exhibit "A"** (*Exhibit Page 1*).

6. I am advised by the Receiver's solicitors that the Owners are in agreement with the Receiver listing the Lands for sale, and were served with the Receiver's application to amend the Receivership Order scheduled for August 17, 2021, and were subsequently served with the ARIO.
7. The Receiver marketed the Lands by, among other things, listing the Lands for sale with a real estate licensee on the Multiple Listing System, who advertised the Lands for sale within the appropriate marketplace, and showed the Lands to all interested perspective purchasers.
8. The Receiver retained Harry Li ("Mr. Li") of RA Realty Alliance Inc. to act as its listing agent in respect of this matter. Mr. Li had previously been retained by the Owners to list the Lands for sale on their behalf, and he initially listed the Lands for sale on behalf of the Owners on April 19, 2021 until October 12, 2021, at a list price of \$1,380,000.
9. The Receiver entered into a listing agreement with Mr. Li on November 2, 2021, to list the Lands for sale on behalf of the Receiver at a list price of \$1,400,000. The initial list price was established by the Receiver after discussions with the realtor, the opinion of value of the appraiser and a comparative marketing analysis from a different realtor.
10. Mr. Li provided a marketing report to the Receiver dated November 25, 2021, setting out the marketing efforts and listing history since accepting the listing on behalf of the Receiver. In summary:
 - (a) The Lands were listed on behalf of the Receiver on November 3, 2021, at \$1,400,000, and there have been no price reductions;
 - (b) The Lands were advertised through the full MLS system, with professional photos taken, a floor plan and 3D in-door walk through model created. A feature listing page was created on the listing agent's website at www.rarealtyalliance.com, and was circulated to approximately 194 realtors;
 - (c) Three open house days were arranged for potential buyers to view the Lands;
 - (d) As of November 25, 2021, there were a total of 93 showings and inquiries over approximately 200 days on market (which includes the time when the property was listed by the Owners), with 14 showings and 6 inquiries having taken place during the Receiver's listing;
 - (e) Prior to the Receiver's listing, an offer was received on April 26, 2021, for a sale price of \$1,385,000. This offer was not entertained as Court approval of the offer was required through the Receivership, and that process was not yet in place.
 - (f) Four offers were received on November 17, 2021, as follows:

- (i) Offer presented by Dennis Wang of Nu Stream Realty Inc. for \$1,400,000, with multiple subject conditions
 - (ii) Offer presented by Demi Gu with Royal Pacific Realty Corp. for \$1,400,000, subject to financing and Court approval
 - (iii) Offer presented by Roy Choi of Keller Williams Elite Realty for \$1,120,000, subject only to court approval
 - (iv) Offer presented by Abdullah Khan of Sutton Group-Alliance R.E.S., for \$1,511,000, subject only to Court approval. This offer is made by Akhter Zeb Khan and Shaheen Khan, and is the highest and best offer.
 - (g) Mr. Li has communicated with the Owners regarding the listing and the Offer, and they are satisfied with the Offer and the price.
 - (h) Mr. Li will continue to market the Lands until the Court date to attempt to generate more offers.
11. A copy of Mr. Li's Marketing Report is attached hereto as **Exhibit "B"** (*Exhibit Page 7*).

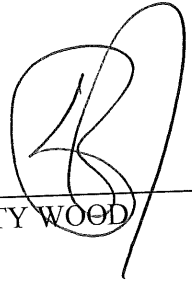
Subject Offer:

12. The Receiver accepted the Contract of Purchase and Sale dated November 17, 2021 (the "**Offer**"), whereby Akhter Zeb Khan and Shaheen Khan (the "**Purchasers**") offered to purchase the Lands at the sale price of \$1,511,000, with possession 61 days after Court approval. I note that there were negotiations with the Purchasers, but those negotiations related to non-financial terms. A copy of the Offer is attached hereto as **Exhibit "C"** (*Exhibit Page 12*).
13. There are no conditions on the Offer to be removed, save for the condition that the Offer is subject to court approval, and the deposit referenced in the Offer has been paid and is on trust with the selling agent.
14. The Receiver has obtained an Appraisal of the Lands dated May 18, 2021, conducted by Michael Kind of Property Genie Enterprises Inc. The Appraisal provides that the value of the Lands as at May 15, 2021 was \$1,370,000. A copy of the Appraisal is attached hereto as **Exhibit "D"** (*Exhibit Page 22*).
15. The Receiver also obtained an independent Current Market Analysis of the Lands, prepared by Herb Johnstone of Sutton Group West Coast Realty, dated April 29, 2021. The Current Market Analysis provides that the Lands should sell in the range of \$1,380,000 to \$1,400,000. A copy of the Current Market Analysis is attached hereto as **Exhibit "E"** (*Exhibit Page 45*).

Order to Add Respondents

16. The Lands are owned by the Owners. I am advised by the Receiver's solicitors that therefore each of the Owners should be named as Respondents to the proceeding, in order for the Receiver to effect the transfer of title to the Lands in the Land Title Office. Each of the Owners were served with notice of the Receiver's application for the ARIO and the entered ARIO.
17. With the exception of Siu Mui "Debbie" Wong and Siu Kon "Bonnie Soo", none of the Owners are parties to the proceeding. Accordingly, for the limited purpose of being able to effect transfer of title to the Lands, the Receiver is seeking an Order to add each of the Third Party Owners as a Respondent to the proceeding, as they are necessary and proper parties to the proceeding.
18. I am advised by the Receiver's realtor that the Lands are currently occupied by Robert Fitz-James and Sandra van der Laan, and possibly Garrett van der Laan, also known as Gerrit van der Laan (the "Occupants"). The Occupants have been personally served with a copy of the ARIO.
19. The Occupants should be named as Respondents to the proceeding, as they are necessary and proper parties to the proceeding.
20. It is the intention of the Receiver to discontinue this proceeding as against the third-party Owners and the Occupants upon completion of the sale and vacant possession of the Lands.
21. Notice of the application will be given to the Occupants and to the Owners.

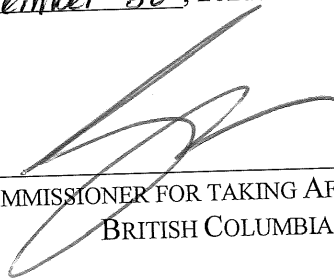
SWORN BEFORE ME at the City of Vancouver,)
 in the Province of British Columbia, this 30th)
 day of November, 2021)
 _____)
 A Commissioner for taking Affidavits within)
 British Columbia)



 PATTY WOOD

GREG IBBOTT
A commissioner for taking Affidavits
for the Province of British Columbia
Expiry January 31, 2022

This is **Exhibit "A"** referred to in the Affidavit
of Patty Wood made before me on
November 30, 2021.



A COMMISSIONER FOR TAKING AFFIDAVITS FOR
BRITISH COLUMBIA

TITLE SEARCH PRINT

File Reference: 26420-148347

Declared Value \$ 780000

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

Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	BA439708 R5816E
Application Received	2006-10-30
Application Entered	2006-11-07
Registered Owner in Fee Simple Registered Owner/Mailing Address:	GILBERT WAI HUNG WONG, BUSINESSMAN SIU MUI WONG, BUSINESSPERSON 16863 - 58A AVENUE SURREY, BC V3S 8P1 AS TO AN UNDIVIDED 2/16 INTEREST AS JOINT TENANTS
Registered Owner/Mailing Address:	KWOK KIE SOO, BUSINESSMAN SIU KON SOO, BUSINESSPERSON 16273 - 20TH AVENUE SURREY, BC V4P 2R2 AS TO AN UNDIVIDED 2/16 INTEREST AS JOINT TENANTS
Registered Owner/Mailing Address:	HILTON WING CHONG SUE, SOLICITOR BECKY TING CHANG LUK, NURSE 3469 TRIUMPH STREET VANCOUVER, BC V5K 1T9 AS TO AN UNDIVIDED 2/16 INTEREST AS JOINT TENANTS
Registered Owner/Mailing Address:	SANDY WEE CHYIU MAR, NURSE 13399 - 60TH AVENUE SURREY, BC V3X 2M1 AS TO AN UNDIVIDED 1/16 INTEREST

TITLE SEARCH PRINT

File Reference: 26420-148347

Declared Value \$ 780000

Registered Owner/Mailing Address: RITCHIE ROY SUE, RCMP OFFICER
#2201 - 1033 MARINASIDE CRESCENT
VANCOUVER, BC
V6Z 3A3
AS TO AN UNDIVIDED 1/16 INTEREST

Registered Owner/Mailing Address: 0765311 B.C. LTD., INC.NO. 765311
3326 PARKER STREET
VANCOUVER, BC
V5K 2V9
AS TO AN UNDIVIDED 2/16 INTEREST

Registered Owner/Mailing Address: 0760251 B.C. LTD., INC.NO. 760251
3058 EAST 28TH AVENUE
VANCOUVER, BC
V5R 1S5
AS TO AN UNDIVIDED 2/16 INTEREST

Registered Owner/Mailing Address: 0765994 B.C. LTD., INC.NO. 765994
4636 TODD STREET
VANCOUVER, BC
V5R 3P8
AS TO AN UNDIVIDED 2/16 INTEREST

Registered Owner/Mailing Address: 0765316 B.C. LTD., INC.NO. 765316
5664 WALES STREET
VANCOUVER, BC
V5R 3N1
AS TO AN UNDIVIDED 2/16 INTEREST

Taxation Authority

Maple Ridge, City of

Description of Land

Parcel Identifier:

011-016-272

Legal Description:

LOT 3 SECTION 23 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 4023

Legal Notations

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND
COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. 15
DEPOSITED JULY 30TH, 1974.

TITLE SEARCH PRINT

File Reference: 26420-148347

Declared Value \$ 780000

Charges, Liens and Interests

Nature: SECURITIES ACT CHARGE
 Registration Number: BB3013226
 Registration Date and Time: 2013-09-27 14:58
 Registered Owner: BRITISH COLUMBIA SECURITIES COMMISSION
 Remarks: INTER ALIA
 SECTION 151, RESTRICTS DEALINGS

Nature: JUDGMENT
 Registration Number: CA6365586
 Registration Date and Time: 2017-10-12 11:40
 Registered Owner: FARM CREDIT CANADA
 Remarks: AS TO THE INTEREST OF SIU KON SOO
 RENEWED BY CA7639428

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 AND SIU
 KON SOO
 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 AND SIU KON SOO AKA BONNIE SOO
 RENEWED BY CA7978405

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
 RENEWED BY CA9183886

TITLE SEARCH PRINT

File Reference: 26420-148347

Declared Value \$ 780000

Nature: JUDGMENT
 Registration Number: CA7639428
 Registration Date and Time: 2019-07-24 08:34
 Registered Owner: FARM CREDIT CANADA
 Remarks: AS TO THE INTEREST OF SIU KON SOO
 RENEWAL OF CA6365586
 RENEWED BY CA9183909

Nature: JUDGMENT
 Registration Number: CA7837829
 Registration Date and Time: 2019-10-30 09:08
 Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF CANADA
 Remarks: INTER ALIA
 AS TO THE INTEREST OF GILBERT WAI HUNG WONG
 RENEWED BY CA9397597

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

Nature: JUDGMENT
 Registration Number: CA9183886
 Registration Date and Time: 2021-07-13 11:11
 Registered Owner: FARM CREDIT CANADA
 Remarks: INTER ALIA
 AS TO THE INTEREST OF SIU MUI WONG
 RENEWAL OF CA7639427

Nature: JUDGMENT
 Registration Number: CA9183909
 Registration Date and Time: 2021-07-13 11:14
 Registered Owner: FARM CREDIT CANADA
 Remarks: RENEWAL OF CA7639428
 AS TO THE INTEREST OF SIU KON SOO

TITLE SEARCH PRINT

File Reference: 26420-148347
Declared Value \$ 780000

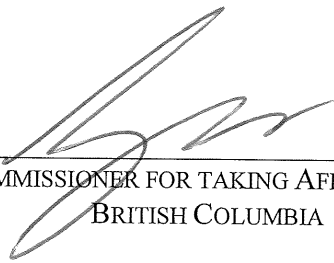
Nature:	JUDGMENT
Registration Number:	CA9397597
Registration Date and Time:	2021-09-29 12:14
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF CANADA
Remarks:	INTER ALIA RENEWAL OF CA7837829 AS TO THE INTEREST OF GILBERT WAI HUNG WONG

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

This is **Exhibit "B"** referred to in the Affidavit
of Patty Wood made before me on
November 30, 2021.



A COMMISSIONER FOR TAKING AFFIDAVITS FOR
BRITISH COLUMBIA



Realty Alliance Inc.
联合地产

RA REALTY ALLIANCE INC.

8481 Saskatchewan Lane
Vancouver, B.C. V6P 0C7

Nov 25, 2021

MNP LTD.
% LAWSON LUNDELL LLP
1600 CATHEDRAL PLACE
925 WEST Georgia St
Vancouver BC V6C 3L2

Attention: Patty Wood

RE: 25141 Dewdney Trunk Rd, Maple Ridge

Dear Ms. Wood,

As per your request the following is a summary of activities and issues related to the above address.

SUBJECT PROPERTY:

- A Rancher with basement style house built in 1926.
- Mostly land value. The ALR usage land is 4.87 acres. The house is 2038 sqft.
- The house is tenanted for the last 11 years at \$1150/month.
- The house has two bedrooms, one den and one full bathroom. The arctic is used by the tenant as an office area.
- The tenant has accumulated a substantial amount of personal possessions on the property, including a large number of vehicles (cars, trucks and boats), building materials and auto parts

MLS HISTORY:

The said property was sold in 2009 at \$780,000. I listed the property at \$1,380,000 from Apr 19, 2021 to Oct 12, 2021, a total of 176 days.

The current listing was posted on MLS on Nov 3, 2021:

- Asking price \$1,400,000

MARKETING:

- A wooden sign has been posted at the property since Apr 19, 2021.
- 40 HDR still photos and floorplan were created for internet posting.
- A feature listing page was created at www.rerealtyalliance.com for inter-office announcing to approximately 194 realtors.
- A matterport 3D in-door walk through model was created and posted on MLS listing. Statistics of the 3D model captured 685 unique visitors (IPs) and 1553 impressions.
- Three separated open house days were arranged to allow buyers to walk around the property.

ACTIVITIES AND ENQUIRINGS:

As of November 25, 2021, the property was on the market for 220 days. During the initial listing period from April 20, 2021 to October 10, 2021, there were 10# showings, 63# inquiries, and one offer. During the Receiver's listing period there were 14# showings, 6# inquiries and 4 offers were presented to the Receiver.

OFFERS:

1. Apr 26, 2021 Offer from Bill Jassal with Lee and Associates Vancouver at \$1,385,000
 - a. The offer has subjects of financing and inspection.
 - b. The offer was not entertained because we are waiting for the court order.
2. Nov 17, 2021 Offer from Demi Gu with Royal Pacific Realty Group at \$1,400,000
 - a. The offer seeks for a vacant possession.
 - b. The offer has subject to financing.
 - c. Deposit is \$70000 upon subject removal.
3. Nov 17, 2021 Offer from Roy Choi with Keller Williams Elite Realty at \$1,120,000
 - a. The offer to assume the current tenancy.
 - b. The offer has no subjects besides subject to court approval.
 - c. Deposit is \$60000 upon offer acceptance.
4. Nov 17, 2021 Offer from Dennis Wang with Nu Stream Realty at \$1,400,000
 - a. The offer to assume the current tenancy.
 - b. The offer has subjects to financing, inspection and insurance.
 - c. Deposit is \$70000 upon subject removal.
5. Nov 17, 2021 Offer from Abdullah Khan with Sutton Group-Alliance R.E.S at \$1,511,000
 - a. The offer request the court to issue a vacant order
 - b. The offer has no subjects besides subject to court approval.
 - c. Deposit \$151,000 upon acceptance.
 - d. The offer was accepted on Nov 20, 2021.
 - e. A time stamped deposit receipt was provided by the realtor Abdullah Khan at Nov 22, 2021.

COMMUNICATION TO THE OWNER

I have kept the Owners updated on the status of the listing and the Offer accepted by the Receiver. The Owners appear to be satisfied with the Offer and the sale price.

I will continue to promote the property and encourage other realtors or potential buyers to view the property. I will re-contact interested parties and do my utmost to generate competing offers at court.

Yours Truly,

A handwritten signature in black ink, appearing to be 'Harry Li', written in a cursive style.

Harry Li
RA Realty Alliance Inc.



Realty Alliance Inc.
联合地产

RA REALTY ALLIANCE INC.
8481 Saskatchewan Lane
Vancouver, B.C. V6P 0C7

Nov 25, 2021

MNP LTD.
% LAWSON LUNDELL LLP
1600 CATHEDRAL PLACE
925 WEST Georgia St
Vancouver BC V6C 3L2

Attention: Patty Wood

RE: 25141 Dewdney Trunk Rd, Maple Ridge

Dear Ms. Wood,

This is to confirm the exact name of the Buyers:

Akhter Zeb Khan & Shaheen Khan

Please advise if any additional information is required.

Yours truly,

A handwritten signature in black ink, appearing to be 'Harry Li'.

Harry Li
RA Realty Alliance Inc.

This is **Exhibit "C"** referred to in the Affidavit
of Patty Wood made before me on
November 30, 2021.



A COMMISSIONER FOR TAKING AFFIDAVITS FOR
BRITISH COLUMBIA



THE CANADIAN BAR ASSOCIATION
British Columbia Branch

CONTRACT OF PURCHASE AND SALE

BROKERAGE: Sutton Group-Alliance R.E.S.

DATE: November 17th 2021

ADDRESS: 201 - 5550 152 Street

Surrey

BC PC: V3S3J9

PHONE: (604) 961-9900

PREPARED BY: Abdullah Khan

MLS® NO: R2630719

AKO
SK

SELLER: MNP LTD. In its capacity as Court
SELLER: Appointed receiver of certain
ADDRESS: Assets of Siu Mui Wong, and
Siu Kon Soo, and not in its personal
Capacity PC: _____
PHONE: _____

BUYER: Akhier Zeb Khan
BUYER: Shaheen Khan
ADDRESS: _____
12431 72 Avenue
Surrey, BC PC: V3W 2M5
PHONE: _____
OCCUPATION: _____

PROPERTY:
25141 Dewdney Trunk Road
UNIT NO. ADDRESS OF PROPERTY
Maple Ridge V4R 1X6
CITY/TOWN/MUNICIPALITY POSTAL CODE
011-016-272
PID OTHER PID(S)
LOT 3 SECTION 23 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 4023

LEGAL DESCRIPTION
The Buyer agrees to purchase the Property from the Seller on the following terms and subject to the following conditions:

1. **PURCHASE PRICE:** The purchase price of the Property will be _____
One Million Five Hundred Eleven Thousand DOLLARS \$ 1,511,000.00 (Purchase Price)

2. **DEPOSIT:** A deposit of \$ 151,000.00 which will form part of the Purchase Price, will be paid within 24 hours of acceptance unless agreed as follows:
In full by way of bank draft within 1-day of final subject removal
2 Business Days of acceptance AKO SK

All monies paid pursuant to this section (Deposit) will be paid in accordance with section 10 or by uncertified cheque except as otherwise set out in this section 2 and will be delivered in trust to Sutton Group - Alliance RES and held in trust in accordance with the provisions of the Real Estate Services Act. In the event the Buyer fails to pay the Deposit as required by this Contract, the Seller may, at the Seller's option, terminate this Contract. The party who receives the Deposit is authorized to pay all or any portion of the Deposit to the Buyer's or Seller's conveyancer (the "Conveyancer") without further written direction of the Buyer or Seller, provided that: (a) the Conveyancer is a Lawyer or Notary; (b) such money is to be held in trust by the Conveyancer as stakeholder pursuant to the provisions of the Real Estate Services Act pending the completion of the transaction and not on behalf of any of the principals to the transaction; and (c) if the sale does not complete, the money should be returned to such party as stakeholder or paid into Court.

INITIALS AKO SK

BC 2075 SEPT 2020
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25141 Dewdney Trunk Road Maple Rldge V4R 1X6 PAGE 2 of 6 PAGES
PROPERTY ADDRESS

3. TERMS AND CONDITIONS: The purchase and sale of the Property includes the following terms and is subject to the following conditions:
SCHEDULE A FORMS PART OF THIS CONTRACT, SEE ATTACHED. Sold "AS IS WHERE IS"
"SUBJECT TO SUPREME COURT OF BRITISH COLUMBIA'S APPROVAL."
THE BUYERS REQUEST THE COURT TO ISSUE A VACANT ORDER TO ANY OCCUPANTS OF THE SUBJECT PROPERTY.

Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the Real Estate Services Act.

INITIALS LASE

BC 2076 SEPT 2020
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25141 Dewdney Trunk Road Maple Ridge V1R 1X6 PAGE 3 of 6 PAGES
PROPERTY ADDRESS

In 60 days after Court Approval

AK SK

4. COMPLETION: The sale will be completed on 60 business days after court approval yr. _____
(Completion Date) at the appropriate Land Title Office.

5. POSSESSION: The Buyer will have vacant possession of the Property at 9:00 AM p.m. on the day following completion yr. _____ (Possession Date) OR, subject to the following existing tenancies, if any:

AK SK

6. ADJUSTMENTS: The Buyer will assume and pay all taxes, rates, local improvement assessments, fuel utilities and other charges from, and including, the date set for adjustments, and all adjustments both incoming and outgoing of whatsoever nature will be made as of SAME DAY AS COMPLETION yr. _____ (Adjustment Date).

AK SK

7. INCLUDED ITEMS: The Purchase Price includes any buildings, improvements, fixtures, appurtenances and attachments thereto, and all blinds, awnings, screen doors and windows, curtain rods, tracks and valances, fixed mirrors, fixed carpeting, electric, plumbing, heating and air conditioning fixtures and all appurtenances and attachments thereto as viewed by the Buyer at the date of inspection, INCLUDING:

BUT EXCLUDING:

8. VIEWED: The Property and all Included Items will be in substantially the same condition at the Possession Date as when viewed by the Buyer on _____ yr. _____

9. TITLE: Free and clear of all encumbrances except subsisting conditions, provisos, restrictions exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, existing tenancies set out in Section 5, if any, and except as otherwise set out herein.

10. TENDER: Tender or payment of monies by the Buyer to the Seller will be by certified cheque, bank draft, wire transfer, cash or Lawyer's/Notary's or real estate brokerage's trust cheque.

11. DOCUMENTS: All documents required to give effect to this Contract will be delivered in registrable form where necessary and will be lodged for registration in the appropriate Land Title Office by 4 pm on the Completion Date.

11. A. SELLER'S PARTICULARS AND RESIDENCY: The Seller shall deliver to the Buyer on or before the Completion Date a statutory declaration of the Seller containing: (1) particulars regarding the Seller that are required to be included in the Buyer's Property Transfer Tax Return to be filed in connection with the completion of the transaction contemplated by this Contract (and the Seller hereby consents to the Buyer inserting such particulars on such return); (2) declarations regarding the Speculation and Vacancy Tax for residential properties located in jurisdictions where such tax is imposed, if requested by the Buyer's Conveyancer, and the Vancouver Vacancy By-Law for residential properties located in the City of Vancouver; and (3) If the Seller is not a non-resident of Canada as described in the non-residency provisions of the Income Tax Act, confirmation that the Seller is not then, and on the Completion Date will not be, a non-resident of Canada. If on the Completion Date the Seller is a non-resident of Canada as described in the residency provisions of the Income Tax Act, the Buyer shall be entitled to hold back from the Purchase Price the amount provided for under section 116 of the Income Tax Act.

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PROPERTY ADDRESS

11. B. GST CERTIFICATE: If the transaction contemplated by this Contract is exempt from the payment of Goods and Services Tax ("GST"), the Seller shall execute and deliver to the Buyer on or before the Completion Date, an appropriate GST exemption certificate to relieve the parties of their obligations to pay, collect and remit GST in respect of the transaction. If the transaction contemplated by this Contract is not exempt from the payment of GST, the Seller and the Buyer shall execute and deliver to the other party on or before the Completion Date an appropriate GST certificate in respect of the transaction.

Handwritten initials 'SK' in a box.

- 12. TIME: Time will be of the essence hereof, and unless the balance of the cash payment is paid and such formal agreements to pay the balance as may be necessary is entered into on or before the Completion Date, the Seller may, at the Seller's option, terminate this Contract, and, in such event, the amount paid by the Buyer will be non-refundable and absolutely forfeited to the Seller, subject to the provisions of Section 28 of the Real Estate Services Act, on account of damages, without prejudice to the Seller's other remedies.
- 13. BUYER FINANCING: If the Buyer is relying upon a new mortgage to finance the Purchase Price, the Buyer, while still required to pay the Purchase Price on the Completion Date, may wait to pay the Purchase Price to the Seller until after the transfer and new mortgage documents have been lodged for registration in the appropriate Land Title Office, but only if, before such lodging, the Buyer has: (a) made available for tender to the Seller that portion of the Purchase Price not secured by the new mortgage, and (b) fulfilled all the new mortgagee's conditions for funding except lodging the mortgage for registration, and (c) made available to the Seller, a Lawyer's or Notary's undertaking to pay the Purchase Price upon the lodging of the transfer and new mortgage documents and the advance by the mortgagee of the mortgage proceeds pursuant to the Canadian Bar Association (BC Branch) (Real Property Section) standard undertakings (the "CBA Standard Undertakings").
- 14. CLEARING TITLE: If the Seller has existing financial charges to be cleared from title, the Seller, while still required to clear such charges, may wait to pay and discharge existing financial charges until immediately after receipt of the Purchase Price, but in this event, the Seller agrees that payment of the Purchase Price shall be made by the Buyer's Lawyer or Notary to the Seller's Lawyer or Notary, on the CBA Standard Undertakings to pay out and discharge the financial charges, and remit the balance, if any, to the Seller.
- 15. COSTS: The Buyer will bear all costs of the conveyance and, if applicable, any costs related to arranging a mortgage and the Seller will bear all costs of clearing title.
- 16. RISK: All buildings on the Property and all other items included in the purchase and sale will be, and remain, at the risk of the Seller until 12:01 am on the Completion Date. After that time, the Property and all included items will be at the risk of the Buyer.
- 17. PLURAL: In this Contract, any reference to a party includes that party's heirs, executors, administrators, successors and assigns; singular includes plural and masculine includes feminine.
- 18. REPRESENTATIONS AND WARRANTIES: There are no representations, warranties, guarantees, promises or agreements other than those set out in this Contract and the representations contained in the Property Disclosure Statement if incorporated into and forming part of this Contract, all of which will survive the completion of the sale.
- 19. PERSONAL INFORMATION: The Buyer and the Seller hereby consent to the collection, use and disclosure by the Brokerages and by the managing broker(s), associate broker(s) and representative(s) of those Brokerages (collectively the "REALTOR®(s)") described in Section 21, the real estate boards of which those Brokerages and REALTOR®s are members and, if the Property is listed on a Multiple Listing Service®, the real estate board that operates the Multiple Listing Service®, of personal information about the Buyer and the Seller:
 - a. for all purposes consistent with the transaction contemplated herein;
 - b. if the Property is listed on a Multiple Listing Service®, for the purpose of the compilation, retention and publication by the real estate board that operates the Multiple Listing Service® and other real estate boards of any statistics including historical Multiple Listing Service® data for use by persons authorized to use the Multiple Listing Service® of that real estate board and other real estate boards;

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PROPERTY ADDRESS

- c. for enforcing codes of professional conduct and ethics for members of real estate boards; and
- d. for the purposes (and to the recipients) described in the British Columbia Real Estate Association's Privacy Notice and Consent form.

The personal information provided by the Buyer and Seller may be stored on databases outside Canada, in which case it would be subject to the laws of the jurisdiction in which it is located.

20. ASSIGNMENT OF REMUNERATION: The Buyer and the Seller agree that the Seller's authorization and instruction set out in section 25(C) below is a confirmation of the equitable assignment by the Seller in the Listing Contract and is notice of the equitable assignment to anyone acting on behalf of the Buyer or Seller.

20A. RESTRICTION ON ASSIGNMENT OF CONTRACT: The Buyer and the Seller agree that this Contract: (a) must not be assigned without the written consent of the Seller; and (b) the Seller is entitled to any profit resulting from an assignment of the Contract by the Buyer or any subsequent assignee.

21. AGENCY DISCLOSURE: The Seller and the Buyer acknowledge and confirm as follows (initial appropriate box(es) and complete details as applicable):

INITIALS

A. The Seller acknowledges having received, read and understood Real Estate Council of British Columbia (RECBC) form entitled "Disclosure of Representation in Trading Services" and hereby confirms that the Seller has an agency relationship with Harry LI PREC (Designated Agent(s)/REALTOR®(s)) who is/are licensed in relation to RA Realty Alliance INC. (Brokerage).

INITIALS

B. The Buyer acknowledges having received, read and understood RECBC form entitled "Disclosure of Representation in Trading Services" and hereby confirms that the Buyer has an agency relationship with Abdullah Khan (Designated Agent(s)/REALTOR®(s)) who is/are licensed in relation to Sutton Group-Alliance R.E.S. (Brokerage).

INITIALS

C. The Seller and the Buyer each acknowledge having received, read and understood RECBC form entitled "Disclosure of Risks Associated with Dual Agency" and hereby confirm that they each consent to a dual agency relationship with _____ (Designated Agent(s)/REALTOR®(s)) who is/are licensed in relation to _____ (Brokerage), having signed a dual agency agreement with such Designated Agent(s)/REALTOR®(s) dated _____.

INITIALS

D. If only (A) has been completed, the Buyer acknowledges having received, read and understood RECBC form "Disclosure of Risks to Unrepresented Parties" from the Seller's agent listed in (A) and hereby confirms that the Buyer has no agency relationship.

INITIALS

E. If only (B) has been completed, the Seller acknowledges having received, read and understood RECBC form "Disclosure of Risks to Unrepresented Parties" from the Buyer's agent listed in (B) and hereby confirms that the Seller has no agency relationship.

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PROPERTY ADDRESS

22. ACCEPTANCE IRREVOCABLE (Buyer and Seller): The Seller and the Buyer specifically confirm that this Contract of Purchase and Sale is executed under seal. It is agreed and understood that the Seller's acceptance is irrevocable, including without limitation, during the period prior to the date specified for the Buyer to either:
a. fulfill or waive the terms and conditions herein contained; and/or
b. exercise any option(s) herein contained.

23. THIS IS A LEGAL DOCUMENT. READ THIS ENTIRE DOCUMENT AND INFORMATION PAGE BEFORE YOU SIGN.

24. OFFER: This offer, or counter-offer, will be open for acceptance until 5 o'clock PM on AK SK November 28 (22) yr. 2021 (unless withdrawn in writing with notification to the other party of such revocation prior to notification of its acceptance), and upon acceptance of the offer, or counter-offer, by accepting in writing and notifying the other party of such acceptance, there will be a binding Contract of Purchase and Sale on the terms and conditions set forth.

AK
SK

Abdullah Khan
WITNESS
Abdullah Khan
WITNESS

X AK SK BUYER
X Shahzeen Khan BUYER

Akhter Zeb Khan
PRINT NAME
Shahzeen Khan
PRINT NAME

If the Buyer is an individual, the Buyer declares that they are a Canadian citizen or a permanent resident as defined in the Immigration and Refugee Protection Act:

Yes INITIALS No INITIALS

25. ACCEPTANCE: The Seller (a) hereby accepts the above offer and agrees to complete the sale upon the terms and conditions set out above, (b) agrees to pay a commission as per the Listing Contract, and (c) authorizes and instructs the Buyer and anyone acting on behalf of the Buyer or Seller to pay the commission out of the proceeds of sale and forward copies of the Seller's Statement of Adjustments to the Cooperating/Listing Brokerage, as requested forthwith after completion.

Seller's acceptance is dated November 20 yr. 2021

The Seller declares their residency:

RESIDENT OF CANADA INITIALS NON-RESIDENT OF CANADA INITIALS as defined under the Income Tax Act.

AK SK
WITNESS
AK SK
WITNESS

X AK SK SELLER
X AK SK SELLER

SEE ADDENDUM ATTACHED.
PRINT NAME
PRINT NAME

*PREC represents Personal Real Estate Corporation
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SCHEDULE "A"
(Court Approved Sale)

DATE: November 17, 2021

CONTRACT OF PURCHASE AND SALE RE: 25141 Dawdney Trunk Road, Maple Ridge, British Columbia, (the "Lands")

The following terms replace, modify, and where applicable override, the terms of the attached contract of purchase and sale, and any modifications, amendments, additons or addenda thereto (collectively, the "Contract"). Where any conflict arises between the terms of this Schedule "A" and the Contract, the terms of this Schedule "A" will apply.

1. All references to Vendor/Seller in the Contract and in this Schedule mean MNP LTD. (the "Receiver"), in its capacity as court-appointed Receiver of the assets, undertakings and properties of, inter alia, Siu Mul "Debbie" Wong and Siu Kon "Bonnie" Soo (collectively, the "Debtors"), and specifically the Receiver's interest in and to the Lands, pursuant to the Court Order made in Supreme Court of British Columbia, Action No. S198522 (Vancouver Registry) (the "Proceeding") on October 3, 2019, as amended and restated by the Court Order made in the Proceeding on August 27, 2021, and not as vendor or owner.
2. The Receiver agrees, subject to the other terms of the Contract, to present the Contract to Court for approval, once all subject conditions, save for court-approval, have been waived or declared fulfilled, and in so doing is not contractually or otherwise liable to the Buyer or any other party in any way;
3. The Buyer accepts the Lands "as is, where is" as of the Possession Date and saves the Receiver harmless from all claims resulting from or relating to the age, fitness, condition, zoning, lawful use, environmental condition or circumstances and location of the Lands, and agrees to accept the Lands subject to any outstanding work orders or notices or infractions as to the date of closing and subject to the existing municipal or other governmental by-laws, restrictions or orders affecting its use, including subdivision agreement and easements;
4. The Buyer acknowledges and agrees that the Receiver is not the owner or vendor of the Lands, and the Buyer acknowledges and agrees that the Receiver makes no representations or warranties whatsoever with respect to the Lands. The Buyer acknowledges and agrees that they have relied entirely upon their own inspection and investigation with respect to quantity, quality and value of the Lands, and that it may change between the date of viewing of the Lands and the Possession Date.
5. The Buyer acknowledges and agrees that the Receiver is not the registered owner of the Lands and can make no representations as to the use of the Lands, its occupancy or vacancy, or the residency of the registered owners. To the extent any information or declaration is made by the Receiver in respect of such matters and to enable closing, they are made on information and belief and are not to be relied upon by the Buyer.
6. With respect to environmental matters, and without limiting the generality of the foregoing, the Buyer agrees that they are solely responsible for investigating the environmental condition of the Lands to their own satisfaction, and they are relying on their own investigations to verify that the level of contaminants, as hereinafter defined, on or migrating to or from the Lands is satisfactory to the Buyer and the environmental condition of the Lands is otherwise acceptable. Contaminants includes, without limitation, any contaminant, pollutant, underground or aboveground tank, asbestos materials, urea formaldehyde, special deleterious substance, dangerous substance or good, hazardous, corrosive or toxic substance, waste, waste or any other substance which is now or hereafter regulated under any laws, regulations, bylaws, orders or other lawful requirements of any governmental authority having jurisdiction over the Lands.
7. The Receiver makes no representations as to residency of the registered owner(s) of the Lands and will make no representations or declarations about that at closing. The Buyer hereby warrants and represents to the Receiver that the Buyer has made reasonable inquiry within the meaning of s. 118(5)(a) of the Income Tax Act and is satisfied that the registered owner(s) of the Land are, or if more than one are, Canadian residents. The Buyer agrees that upon completion the Buyer will pay to the Receiver, subject only to those adjustments to which the Receiver has agreed in writing, the full purchase price owing on the purchase under the Contract without holdback under s. 118(5) of the Income Tax Act or related sections.
8. The Buyer acknowledges and agrees that the assets to be purchased under the Contract do not include any personal property or chattels and that any personal property or chattels remaining in the premises on

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the Lands which are taken by the Buyer at their own risk and expense, without representation or warranty of any kind from the Receiver as to the ownership or state of repair of any such personal property or chattels;

9. The Buyer acknowledges and agrees that there will be no adjustments made to the purchase price on account of any tenancies assumed by the Buyer, including but not limited to adjustments for rents or security deposits.
10. Notwithstanding s. 109 of the *Strata Property Act* S.B.C. 1998 c. 43, the Buyer agrees that, the Buyer will be responsible for payment of all special assessments levied against the Lands, both before and after the date of the Contract, including all special assessments levied prior to the Completion Date, together with all assessments which may be levied and become payable at any time after the Completion Date, whether known or unknown, or anticipated at any time prior. The Receiver will only be responsible for payment of monthly maintenance arrears that are due and owing to the subject strata corporation on the Completion Date.
11. The Receiver is not and will not be liable to the Buyer nor to anyone claiming by, through or under the Buyer for any damages, costs or expenses for damage caused to the Lands by the registered owner of the Lands or his tenants, guests, assigns, agents or by persons unknown.
12. The Contract is subject to approval by the Supreme Court of British Columbia (the "Court"), with the real estate commission in respect of the Contract to be paid only if the court-approved sale completes. This condition is for the sole benefit of the Receiver.
13. The Buyer acknowledges and agrees that other prospective purchasers may attend in Court in person or by agent at the hearing of the motion to approve the Contract and such prospective purchasers may make competing offers which may be approved by the Court. The Receiver may be compelled to advocate in favour of other offers in order to obtain the highest price for the Lands. The Receiver gives no undertaking to advocate the acceptance of the Contract. To protect their interests in purchasing the Lands, the Buyer acknowledges and agrees that they should attend at the Court hearing in person or by agent and be prepared there to make such amended or increased offer to purchase the Lands as the Court may permit or direct;
14. The Contract may be terminated at the Receiver's sole option if at any time prior to Court approval:
 - a. the Court varies or vacates the receivership order to remove or impede the Receiver's ability to market the Lands for sale; or
 - b. The Receiver determines, in its sole discretion, that it is inadvisable to present the Contract to the Court for any reason whatsoever,
 and in any such event the Receiver shall have no further obligations or liability to the Buyer under the Contract or otherwise. This condition is for the sole benefit of the Receiver.
15. The Buyer acknowledges and agrees that they are purchasing title in the Lands free and clear of all encumbrances of the parties to the proceedings concerning the Lands brought by the Receiver in the Supreme Court of British Columbia, in accordance with such vesting order as may be made in the said proceedings except: subsisting conditions, provisos, restrictions, exceptions and reservations, including royalties contained in the original grant or contained in any other grant or disposition from the Crown registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, existing tenancies, if any, and except as otherwise set out herein.
16. The Buyer acknowledges and agrees that time will be of the essence hereof, and unless the balance of the cash payment is paid and such formal agreement to pay the balance as may be necessary is entered into on or before the Completion Date, the Receiver may, at its option, either terminate or reaffirm the Contract, and in either event the amount paid by the Buyer, including without limitation the deposit will be absolutely forfeited to the Receiver on account of damages, and not in substitution therefore, without prejudice to the Receiver's other remedies.
17. No property condition disclosure statement concerning the Lands forms part of the Contract, regardless of whether or not such a statement is attached to it.
18. The Purchase Price does not include Goods and Services Tax, if any, which shall be payable by the Buyer.
19. The Receiver may, in its sole discretion, extend the Completion Date by up to 10 days.
20. If the Buyer fails or refuses to complete the purchase and sale herein contemplated after all the Buyer's conditions have been satisfied or waived, the Deposit together with accrued interest thereon shall be

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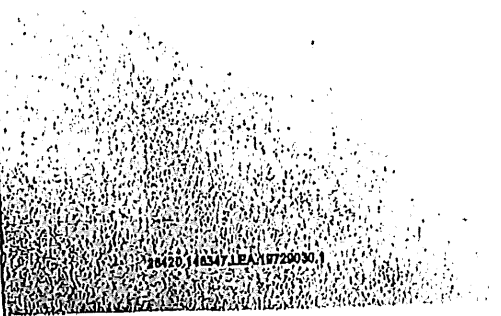
forfeited to the Receiver as liquidated damages as a genuine pre-estimate of its damages, without prejudice to any other rights and remedies which the Receiver may have at law or in equity against the Buyer. In accordance with s. 30(1)(g) and 30(2)(b) of the *Real Estate Services Act*, the Buyer and Receiver hereby agree to the release of the Deposit and accrued interest thereon to the Receiver, and the Buyer hereby instructs the party holding the Deposit to so release the Deposit together with accrued interest thereon to the Receiver, upon written demand from the Receiver or its counsel confirming that the Buyer has failed or refused to complete the purchase and sale herein contemplated despite the Buyer's conditions having been satisfied or waived.

21. All funds payable by the Buyer in connection with the Contract will be by certified cheque, or a Lawyer's/Notary's bank draft, or certified trust cheque, and shall be delivered by prepaid courier to the solicitor acting for the Receiver.


Abdullah Khan
Witness Abdullah Khan
Abdullah Khan
Witness Abdullah Khan
[Signature]
Witness

[Signature]
Buyer
Abdul Karim Khan / Shahreen Khan
Buyer

MNP LTD, in its capacity as court-appointed receiver of, inter alia, certain assets of Siu Mul "Debbie" Wong and Siu Kon "Bonnie" Soo, including the Lands as defined herein (and not in its personal capacity)



This is **Exhibit "D"** referred to in the Affidavit
of Patty Wood made before me on
November 30 2021.

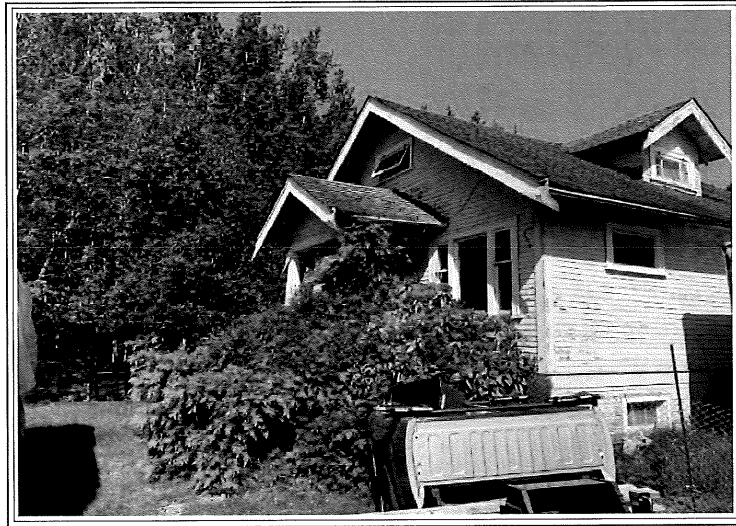


A COMMISSIONER FOR TAKING AFFIDAVITS FOR
BRITISH COLUMBIA

Property Genie Enterprises Inc.
5410 Dollyvarden Lane

3388
File No. 3388

APPRAISAL OF



LOCATED AT:

25141 Dewdney Trunk Road
Maple Ridge, BC V4R1X6

FOR:

MNP Ltd.
c/o Lawson Lundell LLP
Vancouver, BC V6C 3L2

BORROWER:

MNP Ltd.

AS OF:

May 15, 2021

BY:

Michael Kind, CRA, P.App

Property Genie Enterprises Inc.
5410 Dollyvarden Lane
Chilliwack, B.C., V2R 0Z5
604-316-8455

18-MAY-2021

MNP Ltd.

c/o Lawson Lundell LLP
Vancouver, BC V6C 3L2

Address of Property: 25141 Dewdney Trunk Road
Maple Ridge, BC V4R1X6

Market Value: \$ \$1,370,000

In accordance with your request and authorization, an investigation, analysis and Full Form Appraisal Report on the above described property has been completed for the purpose of estimating the Market Value.

A physical, inspection of the site, improvements and photographs were taken on May 15, 2021.

After careful consideration of all the factors that affect value, the market value was estimated to be as referenced above.

This estimate is subject to any extraordinary limiting conditions attached to this appraisal 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 the undersigned.

Both the appraiser and supervisory appraiser, if applicable, certify no interest, present or contemplated in the property appraised.

Yours truly,



Michael Kind, CRA, P.App
CRA, P.App

RESIDENTIAL APPRAISAL REPORT

REFERENCE: 3388 Property Genie Enterprises Inc. FILE NO.: 3388

CLIENT	CLIENT: MNP Ltd.	APPRAISER	AIC MEMBER: Michael Kind, CRA, P.App	 Appraisal Institute of Canada
	ATTENTION:		COMPANY: Property Genie Enterprises Inc.	
	ADDRESS: c/o Lawson Lundell LLP Vancouver, BC V6C 3L2		ADDRESS: 5410 Dollyvarden Lane Chilliwack, B.C., V2R 0Z5	
	E-MAIL: lalexander@lawsonlundell.com		E-MAIL: mkind@mypropertygenie.com	
PHONE: 604-408-5330 FAX:	PHONE: 604-316-8455 FAX:			

SUBJECT	PROPERTY ADDRESS: 25141 Dewdney Trunk Road city: Maple Ridge PROVINCE: BC POSTAL CODE: V4R1X6		
	LEGAL DESCRIPTION: Lot 3, Part SW1/4, Group 1, LD 36, Section 23, Township 12, Plan #NWP4023, PID 011-016-272, Roll #6350200007 Source: BCAA		
	MUNICIPALITY AND DISTRICT: District of Maple Ridge		
	ASSESSMENT: Land \$ 1,048,000.00 Imps \$ 72,300.00 Total \$ 1,120,300.00 Assessment Date: 01-JUL-2020 Taxes \$ 4,297.80 Year 2020		
EXISTING USE: Residential Single Family OCCUPIED BY: Tenant			

ASSIGNMENT	NAME: MNP Ltd. Name Type: NA
	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 Legal Analysis Purposes
	INTENDED USERS (by name): MNP Ltd.
	REQUESTED BY: <input type="checkbox"/> Client above <input checked="" type="checkbox"/> Other Lawson Lundell LLP
	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 checked="" type="checkbox"/> COST APPROACH <input type="checkbox"/> INCOME APPROACH	
EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum)	
HYPOTHETICAL CONDITIONS <input checked="" type="checkbox"/> NO <input 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 checked="" type="checkbox"/> Agricultural <input type="checkbox"/>	AGE RANGE OF PROPERTIES (years):	From 1 To 95	
	TYPE OF DISTRICT: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Recreational <input type="checkbox"/>	PRICE RANGE OF PROPERTIES:	\$ 500000 \$ 3500000	
	TREND OF DISTRICT: <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating <input type="checkbox"/>	Upward Trends as of Late		
	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 checked="" type="checkbox"/> Average <input 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: <input checked="" type="checkbox"/> Detrimental Conditions Observed			
	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)			
	See Attached Addendum			

SITE	SITE DIMENSIONS: NA	UTILITIES: <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Sanitary Sewer <input checked="" type="checkbox"/> Septic
	LOT SIZE: 4.87 Unit of Measurement AC	<input type="checkbox"/> Open Ditch <input type="checkbox"/> Holding Tank <input type="checkbox"/>
	Source: BCAA + Munic. Maps	WATER SUPPLY: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Private Well <input type="checkbox"/>
	TOPOGRAPHY: Undulating	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: Rectangular	<input type="checkbox"/> Street Lights <input checked="" type="checkbox"/> Cablevision <input type="checkbox"/>
	ZONING: RS-1 (Residential) Source: District of Maple Ridge	ELECTRICAL: <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> Underground <input type="checkbox"/>
	OTHER LAND USE CONTROLS (see comments): None Noted	DRIVEWAY: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Mutual <input type="checkbox"/> None <input checked="" type="checkbox"/> Single <input type="checkbox"/> Double
	USE 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: Unpaved
	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 Front
COMMENTS: <input type="checkbox"/> Detrimental Conditions Observed	LANDSCAPING: <input type="checkbox"/> Good <input type="checkbox"/> Average <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor	
CURB APPEAL: <input type="checkbox"/> Good <input type="checkbox"/> Average <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor		
Include 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.		
See Attached Addendum		

RESIDENTIAL APPRAISAL REPORT

Property Genie Enterprises Inc.

FILE NO.: 3388

REFERENCE: 3388

YEAR BUILT (estimated): <u>1926</u>	PROPERTY TYPE: <u>Single Family Dwelling</u>	ROOFING: <u>Asphalt Shingle</u>
YEAR OF ADDITIONS: <u>NA</u>	DESIGN/STYLE: <u>2 Storey</u>	Condition: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
EFFECTIVE AGE: <u>50</u> years	CONSTRUCTION: <u>Wood</u>	
REM. ECONOMIC LIFE: <u>25</u> years	WINDOWS: <u>Wood/Single</u>	
COMMENTS: <u>As Is</u>	BASEMENT: <u>Part</u>	EXTERIOR FINISH: <u>Wood Siding</u>
	ESTIMATED BASEMENT AREA: <u>799</u> <input checked="" type="checkbox"/> Sq. Ft. <input type="checkbox"/> Sq. M.	Condition: <input type="checkbox"/> Good <input type="checkbox"/> Average <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor
	ESTIMATED BASEMENT FINISH: <u>0</u> %	
	FOUNDATION WALLS: <u>Poured Concrete</u>	

BEDROOMS(##)	BATHROOMS(##)	INTERIOR FINISH	Walls	Ceilings	CLOSET:	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor/None
<u>1</u> Large	<u>1</u> 2-piece	Good	Drywall	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Ceiling	<input checked="" type="checkbox"/> Walls <input type="checkbox"/> Basement <input type="checkbox"/> Crawl Space
<u>2</u> Average	3-piece	Average	Plaster	<input type="checkbox"/>	Info Source: <u>Assumed</u>	
Small	<u>1</u> 4-piece	<u>XX</u> Fair	Paneling	<input type="checkbox"/>	PLUMBING LINES: <u>Mixed</u>	Info Source: <u>Assumed</u>
	5-piece	Poor		<input type="checkbox"/>	FLOOR PLAN: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
FLOORING: <u>Vinyl+hardwood-mixed (based on pictures provided)</u>					BUILT-IN/EXTRA:	<input type="checkbox"/> Stove <input type="checkbox"/> Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Garburator
ELECTRICAL: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers					<input type="checkbox"/> Vacuum <input type="checkbox"/> Security System <input type="checkbox"/> Fireplace <input type="checkbox"/> Skylight <input type="checkbox"/> Solarium	
ESTIMATED RATED CAPACITY OF MAIN PANEL: <u>100A-assumed</u> amps					<input type="checkbox"/> HR Ventilator <input type="checkbox"/> Central Air <input type="checkbox"/> Air Cleaner <input type="checkbox"/> Sauna <input type="checkbox"/> Jetted Tub	
HEATING SYSTEM: <u>Forced Air-assumed</u> Fuel type: <u>N/Gas-assumed</u>					<input type="checkbox"/> Garage Opener <input type="checkbox"/> Swimming Pool <input type="checkbox"/>	
WATER HEATER: Type: <u>40 G.-assumed</u>					OVERALL INT. COND: <input type="checkbox"/> Good <input type="checkbox"/> Average <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor	

ROOM ALLOCATION													ROOM TOTAL	AREA	
LEVEL:	ENTRANCE	LIVING	DINING	KITCHEN	FAMILY	BEDROOMS	DEN	FULL BATH	PART BATH	LAUNDRY	Strg.				
MAIN	1	1		1		2		1						4	839
SECOND					1	1			1		1			3	415
THIRD															
ABOVE GRADE TOTALS													7	1,254	
ROOMS: <u>7</u> BEDROOMS: <u>3</u> BATHROOMS: <u>1F 1H</u>															
BASEMENT	1									1				2	799

UNIT OF MEASUREMENT: Sq. Ft. Sq. M.

SOURCE OF MEASUREMENT: Assessment Records

BASEMENT FINISH: The subject features a part basement that is unfinished, and has low ceiling height.

GARAGES/CARPORT/PARKING FACILITIES: Single detached garage

SITE IMPROVEMENTS (INCLUDING DECKS, PATIOS, OUTBUILDINGS, LANDSCAPING, etc.): Rear entry/fencing/driveway/landscaping/front entry/outbuildings

COMMENTS: Detrimental Conditions Observed Incomplete Construction (see comments)

Building, appearance, quality, condition, services, extras, personal property, etc.

The subject features a functional floor plan with rooms that include a living room, kitchen, two bedrooms, and a full bathroom. The upper floor includes a family area, one bedroom, a two piece bathroom, and a storage area. At the time of inspection, so mold was noted in the bathroom on the ceiling, which is likely due to a lack of proper ventilation. A deferred maintenance adjustment has been applied along with the estimated cost to repair the septic.

RESIDENTIAL APPRAISAL REPORT

REFERENCE: 3388 Property Genie Enterprises Inc. FILE NO.: 3388
 LAND VALUE AS IF VACANT: N/A \$ 1,235,000 SOURCE OF DATA: MLS Comment: as unimproved

HIGHEST AND BEST USE

EXISTING USE: Residential Single Family
 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: The existing residential use does conform to the zoning bylaw, and is deemed to be consistent with that of the highest and best use.

DIRECT COMPARISON APPROACH

SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
	Description	\$ Adjustment	Description	\$ Adjustment	Description	\$ Adjustment
25141 Dewdney Trunk Road Maple Ridge, BC V4R1X6	25648 Dewdney Trunk Road Maple Ridge		11735 256th Street Maple Ridge		24611 Dewdney Trunk Road Maple Ridge	
DATA SOURCE	R2567978	R2567460	R2556768		R2561187	
DATE OF SALE	Active Listing	10-MAY-2021	15-APR-2021	7,500	13-APR-2021	7,500
SALE PRICE	\$ 1,380,000	\$ 1,280,000	\$ 1,500,000		\$ 1,565,000	
DAYS ON MARKET	23	24	17		7	
LOCATION		Balanced	Superior	-50,000	Balanced	
SITE DIMENSIONS/LOT SIZE	4.87 AC	1.00 AC	5.13 AC	-26,000	4.0 AC	87,000
BUILDING TYPE	Detached	Detached	Detached		Detached	
DESIGN/STYLE	2 Storey	2L/LB	1L/NB		1L/FB	
AGE/CONDITION	95 Fair	81 Good	71 Av/Gd	-60,000	75 Av/Gd	-50,000
LIVABLE FLOOR AREA	1254 Sq.Ft.	830 Sq.Ft.	1078 Sq.Ft.	6,500	1018 Sq.Ft.	8,500
ROOM COUNT	Total Rooms: 10 Bdrms: 3	Total Rooms: 10 Bdrms: 4	Total Rooms: 7 Bdrms: 2		Total Rooms: 7 Bdrms: 3	
BATHROOMS	1F 1H	1f	1f		1f	
BASEMENT	P/Unfin-799 SF	L/F.Fin-780 SF	F/F.Fin-1078 SF	-40,000	F/Unfin-1018 SF	-5,000
PARKING FACILITIES	Sgl Det Gar	Open	Det Gar	-10,000	Open	5,000
Qual./Extras	+ Add.S.Imp.	Superior	Inferior	10,000	Superior	-20,000
Less: Deferred Maintenance				-20,000		-20,000
ADJUSTMENTS (Gross%, Net%, Dollar)	55.3% % 8.4% % \$ 107,500		15.3% % -12.1% % \$ 182,000		13.0% % 0.8% % \$ 13,000	
ADJUSTED VALUES	\$ 1,387,500		\$ 1,318,000		\$ 1,578,000	

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.
 Sales data for similar properties in the area is very limited, so a broader search criteria was implemented. The 3 property transactions shown stand as the best, and most current available comparable properties to the subject offering a range of substitution within the same market. They were each analysed with dollar derived adjustments put into place to offset the discrepancies between the subject and the comparable sales. Based on a ranking of the adjusted sales evidence provided, a final value of \$1,370,000 (As Is) is supported.

ESTIMATED VALUE BY THE DIRECT COMPARISON APPROACH (rounded): \$ 1,370,000 As Is

RESIDENTIAL APPRAISAL REPORT

REFERENCE: 3388

Property Genie Enterprises Inc.

FILE NO.: 3388

SALES HISTORY	SUBJECT SOLD WITHIN 3 YEARS OF EFFECTIVE DATE: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	ANALYSES OF SALE TRANSFER HISTORY: (minimum of three years) A review of online BCAA and MLS records shows that the subject property has had no transfer activity within the last three years.
EXPOSURE TIME	SUBJECT LISTED WITHIN 1 YEAR OF EFFECTIVE DATE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO SUBJECT CURRENTLY LISTED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	ANALYSES OF AGREEMENTS FOR SALE, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT: (minimum of one year) A review of online BCAA and MLS records shows that the subject property is currently listed for \$1,380,000, in a listing that commenced April 19, 2021.
RECONCILIATION AND FINAL VALUE	ANALYSES OF REASONABLE EXPOSURE TIME: The appraised value shown is based on the assumption of a 60 to 90 day marketing period prior to the effective date of this appraisal. Within this assumption we have assumed that the property would have been marketed on an MLS system and properly exposed to potential purchasers. Exposure time is always presumed to precede the effective date of the appraisal. It may be defined as " The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of the sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of the past events assuming a competitive and open market."
	RECONCILIATION AND FINAL ESTIMATE OF VALUE: The use of the Direct Comparison Approach in this case involved analyzing market activity in proximity to the subject focusing on comparable properties with similarities to the characteristics of the subject property. Although a volume of adjustments were required to each comparable, those applied are considered reasonable and reflective of the typical purchasers' response to such factors. Accordingly, we do consider the conclusion derived from the Direct Comparison Approach to be the most reliable indication of the subject's market value and is therefore given the most weight in the final value analysis.
DEFINITIONS	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>15-MAY-2021</u> (Effective Date of the Appraisal) IS ESTIMATED AT \$ <u>1,370,000</u> COMPLETED ON <u>18-MAY-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.
SCOPE	<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)</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> <p>Existing residential use</p>
	<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 the market value or the 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: See Addendum</p>

RESIDENTIAL APPRAISAL REPORT

Property Genie Enterprises Inc.

FILE NO.: 3388

REFERENCE: 3388

ASSUMPTIONS, LIMITING CONDITIONS, DISCLAIMERS AND LIMITATIONS OF LIABILITY

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:

- This report is prepared only for the client and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable.
- Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the author(s).
- The author will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. No registry office search has been performed and the author assumes that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser. Any information regarding the identity of a property's owner or identifying the property owned by the listed client and/or applicant provided by the appraiser is for informational purposes only and any reliance on such information is unreasonable. Any information provided by the appraiser does not constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title.
- Verification of compliance with governmental regulations, bylaws or statutes is outside the scope of work and expertise of the appraiser. Any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.
- No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be retained for such matters.
- This report is completed on the basis that testimony or appearance in court concerning this report 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 report and related data, and the provision of appropriate compensation.
- Unless otherwise stated in this report, the author has no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the subject property or of/on a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. 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 author. 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.
- The author is not qualified to comment on detrimental environmental, chemical or biological conditions 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 which may include but are not limited to moulds and mildews or the conditions that may give rise to either. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. It is an assumption of this report that the property complies with all regulatory requirements concerning environmental, chemical and biological matters, and it is assumed that the property is free of any detrimental environmental, chemical and biological conditions that may affect the market value of the property appraised. If a party relying on this report requires information about or an assessment of detrimental environmental, chemical or biological conditions that may impact the value conclusion herein, that party is advised to retain an expert qualified in such matters. The author expressly denies any legal liability related to the effect of detrimental environmental, chemical or biological matters on the market value of the property.
- The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct.
- The term "inspection" refers to observation only as defined by CUSPAP and reporting of the general material finishing and conditions observed 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.
- 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 author 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 author has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this visual inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the author.
- 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 author 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 author'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 author's privacy policy and in accordance with the PIPEDA.
- The author has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use.
- This report, its content and all attachments/addendums and their content are the property of the author. The client, authorized 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.
- 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 author can be reasonably relied upon.
- 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.
- Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending, underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, 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 loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable.

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

- The statements of fact contained in this report are true and correct;
- 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;
- 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;
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- 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;
- 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);
- 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);
- No one has provided professional assistance to the members(s) signing this report;
 The following individual provided the following professional assistance:

PROPERTY IDENTIFICATION


ADDRESS: 25141 Dewdney Trunk Road CITY: Maple Ridge PROVINCE: BC POSTAL CODE: V4R1X6

LEGAL DESCRIPTION: Lot 3, Part SW1/4, Group 1, LD 36, Section 23, Township 12, Plan #NWP4023, PID 011-016-272, Roll #G350200007

BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED HEREIN, THE MARKET VALUE OF THE INTEREST IN THE PROPERTY DESCRIBED,

AS AT 15-MAY-2021 (Effective date of the appraisal) IS ESTIMATED AT \$ 1,370,000 As Is As If Complete

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

<p>APPRAISER</p> <p>SIGNATURE: </p> <p>NAME: <u>Michael Kind, CRA, P.App</u></p> <p>AIC DESIGNATION/STATUS: <input type="checkbox"/> Candidate Member <input checked="" type="checkbox"/> CRA,P.App <input type="checkbox"/> AACI,P.App Membership # <u>903616</u></p> <p>DATE OF REPORT/DATE SIGNED: <u>18-MAY-2021</u></p> <p>PERSONALLY INSPECTED THE SUBJECT PROPERTY: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>DATE OF INSPECTION: <u>15-MAY-2021</u></p> <p>LICENSE INFO: (where applicable) _____</p> <p>NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.</p>	<p>CO-SIGNING AIC APPRAISER (if applicable)</p> <p>SIGNATURE: _____</p> <p>NAME: _____</p> <p>AIC DESIGNATION/STATUS: <input type="checkbox"/> CRA,P.App <input type="checkbox"/> AACI,P.App Membership # _____</p> <p>DATE OF REPORT/DATE SIGNED: _____</p> <p>PERSONALLY INSPECTED THE SUBJECT PROPERTY: <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>DATE OF INSPECTION: _____</p> <p>LICENSE INFO: (where applicable) _____</p> <p>NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.</p>
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SOURCE OF DIGITAL SIGNATURE SECURITY: _____

ATTACHMENTS AND ADDENDA: ADDITIONAL SALES EXTRAORDINARY ASSUMPTIONS/LIMITING CONDITIONS NARRATIVE PHOTOGRAPHS BUILDING SKETCH PROGRESS INSPECTION

MAPS COST APPROACH INCOME APPROACH MARKET RENT SCOPE OF WORK LIMITED USES/LIMITED DETRIMENTAL CONDITIONS

EXTRAORDINARY ITEMS ADDENDUM

REFERENCE: 3388 Property Genie Enterprises Inc. FILE NO.: 3388

CLIENT	CLIENT: MNP Ltd.	APPRAISER	AIC MEMBER: Michael Kind, CRA, P.App	 Appraisal Institute of Canada
	ATTENTION:		COMPANY: Property Genie Enterprises Inc.	
	ADDRESS: c/o Lawson Lundell LLP Vancouver, BC V6C 3L2		ADDRESS: 5410 Dollyvarden Lane Chilliwack, B.C., V2R 0Z5	
	E-MAIL: lalexander@lawsonlundell.com		E-MAIL: mkind@mypropertygenie.com	
PHONE: 604-408-5330 FAX:	PHONE: 604-316-8455 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.

None

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.

None

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.

None

EXTRAORDINARY ITEMS ADDENDUM

COST APPROACH ADDENDUM

REFERENCE: 3388 Property Genie Enterprises Inc. FILE NO.: 3388

CLIENT	CLIENT: MNP Ltd.	APPRAISER	AIC MEMBER: Michael Kind, CRA, P.App	 Appraisal Institute of Canada
	ATTENTION:		COMPANY: Property Genie Enterprises Inc.	
	ADDRESS: c/o Lawson Lundell LLP Vancouver, BC V6C 3L2		ADDRESS: 5410 Dollyvarden Lane Chilliwack, B.C., V2R 0Z5	
	E-MAIL: lalexander@lawsonlundell.com		E-MAIL: mkind@mypropertygenie.com	
PHONE: 604-408-5330 FAX:	PHONE: 604-316-8455 FAX:			

PROPERTY ADDRESS: 25141 Dewdney Trunk Road			
LAND VALUE as unimproved	SOURCE OF DATA MLS	\$ 1,235,000	
SOURCE OF COST DATA: <input type="checkbox"/> MANUAL <input checked="" type="checkbox"/> CONTRACTOR <input checked="" type="checkbox"/> Internal Appraisal Archives			
BUILDING COST: <input checked="" type="checkbox"/> Sq. Ft. <input type="checkbox"/> Sq. M.			
		ESTIMATED COST NEW	DEPRECIATED COST
Livable floor Area (above grade)	1,254.00 @ \$	175.00 \$ 219,450	\$
Basement Unfinished	799 @ \$	0.00 \$ 0	\$
Garages/Carports Contributory Value	0 @ \$	0.00 \$ 0	\$ 5,000
	@ \$	\$	\$
	@ \$	\$	\$
	@ \$	\$	\$
OTHER EXTRAS INCLUDING SITE IMPROVEMENTS, LANDSCAPING, ETC			
Contributory Value of Additional Site Improvements		\$	\$ 20,000
		\$	\$
Less: Deferred Maintenance		\$	\$ -20,000
		\$	\$
		\$	\$
TOTAL REPLACEMENT COST		\$ 219,450	
ACCRUED DEPRECIATION:			
	66 %	\$ 144,837	\$ 74,613
DEPRECIATED VALUE OF THE IMPROVEMENTS			\$ 79,613
			\$ 1,314,613
ESTIMATED VALUE BY THE COST APPROACH (rounded)			\$ 1,314,600

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

ANALYSES/COMMENTS: The Cost Approach is based on the premise that an informed purchaser will not pay more for a property than the cost of producing a substitute. This approach involves an estimate of the cost to construct a comparable building at current prices, deducting accrued depreciation (a measurement of the loss in value from the reproduction cost new), and adding the estimate of land value as though vacant and unimproved. The Cost Approach is best suited for special purpose properties or properties that have recently been improved and depreciation of the improvements is more easily measured.

In particular, the Cost Approach incorporates a land valuation, a factor which is critical where a significant component of a property's value lies in the land component. Ultimately, the land information available was considered relevant, reliable, and provided good support for the subject's underlying land value. The estimate of the depreciated reproduction cost new was based on current construction costs as indicated by reliable sources.

The shortfall of the Cost Approach is estimating the appropriate level of depreciation to apply to an advanced age property with varying levels of upgrades over time. While the Cost Approach does lend some support to the final value estimate of this appraisal report, greater weight is placed on the Direct Comparison Approach given the volume of reliable market data in the area.

COST APPROACH

Borrower: MNP Ltd.	File No.: 3388
Property Address: 25141 Dewdney Trunk Road	Case No.: 3388
City: Maple Ridge	Province: BC
Lender: MNP Ltd.	Postal Code: V4R1X6

Neighbourhood Summary Comments

The subject is located on the north side of Dewdney Trunk Road, just east of 250th Street, in a well established rural/agricultural neighbourhood of the District of Maple Ridge. The general area is made-up of similar style and age homes situated on small to medium sized agricultural properties. Numerous urban amenities are situated within close proximity to the eastern region of Maple Ridge. The fronting roadway is a rural arterial route with consistent traffic flows. No other adverse influences were apparent.

Site Comments

The lot is undulating at road grade and is comparable in size to many neighbouring properties. The subject consists of a 95+/- year old two storey style home. It is clad in wood siding with an asphalt shingle roof covering above. Parking is accommodated by a single detached garage, which is accessed from the fronting roadway. In addition, there is are three sheds/chicken coops, and an old barn building located on the site. The contributory value of the outbuildings is deemed to be nominal. The site is serviced by municipal water, and a septic system. The condition of the septic is reported by the current tenant to be poor, as apparently the field has been crushed, and as a result the septic is not operating properly. As a result, the septic will have to be repaired/replaced in the very near future. The site is extremely cluttered with debris, garbage, and various vehicles.

The site does possess some future holding use potential for redevelopment, however the Official Community Plan designation for the property is agricultural. As a result, this designation would have to be applied to change with the District of Maple Ridge. The likelihood of this change is minimal. In addition, redevelopment would likely require consolidation with one of the neighbouring sites, as the frontage of the site is approximately 155 feet. The site is long and narrow, so utility for future development would be somewhat restricted. The current and existing use of the property is deemed to be consistent with that of the highest and best use currently.

Borrower: MNP Ltd.	File No.: 3388
Property Address: 25141 Dewdney Trunk Road	Case No.: 3388
City: Maple Ridge	Province: BC
Lender: MNP Ltd.	Postal Code: V4R1X6

Extra Comments

SCOPE of the APPRAISAL (Continued from report)

The scope of this Form Report is intended to comply with the reporting requirements set forth under the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP). A Form Report is described under CUSPAP as a standardized form combining check-off boxes and brief narrative comments. This report represents only summary discussion of the data, reasoning and analysis that were used in the appraisal process to develop the writer's opinion of value.

A preliminary investigation was conducted to determine market value trends, influences and significant factors pertinent to the subject property. The property was inspected, together with the surrounding neighbourhood and the appraiser is familiar with the neighbourhoods from which comparable market data was drawn. Available plans and specifications were examined and analyzed (as applicable). A more detailed compilation and review of the data was then completed and the most relevant factors and evidence was extracted and considered. Information gathered from various sources in the preparation of this report is believed to be reliable however is not guaranteed. The appraiser does not assume responsibility for the accuracy of information provided by others. No inspection of the comparables has been undertaken unless otherwise indicated in this report. Additional data pertaining to this report may be contained in the files of the appraiser.

Regional, municipal and neighbourhood analysis is based on municipal records, file data maintained by Property Genie, and on visual observations made by the appraiser at the time of the inspection. Site area and dimensions have been obtained from either legal plans, municipal maps (online or in hard copy format), and/or BCAA data. Similarly, zoning and land use classifications have been obtained from local governing authorities of such information. Such data sources include, but are not limited to, The Fraser Valley Real Estate Board, The Real Estate Board of Greater Vancouver and The Chilliwack and District Real Estate Board multiple listing services (MLS) as provided through MLXchange, as well as the Land Titles Office, the British Columbia Assessment Authority, information on file in the offices of Property Genie, along with any data acquired from other individuals considered able to supply reliable information to the contents of this report. Although believed to be accurate, the appraiser does not warrant information supplied by third parties that has been utilized in preparation of this report.

An inspection both internally and externally (unless otherwise stated in this report) of the subject was conducted by the appraiser on the date of inspection identified in our report. The photographs contained herein reflect the status of the property as at that date. It should be clearly understood that the physical inspection does NOT imply compliance with all building code requirements, as this is beyond the professional expertise of the appraiser. No investigation was performed at the relevant municipality or district office for course of construction inspections or approved house plans and occupancy permits unless otherwise specifically identified in the body of this report.

Technical investigations and audits were not completed such as (1) detailed inspections, testing, or engineering review of the structure, foundation, roof, plumbing, electrical, sewage/septic disposal, water supply, well, or any operating systems. (2) an environmental review of the subject property. (3) a site or building survey. (4) geo-technical, slope stability, or site drainage assessment (if applicable). (5) audits of financial statements or legal arrangements.

It is further imperative that the reader or any other interested party be aware that the appraiser did not inspect the premises for the detection of smoke or fire detection systems, or for the presence of carbon monoxide detectors, nor did the appraiser inspect the condition of such equipment, if present. The Appraiser takes no responsibility whatsoever for the lack of or condition of detection devices that may be located on the premises, nor does the Appraiser warrant compliance in any matter of such equipment, if present. This would require inspection and written confirmation from the Fire Department or appropriate City or Municipality offices.

Replacement cost estimates contained in the Cost Approach, if completed as part of this report, must not be used for insurance estimate purposes. In the valuation of a multi-family strata unit, the Cost Approach has not been employed due to its limitations with respect to common and limited common areas. If the authorized user of this report requires a replacement cost estimate of the improvements for insurance or other purposes, an appropriate replacement cost report format and further analysis will be required. The Cost Approach should not be relied upon as an accurate indicator of market value. It is based on the objective concept of value, which affirms that the cost to create is the main criterion to estimating value. The Cost Approach works reasonably well for newer buildings which have experienced little accrued depreciation. It is considered inherently weak in establishing value in older buildings as replacement cost and accrued depreciation can be difficult to accurately estimate. The Cost Approach does not reflect the loss or gain in value from changing market conditions. Generally, there is little justification for this method in a market value appraisal but if it has been included it is at the request of the client.

The Income Approach involves the value of a property's earning power based on capitalization of its income. This approach is applicable to many types of real estate, except most single family residential dwellings, apartment and townhouse units, and special use properties. Unless otherwise utilized and explained in this report it has been specifically excluded from this analysis.

If a Supervisory Appraiser has signed this report then it should be noted that the Supervisory Appraiser did not inspect the subject property unless otherwise indicated.

Borrower: MNP Ltd.

File No.: 3388

Property Address: 25141 Dewdney Trunk Road

Case No.: 3388

City: Maple Ridge

Province: BC

Postal Code: V4R1X6

Lender: MNP Ltd.

The client is aware that the appraiser did not view the attic space or crawl space of the subject dwelling (if existing) in the normal course of inspection. These areas are typically entered if there is adequate space and ceiling height to develop the space into finished living area, otherwise these areas are not inspected other than cursory viewing from the point of access if available.

In estimating the Highest and Best Use of the subject property, data has been compiled and analyzed for the region, neighbourhood and subject property. Land use regulations and zoning bylaws were reviewed, if available. A review study of development trends in the subject area has been conducted to help determine the potential land uses under current and proposed planning guidelines and timing of any future development. In the event a value less than the highest and best use has been requested by the client it has been explained in the purpose and body of the report and represents a Hypothetical Condition and an extraordinary assumption is evoked as per current CUSPAP standards. Every effort is made to clearly explain major extraordinary assumptions, if applicable, in the main body of the appraisal report so that the reader's attention is easily drawn to those conditions.

After assembling and analyzing the data defined within the scope, all applicable approaches to value were developed, and a final reconciled value estimate was then determined.

In the event a purpose or scope of the report is to appraise the subject property subject to hypothetical conditions put forth by the client, market value is then represented by the hypothetical condition assumption(s) applied and may no longer represent the true market value in the sense of its definition and relation to highest and best use. This type of condition is common in reports prepared for financing purposes whereby the client specifically asks for the omission of items such as residual acreage or outbuildings and, if applicable, is clearly outlined in the body of this report.

ASSUMPTIONS AND LIMITING CONDITIONS (Continued from main body of the report)

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 author and any supervisory appraiser. Liability to any person other than the client, designated intended users and those who obtain written consent is expressly denied 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. The appraiser obtained information, estimates and opinions that were used in the preparation of this report are from sources considered reliable and accurate and the appraiser believes them to be true and correct.

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 in writing.

Unless otherwise specified, the subject property is presumed to comply with government regulations including zoning, building codes and health regulations and, if it does not comply, its non-compliance may affect market value.

When preparing an appraisal for lending purposes appraisers do not investigate whether the prospective loan and applicant satisfy prudent loan underwriting criteria. As a result, the appraiser can assume no responsibility for loans made where a borrower lacks the ability or motivation to repay the loan or where the lender has not followed prudent lending practice.

The term "inspection" refers to 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.

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.

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,

Borrower: MNP Ltd.

File No.: 3388

Property Address: 25141 Dewdney Trunk Road

Case No.: 3388

City: Maple Ridge

Province: BC

Postal Code: V4R1X6

Lender: MNP Ltd.

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.

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.

ENVIRONMENTAL ADDENDUM

Unless otherwise stated in this report, the existence of hazardous substances, including asbestos, polychlorinated biphenyl's petroleum leakage, or agricultural chemicals, moulds, bacteria or pollutants which may be present on the property or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraisers inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated in this report. The appraiser, however, is not qualified to detect and/or test for such substances or conditions. If the presence of such substances (asbestos, urea formaldehyde foam insulation, mould, bacteria or other hazardous substances or environmental conditions) affect the value of the property, the value estimated is predicated on the assumption that there is no such condition in or on the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

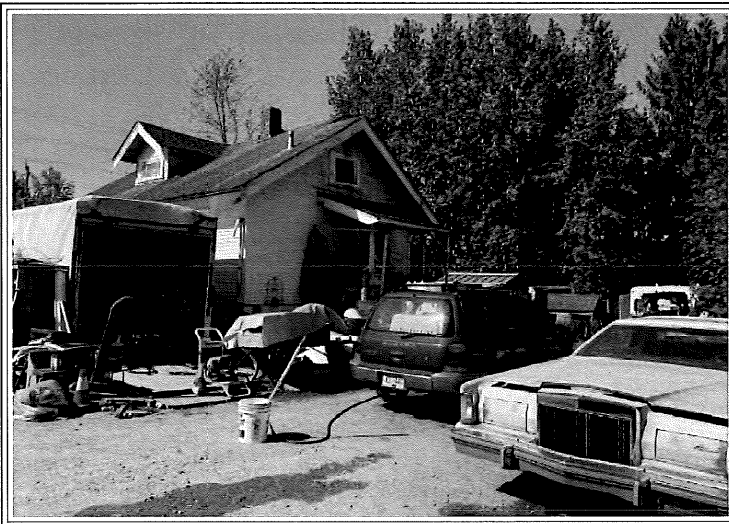
As of the date of this report Canada and the Global Community is experiencing unprecedented measures undertaken by various levels of government to curtail health related impacts of the Covid-19 Pandemic. The duration of this event is not known. While there is potential for negative impact with respect 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: MNP Ltd.	File No.: 3388	
Property Address: 25141 Dewdney Trunk Road	Case No.: 3388	
City: Maple Ridge	Prov.: BC	P.C.: V4R1X6
Lender: MNP Ltd.		

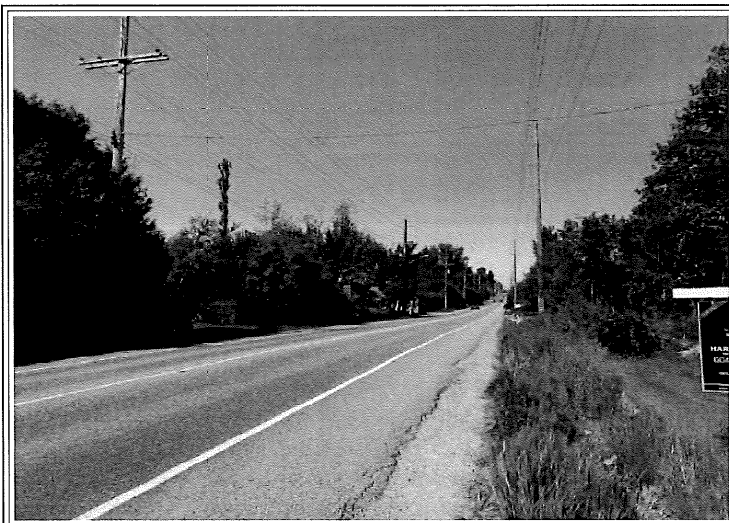


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: May 15, 2021
Appraised Value: \$ 1,370,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

Borrower: MNP Ltd.	File No.: 3388
Property Address: 25141 Dewdney Trunk Road	Case No.: 3388
City: Maple Ridge	Prov.: BC
Lender: MNP Ltd.	P.C.: V4R1X6



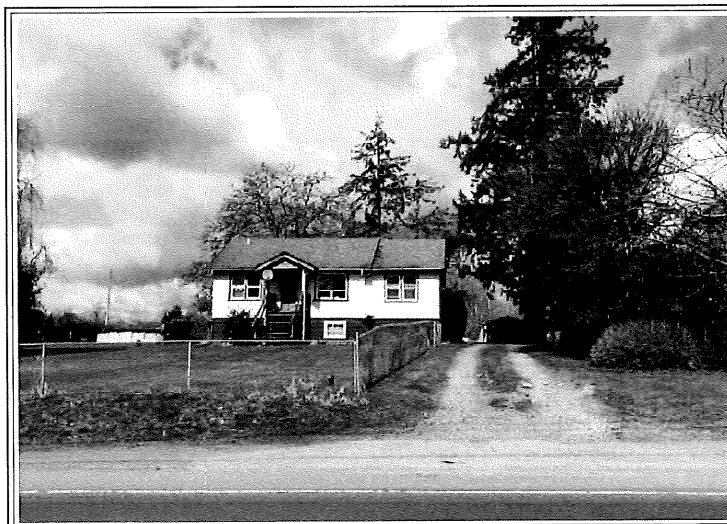
COMPARABLE SALE #1

25648 Dewdney Trunk Road
 Maple Ridge
 Sale Date: 10-MAY-2021
 Sale Price: \$ 1,280,000



COMPARABLE SALE #2

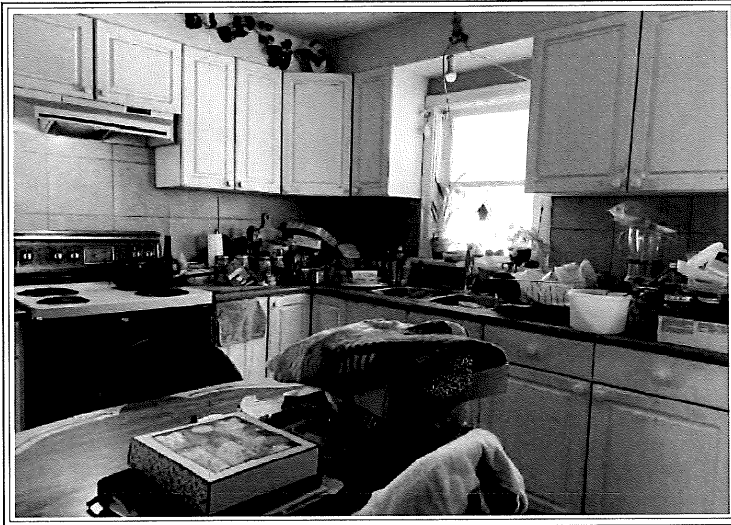
11735 256th Street
 Maple Ridge
 Sale Date: 15-APR-2021
 Sale Price: \$ 1,500,000



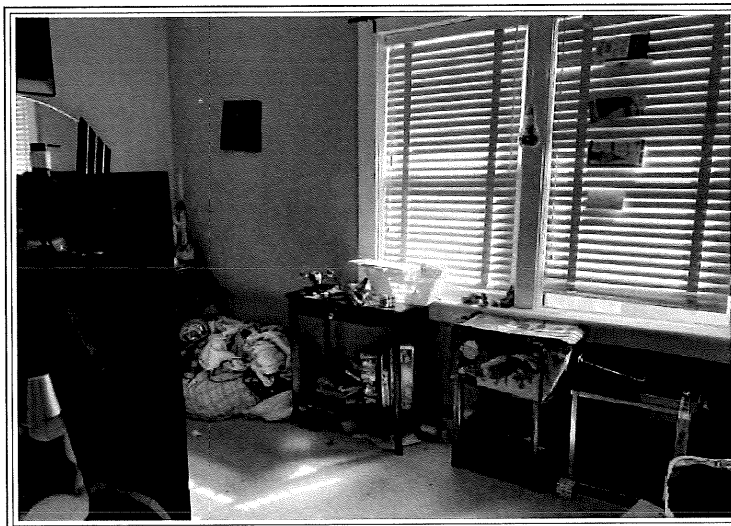
COMPARABLE SALE #3

24611 Dewdney Trunk Road
 Maple Ridge
 Sale Date: 13-APR-2021
 Sale Price: \$ 1,565,000

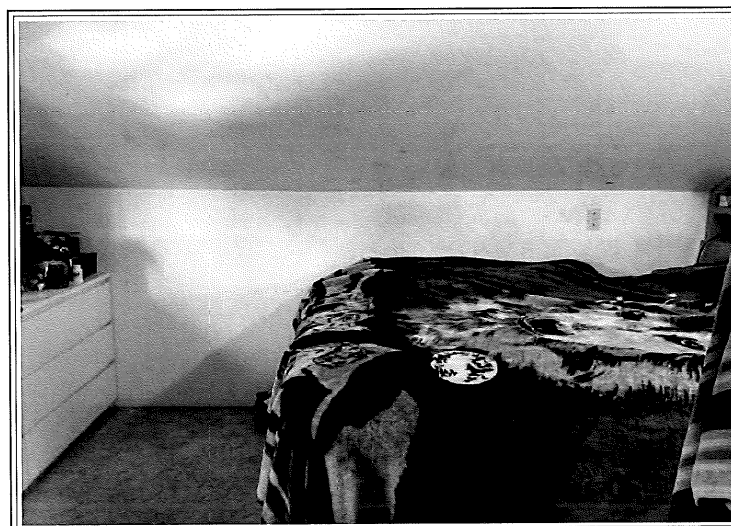
Borrower: MNP Ltd.	File No.: 3388	
Property Address: 25141 Dewdney Trunk Road	Case No.: 3388	
City: Maple Ridge	Prov.: BC	P.C.: V4R1X6
Lender: MNP Ltd.		



Kitchen View

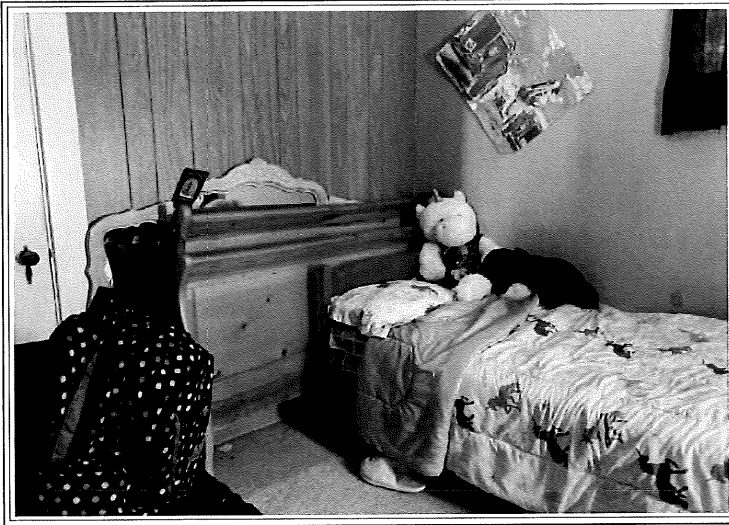


Bedroom 2 View

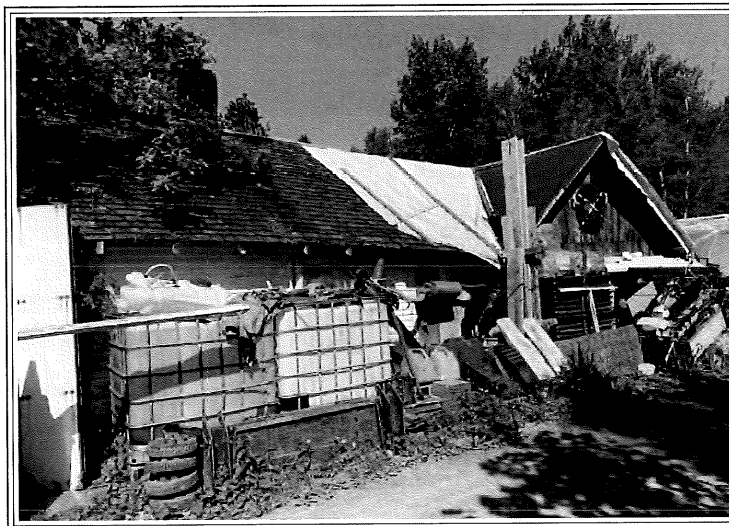


Main Bedroom View

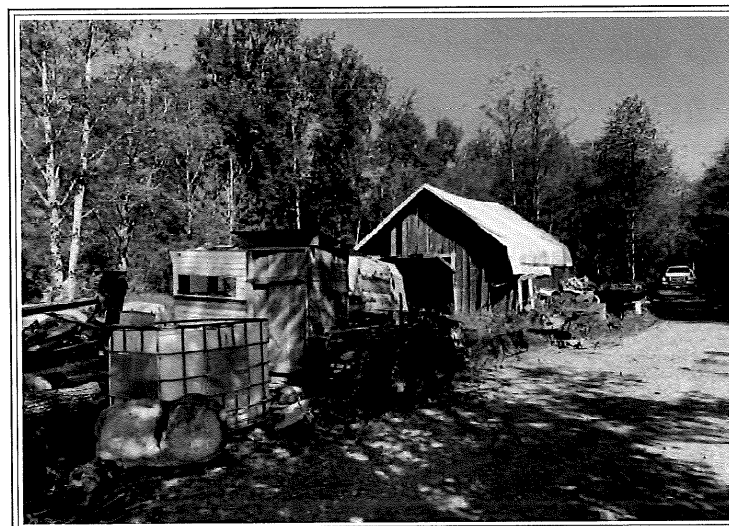
Borrower: MNP Ltd.	File No.: 3388
Property Address: 25141 Dewdney Trunk Road	Case No.: 3388
City: Maple Ridge	Prov.: BC
Lender: MNP Ltd.	P.C.: V4R1X6



Bedroom 3 View



Garage View

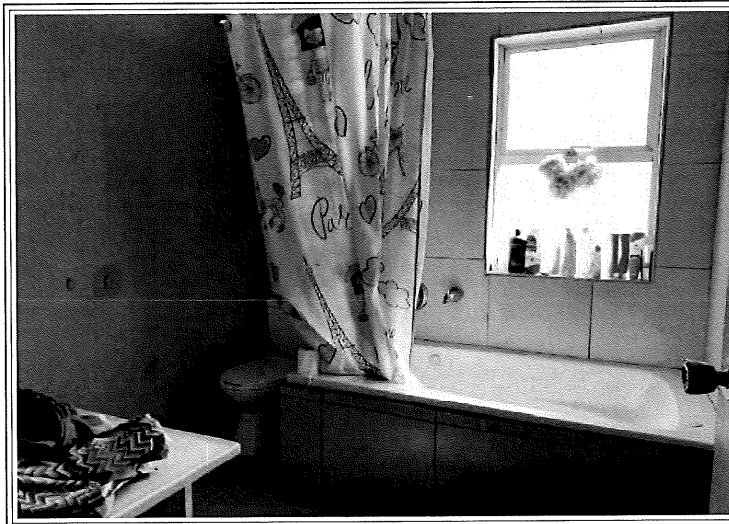


Barn/Yard View

Borrower: MNP Ltd.	File No.: 3388
Property Address: 25141 Dewdney Trunk Road	Case No.: 3388
City: Maple Ridge	Prov.: BC
Lender: MNP Ltd.	P.C.: V4R1X6



Basement View



Main Bathroom View



Mould View

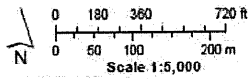
PLOT MAP

Borrower: MNP Ltd.	File No.: 3388
Property Address: 25141 Dewdney Trunk Road	Case No.: 3388
City: Maple Ridge	Prov.: BC
Lender: MNP Ltd.	P.C.: V4R1X6

Property Report (25141 DEWDNEY TRUNK RD)

Property ID: 18301
 Address: 25141 DEWDNEY TRUNK RD
 Folio: 63302-0006-7
 Plan: NWP4023
 Lot: 3
 Legal: 1T 3; SEC 23; TWP 12; NWD; PL NWP4023
 PID: 011-016-272
 LTO: BA439706
 Zoning: RS-1
 OCP Land Use: AGR
 Closed to Backyard Burning: No
 Recycling Pickup Day: Friday
 Approx. Area: 1.568 ha

- Street Label (large)
- * Facility or Attraction
- + Railway
- Major River or Lake Edge
- Major River or Lake
- Interior Lot Boundary
- School
- Park
- Property
- Municipal Boundary



The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.

City of Maple Ridge
 RidgeView 2.0
 Printed May 18, 2021



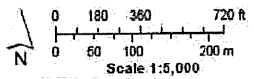
AERIAL MAP

Borrower: MNP Ltd.	File No.: 3388
Property Address: 25141 Dewdney Trunk Road	Case No.: 3388
City: Maple Ridge	Prov.: BC
Lender: MNP Ltd.	P.C.: V4R1X6

Property Report (25141 DEWDNEY TRUNK RD)

Property ID: 18401
 Address: 25141 DEWDNEY TRUNK RD
 Folio: E3502-0006-7
 Plan: NWP4023
 Lot: 3
 Legal: LT 3; SEC 23; TWP 12; NWD; PLNWP4023
 Pd: D11-018-272
 LTO: BA439706
 Zoning: RS-1
 OCP Land Use: AGR
 Closed to Backyard Burning: No
 Recycling Pickup Day: FRIDAY
 Approx. Area: 1.566 ha.

- Street Label (large)
- Facility or Attraction
- Railway
- Major River or Lake Edge
- Major River or Lake
- Interior Lot Boundary
- School
- Park
- Property
- Municipal Boundary



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City of Maple Ridge
 RidgeView 2.0
 Printed May 18, 2021




Subject Property

LIMITED USES AND LIMITED DETRIMENTAL CONDITIONS ADDENDUM

REFERENCE: 3388

FILE NO.: 3388

CLIENT	CLIENT: <u>MNP Ltd.</u>	APPRAISER	AIC MEMBER: <u>Michael Kind, CRA, P.App</u>	 Appraisal Institute of Canada
	ATTENTION:		COMPANY:	
	ADDRESS: <u>c/o Lawson Lundell LLP</u> <u>Vancouver, BC V6C 3L2</u>		ADDRESS: <u>5410 Dollyvarden Lane</u> <u>Chilliwack, B.C., V2R 0Z5</u>	
	E-MAIL: <u>lalexander@lawsonlundell.com</u>		E-MAIL: <u>mkind@mypropertygenie.com</u>	
PHONE: <u>604-408-5330</u> FAX:	PHONE: <u>604-316-8455</u> FAX:			

PROPERTY ADDRESS: 25141 Dewdney Trunk Road CITY: Maple Ridge PROVINCE: BC POSTAL CODE: V4R1X6

SUBJECT USES	OBSERVED	NOT OBSERVED	NOT OBSERVABLE	Comments / Source
Recreation Only	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Rental Unit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>The subject property is currently occupied by tenants.</u>
Special Uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

SUBJECT BUILDING	OBSERVED	NOT OBSERVED	NOT OBSERVABLE	Comments / Source
Asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Cracks in Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Dirt Floor Basement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Insulbrick	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Knob and Tube Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Lead/Kitec Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Moisture/Water Leakage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Mould	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Some mould is apparent in the main floor bathroom on the ceiling.</u>
Solar Panels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
UFFI	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Damaged by				
Report obtained				

Photographs Taken YES NO (see comments)

See Attached

DISCLAIMER

ASSUMPTIONS AND LIMITING CONDITIONS AND DISCLAIMER AND LIMITATIONS OF LIABILITY:

The Limited Uses and Limited Detrimental Conditions Addendum (the "Addendum") is provided for informational purposes only. Where uses or detrimental conditions, as defined in the Addendum, are indicated, the determination is based on visual observations only. The determination of the status of any of the uses or detrimental conditions as listed in the Addendum is beyond the expertise of the appraiser. Liability is expressly denied as to the actual existence or non-existence of a use or condition. It is unreasonable to rely on the appraiser's visual observations as to the actual existence or non-existence of detrimental use or detrimental condition. The client or authorized user(s) of the report must consult the expertise of an engineer, surveyor, plumber, electrician, HVAC technician, health inspector, home or building inspector, municipal official, or other appropriately qualified professionals for a definitive determination of the actual existence or non-existence of any uses or detrimental conditions as listed in the Addendum.


Not all uses or detrimental conditions may be observed on the inspection date due to weather conditions, inoperable systems, inaccessibility of areas of the property, etc. A use or detrimental condition that was observed on any date prior to the inspection date may not be observed on the inspection date. Without dismantling the house or its systems, there are limitations to the inspection. Liability is expressly denied as to any hidden, unapparent or unknown uses or detrimental conditions including soils, structure, environmental issues, hazardous materials or any uses or detrimental condition beyond the scope, expertise and/or qualifications of the appraiser and reliance on the appraiser's visual observations is unreasonable. Other appropriately qualified professionals must be retained to determine the actual existence or non-existence of any hidden, unapparent or unknown uses or detrimental conditions. The appraiser is neither responsible nor liable for the non-discovery of any patent or latent defects in materials, workmanship, or other conditions of the Property, or any other problems which may occur or may become evident after the inspection time and date.

The Limited Uses and Limited Detrimental Conditions Addendum is subject to the assumptions and limiting conditions set out elsewhere in this report.

LIMITED USES AND LIMITED DETRIMENTAL CONDITIONS ADDENDUM

REFERENCE: 3388

FILE NO.: 3388

CLIENT	CLIENT: <u>MNP Ltd.</u>	APPRAISER	AICMEMBER: <u>Michael Kind, CRA, P.App</u>	 Appraisal Institute of Canada
	ATTENTION:		COMPANY:	
	ADDRESS: <u>c/o Lawson Lundell LLP</u> <u>Vancouver, BC V6C 3L2</u>		ADDRESS: <u>5410 Dollyvarden Lane</u> <u>Chilliwack, B.C., V2R 0Z5</u>	
	E-MAIL: <u>lalexander@lawsonlundell.com</u>		E-MAIL: <u>mkind@mypropertygenie.com</u>	
PHONE: <u>604-408-5330</u> FAX:	PHONE: <u>604-316-8455</u> FAX:			

PROPERTY ADDRESS: 25141 Dewdney Trunk Road CITY: Maple Ridge PROVINCE: BC POSTAL CODE: V4R1X6

	SITE	OBSERVED	NOT OBSERVED	NOT OBSERVABLE	Comments / Source
SITE	Access	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Floodplain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Storage of Debris/Drums/Metal/Tires	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>The property is cluttered with debris and vehicles.</u>
	Underground Fuel Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

	NEIGHBOURHOOD	OBSERVED	NOT OBSERVED	NOT OBSERVABLE	Comments / Source
NEIGHBOURHOOD	Adjacent Cemetery	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Adjacent Dry Cleaner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Adjacent Gas Station	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Adjacent Landfill/Dumpsite	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Adjacent Unkempt Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Anticipated Public/Private Improvements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Noise (Airport/Highway Traffic/Rail)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>The fronting roadway is an arterial route for the area with consistent traffic flows noted.</u>
	Towers (Communication/High Voltage)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Wind Turbine	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

Photographs Taken YES NO (see comments)

See Attached

DISCLAIMER


ASSUMPTIONS AND LIMITING CONDITIONS AND DISCLAIMER AND LIMITATIONS OF LIABILITY:

The Limited Uses and Limited Detrimental Conditions Addendum (the "Addendum") is provided for informational purposes only. Where uses or detrimental conditions, as defined in the Addendum, are indicated, the determination is based on visual observations only. The determination of the status of any of the uses or detrimental conditions as listed in the Addendum is beyond the expertise of the appraiser. Liability is expressly denied as to the actual existence or non-existence of a use or condition. It is unreasonable to rely on the appraiser's visual observations as to the actual existence or non-existence of a detrimental use or detrimental condition. The client or authorized user(s) of the report must consult the expertise of an engineer, surveyor, plumber, electrician, HVAC technician, health inspector, home or building inspector, municipal official, or other appropriately qualified professionals for a definitive determination of the actual existence or non-existence of any uses or detrimental conditions as listed in the Addendum.

Not all uses or detrimental conditions may be observed on the inspection date due to weather conditions, inoperable systems, inaccessibility of areas of the property, etc. A use or detrimental condition that was observed on any date prior to the inspection date may not be observed on the inspection date. Without dismantling the house or its systems, there are limitations to the inspection. Liability is expressly denied as to any hidden, unapparent or unknown uses or detrimental conditions including soils, structure, environmental issues, hazardous materials or any uses or detrimental condition beyond the scope, expertise and/or qualifications of the appraiser and reliance on the appraiser's visual observations is unreasonable. Other appropriately qualified professionals must be retained to determine the actual existence or non-existence of any hidden, unapparent or unknown uses or detrimental conditions. The appraiser is neither responsible nor liable for the non-discovery of any patent or latent defects in materials, workmanship, or other conditions of the Property, or any other problems which may occur or may become evident after the inspection time and date.

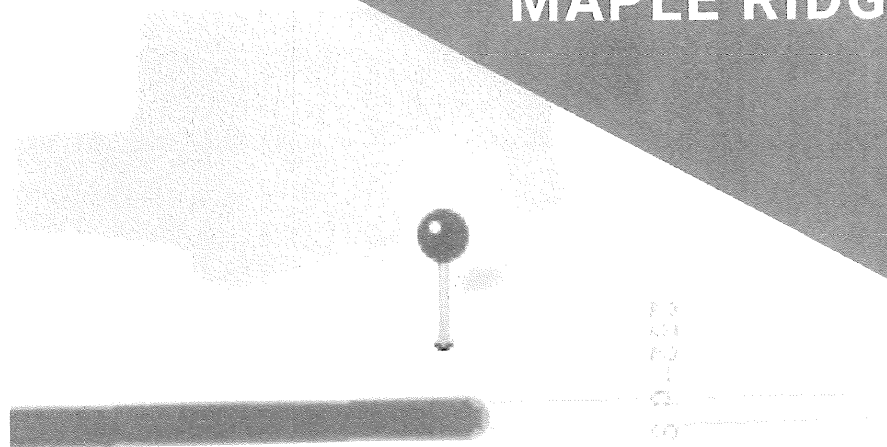
The Limited Uses and Limited Detrimental Conditions Addendum is subject to the assumptions and limiting conditions set out elsewhere in this report.

This is **Exhibit "E"** referred to in the Affidavit
of Patty Wood made before me on
November 30, 2021.



A COMMISSIONER FOR TAKING AFFIDAVITS FOR
BRITISH COLUMBIA

25141 DEWDNEY TRUNK RD,
MAPLE RIDGE.



**COMPARATIVE
MARKET ANALYSIS**

HERB JOHNSTONE PREC*

604-880-2616

herbj@telus.net

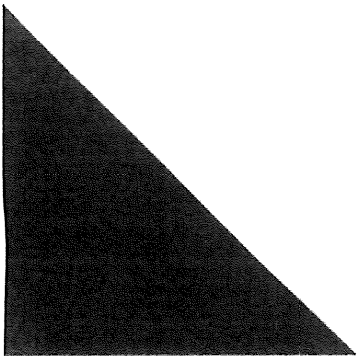
TYRELL JOHNSTONE

778-874-8079

soldbytyrell@gmail.com

YOUR HOME

25141 Dwedney Trunk Road, Maple Ridge.





For: Lawson Lundell LLP

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

Re: Market Evaluation for 25141 Dewdney Trunk Road, Maple Ridge.

Date: April 29, 2021.

Subject Property : **25141 Dewdney Trunk Road**

S/A Maple Ridge (Websters Corners)

Tot BR 2

Tot Bath 1

Tot Parking 0

Yr Blt 1926

Lot Sz 4.87 Acres

Zoning RS-1

Type House/Single Family with Acreage

Tot Fl Area 2,038 sq ft

Remarks: This is a large 4.38 Acreage is in the RS-1 Zoning, with an older home, built in 1926 that is on City water and sewer. The interior of the home shows in average condition. The age and condition of the home would deem this property to be in mostly land value. The overall market in Maple Ridge for Detached home is a sellers market that has seen increase about 25%+- since this time last year.

My recommended listing price is \$1,400,000, the property should sell between \$1,380,000 to \$1,400,000.

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

Herb Johnstone PREC*
Sutton West Coast Realty
604.880.2616

Active
R2567978
 Board: V, Detached
 House/Single Family

25141 DEWDNEY TRUNK ROAD

Maple Ridge
 Websters Corners
 V4R 1X6

⁴⁹
\$1,380,000 (LP)
 (SP)



Days on Market: **9** List Date: **4/19/2021** Expiry Date: **12/31/2021**
 Previous Price: **\$0** Original Price: **\$1,380,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **0.00** Approx. Year Built: **1926**
 Depth / Size: **182** Frontage (metres): Age: **95**
 Lot Area (sq.ft.): **0.00** Bedrooms: **2** Zoning: **RS-1**
 Flood Plain: Bathrooms: **1** Gross Taxes: **\$4,297.80**
 Council Apprv?: Full Baths: **1** For Tax Year: **2020**
 Rear Yard Exp: Half Baths: **0** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **011-016-272**
 View: : Tour: **Virtual Tour URL**
 Complex / Subdiv:
 Services Connected: **Electricity**
 Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Loft** Total Parking: **0** Covered Parking: **0** Parking Access:
 Construction: **Frame - Wood** Parking: **None**
 Exterior: **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.: **Yes**
 # of Fireplaces: **0** R.I. Fireplaces: PAD Rental:
 Fireplace Fuel: Fixtures Leased: **No** :
 Water Supply: **City/Municipal** Metered Water: Fixtures Rmvd: :
 Fuel/Heating: **Forced Air** Registered:
 Outdoor Area: **Patio(s)** Floor Finish:
 Type of Roof: **Other**

Legal: **LOT 3, PLAN NWP4023, PART SW1/4, SECTION 23, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT** Municipal Charges
 Amenities: Garbage:
 Site Influences: Water:
 Features: Dyking:
 Sewer:
 Other:

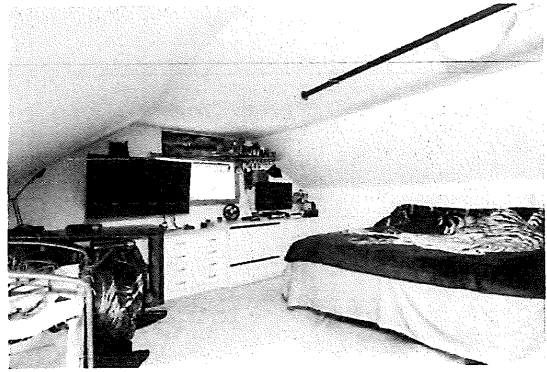
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'8 x 11'5			x			x
Main	Kitchen	14'4 x 13'8			x			x
Main	Bedroom	11'4 x 9'			x			x
Main	Bedroom	11'6 x 9'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	839	# of Rooms: 4	Bath		# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Door Ht:
Finished Floor (Above):	400	# of Kitchens: 1	1	Main	3	No	
Finished Floor (Below):	799	# of Levels: 2	2				
Finished Floor (Basement):	0	Suite: None	3				
Finished Floor (Total):	2,038 sq. ft.	Crawl/Bsmt. Height:	4				
Unfinished Floor:	0	Beds in Basement: 0	5				
Grand Total:	2,038 sq. ft.	Basement: None	6				
		Beds not in Basement: 2	7				
			8				

List Broker 1: **RA Realty Alliance Inc. - OFC: 778-589-2688** List Broker 2:
 List Broker 3:
 List Desig Agt 1: **Harry Li PREC* - Phone: 604-603-8886** **harry@harryli.com** Appointments: **Phone L.R. First**
 List Desig Agt 2: 3: Call: **604-603-8886**
 Sell Broker 1: Phone: **604-603-8886**
 Sell Sales Rep 1: 2: 3:
 Owner: ****Privacy Protected** GILBERT WANG/SIU MUI WONG/KWOK KIE SOO/SIU KON SOO/HILTON WING CHONG SUE/BECK**
 Commission: **3.25% ON THE FIRST \$100,000/ 1.16% ON THE BALANCE** Occupancy: **Tenant**

Realtor **Measurement from BC ASSESSMENT. MOSTLY LAND VALUE. Sold strictly as is, where is. TENANTED \$1150/month. Dont walk on the property**
 Remarks: **before confirm your appointment. Subject to receiver approval.**

Flat 4.87 Acres RS-1 Lot near Garibaldi high school. The house needs some TLC. Please click the link to see indoor matterport:
<https://my.matterport.com/show/?m=1YwZn9gALsS>



25141 DEWDNEY TRUNK RD MAPLE RIDGE V4R 1X6

Area-Jurisdiction-Roll: 15-312-63502-0000-7



15-312-6350200007 09/13/2012

Total value **\$1,120,300**

2021 assessment as of July 1, 2020

Land \$1,048,000

Buildings \$72,300

Previous year value \$1,044,400

Land \$981,000

Buildings \$63,400

Property information

Year built 1926
 Description 1.5 STY house - Basic
 Bedrooms 2
 Baths 1

Carpports

Garages

Land size 4.87 Acres

First floor area 839

Second floor area 400

Basement finish area 799

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

Lot 3 Plan NWP4023 Part1 SW Section 23 Township 12 Land District 1 Land District 36

PID: 011-016-272

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



Store and access favourite properties across devices



Compare property information and assessment values



View recently viewed properties

Detailed Tax Report

Property Information			
Prop Address	25141 DEWDNEY TRUNK RD	Jurisdiction	DISTRICT OF MAPLE RIDGE
Municipality	DISTRICT OF MAPLE RIDGE	Neighborhood	232 TO 264 ST & 108 TO 128 AVE
Area	MAPLE RIDGE	SubAreaCode	VMRWB
PropertyID	011-016-272	BoardCode	V
PostalCode	V4R 1X6		

Property Tax Information			
TaxRoll Number	6350200007	Gross Taxes	\$4,297.80
Tax Year	2020	Tax Amount Updated	06/16/2020
More PIDS			
011-016-272			
More PIDS2			

Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
NWP4023	3			36	23	12		

Legal FullDescription
 LOT 3, PLAN NWP4023, PART SW1/4, SECTION 23, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Land & Building Information			
Width		Depth	
Lot Size	4.87 ACRES	Land Use	
Actual Use	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)		
Year Built	1926	Zoning	
BCA Description	1 1/2 STY SFD - AFTER 1930 - FAIR		
WaterConn			
BCAData Update	01/06/2021		

Supplementary Property Info			
BedRooms	2	Foundation	BASEMENT
Full Bath	1	Half Bath2	
Half Bath3		Stories	1.5
Pool Flg		Carport	0
Garage S	0	Garage M	0

Actual Totals		
Land	Improvement	Actual Total
\$1,048,000.00	\$72,300.00	\$1,120,300.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,048,000.00	\$72,300.00	\$0.00	\$0.00	\$1,120,300.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,048,000.00	\$72,300.00	\$524,000.00	\$0.00	\$596,300.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
10/30/2006	\$780,000.00	BA439708	IMPROVED SINGLE PROPERTY TRANSACTION
1/22/1979	\$58,250.00	R5816E	REJECT - NOT SUITABLE FOR SALES ANALYSIS
12/15/1972	\$0.00	D74510	REJECT - NOT SUITABLE FOR SALES ANALYSIS



Property Features	Comparable
Address	25141 DEWDNEY TRUNK ROAD
Status	Active
S/A	Websters Corners
ML #	R2567978
Price	\$1,380,000
List Date	4/19/2021
Tot BR	2
Tot Baths	1
TotalPrkng	0
Yr Blt	1926
Lot Sz(SF)	0.00
Lot Sz(A)	4.87
Type	House/Single Family
TotFIArea	2,038
Price Per SQFT	\$677.13
Public Remarks	Flat 4.87 Acres RS-1 Lot near Garibaldi high school. The house needs some TLC. Please click the link to see indoor matterport: https://my.matterport.com/show/?m=iYwZn9gALsS

REALTOR® Report

A Research Tool Provided by the Real Estate Board of Greater Vancouver



Metro Vancouver

March 2021

Detached Properties

Activity Snapshot	March			February		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	3,886	4,406	- 11.8%	3,251	4,309	- 24.6%
Sales	1,973	859	+ 129.7%	1,240	682	+ 81.8%
Days on Market Average	27	43	- 37.2%	39	46	- 15.2%
MLS® HPI Benchmark Price	\$1,700,200	\$1,441,500	+ 17.9%	\$1,621,200	\$1,425,800	+ 13.7%

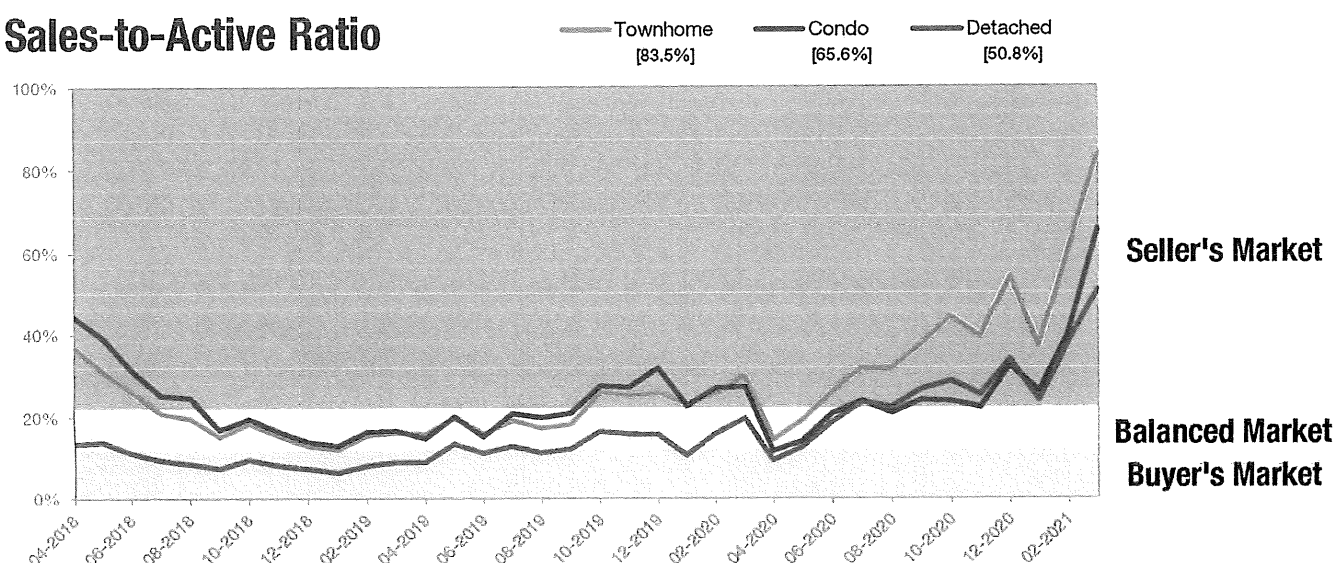
Condos

Activity Snapshot	March			February		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	4,114	4,360	- 5.6%	4,385	3,956	+ 10.8%
Sales	2,698	1,181	+ 128.5%	1,765	1,061	+ 66.4%
Days on Market Average	28	29	- 3.4%	33	31	+ 6.5%
MLS® HPI Benchmark Price	\$715,800	\$690,000	+ 3.7%	\$697,500	\$680,300	+ 2.5%

Townhomes

Activity Snapshot	March			February		
	2021	2020	One-Year Change	2021	2020	One-Year Change
Total Active Listings	1,073	1,373	- 21.8%	1,000	1,315	- 24.0%
Sales	896	409	+ 119.1%	609	339	+ 79.6%
Days on Market Average	19	30	- 36.7%	22	32	- 31.3%
MLS® HPI Benchmark Price	\$872,200	\$790,200	+ 10.4%	\$839,800	\$783,400	+ 7.2%

Sales-to-Active Ratio



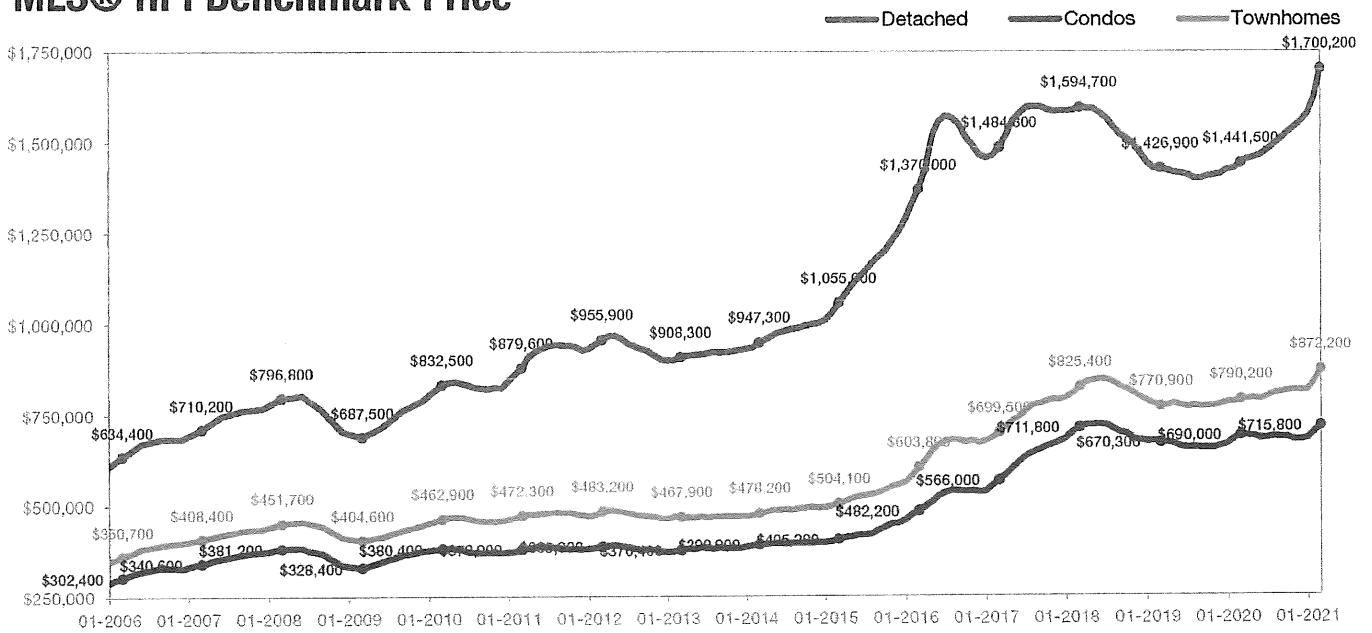
Current as of April 05, 2021. All data from the Real Estate Board of Greater Vancouver. Report © 2021 ShowingTime. Percent changes are calculated using rounded figures.



Metro Vancouver

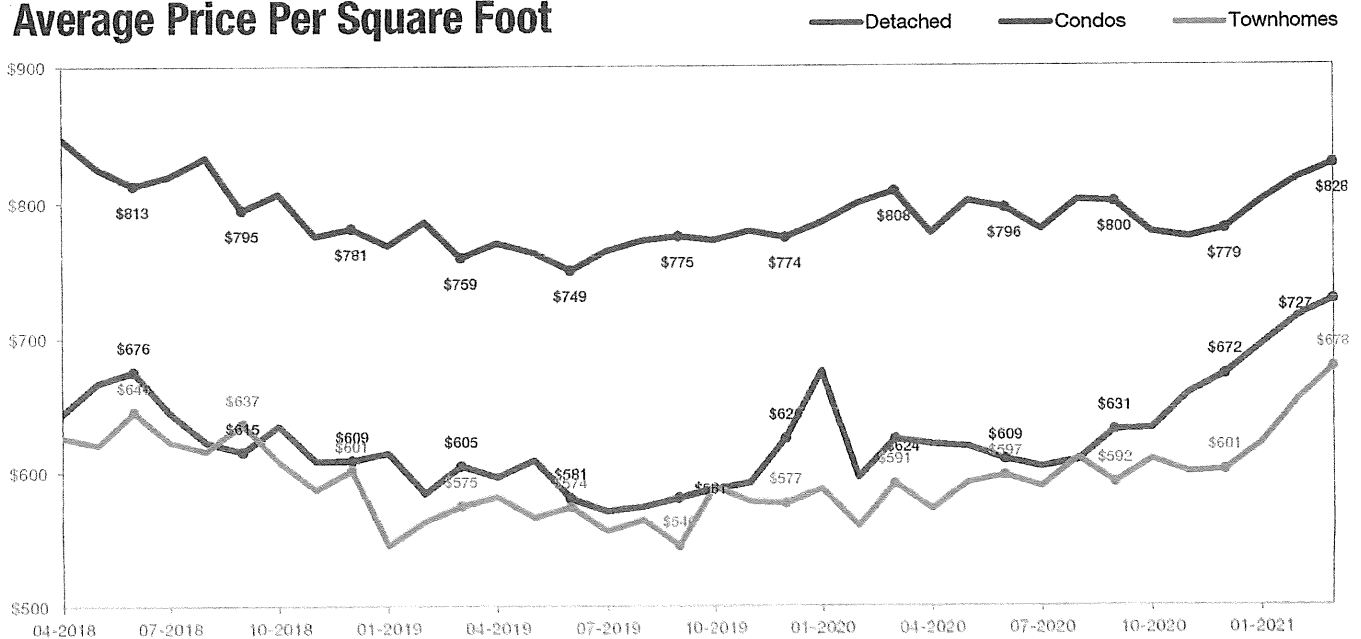
March 2021

MLS® HPI Benchmark Price



Note: \$0 means that there is no sales activity, not \$0 as an MLS® HPI Benchmark Price.

Average Price Per Square Foot



Note: \$0 means that there is no sales activity, not \$0 as an Average Price Per Square Foot.

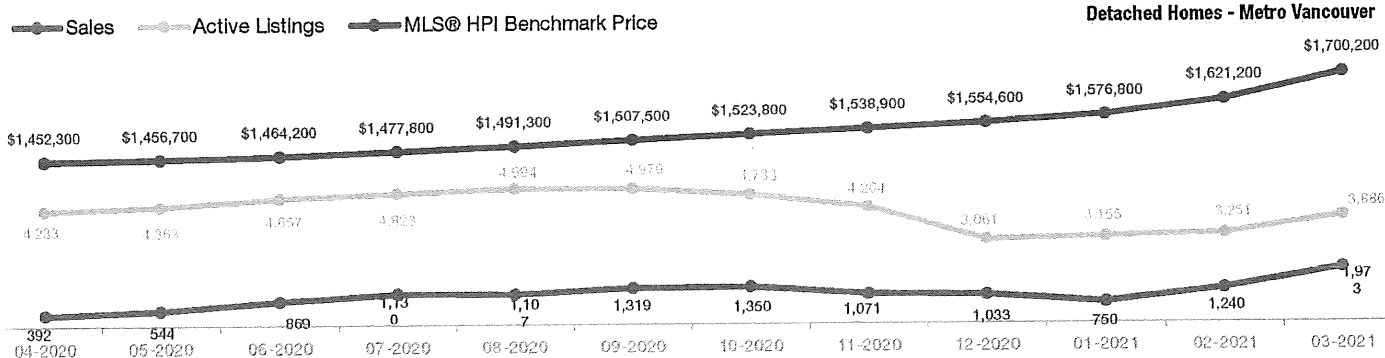


Metro Vancouver

Detached Properties Report – March 2021

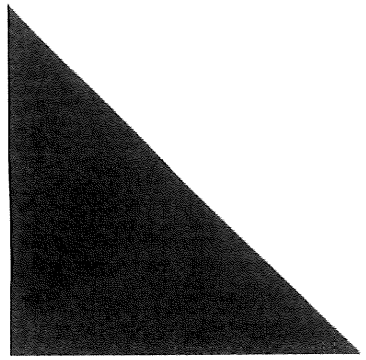
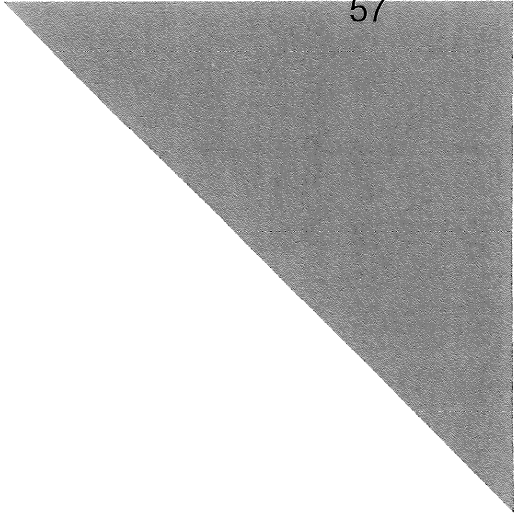
Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	5	0	111	Bowen Island	6	15	\$1,259,700	+ 36.1%
\$100,000 to \$199,999	6	3	41	Burnaby East	18	39	\$1,382,700	+ 12.8%
\$200,000 to \$399,999	5	14	14	Burnaby North	67	122	\$1,632,500	+ 12.3%
\$400,000 to \$899,999	99	134	32	Burnaby South	71	178	\$1,696,200	+ 13.6%
\$900,000 to \$1,499,999	635	790	19	Coquitlam	180	292	\$1,433,800	+ 20.2%
\$1,500,000 to \$1,999,999	606	870	21	Ladner	51	73	\$1,205,800	+ 23.2%
\$2,000,000 to \$2,999,999	409	973	33	Maple Ridge	251	254	\$1,043,900	+ 25.3%
\$3,000,000 and \$3,999,999	104	452	35	New Westminster	46	98	\$1,230,700	+ 14.0%
\$4,000,000 to \$4,999,999	55	218	47	North Vancouver	175	217	\$1,853,100	+ 19.4%
\$5,000,000 and Above	49	432	74	Pitt Meadows	20	22	\$1,143,000	+ 27.4%
TOTAL	1,973	3,886	27	Port Coquitlam	81	99	\$1,226,400	+ 27.7%
				Port Moody	41	71	\$1,739,300	+ 22.5%
				Richmond	234	534	\$1,747,800	+ 14.8%
				Squamish	46	66	\$1,094,800	+ 12.7%
				Sunshine Coast	106	158	\$765,000	+ 34.6%
				Tsawwassen	58	106	\$1,312,100	+ 21.3%
				Vancouver East	245	498	\$1,644,800	+ 13.5%
				Vancouver West	146	553	\$3,286,200	+ 10.4%
				West Vancouver	98	371	\$3,043,400	+ 19.2%
				Whistler	20	53	\$1,874,100	+ 12.2%
				TOTAL*	1,973	3,886	\$1,700,200	+ 17.9%

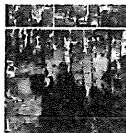
* This represents the total of the Metro Vancouver area, not the sum of the areas above.



Current as of April 05, 2021. All data from the Real Estate Board of Greater Vancouver. Report © 2021 ShowingTime. Percent changes are calculated using rounded figures.

ACTIVE LISTINGS





Property Features	Comparable	Comparable
Address	24611 DEWDNEY TRUNK ROAD	25762 DEWDNEY TRUNK ROAD
Status	Active	Active
S/A	Websters Corners	Websters Corners
ML #	R2561187	R2554350
Price	\$1,488,000	\$1,489,000
List Date	4/6/2021	3/23/2021
Tot BR	3	3
Tot Baths	1	2
TotalPrkng		10
Yr Blt	1946	1970
Lot Sz(SF)	0.00	0.00
Lot Sz(A)	4.00	3.00
Type	House with Acreage	House with Acreage
TotFlArea	2,036	1,360
Price Per SQFT	\$730.84	\$1,094.85
Public Remarks	<p>Super opportunity! IN TOWN ACREAGE! Enjoy your 4 acre country retreat, connected to City Water, in this very convenient location. Solid and clean home with 3 bedrooms on the spacious main floor and an unfinished basement for extra storage. A level property that provides nice privacy and the space to create what you have always wanted. What a lifestyle! Property is in the ALR. Good potential as a holding property. Great location in between the Save-On Foods mall at 240th Street and Garibaldi High School at 248th Street. Excellent value! (Please do not walk the property or disturb the tenants. Showing on Saturday April 10th from 1-4 pm by appointment)</p>	<p>Here is your chance to own acreage in Maple Ridge! This 3 bedroom, 2 bathroom Panabode rancher with 1360 sqft of living space features a large living room complete with gas fireplace, galley kitchen with eating are and formal dining room! Master bedroom with 3 piece ensuite and 2 additional bedrooms and 4 piece bath. Large windows allow for lots of natural light. Great outdoor space with beautiful, large sundeck overlooking your 3 flat acres with mountain views. Awesome yard with huge privacy hedge, loads of parking, detached double garage or workshop and older barn as well. Conveniently located close to town and on city water! Lots of potential with this one - great investment opportunity! Don't wait, contact me today!</p>

Active **25762 DEWDNEY TRUNK ROAD** **\$1,489,000 (LP)**
R2554350 Maple Ridge (SP)
 Board: V, Detached Websters Corners
 House with Acreage V4R 1Y4 **D H T O R M**



Days on Market: **37** List Date: **3/23/2021** Expiry Date: **9/23/2021**
 Previous Price: **\$1,299,000** Original Price: **\$1,299,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **99.00** Approx. Year Built: **1970**
 Depth / Size: **1178** Frontage (metres): **30.18** Age: **51**
 Lot Area (sq.ft.): **0.00** Bedrooms: **3** Zoning: **RS3**
 Flood Plain: **No** Bathrooms: **2** Gross Taxes: **\$3,630.25**
 Council Apprv?: Full Baths: **2** For Tax Year: **2020**
 Rear Yard Exp: **South** Half Baths: **0** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **008-606-943**
 View: **Yes: Golden Ears** Tour:
 Complex / Subdiv: **WEBSTERS CORNERS**
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic**

Style of Home: **Rancher/Bungalow** Total Parking: **10** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double, Open, RV Parking Avail.**
 Exterior: **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: **Partly** R.I. Plumbing: Property Disc.: **Yes**
 # of Fireplaces: **1** R.I. Fireplaces: PAD Rental:
 Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Leased: **No**
 Water Supply: **City/Municipal** Fixtures Rmvd: **No**
 Fuel/Heating: **Forced Air, Natural Gas** Registered:
 Outdoor Area: **Sundeck(s)** Floor Finish: **Wall/Wall/Mixed**
 Type of Roof: **Metal**

Legal: **PL NWP39026 LT 11 LD 36 SEC 13 TWP 12** Municipal Charges
 Amenities: **Garden, In Suite Laundry, Workshop Detached** Garbage:
 Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Treed** Water:
 Features: **CltHwsh/Dryr/Frdg/Stve/DW** Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 12'			x			x
Main	Dining Room	13' x 7'			x			x
Main	Kitchen	14' x 8'			x			x
Main	Eating Area	8' x 6'			x			x
Main	Foyer	9' x 7'			x			x
Main	Master Bedroom	14' x 12'			x			x
Main	Bedroom	15' x 10'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Laundry	9' x 6'			x			x
					x			x

Finished Floor (Main):	1,360	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	3	Yes	Workshop/Shed: 20x20
Finished Floor (Basement):	0	Suite: None	3			No	Pool:
Finished Floor (Total):	1,360 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5			No	Grg Door Ht:
Grand Total:	1,360 sq. ft.	Basement: Crawl	6			No	
		Beds not in Basement: 3	7			No	
			8			No	

List Broker 1: **eXp Realty (Branch) - OFC: 833-817-6506** List Broker 2:
 List Broker 3:
 List Desig Agt 1: **Paul Hague - Phone: 833-817-6506** **paulhaguerealestate@gmail.com** Appointments: **Touchbase**
 List Desig Agt 2: **3:** Call: **Paul Hague**
 Sell Broker 1: Phone: **604-328-7760**
 Sell Sales Rep 1: **2:** **3:**
 Owner: ****Privacy Protected** Richard Nigel Sadler & Lisa Diane Salaway**
 Commission: **3.22% ON THE 1ST \$100,000 & 1.15% ON THE BALANCE** Occupancy: **Owner**

Realtor **Measured by Sellers. MUST be verified by Buyer or Buyer's agent before subject removal. Seller would like a rent back 3 months**
 Remarks: ***AVAILABLE* ~ Please touchbase to book**

Here is your chance to own acreage in Maple Ridge! This 3 bedroom, 2 bathroom Panabode rancher with 1360 sqft of living space features a large living room complete with gas fireplace, galley kitchen with eating area and formal dining room! Master bedroom with 3 piece ensuite and 2 additional bedrooms and 4 piece bath. Large windows allow for lots of natural light. Great outdoor space with beautiful, large sundeck overlooking your 3 flat acres with mountain views. Awesome yard with huge privacy hedge, loads of parking, detached double garage or workshop and older barn as well. Conveniently located close to town and on city water! Lots of potential with this one - great investment opportunity! Don't wait, contact me today!

Detailed Tax Report

Property Information

Prop Address	24611 DEWDNEY TRUNK RD	Jurisdiction	DISTRICT OF MAPLE RIDGE
Municipality	DISTRICT OF MAPLE RIDGE	Neighborhood	232 TO 264 ST & 108 TO 128 AVE
Area	MAPLE RIDGE	SubAreaCode	VMRWB
PropertyID	010-889-302	BoardCode	V
PostalCode	V4R 1X2		

Property Tax Information

TaxRoll Number	6336800003	Gross Taxes	\$3,978.40
Tax Year	2020	Tax Amount Updated	06/16/2020

More PIDS

010-889-302

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
NWP3151	3			36	22	12		

Legal FullDescription

LOT 3, PLAN NWP3151, SECTION 22, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT, W132.4' OF

Land & Building Information

Width		Depth	
Lot Size	4 ACRES	Land Use	
Actual Use	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)		
Year Built	1946	Zoning	
BCA Description	1 STY SFD - AFTER 1930 - FAIR		
WaterConn			
BCAData Update	01/06/2021		

Supplementary Property Info

BedRooms	4	Foundation	BASEMENT
Full Bath	1	Half Bath2	
Half Bath3		Stories	1
Pool Flg		Carport	0
Garage S	0	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$1,003,000.00	\$37,500.00	\$1,040,500.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,003,000.00	\$37,500.00	\$0.00	\$0.00	\$1,040,500.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,003,000.00	\$37,500.00	\$501,500.00	\$0.00	\$539,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
5/27/1994	\$340,000.00	BH198968	IMPROVED SINGLE PROPERTY TRANSACTION
3/8/1993	\$0.00	BG77225	REJECT - NOT SUITABLE FOR SALES ANALYSIS
6/26/1981	\$164,000.00	T73605E	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Active
R2561187
 Board: V, Detached
 House with Acreage

24611 DEWDNEY TRUNK ROAD
 Maple Ridge
 Websters Corners
 V4R 1X2

\$1,488,000 (LP)
 (SP)

D D H T O V M



Days on Market: **23** List Date: **4/6/2021** Expiry Date: **10/8/2021**
 Previous Price: **\$0** Original Price: **\$1,488,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): Approx. Year Built: **1946**
 Depth / Size: Frontage (metres): Age: **75**
 Lot Area (sq.ft.): **0.00** Bedrooms: **3** Zoning: **RS3**
 Flood Plain: Bathrooms: **1** Gross Taxes: **\$3,978.40**
 Council Apprv?: Full Baths: **1** For Tax Year: **2020**
 Rear Yard Exp: **North** Half Baths: **0** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **010-889-302**
 View: : Tour:
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Water**
 Sewer Type: **Septic**

Style of Home: **1 Storey**
 Construction: **Frame - Wood** Total Parking: Covered Parking: Parking Access: **Front**
 Exterior: **Stucco, Wood** Parking: **Open**
 Foundation: **Concrete Perimeter** CSA/BCE: Dist. to Public Transit: **1/2 BLK** Dist. to School Bus: **1/2 BLK**
 Rain Screen: Reno. Year: Title to Land: **Freehold NonStrata**
 Renovations: R.I. Plumbing: Seller's Interest: **Estate Sale**
 # of Fireplaces: **0** R.I. Fireplaces: Property Disc.: **Yes: SELLING IN AS IS CONDITION**
 Fireplace Fuel: PAD Rental:
 Water Supply: **City/Municipal** Metered Water: Fixtures Leased: **No**
 Fuel/Heating: **Forced Air, Oil** Registered:
 Outdoor Area: **None** Floor Finish: **Wall/Wall/Mixed**
 Type of Roof: **Asphalt**

Legal: **WEST 132.4 FEET LOT 3, SECTION 22., TOWNSHIP 12, NEW WESTMINSTER DISTRICT PLAN 3151**

Amenities:
 Site Influences: **Central Location, Private Setting, Private Yard, Shopping Nearby**
 Features:
 Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'3 x 13'0			x			x
Main	Dining Room	12'9 x 10'0			x			x
Main	Kitchen	11'6 x 10'0			x			x
Main	Master Bedroom	11'7 x 9'0			x			x
Main	Bedroom	11'7 x 9'0			x			x
Main	Bedroom	10'7 x 9'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,018	# of Rooms:	6	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	2								Barn:
Finished Floor (Below):	0	# of Levels:	1	3								Workshop/Shed:
Finished Floor (Basement):	0	Suite:		4								Pool:
Finished Floor (Total):	1,018 sq. ft.	Crawl/Bsmt. Height:		5								Garage Sz:
Unfinished Floor:	1,018	Beds in Basement:	0	6								Grg Door Ht:
Grand Total:	2,036 sq. ft.	Basement:	Full, Unfinished	7								
				8								

List Broker 1: **Royal LePage Westside - Office: 604-263-8800** List Broker 2:
 List Broker 3:
 List Desig Agt 1: **Ross O'Brien - Phone: 604-521-7653** **rossobrien@telus.net** Appointments: **Touchbase**
 List Desig Agt 2: **3:** Call: **Ross (voice messages only)**
 Sell Broker 1: Phone: **604-521-7653**
 Sell Sales Rep 1: **2:** **3:**
 Owner: ****Privacy Protected** ESTATE OF JEAN B. LUTSCH**
 Commission: **3.22% 1ST \$100K / 1.11% ON THE BALANCE**
 Occupancy: **Tenant**

Realtor **Please do not walk the property or disturb the tenants. Showing on Sat April 10th from 1-4 pm by appointment. See associated documents.**
 Remarks: **All offers must contain the Buyer's principal residence address. Offers will not be reviewed until Tues April 13th at 6 pm. A grant of probate has been received.**

Super opportunity! IN TOWN ACREAGE! Enjoy your 4 acre country retreat, connected to City Water, in this very convenient location. Solid and clean home with 3 bedrooms on the spacious main floor and an unfinished basement for extra storage. A level property that provides nice privacy and the space to create what you have always wanted. What a lifestyle! Property is in the ALR. Good potential as a holding property. Great location in between the Save-On Foods mall at 240th Street and Garibaldi High School at 248th Street. Excellent value! (Please do not walk the property or disturb the tenants. Showing on Saturday April 10th from 1-4 pm by appointment)

Detailed Tax Report

Property Information

Prop Address	25762 DEWDNEY TRUNK RD	Jurisdiction	DISTRICT OF MAPLE RIDGE
Municipality	DISTRICT OF MAPLE RIDGE	Neighborhood	232 TO 264 ST & 108 TO 128 AVE
Area	MAPLE RIDGE	SubAreaCode	VMRWB
PropertyID	008-606-943	BoardCode	V
PostalCode	V4R 1Y4		

Property Tax Information

TaxRoll Number	6301101005	Gross Taxes	\$3,630.25
Tax Year	2020	Tax Amount Updated	06/16/2020

More PIDS
008-606-943
More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
NWP39026	11			36	13	12		

Legal FullDescription

LOT 11, PLAN NWP39026, PART NW1/4, SECTION 13, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		Depth	
Lot Size	3 ACRES	Land Use	
Actual Use	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)		
Year Built	1969		
BCA Description	1 STY SFD - AFTER 1960 - MODERN STD	Zoning	
WaterConn			
BCAData Update	01/06/2021		

Supplementary Property Info

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

Actual Totals

Land	Improvement	Actual Total
\$803,000.00	\$138,000.00	\$941,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$803,000.00	\$138,000.00	\$0.00	\$0.00	\$941,000.00

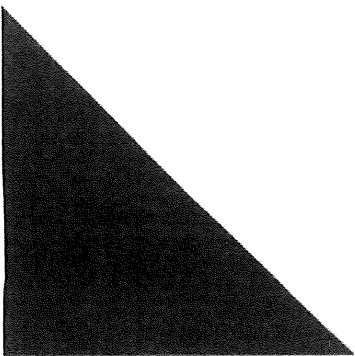
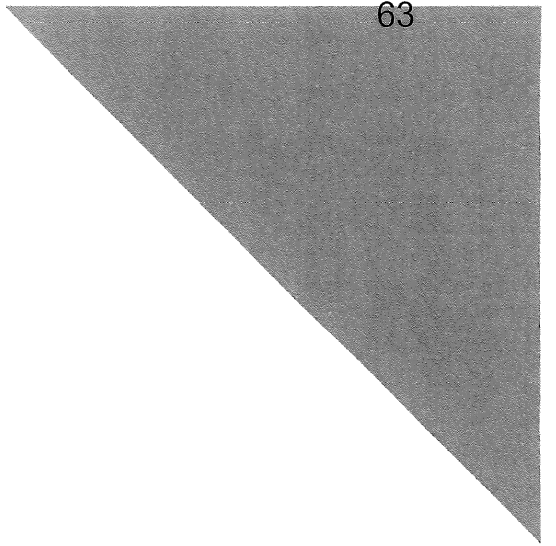
School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$803,000.00	\$138,000.00	\$401,500.00	\$0.00	\$539,500.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
9/13/2017	\$910,000.00	CA6294694	IMPROVED SINGLE PROPERTY TRANSACTION
11/2/1998	\$231,000.00	BM303954	IMPROVED SINGLE PROPERTY TRANSACTION
10/28/1993	\$250,000.00	BG387861	IMPROVED SINGLE PROPERTY TRANSACTION
3/15/1973	\$0.00	J28301E	REJECT - NOT SUITABLE FOR SALES ANALYSIS

SOLD COMPARABLES





Property Features	Comparable	Comparable	Comparable	Comparable
Address	25772 116 AVENUE	11606 248 STREET	26317 DEWDNEY TRUNK ROAD	11735 256 STREET
Status	Sold	Sold	Sold	Sold
S/A	Websters Corners	Websters Corners	Websters Corners	Websters Corners
ML #	R2540128	R2521877	R2519788	R2536343
Price	\$1,170,000	\$1,260,000	\$1,350,000	\$1,500,000
List Date	2/18/2021	12/4/2020	11/22/2020	2/8/2021
Tot BR	3	3	3	2
Tot Baths	1	2	1	1
TotalPrkng	8	4	8	12
Yr Blt	1974	1964	9999	9999
Lot Sz(SF)	48,787.19	105,415.19	0.00	217,800.00
Lot Sz(A)	1.12	2.42	3.04	5.00
Type	House with Acreage	House with Acreage	House with Acreage	House with Acreage
TotFIArea	1,944	1,918	1,829	1,969
Price Per SQFT	\$601.85	\$656.93	\$738.11	\$761.81
Public Remarks	<p>WELCOME to Websters Corners, one of the most desirable areas in Maple Ridge. This charming property is surrounded by tall cedar trees offering serene privacy + your own private gate. This rancher has 3 spacious bedrooms and a den that reflects an open floor plan w/ a lg lvgrm that features a nice stone surrounding with cozy gas fireplace. Kitchen features stainless steel appliances, granite counter tops and gas stove. Large windows & sky lights with southern exposure adding tons of natural light! Enjoy the spa inspired 4 piece bathroom w / high end steam shower. Property includes detached workshop with electricity, In ground outdoor pool and TONS of parking. Close to shopping, schools, recreation and backing onto Kanaka creek regional park. Call today!</p>	<p>Why wouldn't you want your little piece of heaven, here amongst these beautiful trees, minutes from schools, shopping, and everything else you need? I mean, this is paradise. Come and see this updated gorgeous rancher on 2.5 acres on an area super quiet dead end street but just minutes away from the heart of the city. Call for a private showing.</p>	<p>This Maple Ridge Country Home will win your heart! Sitting on over 3 acres you can enjoy the quiet of the country only 5 minutes from downtown. Main home is complete with 3 bedrooms and a den. Large living /dining room area with a gas fireplace. Second home boasts a two bedroom rancher complete with a real wood burning stove in the sunroom. Chestnut trees, garden, henhouse, and barns for hobby farming. Bring your trucks, RVs and toys! Lots of extra parking for machines and equipment. Fenced and cross fenced. This one's special, don't wait!!!</p>	<p>Opportunity is knocking to own a piece of paradise on 5 acres in Websters Corner minutes from downtown & the Golden Ears Bridge. Endless opportunities zoned RS-3 in the ALR with 2 road frontages. Build your dream home here are keep the charming 2 bedroom farm house with detached garage and shop offering many business opportunities. All 5 acres are flat usable currently used for RV storage for friends. Call today before it's too late!</p>

Sold
R2540128
 Board: V, Detached
 House with Acreage

25772 116 AVENUE

Maple Ridge
 Websters Corners
 V4R 1Z6

65
\$1,200,000 (LP)
\$1,170,000 (SP)



Days on Market: **39** List Date: **2/18/2021** Expiry Date: **8/31/2021**
 Previous Price: **\$0** Original Price: **\$1,200,000** Sold Date: **3/29/2021**
 Meas. Type: **Feet** Frontage (feet): **159.41** Approx. Year Built: **1974**
 Depth / Size: Frontage (metres): **48.59** Age: **47**
 Lot Area (sq.ft.): **48,787.19** Bedrooms: **3** Zoning: **RS-3**
 Flood Plain: **No** Bathrooms: **1** Gross Taxes: **\$5,038.83**
 Council Apprv?: Full Baths: **1** For Tax Year: **2020**
 Rear Yard Exp: Half Baths: **0** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **004-084-276**
 View: **No** Tour: **Virtual Tour URL**
 Complex / Subdiv: **WEBSTERS CORNERS**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **Septic**

Style of Home: Rancher/Bungalow	Total Parking: 8	Covered Parking: 0	Parking Access: Front, Side
Construction: Frame - Wood	Parking: Add. Parking Avail., Open, RV Parking Avail.		
Exterior: Mixed	Dist. to Public Transit: close by	Dist. to School Bus: close by	
Foundation: Concrete Slab	CSA/BCE:	Title to Land: Freehold NonStrata	
Rain Screen:	Reno. Year:	Seller's Interest: Registered Owner	
Renovations: Partly	R.I. Plumbing:	Property Disc.: Yes	
# of Fireplaces: 1	R.I. Fireplaces:	PAD Rental:	
Fireplace Fuel: Natural Gas	Metered Water:	Fixtures Leased: No	
Water Supply: City/Municipal		Fixtures Rmvd: No	
Fuel/Heating: Baseboard, Electric		Registered:	
Outdoor Area: Patio(s)		Floor Finish: Laminate, Tile, Wall/Wall/Mixed	
Type of Roof: Tar & Gravel			

Legal: **LOT 24, PLAN NWP57632, PART SW1/4, SECTION 13, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT** Municipal Charges
 Amenities: **Garden, In Suite Laundry, Pool; Outdoor, Storage, Workshop Detached** Garbage:
 Site Influences: **Golf Course Nearby, Greenbelt, Private Setting, Private Yard, Recreation Nearby, Rural Setting** Water:
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Windows - Thermo** Dyking:
 Sewer:
 Other:

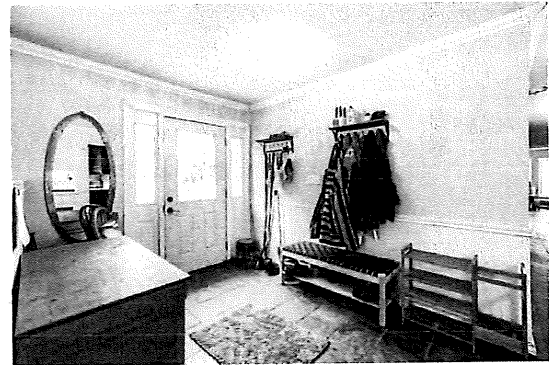
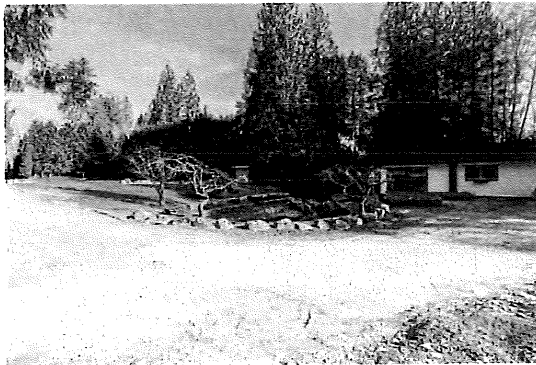
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 13'6	Main	Foyer	13'6 x 8'5			x
Main	Dining Room	12'0 x 10'3			x			x
Main	Kitchen	16'9 x 11'7			x			x
Main	Family Room	19'4 x 12'6			x			x
Main	Master Bedroom	19'7 x 15'5			x			x
Main	Walk-In Closet	15'4 x 4'9			x			x
Main	Bedroom	10'7 x 10'0			x			x
Main	Bedroom	10'0 x 9'5			x			x
Main	Laundry	6'3 x 5'8			x			x
Main	Den	11'7 x 10'4			x			x

Finished Floor (Main): 1,944	# of Rooms: 11	Bath: 1	Floor: Main	# of Pieces: 4	Ensuite?: No	Outbuildings:
Finished Floor (Above): 0	# of Kitchens: 1	2			No	Barn:
Finished Floor (Below): 0	# of Levels: 1	3			No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	4			No	Pool:
Finished Floor (Total): 1,944 sq. ft.	Crawl/Bsmt. Height:	5			No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	6			No	Grg Door Ht:
Grand Total: 1,944 sq. ft.	Basement: None	7			No	
		8			No	

List Broker 1: **RE/MAX Treeland Realty - Office: 604-533-3491** List Broker 2: **RE/MAX Treeland Realty - Office: 604-533-3491**
 List Broker 3:
 List Desig Agt 1: **Franco Pontaletta - Cell: 778-988-8626** **fpontaletta@gmail.com** Appointments: **Touchbase**
 List Desig Agt 2: **Tony Pontaletta - PREC** 3: Call: **Franco Pontaletta**
 Sell Broker 1: **Royal Pacific Realty Corp. - Office: 604-266-8989** Phone: **778-988-8626**
 Sell Sales Rep 1: **James M Liu PREC*** 2: 3:
 Owner: ****Privacy Protected****
 Commission: **3.22% OF THE 1ST \$100,000 & 1.15% ON THE BALANCE** Occupancy: **Owner**

Realtor Remarks: **PRIVACY PROTECTED - DO NOT SOLICIT. All measurements are approximate. Buyer or Buyer's agent to verify if deemed important. Garage converted into master bedroom and is included in sq.ft. Creek runs through property. SOLD \$1,170,000**

WELCOME to Websters Corners, one of the most desirable areas in Maple Ridge. This charming property is surrounded by tall cedar trees offering serene privacy + your own private gate. This rancher has 3 spacious bedrooms and a den that reflects an open floor plan w/ a lg lvgrm that features a nice stone surrounding with cozy gas fireplace. Kitchen features stainless steel appliances, granite counter tops and gas stove. Large windows & sky lights with southern exposure adding tons of natural light! Enjoy the spa inspired 4 piece bathroom w/ high end steam shower. Property includes detached workshop with electricity, in ground outdoor pool and TONS of parking. Close to shopping, schools, recreation and backing onto Kanaka creek regional park. Call today!



Detailed Tax Report

67

Property Information			
Prop Address	25772 116 AV	Jurisdiction	DISTRICT OF MAPLE RIDGE
Municipality	DISTRICT OF MAPLE RIDGE	Neighborhood	WHONNOCK
Area	MAPLE RIDGE	SubAreaCode	VMRWB
PropertyID	004-084-276	BoardCode	V
PostalCode	V4R 1Z6		
Property Tax Information			
TaxRoll Number	8442402019	Gross Taxes	\$5,038.83
Tax Year	2020	Tax Amount Updated	06/16/2020
More PIDS	004-084-276		
More PIDS2			

Legal Information									
PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian	
NWP57632	24			36	13	12			
Legal FullDescription									
LOT 24, PLAN NWP57632, PART SW1/4, SECTION 13, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT									

Land & Building Information			
Width		Depth	
Lot Size	1.12 ACRES	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1973		
BCA Description	1 STY SFD - AFTER 1960 - MODERN-STD	Zoning	
WaterConn			
BCADate Update	01/06/2021		

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

Actual Totals		
Land	Improvement	Actual Total
\$862,000.00	\$179,000.00	\$1,041,000.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$862,000.00	\$179,000.00	\$0.00	\$0.00	\$1,041,000.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$862,000.00	\$179,000.00	\$0.00	\$0.00	\$1,041,000.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
3/14/2018	\$890,000.00	CA6676626	IMPROVED SINGLE PROPERTY TRANSACTION
9/27/2005	\$416,000.00	CA122593	IMPROVED SINGLE PROPERTY TRANSACTION
11/29/1994	\$255,000.00	BH425829	IMPROVED SINGLE PROPERTY TRANSACTION
3/15/1989	\$140,000.00	AC58884	IMPROVED SINGLE PROPERTY TRANSACTION

Sold
R2521877
 Board: V, Detached
 House with Acreage

11606 248 STREET
 Maple Ridge
 Websters Corners
 V4R 1H7

68
\$1,299,000 (LP)
\$1,260,000 (SP)



Days on Market: **5** List Date: **12/4/2020** Expiry Date: **5/4/2021**
 Previous Price: **\$0** Original Price: **\$1,299,000** Sold Date: **12/9/2020**
 Meas. Type: **Feet** Frontage (feet): **160.00** Approx. Year Built: **1964**
 Depth / Size: **657** Frontage (metres): **48.77** Age: **56**
 Lot Area (sq.ft.): **105,415.19** Bedrooms: **3** Zoning: **RS-3**
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$2,867.22**
 Council Apprv?: Full Baths: **2** For Tax Year: **2020**
 Rear Yard Exp: Half Baths: **0** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **010-125-078**
 View: : Tour: **Virtual Tour URL**
 Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic, Storm Sewer, Water**
 Sewer Type: **Septic**

Style of Home: **Rancher/Bungalow** Total Parking: **4** Covered Parking: **1** Parking Access:
 Construction: **Frame - Wood** Parking: **Carport; Single, RV Parking Avail.**
 Exterior: **Wood** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Slab** CSA/BCE: Title to Land: **Freehold NonStrata**
 Rain Screen: Reno. Year: Seller's Interest: **Registered Owner**
 Renovations: R.I. Plumbing: Property Disc.: **Yes**
 # of Fireplaces: **1** R.I. Fireplaces: PAD Rental:
 Fireplace Fuel: **Pellet, Wood** Fixtures Leased: **No**
 Water Supply: **City/Municipal** Metered Water: Fixtures Rmvd: **No**
 Fuel/Heating: **Natural Gas** Registered: Floor Finish: **Wall/Wall/Mixed**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Torch-On**

Legal: **LOT 1, PLAN NWP20952, PART NW1/4, SECTION 14, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT** Municipal Charges

Amenities: Garbage:
 Water:
 Site Influences: **Central Location, Private Setting, Private Yard, Rural Setting, Shopping Nearby, Treed** Dyking:
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings** Sewer:
 Other:

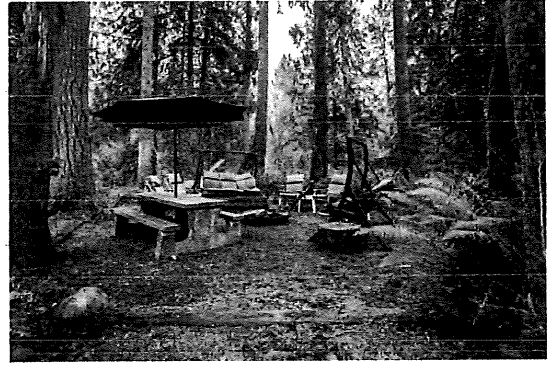
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'8 x 15'4			x			x
Main	Dining Room	10'8 x 15'4			x			x
Main	Kitchen	9'6 x 11'			x			x
Main	Recreation	11'3 x 23'0			x			x
Main	Master Bedroom	12'11 x 13'5			x			x
Main	Bedroom	11'11 x 7'8			x			x
Main	Bedroom	11'11 x 9'4			x			x
Main	Laundry	11'11 x 11'4			x			x
Main	Playroom	12'4 x 7'7			x			x
Main	Flex Room	6'5 x 15'2			x			x

Finished Floor (Main): **1,918** # of Rooms: **10** Bath: **1** Floor # of Pieces: **5** Ensuite?: **No** Outbuildings:
 Finished Floor (Above): **0** # of Kitchens: **1** 2 Main **3** No **No** Barn:
 Finished Floor (Below): **0** # of Levels: **1** 3 Main **3** No **No** Workshop/Shed:
 Finished Floor (Basement): **0** Suite: 4 **No** Pool:
 Finished Floor (Total): **1,918 sq. ft.** Crawl/Bsmt. Height: 5 **No** Garage Sz:
 Unfinished Floor: **0** Beds in Basement: **0** Beds not in Basement: **3** 6 **No** Grg Door Ht:
 Grand Total: **1,918 sq. ft.** Basement: **None** 7
 8

List Broker 1: **Stonehaus Realty Corp. - OFC: 604-492-5000** List Broker 2:
 List Broker 3:
 List Desig Agt 1: **Sean Zubor PREC* - Phone: 604-722-1631** **sean@seanzubor.com** Appointments: **Touchbase**
 List Desig Agt 2: 3: Call: **SEAN ZUBOR**
 Sell Broker 1: **RE/MAX 2000 Realty - Office: 604-583-2000** Phone: **604-722-1631**
 Sell Sales Rep 1: **Christina Scott** 2: 3:
 Owner: **DAVID DEAN CRAIG & SYNA WONG**
 Commission: **3.22% ON THE 1ST \$100,000 AND 1.15% ON THE REMAINDER** Occupancy: **Owner**

Realtor **Measurements professionally measured by Real Measurements & Renderings. Buyer or Buyer's agent to verify if deemed important. Call Sean**
 Remarks: **Zubor 604-722-1631 for info/showings. TB for quickest response. Offer w/ Team Disclosure attached in docs.**

Why wouldn't you want your little piece of heaven, here amongst these beautiful trees, minutes from schools, shopping, and everything else you need? I mean, this is paradise. Come and see this updated gorgeous rancher on 2.5 acres on an area super quiet dead end street but just minutes away from the heart of the city. Call for a private showing.



Detailed Tax Report

Property Information

Prop Address	11606 248 ST	Jurisdiction	DISTRICT OF MAPLE RIDGE
Municipality	DISTRICT OF MAPLE RIDGE	Neighborhood	232 TO 264 ST & 108 TO 128 AVE
Area	MAPLE RIDGE	SubAreaCode	VMRWB
PropertyID	010-125-078	BoardCode	V
PostalCode	V4R 1H7		

Property Tax Information

TaxRoll Number	6304801002	Gross Taxes	\$2,867.22
Tax Year	2020	Tax Amount Updated	06/16/2020

More PIDS

010-125-078

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
NWP20952	1			36	14	12		

Legal FullDescription

LOT 1, PLAN NWP20952, PART NW1/4, SECTION 14, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		Depth	
Lot Size	2.42 ACRES	Land Use	
Actual Use	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)	Zoning	
Year Built	1964		
BCA Description	1 STY SFD - AFTER 1960 - MODERN STD		
WaterConn			
BCAData Update	01/06/2021		

Supplementary Property Info

BedRooms	4	Foundation	SLAB
Full Bath	1	Half Bath2	2
Half Bath3		Stories	1
Pool Flg		Carpport	0
Garage S	0	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$556,000.00	\$118,000.00	\$674,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$556,000.00	\$118,000.00	\$0.00	\$0.00	\$674,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$556,000.00	\$118,000.00	\$0.00	\$0.00	\$674,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
5/30/2006	\$365,000.00	BA383087	IMPROVED SINGLE PROPERTY TRANSACTION
11/28/2003	\$322,000.00	BV497832	IMPROVED SINGLE PROPERTY TRANSACTION
8/25/1980	\$105,000.00	S83469E	REJECT - NOT SUITABLE FOR SALES ANALYSIS
4/15/1975	\$65,000.00	L44527E	IMPROVED SINGLE PROPERTY TRANSACTION

Sold
R2519788
 Board: V, Detached
 House with Acreage

26317 DEWDNEY TRUNK ROAD
 Maple Ridge
 Websters Corners
 V2W 1A2

71
\$1,295,000 (LP)
\$1,350,000 (SP)



Days on Market: **8** List Date: **11/22/2020** Expiry Date: **11/22/2021**
 Previous Price: **\$0** Original Price: **\$1,295,000** Sold Date: **11/30/2020**

Meas. Type: **Metres** Frontage (feet): **120.00** Approx. Year Built: **9999**
 Depth / Size: **107** Frontage (metres): Age: **999**
 Lot Area (sq.ft.): **0.00** Bedrooms: **3** Zoning: **RS-3**
 Flood Plain: Bathrooms: **1** Gross Taxes: **\$4,222.22**
 Council Apprv?: Full Baths: **1** For Tax Year: **2020**
 Rear Yard Exp: Half Baths: **0** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **000-526-193**
 View: : Tour:
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **Septic**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter** CSA/BCE:
 Rain Screen: Reno. Year:
 Renovations: **Addition** R.I. Plumbing:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel: Metered Water:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: **8** Covered Parking: **6** Parking Access:
 Parking: **Add. Parking Avail., Garage, Triple**
 Dist. to Public Transit: **1** Dist. to School Bus: **1**
 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 1, PLAN NWP12421, SECTION 24, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Cleared, Private Setting**
 Features:

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

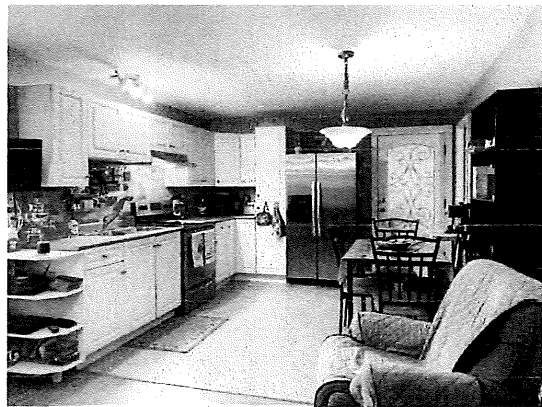
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 15'			x			x
Main	Dining Room	12' x 12'			x			x
Main	Kitchen	12' x 12'			x			x
Main	Bedroom	12'6 x 12'			x			x
Main	Master Bedroom	15' x 12'6			x			x
Above	Bedroom	10' x 10'			x			x
Above	Office	10'6 x 7'6			x			x
Main	Walk-In Closet	9' x 5'			x			x
					x			x
					x			x

Finished Floor (Main):	1,404	# of Rooms: 8	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	425	# of Kitchens: 1	2								Barn:
Finished Floor (Below):	0	# of Levels: 2	3								Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	4								Pool:
Finished Floor (Total):	1,829 sq. ft.	Crawl/Bsmnt. Height:	5								Garage Sz: 34X34
Unfinished Floor:	0	Beds in Basement: 0	6								Grg Door Ht:
Grand Total:	1,829 sq. ft.	Beds not in Basement: 3	7								
		Basement: None	8								

List Broker 1: **Royal LePage Sterling Realty - Office: 604-421-1010** List Broker 2:
 List Broker 3:
 List Desig Agt 1: **Ralph Tedford PREC* - Contc: 604-612-7005** info@ralphtedford.com Appointments: **Touchbase**
 List Desig Agt 2: 3: Call: **RALPH**
 Sell Broker 1: **RE/MAX LIFESTYLES REALTY - Office: 604-466-2838** Phone: **604-612-7005**
 Sell Sales Rep 1: **Josh Craig PREC*** 2: **Sandra Wyant PREC*** 3:
 Owner: **ROCCO PAOLINO & TERESA PAOLINO**
 Commission: **3.25% ON 1ST \$100,000/1.1% ON BALANCE**
 Occupancy: **Owner**

Realtor *******SOLD FIRM******* Measurements should be verified if deemed important. Covid 19 Best Practices for showings. Masks & Sanitizer for showings. Property contains accommodation which is not authorized.***PLEASE MAKE NOTE OF ADDITIONAL BUILDINGS ON THE PROPERTY***

This Maple Ridge Country Home will win your heart! Sitting on over 3 acres you can enjoy the quiet of the country only 5 minutes from downtown. Main home is complete with 3 bedrooms and a den. Large living/dining room area with a gas fireplace. Second home boasts a two bedroom rancher complete with a real wood burning stove in the sunroom. Chestnut trees, garden, henhouse, and barns for hobby farming. Bring your trucks, RVs and toys! Lots of extra parking for machines and equipment. Fenced and cross fenced. This one's special, don't wait!!!



Detailed Tax Report

73

Property Information

Prop Address	26317 DEWDNEY TRUNK RD	Jurisdiction	DISTRICT OF MAPLE RIDGE
Municipality	DISTRICT OF MAPLE RIDGE	Neighborhood	232 TO 264 ST & 108 TO 128 AVE
Area	MAPLE RIDGE	SubAreaCode	VMRWB
PropertyID	000-526-193	BoardCode	V
PostalCode	V2W 1A2		

Property Tax Information

TaxRoll Number	7356000003	Gross Taxes	\$4,222.22
Tax Year	2020	Tax Amount Updated	06/16/2020
More PIDS	000-526-193		
More PIDS2			

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
NWP12421	1			36	24	12		

Legal FullDescription

LOT 1, PLAN NWP12421, SECTION 24, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		Depth	
Lot Size	3.04 ACRES	Land Use	
Actual Use	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)	Zoning	
Year Built	1944		
BCA Description	1 1/2 STY SFD - AFTER 1930 - FAIR		
WaterConn			
BCAData Update	01/06/2021		

Supplementary Property Info

BedRooms	2	Foundation	BASEMENT
Full Bath	2	Half Bath2	
Half Bath3		Stories	1.5
Pool Fig		Carport	1
Garage S	0	Garage M	1

Actual Totals

Land	Improvement	Actual Total
\$949,000.00	\$143,000.00	\$1,092,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$949,000.00	\$143,000.00	\$0.00	\$0.00	\$1,092,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$949,000.00	\$143,000.00	\$474,500.00	\$0.00	\$617,500.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
8/30/1996	\$280,000.00	BK276078	IMPROVED SINGLE PROPERTY TRANSACTION
4/20/1993	\$193,100.00	BG127725	IMPROVED SINGLE PROPERTY TRANSACTION
6/11/1984	\$45,000.00	X61705E	IMPROVED SINGLE PROPERTY TRANSACTION

Sold
R2536343
 Board: V, Detached
 House with Acreage

11735 256 STREET
 Maple Ridge
 Websters Corners
 V4R 1B3

74
\$1,574,999 (LP)
\$1,500,000 (SP)



Days on Market: **66** List Date: **2/8/2021** Expiry Date: **3/25/2021**
 Previous Price: **\$0** Original Price: **\$1,574,999** Sold Date: **4/15/2021**
 Meas. Type: **Feet** Frontage (feet): **577.00** Approx. Year Built: **9999**
 Depth / Size: **200** Frontage (metres): **175.87** Age: **999**
 Lot Area (sq.ft.): **217,800.00** Bedrooms: **2** Zoning: **RS-3**
 Flood Plain: Bathrooms: **1** Gross Taxes: **\$4,372.76**
 Council Apprv?: Full Baths: **1** For Tax Year: **2020**
 Rear Yard Exp: Half Baths: **0** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **009-306-196**
 View: : Tour: **Virtual Tour URL**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Storm Sewer, Water**
 Sewer Type: **Septic**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter** CSA/BCE:
 Rain Screen: Reno. Year:
 Renovations: R.I. Plumbing:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal** Metered Water:
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **None**
 Type of Roof: **Asphalt**
 Total Parking: **12** Covered Parking: **2** Parking Access: **Front, Side**
 Parking: **Garage; Double, Open, RV Parking Avail.**
 Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes: See Documents**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Registered:
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PL NWP23164 LT 5 LD 36 SEC 14 TWP 12 PART NE 1/4, GROUP 1.**

Amenities: **Storage, Workshop Detached**
 Site Influences: **Central Location, Golf Course Nearby, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed**
 Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

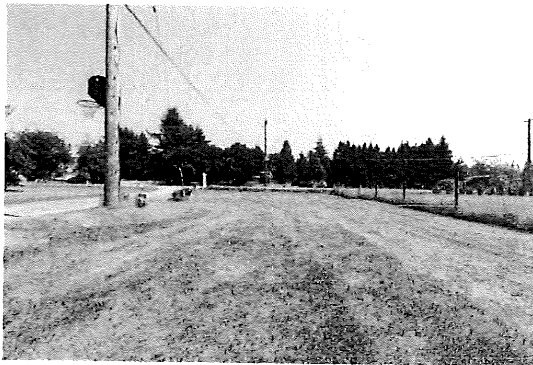
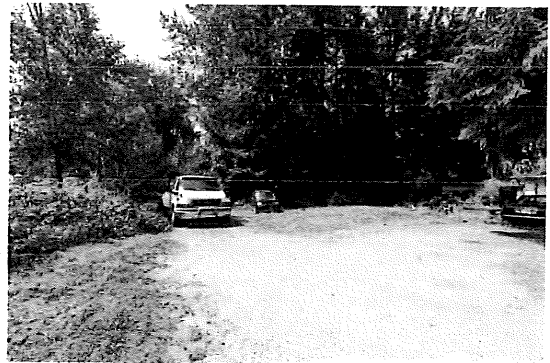
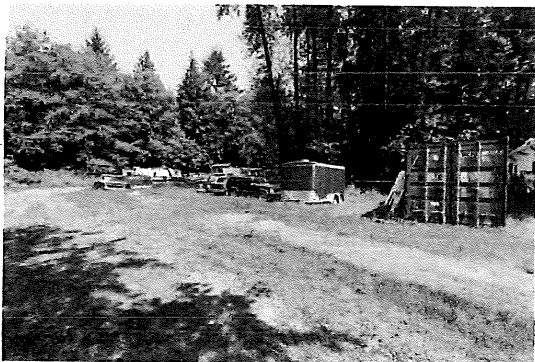
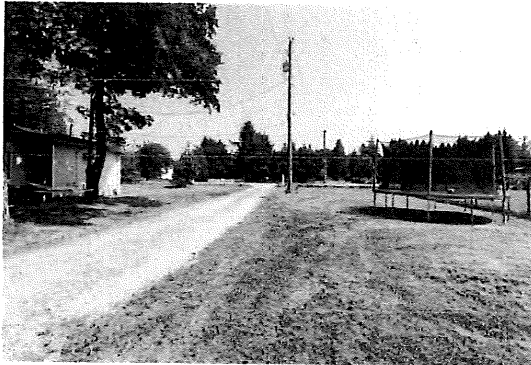
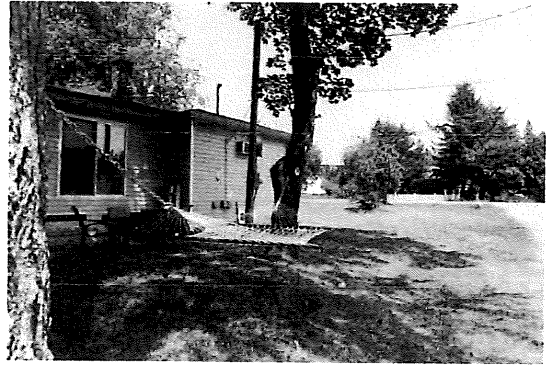
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'1 x 13'2						
Main	Kitchen	4'11 x 12'11						
Main	Dining Room	12'11 x 7'5						
Main	Foyer	9'8 x 4'1						
Main	Master Bedroom	11'8 x 10'8						
Main	Bedroom	16'4 x 9'1						
		x						
		x						
		x						
		x						
		x						
		x						
		x						

Finished Floor (Main): 993	# of Rooms: 6	Bath: 1	Floor: Main	# of Pieces: 4	Ensuite?: No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Door Ht:
Finished Floor (Above): 0	# of Kitchens: 1	2			No	
Finished Floor (Below): 976	# of Levels: 2	3			No	
Finished Floor (Basement): 0	Suite:	4			No	
Finished Floor (Total): 1,969 sq. ft.	Crawl/Bsmt. Height:	5			No	
Unfinished Floor: 0	Beds in Basement: 0	6			No	
Grand Total: 1,969 sq. ft.	Basement: Unfinished	7			No	
	Beds not in Basement: 2	8			No	

List Broker 1: **Sutton Group-West Coast Realty (Surrey/24) - Office:** List Broker 2:
 List Broker 3:
 List Desig Agt 1: **Michelle Perreault - PREC - Phone: 604-538-8888** **michelle@michelleperreault.com** 3: Appointments: **Touchbase**
 List Desig Agt 2: Call: **Michelle Perreault**
 Sell Broker 1: **Homelife Benchmark Realty (Langley) Corp. - OFC: 604-530-4141** Phone: **604-728-2817**
 Sell Sales Rep 1: **Hirdejit Chahal** 2: 3:
 Owner: **Frank Bure**
 Commission: **3.22% ON THE 1ST \$100,000 AND 1.15% ON THE BALANCE**
 Occupancy: **Owner**

Realtor **Previous ex-grow up in shop. Fully re-mediated by the city from previous owner.**
 Remarks:

Opportunity is knocking to own a piece of paradise on 5 acres in Websters Corner minutes from downtown & the Golden Ears Bridge. Endless opportunities zoned RS-3 in the ALR with 2 road frontages. Build your dream home here are keep the charming 2 bedroom farm house with detached garage and shop offering many business opportunities. All 5 acres are flat usable currently used for RV storage for friends. Call today before it's too late!



Detailed Tax Report

Property Information

Prop Address	11735 256 ST	Jurisdiction	DISTRICT OF MAPLE RIDGE
Municipality	DISTRICT OF MAPLE RIDGE	Neighborhood	232 TO 264 ST & 108 TO 128 AVE
Area	MAPLE RIDGE	SubAreaCode	VMRWB
PropertyID	009-306-196	BoardCode	V
PostalCode	V4R 1B3		

Property Tax Information

TaxRoll Number	6306302001	Gross Taxes	\$4,372.76
Tax Year	2020	Tax Amount Updated	06/16/2020

More PIDS
009-306-196
More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
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NWP23164 5 36 14 12

Legal FullDescription

LOT 5, PLAN NWP23164, SECTION 14, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		Depth	
Lot Size	5.13 ACRES	Land Use	
Actual Use	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)	Zoning	
Year Built	1950		
BCA Description	1 STY SFD - AFTER 1930 - FAIR		
WaterConn			
BCAData Update	01/06/2021		

Supplementary Property Info

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

Actual Totals

Land	Improvement	Actual Total
\$1,115,000.00	\$44,300.00	\$1,159,300.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,115,000.00	\$44,300.00	\$0.00	\$0.00	\$1,159,300.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,115,000.00	\$44,300.00	\$557,500.00	\$0.00	\$601,800.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
6/30/2015	\$570,000.00	CA4503325	IMPROVED SINGLE PROPERTY TRANSACTION
4/30/2003	\$359,500.00	BV152097	IMPROVED SINGLE PROPERTY TRANSACTION
8/1/1980	\$116,000.00	S73909E	REJECT - NOT SUITABLE FOR SALES ANALYSIS
12/15/1972	\$0.00	J40829E	REJECT - NOT SUITABLE FOR SALES ANALYSIS

COMPARATIVE MARKET ANALYSIS

Comparable homes are **listed** from \$1,200,000_ to \$1,574,999_

Comparable homes have **sold** from \$1,170,000_ to \$1,500,000_

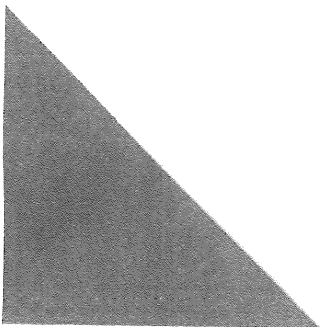
I would **recommend** a list price from \$1,400,000

Our suggested list price is an experienced evaluation of what a home would sell for without undue waiting or inconvenience.

This report represents a professional opinion of what a buyer would likely be willing to pay for your home in today's real estate market.

Our opinion is based on a study of selected, recently sold homes that have similarities to yours.

The real estate market is constantly changing, so we will review the most recent comparables again just before your home is listed.



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



Barristers and Solicitors
1600 Cathedral Place
925 West Georgia Street
Vancouver, BC V6C 3L2
Phone: (604) 685-3456
Attention: William L. Roberts
Email: wroberts@lawsonlundell.com