

This is the 4th Affidavit of Patty Wood in this case and was made on March 25, 2022

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.

History of Receivership

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: 006-983-391 EAST HALF LOT 13 SECTION 6 TOWNSHIP 15 NEW WESTMINSTER DISTRICT PLAN 2721 (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 Receiver has previously obtained Orders approving the sale in respect of two other real properties within the Receivership, and those sales have completed.

The Lands

- 5. The Lands consist of a single-family residential acreage property located at 26678 100 Avenue, Maple Ridge, British Columbia. The registered owners of the Lands are:
 - (a) the Respondent Siu Mui "Debbie" Wong ("Ms. Wong") and her late husband, Wai Hung Wong, also known as Gilbert Wai Hung Wong ("Mr. Wong'), now deceased, as to an undivided 1/4 interest as Joint Tenants; and
 - (b) Chen Liang Tao and Jae Wan Chow, as to an undivided 1/4 interest, as Joint Tenants;
 - (c) Ngai Fung Chow and Sau Lan Chow, as to an undivided 1/4 interest, as Joint Tenants; and
 - (d) Danny Chow, as Executor of the Will of Ngai Mo Chow, Deceased, as to an undivided 1/4 interest.

(collectively, the "Owners")

6. A copy of the title search print for the Lands is attached hereto as **Exhibit** "A" (Exhibit Page 1).

- 7. The Lands are currently occupied by tenants, as described in Paragraph 25 herein.
- 8. I am advised by the Receiver's solicitors that the Owners of the Lands were served with the Receiver's application to amend the Receivership Order scheduled for August 17, 2021, and were subsequently served with the ARIO by way of their legal counsel.
- 9. The Receiver is claiming a 1/4 interest in the Lands, as follows:
 - (a) The 1/4 interest of Mr. Wong and Ms. Wong, as Joint Tenants. Mr. Wong passed away on June 28, 2018, and a copy of his Death Certificate is attached as **Exhibit** "B" (Exhibit Page 5). As a result of the joint tenancy, Gilbert's interest in the property transferred to Ms. Wong upon his death.
- 10. As with the most recent sale in the Receivership, the Receiver is proposing that it distribute the remaining net proceeds of sale directly to the following registered owners, in accordance with their registered proportional ownership of the lands, as follows:
 - (a) a 1/4 share of the net proceeds from the sale of the Lands shall be paid over to Chen Liang Tao and Jae Wan Chow, as Joint Tenants;
 - (b) a 1/4 share of the net proceeds from the sale of the Lands shall be paid over to Ngai Fung Chow and Sau Lan Chow, as Joint Tenants; and
 - (c) a 1/4 share of the net proceeds from the sale of the Lands shall be paid over to Danny Chow, as Executor of the Will of Ngai Mo Chow, Deceased.

The Listing and Marketing

- 11. The Receiver has commissioned an Appraisal of the Lands dated September 11, 2022, conducted by Michael Kind of Property Genie Enterprises Inc. The Appraisal provides that the value of the Lands as at September 1, 2021 was \$2,300,000. A copy of the Appraisal is attached hereto as **Exhibit** "C" (Exhibit Page 7).
- 12. The Receiver also commissioned a Current Market Analysis of the Lands, prepared by Herb Johnstone ("**Mr. Johnstone**") of Sutton Group West Coast Realty, received on February 10, 2022. The Current Market Analysis provides that the Lands should be listed for sale in the range of \$2,650,000 to \$2,700,000. At the time the report was provided, comparable homes in the area had sold between \$2,200,000 and \$3,625,000. A copy of the Current Market Analysis is attached hereto as **Exhibit** "**D**" (Exhibit Page 28).
- 13. 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.
- 14. The Receiver retained Mr. Johnstone of Sutton West Coast Realty to act as its listing agent in respect of this matter.
- The Receiver entered into a listing agreement with Mr. Johnstone dated February 17, 2022, to list the Lands for sale on behalf of the Receiver at a list price of \$2,700,000. 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 prepared by the realtor.
- Mr. Johnstone provided a marketing report to the Receiver dated March 22, 2022, 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 February 17, 2022, at \$2,700,000, and there have been no price reductions;
 - (a) The Lands were advertised through the full MLS system and the Paragon system, which provides a listing specific notification email to be sent to all interested Realtors and purchasers on the listing date. Professional exterior and interior photos and aerial drone photographs were posted online with the listing on all Realtor access and public websites;
 - (b) Public exposure was given on multiple public websites and social media, including HerbJohnstone.com, JohnstoneTownsend.com, Realtor.ca, Rew.ca, Redfin.ca, Zillow.com, Zolo.ca, Property.ca, Paragonrels.com, and on Instagram @Soldbyherb and @Home4SaleBC (Over 10,200 followers);
 - (c) Four open house days were scheduled, by appointment, for potential buyers to view the exterior of the property and the interior of the home;
 - (d) As of March 22, 2022, there were a total of 25 showings and 104 inquiries;
 - (e) Two offers were received on March 16, 2022, as follows:
 - (i) Offer presented for \$2,850,000, subject free, with a deposit of \$150,000, Completion of 60 days after Court approval, and vacant possession;
 - (ii) Offer presented for \$3,200,000, subject free, with a deposit of \$160,000, completion 30 days after Court approval, and subject to the

existing tenancies. This offer by 1350769 B.C. Ltd. is the highest and best offer.

- (f) Mr. Johnstone has received multiple inquiries regarding the Court date, and will continue to market the Lands until the Court date to attempt to generate more offers. Continued marketing activities will include:
 - (i) A Touchbase (Realtor Messaging Service) was established for all interested realtors with buyers for showing information, updates, reminders for offer presentation time, and the future Court date.
 - (ii) All relevant documents related to the property are posted on MLS and are accessible to all Realtors and their buyers if requested.
- 17. A copy of Mr. Johnstone's Marketing Report is attached hereto as **Exhibit** "E" (Exhibit Page 53).

Subject Offer:

- 18. The Receiver accepted the Contract of Purchase and Sale dated March 16, 2022 (the "Offer"), whereby 1350769 B.C. Ltd. (the "Purchaser") offered to purchase the Lands at the sale price of \$3,200,000, subject to the existing tenancies, with possession 30 days after Court approval. A copy of the Offer is attached hereto as Exhibit "F" (Exhibit Page 68).
- 19. 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 listing agent.

Order to Remove and Add Respondents

- 20. On December 16, 2021, the Receiver sought and was granted an Order approving the sale of another property being the subject of the Receivership, located at 25141 Dewdney Trunk Road in Maple Ridge (the "**Dewdney Trunk Lands**").
- 21. At that application, the Receiver also sought and was granted an Order to add the third-party owners and occupants of the Dewdney Trunk Lands as Respondents to the proceeding, as they were necessary and proper parties to be added in order to facilitate the transfer of title of the Dewdney Trunk Lands. As a result, the following individuals were added as Respondents to the proceeding by order of the Court pronounced on December 16, 2021: Gilbert Wai Hung Wong, Kwok Kie Soo, Hilton Wing Chong Sue, Becky Ting Chang Luk, Sandy Wee Chyiu Mar, Ritchie Roy Sue, 0765311 B.C. Ltd., 0765994 B.C. Ltd., 0765316 B.C. Ltd., Robert Fitz-James, Sandra

- van der Laan and Garrett van der Laan, also known as Gerrit van der Laan (collectively, the "Dewdney Trunk Third-Party Owners and Occupants"). A copy of the Order adding the Dewdney Trunk Third-Party Owners and Occupants as named Respondents is attached hereto as Exhibit "G" (Exhibit page 80).
- 22. It was the intention of the Receiver to discontinue this proceeding as against the Dewdney Trunk Third-Party Owners and Occupants upon completion of the sale of the Dewdney Trunk Lands. The sale of the Dewdney Trunk Lands was completed on February 14, 2022 and, accordingly, the Dewdney Trunk Owners and Occupants no longer have an interest in this proceeding, with the exception of Gilbert Wai Hung Wong, Deceased. Accordingly, the Receiver is seeking an Order to remove the remaining Dewdney Trunk Owners and Occupants as named Respondents to the proceeding.
- 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 a Respondent 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.
- 24. With the exception of Ms. Wong and Mr. Wong, 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 Chen Liang Tao, Jae Wan Chow, Ngai Fung Chow, Sau Lan Chow, and Danny Chow, as Executor of the Will of Ngai Mo Chow, Deceased (the "Third Party Owners"), as a Respondent to the proceeding, as they are necessary and proper parties to the proceeding.
- 25. I am advised by the Receiver's solicitors that the Lands are currently occupied by Brian Bottem, Maria Bottem and Ian Richardson (the "Occupants"), and that the Occupants have been personally served with a copy of the ARIO.
- 26. The Occupants should each be named as a Respondent to the proceeding, as they are necessary and proper parties to the proceeding.
- 27. 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 possession of the Lands.
- 28. Notice of the application will be given to the Occupants and to the Owners.
- 29. Mr. Wong is named on title to the Dewdney Trunk Property as "Gilbert Wai Hung Wong". Accordingly, the Order to add Respondents granted on December 16, 2022, and attached hereto as Exhibit G, named him as a Respondent to the proceeding as "Gilbert

Wai Hung Wong", in order to affect transfer of title to the Dewdney Trunk Lands in the Land Title Office.

It has come to the Receiver's attention that Mr. Wong's is named on title to the Lands as 30. as "Wai Hung Wong". As set out in Mr. Wong's death certificate, which is attached hereto as Exhibit B, his legal name is "Wai Hung Wong". Accordingly, the Receiver is also seeking an order that the name of Mr. Wong, for the purposes of this proceeding, be amended to read:

"Wai Hung Wong, also known as Gilbert Wai Hung Wong",

in order to properly affect the transfer of title to the Lands in the Land Title Office.

SWORN BEFORE ME at the City of Vancouver, in the Province of Pritish Columbia, this 25th day of March, 2022

A Commissioner for taking Affidavits within

British Columbia

PAT

A Commissioner for taking Affidavits for the Province of British Columbia

Expires October 31,2024

This is Exhibit "A" referred to in the Affidavit of Patty Wood made before me on March 25, 2022.

A COMMISSIONER FOR TAKING AFFIDAVITS FOR BRITISH COLUMBIA

2022-03-18, 17:06:40

TITLE SEARCH PRINT

File Reference: 22798-129675

Declared Value \$367637

Requestor: Linda Alexander

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District

NEW WESTMINSTER

Land Title Office

NEW WESTMINSTER

Title Number

CA7178386

From Title Number

BX385992

Application Received

2018-11-07

Application Entered

2018-11-22

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

CHEN LIANG TAO, BUSINESSMAN JAE WAN CHOW, BUSINESSPERSON

19365 80TH AVENUE

SURREY, BC V4N 3G5

AS TO AN UNDIVIDED 1/4 INTEREST AS JOINT TENANTS

Registered Owner/Mailing Address:

NGAI FUNG CHOW, BUSINESSMAN SAU LAN CHOW, BUSINESSPERSON

4388 INVERNESS STREET

VANCOUVER, BC

V5C 5C3

AS TO AN UNDIVIDED 1/4 INTEREST AS JOINT TENANTS

Registered Owner/Mailing Address:

SIU MUI WONG, BUSINESSPERSON WAI HUNG WONG, BUSINESSMAN

16863 58A AVENUE

SURREY, BC V3S 8P1

AS TO AN UNDIVIDED 1/4 INTEREST AS JOINT TENANTS

Registered Owner/Mailing Address:

DANNY CHOW

23 NORTH GLYNDE AVENUE

BURNABY, BC

V5B 1G8

EXECUTOR OF THE WILL OF NGAI MO CHOW, DECEASED, SEE

CA7178386

AS TO AN UNDIVIDED 1/4 INTEREST

Taxation Authority

Maple Ridge, City of

Title Number: CA7178386

TITLE SEARCH PRINT

Page 1 of 3

TITLE SEARCH PRINT

File Reference: 22798-129675 Declared Value \$367637

Requestor: Linda Alexander

Description of Land

006-983-391 Parcel Identifier:

Legal Description:

EAST HALF LOT 13 SECTION 6 TOWNSHIP 15 NEW WESTMINSTER DISTRICT PLAN 2721

Legal Notations

NONE

Charges, Liens and Interests

MORTGAGE Nature:

BX385993 Registration Number: 2005-10-26 13:53

Registration Date and Time: SCOTIA MORTGAGE CORPORATION

Registered Owner: INCORPORATION NO. A23965

JUDGMENT Nature: CA6365587 Registration Number:

2017-10-12 11:40 Registration Date and Time:

FARM CREDIT CANADA Registered Owner: INTER ALIA

Remarks: AS TO THE INTEREST OF SIU MUI WONG

RENEWED BY CA7639427

JUDGMENT Nature: CA6591432 Registration Number:

2018-01-26 14:00 Registration Date and Time:

BRITISH COLUMBIA SECURITIES COMMISSION Registered Owner:

INTER ALIA AS TO THE INTEREST OF DEBBIE SIU MUI WONG AKA Remarks:

SIU MUI WONG

RENEWED BY CA7978405

JUDGMENT

Nature: · CA7639427 Registration Number: 2019-07-24 08:34 Registration Date and Time:

FARM CREDIT CANADA Registered Owner:

INTER ALIA Remarks: RENEWAL OF CA6365587

AS TO THE INTEREST OF SIU MUI WONG

RENEWED BY CA9183886

INJUNCTION Nature: CA7859608 Registration Number: 2019-11-08 09:16

Registration Date and Time: INTER ALIA

Remarks: RESTRICTS DEALINGS

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TITLE SEARCH PRINT

File Reference: 22798-129675 Declared Value \$367637

Requestor: Linda Alexander

Nature:

Registration Number: Registration Date and Time:

Registered Owner:

Remarks:

JUDGMENT CA7978405

2020-01-14 11:41

BRITISH COLUMBIA SECURITIES COMMISSION

INTER ALIA

AS TO THE INTEREST OF SIU MUI WONG

RENEWAL OF CA6591432 RENEWED BY CA9564132

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

JUDGMENT

CA9183886

2021-07-13 11:11 FARM CREDIT CANADA

INTER ALIA

AS TO THE INTEREST OF SIU MUI WONG

RENEWAL OF CA7639427

Nature:

Registration Number: Registration Date and Time:

Registered Owner:

Remarks:

JUDGMENT

CA9564132 2021-12-08 09:06

BRITISH COLUMBIA SECURITIES COMMISSION

INTER ALIA

AS TO THE INTEREST OF SIU MUI WONG

RENEWAL OF CA7978405

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 March __25_, 2022.

A COMMISSIONER FOR TAKING AFFIDAVITS FOR BRITISH COLUMBIA

CETTELENTE OF DEATH

PROVINCE OF BRITISH COLUMBIA Wital Statistics Agency

급위37위564.

This is to certify that the following is an extract from the registration on file with the Vital Statistics Agency.

Victoria, British Columbia, concerning the death of

Name

WAI HUNG WONG

.Date of Death

JUN 28, 2018

Place of Death

Age.

66 YEAR(S)

Registration No.

'Birthplace

CHIN'A

Residence

SURREY, BRITISH COLUMBIA

Given under my hand at Victoria, British Columbia

this:05.day.of JUL: 2018.

Jack Shewchuk Registrar General

I hereby certify this document to be a true copy of that of which it purports to be a true copy.

Given under my hand and seal of office this 3rd day

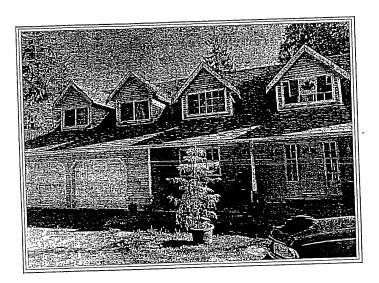
October 120 18

A Notary Public in and for the Province of British SouthWHMINDER S. VIRK.
LINDSAY KENNEY LLP
BARRISTER & SOLICITOR
SUITE 400, 8621-201 STREET
LANGLEY, BC V2Y 0G9
TEL. 604-888-5811

This is Exhibit "C" referred to in the Affidavit of Patty Wood made before me on March 25, 2022.

A COMMISSIONER FOR TAKING AFFIDAVITS FOR BRITISH COLUMBIA

APPRAISAL OF



LOCATED AT:

26678 100th Avenue Maple Ridge, BC V2W1S5

FOR:

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

BORROWER:

MNP Ltd.

AS OF:

BY:

Michael Kind, CRA, P.App

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

11-SEP-2021

MNP Ltd.

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

Address of Property:

26678 100th Avenue

Maple Ridge, BC V2W1S5

Market Value; \$

\$2,300,000

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 September 01, 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

| 0540 | Property Genie El | nterprises I | nc. | | FILE NO.: | 3549 | |
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| ADDRESS: C/O Lawson Lundell LLP | ADDRESS: 5 | 410 Dollyva | arden La | ane | | | |
| Vancouver, BC V6C 3L2 | | hilliwack, E | 3.C <u>., V2</u> | R 0Z5 | | Appraisal | Institute |
| Liver descolousephindell com | E-MAIL: IT | nkind@myp | property | genie.com | | of Ca | |
| | PHONE: 6 | 04-316-845 | | FAX: | | | |
| | | rı Maple R | lidge | PR | OVINCE: BC | POSTAL CODE: | <u>VZVV100</u> |
| PROPERTY ADDRESS: 26678 100th Avenue Legal description: Lot 13, Portion E1/2, LD 36, Sec | tion 6. Township 15 | , Plan #NV | VP2721 | , PID 006-983-3 | 91, Roll# | 9495800000 |) |
| LEGAL DESCRIPTION: LOT 13, PORTION E 112, LES 99, 99 | | | | Source: BC | CAA | | |
| MUNICIPALITY AND DISTRICT: District of Maple Ridge | | | | | 41 | 2.050.20 | 2021 |
| 4 700 000 00 + 4 720 000 1 | nn Total \$ 2,138,000 | O,OC Assessmen | nt Date: 01- | | Taxes \$ <u>1</u> | 0,256.30 YE | ar <u>ZUZ I</u> |
| ASSESSMENT: Land \$ 1,799,000.00 Imps \$ 339,000.0 | <u> </u> | OCCUPIE | DBY: Ter | | | | |
| EXISTING USE: Residential Single Family | | | | <i>h</i> | lame Type: <u>N</u> A | <u> </u> | |
| NAME: MNP Ltd. | | | | | | | |
| PURPOSE: IX TO ESUMATE METHOD TO | ng only Conventional X F | or Legal A | nalysis | Purposes | | | |
| INTENDED USE: First mortgage financing only Second mortgage financi | ,g viii) | | | | | | |
| INTENDED USERS (by name): MNP Ltd. PEQUIESTED RY: Client above X Other Lawson Lund | ell LLP | | | | | | |
| TVI Drusselius Druss | | | | | | | |
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| PROPERTY RIGHTS APPRAISED: X Fee Simple Leasehold | Condominium/Strata |] | | | | | |
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| MAINTENANCE FEE (If applicable): \$ | | | | | | | |
| CONDO/STRATA COMPLEX NAME (if applicable): IS THE SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTI | AL HOLDING? X No | Yes (if ye | s, see comme | ents) | | | |
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| APPROACHES USED: X DIRECT COMPARISON APPROACH EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS | YES (SEE | attached addendum) |) | | | | |
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| Include features such as zoning, official community plans, local area plans, flood plains, b | Un Rendiness (encised) tressed a appoint | | | | | | |
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| AR BUILT (estima | aled); <u>1987</u> | 7 | PROPERT | _ | | amily D | vening | | | Condition | | Good | Avera | age 🗌 | Falr | X Poor | |
| AR OF ADDITIO | NS: NA | | DESIGN/S | _ | Storey | | | | | Colloin | <i>3</i> 11. | | _ | | | | |
| FECTIVE AGE: | 34 | year: | CONSTRU | | Nood_ | | | | | | | | | | | | |
| M, ECONOMIC I | LIFE: 36 | year | s WINDOWS | s: <u>V</u> | Nood/S | ingle | | | | | uen suuell | Vinyl Si | idina | | | | |
| MMENTS: | | | BASEMEN | vr: F | art | | | | | | | | X Aver | [| Enir | Poor | |
| s Is | | | ESTIMATI | ED BASEMEN | T AREA: | 0 | 🛚 | Sq. Ft. | Sq. M. | Condit | on: | Good | V AVE | age L_ | (011 | | |
| 5 15 | | | | ED BASEMEN | | 0 | % | | | | | | | | | | |
| | | | EOUNDAT | ON WALLS | Poured | Concrete | е | | | | | | | | | [] n n | |
| | | | LOOMONI | OH HILLS! | INTERIOR | | | Ceilings Cl | LOSET: | God | od | X Average | Ļ | Fair | | Poor/N | |
| DROOMS(#) | BATHRO | | | | | | X | X IN | ISULATION: | X Cei | ling | X Walls | L | Basem | nent | Crawl S | pace |
| 1 Large | | 2-plece | | Good | Drywall | | Ħ | | fo Source; | Assun | ned | | | | | | |
| Avera | | | <u>xx</u> _ | Average | Plaster | | H | F I | LUMBING LINE | s: Mixed | | | Ir | nfo Source | : <u>Assu</u> | med | |
| Small Small | ı <u>2</u> | 4-piece | | Fair | Paneling | | H | | LOOR PLAN: | Go | pd | X Average | e [| Fair | | Poor | |
| | | 5-plece | | Poor | | | 님 | | UILT-IN/EXTRA | a. \Box sto | ve | Oven | [| X Dishw | asher | Garbu | ator |
| | | | | | | | | <u> </u> | Vacuum | " = | curity System | X Firepla | ce [| Skylig | ght | Solarit | m |
| LOORING: Vir | nyl+carpe | eting+la | minate+ | -ceramic | tile-mi | xea | | | | = | ntral Air | Air Cle | 1 | Saun | a | Jetted | Tub |
| LECTRICAL: | Fuses | Breakers | | | | | | ———15 | HR Ventilat | = | Amming Pool | H | | | | _ | |
| STIMATED RAT | TED CAPACITY | OF MAIN PA | NEL: 12 | 25A | | amps | | | X Garage Ope | ener [] SV | Almming Pool | L | | | | | |
| EATING SYSTE | Raset | oards | | | Fuel typ | pe: Electric | <u> </u> | | | | | X | | Fair | | Poor | |
| VATER HEATER | Tunot | 50 G | | | | | | (| OVERALL INT. C | OND: G | ood | Averag | ge | | | 1 1100 | |
| - | | <u> </u> | | | | | | | | | | | | T | UTOT | 400 | Λ. |
| ROOM ALLOCATI | | UNANCE T | DINING | KITCHEN | FAMILY | BEDROOMS | DEN | FULL BATH | PART BATH | LAUNDRY | | | | ROO | M TOTAL | ARE | ,13 |
| | ENTRANCE | LIVING | DINING 1 | 1 | , | | 1. | | 1 | | | | | | 4 | | |
| MAIN | 1 1 | 1 | 1 | 1 | | 4 | <u> </u> | 2 | | 1 | | | | - | 6 | <u> </u> | ,34 |
| SECOND | 1 | _1_ | | 1 | | | | | | | | | | | | | |
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| THIRD | | | | 1 | | 1 | | | - | | | | | | | | |
| THIRD | | | | | | | 1 | | | | | | | | | | |
| THIRD | | | | | | | | | | | | | 1 | 1 | | | |
| THIRD | | | | | | | - | 411 | | | | <u> </u> | | | 10 | o | 2,47 |
| THIRD ABOVE GRADE | TOTALS | ROOMS: | 10 | BEDROOMS | : 4 | BATHROO | oms; 2F | 1H | | | | \ | <u> </u> | | 2 | 0 | 2,47 |
| ABOVE GRADE BASEMENT | | | | | | | oms: 2F | 1H | | | | OF MEASURE | | X sq. i | 2 Fi. [| sq. M. | |
| ABOVE GRADE BASEMENT | E TOTALS | | | | | | oms; 2F | 1H | | | | | | X sq. | 2 Fi. [| Sq. M. | 2,47 ds |
| ABOVE GRADE BASEMENT | | | | | | | DMS; 2F | 1H | | | | | | X sq. i | 2 Fi. [| Sq. M. | |
| ABOVE GRADE BASEMENT | | | | | | | DMS: 2F | 111 | | | | | | X sq. i | 2 Fi. [| Sq. M. | |
| ABOVE GRADE BASEMENT BASEMENT FI | INISH: The | e subjec | et is a no | on base | ment dv | welling. | | | | | | | | X sq. i | 2 Fi. [| Sq. M. | |
| ABOVE GRADE BASEMENT BASEMENT FI | INISH: The | e subjec | et is a no | on base | ment dv | welling. | | | | | | | | X sq. Asse | 2 Fi. [| Sq. M. | |
| ABOVE GRADE BASEMENT BASEMENT FI | INISH: The | e subjec | et is a no | on base | ment dy | welling. | h lean to | | | | SOURCE | OF MEASUR | EMENT: | Asse | 2 FI. SSMER | sq. M. t Recoi | ds |
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| ABOVE GRADE BASEMENT BASEMENT FI | ARPORT/PARK | e subjec | et is a no | on base | ment dv | welling. | h lean to | o cing/dri | veway/la | ndscapi | SOURCE | OF MEASUR | EMENT: | Asse | 2 FI. SSMER | sq. M. t Recoi | rds |
| BASEMENT FI | ARPORT/PARK | e subjecting FACILITIE | es: DOU! | on base | ment dv | welling. urage with | h lean to | o cing/dri | | | source | of MEASUR | ecking | Asse: | 2 FI. SSMER | sq. M. It Recol | rds |
| ABOVE GRADE BASEMENT FI BASEMENT FI GARAGES/CA SITE IMPROV | ARPORT/PARK VEMENTS (INC | e subjecting facility. LUDING DEC | es: Doul | ble attac | ment dv | welling. Arage With APING, etc): F | h lean to | o cing/dri | 11 | am dinir | ng/front | of MEASUR | ecking | /walk | 2 Fi. [ssmer | sq. M. It Recol | rds |
| BASEMENT FI GARAGES/CA SITE IMPROV | ARPORT/PARK VEMENTS (INC | e subjecting FACILITIES. LUDING DECCENTING TACKET TO THE PROOF TO THE | es: Doul | ble attac | ment dv | welling. urage with APING, etc): F | h lean to | cing/dri | living roc | om, dinir | ng/front | of MEASUR entry/d | ecking | /walk | 2 P. Essmer wways/c | sq. M. Int Recol | rds |
| BASEMENT FI GARAGES/CA SITE IMPROV COMMENTS: Building, appe The sull | ARPORT/PARK VEMENTS (INC earance, quality bject fea | e subjecting facility of the subjection of the s | es: Doul | on base | ment dv | welling. Arage with APING, etc): F | h lean to | cing/dri | living roc | om, dinir ece ens | ng/front | of MEASUR entry/d , kitchel | ecking | Asse | 2 P. Essmer Samer fast ar additi | sq. M. It Recol outbuild rea, der tonal room. | ing, ar |
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AIC Full 05/18 AICFULL_0518 11192019

| ENCE: 3549 | N/A \$ 1,950,000 | Property G source of data: MLS | | Comme | nt: as unim | proved | |
|--------------------------------------|--------------------------------------|---|----------------------|---|------------------------|---|---------------|
| | | | | | | | |
| ISTING USE: Resident | ial Single Family | X Residential Othe | | | | | |
| GHEST AND BEST USE OF TH | | | | | | | |
| GHEST AND BEST USE OF TH | E PROPERTY AS IMPROVED: | X Existing Residential Use Other ential use does conform | n to the zo | ning bylaw, and is dee | emed to be | consistent with that | of the |
| VALYSES AND COMMENTS: | The existing reside | siliai use uoco comen | | | | | |
| ghest and best us | е | | | | | | |
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| | | | | | | COMPARABLE NO | , 3 |
| | | COMPARABLE NO. | | COMPARABLE NO. | \$ Adjustment | Description | \$ Adjustment |
| | JECT | Description | \$ Adjustment | Description : 27088 104th Avenue | | 27027 100th Avenu | Э |
| 26678 100th Aven | ue | 26734 100th Avenue | | Maple Ridge | | Maple Ridge | |
| Maple Ridge, BC | /2W1S5 | Maple Ridge | | R2576428 | | R2531799 | <u> </u> |
| DATA SOURCE | | R2539531 | 27 000 | 12-MAY-2021 | 17,500 | 09-FEB-2021 | 101,500 |
| DATE OF SALE | | 15-APR-2021 | 21,000 | \$ 1,750,000 | | s 2,538,000 | 1 |
| SALE PRICE | \$ | \$ 1,350,000 | | 8 | | 15 | |
| DAYS ON MARKET | | 64 | | | | | - |
| | | - | | | | | |
| | | Balanced | | Balanced | | Balanced | 77,500 |
| LOCATION SITE DIMENSIONS/LOT SIZE | 5 31 AC | 1,32 AC | 997,500 | 4.87 AC | 110,000 | | 11,000 |
| | Detached | Detached | | Detached | | Detached 1L/PB | - |
| BUILDING TYPE | 2 Storey | 1L/PB | | 1L/PB | -30,000 | | -25,000 |
| DESIGN/STYLE AGE/CONDITION | 34 Fair | 61 Ren-Gd | -25,000 | 29 Good | 24,000 | 1933 Sq.Ft. | 20.00 |
| LIVABLE FLOOR AREA | 2476 Sq.Ft. | 981 Sq.Ft. | 55,500 | 1553 Sq.Ft. | 34,000 | Total Rooms Bdrms | 1 |
| LIVABLE I LOOK MILLI | Total Rooms Bdrms | Total Rooms Bdrms | <u> </u> | Total Rooms Bdrms | | 11 2 | 1 |
| ROOM COUNT | 10 4 | 10 4 | <u> </u> | 15 3 | | 2f/1p | 1 |
| BATHROOMS | 2F 1H | 2f | 1 | 3f | -50.000 | P/P.Fin-1348 SF | -15,00 |
| BASEMENT | Nil | P/F.Fin-814 SF | | P/F.Fin-1254 SF-s | -10.000 | Lrg-Shop | -35,00 |
| PARKING FACILITIES | Dbl Gar + Lean | Det Cpt/Gar | | 0 Trp Gar 0 Superior | -20.000 | Superior | -35,00 |
| Qual./Extras | + Add.S.Imp. | Inferior | 35,00 | Inferior | 250,000 | Balanced | |
| Utility | | Balanced | | Inchor | 1 | | |
| | | | -60,00 | 0 | -60,00 | 0 | -60,00 |
| Less: Deferred | Maintenance | | 1 -00,00 | | 1 | | |
| | | | 1 | | | | |
| | | 01.7% × 74.6% % | t1.007.50 | 00 33.2% % 13.8% % | \$ 241,50 | 0 14.5% % 1.1% 5 | \$ 29,00 |
| ADJUSTMENTS (Gross%, N | et%, Dollar) | \$ 1.170 % 1 11070 % | 2,357,50 | 00 \$ | 1,991,50 | 0 \$ | 2,567,00 |
| ADJUSTED VALUES | | | | | | | |
| ANALYSES AND COMMEN | rs: | , expenditures, market conditions and pro | oerty adjustments in | cluding location, physical/economic chara | acteristics, use, non- | realty, rationale for most appropriate of | comparables. |
| Include qualitative or quantita | ine explanation for sale conditions. | , expenditures, market conditions and proj the area is very limite | d, so a bro | <u>ader search criteria w</u> | as impleme | ented, The 3 propert | γ >f |
| transactions sh | own stand as the b | the area is very limited | available c | omparable properties | to the subj | eto place to offeet th | e |
| substitution with | nin the same marke | et. They were each and | aly SCC Willi | the file throa | coces lar | ger than normal adiu | stment |
| discrepancies b | etween the subjec | et. They were each and t and the comparable s | sales, howe | ever in two of the three | cales evide | nce provided, a final | value of |
| factors were ne | cessary to reconci | t and the comparable s le the data herein. Bas | ed on a rat | nking of the adjusted s | aics evide | tion bin transit a missi | |
| \$2,300,000 (As | Is) is supported. | | | | | | |
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| | The Control of the Co | FILE NO.: 3549 |
|--|--|---|
| RENCE: 3549 | Property Genie Enterprises Inc. | I ILL NO. |
| UBJECT SOLD WITHIN 3 YEARS OF EFFECTIVE DATE: | YES X NO | |
| | years) | the left throat years |
| TALISES OF SALE HOURS ERVISOR AND MIS TO | years) cords shows that the subject property has had no tran | ester activity within the last three years. |
| review of children boy sit and the | | |
| | | |
| | X YES NO SUBJECT CURRENTLY LISTED: | X YES NO |
| SUBJECT LISTED WITHIN 1 YEAR OF EFFECTIVE DATE: | | |
| ANALYSES OF AGREEMENTS FOR SALE, OPTIONS, LISTING | S OR MARKETING OF THE SUBJECT: (minimum of one year) | ing activity within the last three years. |
| review of online BCAA and MLS re | s or MARKETING OF THE SUBJECT: (minimula id in Free) ecords shows that the subject property has had no listi | ing adams mamman |
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| ANALYSES OF REASONABLE EXPOSURE TIME; | | and the state of the state of |
| ANALYSES OF REASONABLE EXPOSURE TIME. | d on the assumption of a 60 to 90 day marketing perio | od prior to the effective date of this |
| The appraised value shown is base | d on the assumption of a 60 to 90 day marketing pende e have assumed that the property would have been m | narketed on an MLS system and properly |
| appraisal. Within this assumption w | e have assumed that the pregumed to precede the effect | tive date of the appraisal, It may be defined |
| exposed to potential purchasers. Ex | e have assumed that the property would have been in posure time is always presumed to precede the effect | offered on the market prior to the |
| as " The estimated length of time th | representative and appraised would have been sale at market value on the effective date of the appraisations and appraisations. | isal: a retrospective estimate based upon an |
| 1 It all approximation of the s | ale at market value on the elective date of the deprise | isai, a reaseposare |
| analysis of the past events assumir | ng a competitive and open market." | |
| allalysis of the past events | | |
| THE PARTY OF VALUE. | | |
| RECONCILIATION AND FINAL ESTIMATE OF VALUE: | Approach in this case involved analyzing market activity | ity in proximity to the subject focusing on |
| The use of the Direct Companson in | Approach in this case involved analyzing market activities to the characteristics of the subject property. Although the subject property and reflective of the subject property. | ough a volume of adjustments were |
| comparable properties with similari | ties to the characteristics of the deposition of the | the typical purchasers' response to such |
| required to each comparable, those | e applied are considered reasonable and reflective of the conclusion derived from the Direct Comparison | Approach to be the most reliable indication |
| | | |
| of the subject's market value and is | s therefore given the most weight in the final value and | aiysis. |
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| i | | |
| | THE INTEREST OF THE INTEREST | ST IN THE SUBJECT PROPERTY |
| UPON REVIEWING AND RECONCILING THE DATA, ANALYSES | S AND CONCLUSIONS OF EACH VALUATION APPROACH, THE MARKET VALUE OF THE INTERES | COMPLETED ON 11-SEP-2021 (Date of Report |
| AS AT 01-SEP-2021 (Effective Da | | |
| * ACCEPTOINT SUSPENDED IN THIS REPORT, THIS REPORT IS | tie of the Appraisal) IS ES IMALED AT \$ 21,000,1000. S SUBJECT TO ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OF | UTSIDE THE SCOPE OF THIS REPORT. |
| DEFINITION OF MARKET VALUE: The most probable price, as competitive market under all conditions requisite to a fair sale, implict in this definition is the consummation of a sale as of a significant to the consummation of a sale as of a significant they consider their own best interests; a reasonable time. | s of a specified date, in cash, or in terms equivalent to cash, virture in preserve with the buyer and seller each acting prudently, knowledgeably, and for sell-interest, and assuming the specified date and the passing of title from seller to buyer under conditions whereby; buyer and seller specified date and the passing of title from seller to buyer under conditions whereby; buyer and seller seller to the passing of the form seller to buyer under conditions whereby; buyer and seller is a late to the passing of the passing of the seller to the passing of | hat neither Is under undue duress. (Apptabal of Real Estate, Third Canadian Eddon.2010) or are typically motivated; both parties are well informed or well advised, and acting or in terms of financial arrangements comparable thereto; and the price represents |
| The estimated | the valuation date between B Williams of the valuation date between B Williams | ng lessor and a willing lessee on appropriate lease terms in all arms length |
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3549 Property Genie Enterprises Inc. FILE NO.: The certification that appears in this appraisal report is subject to compliance with the Personal Information and Electronics Documents Act (PPEDA), 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 his 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 authors. In this report, such and written a unitorization for for an unauthorized user of or anyone who uses this report and written a unitorization or for an unauthorized user of or anyone who uses this report to any use not specifically identified in this report. Deliver, the experiment of the appraisal (see has no effect on liability, Relaince on this report based on this report. Liability is expressly defined for any unauthorized user of or anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal (see has no effect on liability, Relaince on this report units and written and written a unitarization or for any unauthorized user of or anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal (see has no effect on liability, Relaince on this report units and the property is expecified by any other person as a result of decisions mande or actions the seed of the payment of the appraisal (see has no effect on liability, Relaince on this report units and the property is expected to the appraisal (see has no effect on liability, Relaince on this report units and the property and the property is appraisal on the basis of the being under responsible ownership. No registry office search has been specifically without authorization and the property of the property of the property of a pound and marketable an The cedification 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 REFERENCE: 9. The analyses set out in this report relied on written and verbal information obtained from a variety of sources are abused considered reliable to the correct.

10. 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 may be required to confirm completion of such work, identification of marketable characteristics/amenities offered for comparison and valuation purposes only. Identification of marketable characteristics/amenities offered for comparison and valuation purposes only. Identification of marketable characteristics/amenities offered for completion of any work remaining to be completed in a good and workmanilike manner. Further inspection may be required to confirm completion of such work. The author has not evaluated the quality of construction, workmanship author is a such 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 or device of a duly qualified judicial or quasi-judicial body, 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 experts of the author of the author or materials. It should be clearly understood that this visual inspection does not imply compliance with any building code requirements as the confirmation of the cuts of the author of the author of the cuts of the and in accordance with the PIPEDA.

13. 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, many precision is expressly or implicitly appropriate for the intended use.

14. This report, its content and all attachments/addendums and their content are the property of the author. The client, surhorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or decembed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, addendum, all attachments and the data contained within for any commercial, or other, use.

scan, copy, manipulate 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 and secured with personal passwords to lock the appraisal file. 15. It transmitted electronically, this report will have been organic angles of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly deried to those that do not meet this condition. Any reliance on this report due to the resonably reliance on the report will conduct lending, underwriting and rigorous due diligence in 17. 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 17. 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 will injure as sometimes and capacity to service his/her debt obligations on a timely basis, and to conduct loan accordance with the standards of a reasonable and pundent lender or insurance in the standards of a reasonable and pundent lender or insurance in the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly deried to those that do not meet this 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 deried to those that do not meet this 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 deried to those that do not meet this 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 deried to those that the standards are the standards and the standards are the standards and the standards are the standards I certify that, to the best of my knowledge and belief that:

1. The statements of fact contained in this report are true and correct; 1. The statements or ract contained in this report are true and conclusions are limited only by the reported assumptions and limiting conditions and are my impartial and unblased professional analyses, opinions and conclusions;
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my impartial and unblased professional analyses, opinions and conclusions;
3. I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict of with respect to the parties involved with this assignment;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
4. Have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
4. Have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
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6. Have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
6. Have no bias with respect to the property that is the subject of this report or to the parties in the partie 5. My engagement in and compensation is not conlingent upon developing or reporting predetermined results, the amount of value estimate, a conclusion favouring the client, or the occurrence of a subsequent event; wy engagement in an u compensation is not conungent upon developing or reporting predetermined results, the amount of value estimate, a concusion rayoung 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: POSTAL CODE: V2W1S5 PROVINCE: BC PROPERTY IDENTIFICATION сіту: Maple Ridge LEGAL DESCRIPTION: Lot 13, Portion E1/2, LD 36, Section 6, Township 15, Plan #NWP2721, PID 006-983-391, Roll #9495800006 BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED HEREIN, THE MARKET VALUE OF THE INTEREST IN THE PROPERTY DESCRIBED, X As Is As If Complete (Effective date of the appraisal) IS ESTIMATED AT \$ 2,300,000AS 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 CO-SIGNING AIC APPRAISER (# applicable) APPRAISER SIGNATURE: SIGNATURE: Michael Kind, CRA, P.App AIC DESIGNATION/STATUS: CRA,P.App AACI,P.App AIC DESIGNATION/STATUS: Candidate Member X CRA,P.App AACI,P.App Membership # 903616 DATE OF REPORT/DATE SIGNED: DATE OF REPORT/DATE SIGNED: 11-SEP-2021 PERSONALLY INSPECTED THE SUBJECT PROPERTY: YES NO PERSONALLY INSPECTED THE SUBJECT PROPERTY: XYES NO DATE OF INSPECTION: 01-SEP-2021 DATE OF INSPECTION: LICENSE INFO; (where applicable) NOTE: For this appraisal to be valid, an original or a password protected digital signature is required. LICENSE INFO: (where applicable) NOTE: For this appraisal to be valid, an original or a password protected digital signature is required. SOURCE OF DIGITAL SIGNATURE SECURITY: BUILDING SKETCH PROGRESS INSPECTION EXTRAORDINARY ASSUMPTIONS/LIMITING CONDITIONS X NARRATIVE PHOTOGRAPHS ADDITIONAL SALES ATTACHMENTS AND ADDENDA: SCOPE OF WORK LIMITED USES/LIMITED DETRIMENTAL CONDITIONS INCOME APPROACH MARKET RENT X COST APPROACH AIC Full 05/18 X MAPS

EXTRAORDINARY ITEMS ADDENDUM

| 11021 | | Droner | tv Genie | | FILE NO.: | 3549 |
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| | 3549 | | Ly Corno | Enterprises Inc. Michael Kind, CRA, P.App | | 15.7 (15.5 (15.5) |
| ENT: | MNP Ltd. | APPRAISER*** | | Property Genie Enterprises Inc. | | |
| TENTION: | | —— 岿 | | FIGURE LINE THE PROSE THE | | |
| DRESS: | c/o Lawson Lundell LLP |]왕 | ADDRESS: | 5410 Dollyvarden Lane | | |
| DKE33. | Vancouver, BC V6C 3L2 | 띪 | | Chilliwack, B.C., V2R 0Z5 | | Appraisal Institute |
| | lalexander@lawsonlundell.com | | E-MAIL: | mkind@mypropertygenie.com | | of Canada |
| AIL: | lalexander@lawsorliunder.com | | PHONE: | 604-316-8455 FAX: | | of Callada |
| ONE: | 604-408-5330 FAX: | | | | | |
| CTRAORDIN extraordina unicipal sani | MRY ASSUMPTIONS & LIMITING CONDITIONS ary assumption is a hypothesis, either supposed or unconfirmed, which, if not than y sever where unknown or uncertain). An extraordinary limiting condition The appraiser must conclude before accepting the assignment which involve tatements of each opinion/conclusion so affected. | true, could alt true, could alt is a necessary is invoking an I | er the appraiser's modification or activation or activation or activation of the act | s opinions and conclusions (e.g. an absence of contamination whe exclusion of a Standard Rule which must be explained and justified the contamination that the scope of the work applied will result in or the contamination that the scope of the work applied will result in or the contamination that the scope of the work applied will result in or the contamination that the scope of the work applied will result in or the contamination that the scope of the work applied will result in or the contamination where the contamination will be explained and justified the contamination where the contamination will be explained and justified the contami | nere such contaminati ed by the appraiser (e olinions and conclusion | on is possible, the presence of a c.g. exclusion of one or more valuation is which are credible. Both must |
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| IN MOTILE | TIGH CONDITIONS | | | Quara humathateal conditions in | ichide proposed impre | evements, completed repairs, rezoning, or |
| municipal : | ETICAL CONDITIONS cal conditions may be used when they are required for legal purpose, for purp services. For every Hypothetical Condition, an Extraordinary Assumption is re | oses of reason aquired, Follow | able analyses o | r for purposes of comparison. Common hypothetical conditions in Ion of each hypothetical condition applied to this report, the ratio | iclude proposed impro nale for its use and lu | ovements, completed repairs, rezoning, or selfect on the result of the assignment. |
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COST APPROACH ADDENDUM

| | Property Genie Enterprises Inc. | FILE NO.: 3549 |
|--|--|---|
| ERENCE: 3549 | Property Gerile Enterprises inc. Michael Kind, CRA, P.App | TO BIGGING |
| CLIENT: MNP Ltd. | AIC MEMBER WITCHING, OTO 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | |
| ATTENTION: | Property Genie Enterprises Inc Company: Structure Property Genie Enterprises Inc 5410 Dollyvarden Lane Chilliwack, B.C., V2R 0Z5 mkind@mypropertygenie.com 604-316-8455 FAX: | |
| ADDRESS: c/o Lawson Lundell LLP | ADDRESS: 5410 Dollyvarden Lane | |
| Vancouver, BC V6C 3L2 | Chilliwack, B.C., V2R 0Z5 | Appraisal Institute |
| Liver des @lowgoplundell com | E-MAIL: mkind@mypropertygenie.com | of Canada |
| 201 100 5000 500 | PHONE: 604-316-8455 FAX: | |
| PHONE: 604-408-5330 FAX: PROPERTY ADDRESS: 26678 100th Avenue | | 1.050.000 |
| PROPERTY ADDRESS: 20070 TOULT AVEITUCE | SOURCE OF DATA MLS | \$ <u>1,950,000</u> |
| LAND VALUE as unimproved | Internal Appraisal Archives | |
| | ro. | TIMATED COST NEW DEPRECIATED COST |
| BUILDING COST: X Sq. Ft. Sq. M. | 2,476.00 @\$ 215.00 \$ 532, | 340 \$ |
| Livable floor Area (above grade) | 0.00 + 0 | 2 |
| Basement Not Applicable | 0 0 0 0 0 0 0 | \$ |
| Garages/Carports Included Above | | \$ |
| | | \$\$ |
| | @\$\$ | \$ |
| | e \$ \$ | |
| WALLENIG SITE INDROVEMENTS LANDSCAPING FT | | |
| OTHER EXTRAS INCLUDING SITE IMPROVEMENTS, EMBOSON INC. E. | | |
| | | |
| | \$ | \$ -00,000 |
| Less: Deferred Maintenance | \$ | \$ |
| | * | \$ |
| | 533 | 2,340 |
| TOTAL REPLACEMENT COST | \$ <u>002</u> | -10.10 |
| ACCRUED DEPRECIATION: | 40 4 051 | 5,523 \$ 276,817 |
| A A COROLL BEI 122 PER | 4 <u>0</u> % \$ <u>20</u> | \$ 251,817 |
| DEPRECIATED VALUE OF THE IMPROVEMENTS | | + <u>Zo (10.1.</u> |
| DEPRECIATED VALUE OF THE IMPROVEMENTS | | \$ 2,201,817 |
| | | |
| ESTIMATED VALUE BY THE COST APPROACH (rounded) | | \$ <u>2,201,800</u> |
| ANALYSESICOMMENTS: The Cost Approach is bas of producing a substitute. This approach deducting accrued depreciation (a measure land value as though vacant and unimproblem and the cost Approach incorpor value lies in the land component. Ultimate apport for the subject's underlying land | ed on the premise that an informed purchaser will no involves an estimate of the cost to construct a comparement of the loss in value from the reproduction cost of the cost Approach is best suited for special puriation of the improvements is more easily measured. ates a land valuation, a factor which is critical where ely, the land information available was considered revalue. The estimate of the depreciated reproduction is approach. | arable building at current prices, st new), and adding the estimate of urpose properties or properties that a significant component of a property's |
| construction costs as indicated by reliab | e sources. | |
| <u>*</u> | the second | to an advanced age property with |
| The shortfall of the Cost Approach is est | Imating the appropriate level of depreciation to apply nile the Cost Approach does lend some support to the iron Comparison Approach given the volume of relia | e final value estimate of this appraisal |
| varying levels of upgrades over time. W | the Cost Approach does told some suppose of relia | able market data in the area. |
| report, greater weight is placed on the D | nile the Cost Approach does lend some support to the irect Comparison Approach given the volume of relia | |
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ADDENDUM

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|--------------------------------------|--------------|---------------------|
| | | File No.: 3549 |
| Вопоwer: MNP Ltd. | | Case No.: 3549 |
| Property Address: 26678 100th Avenue | Province: BC | Postal Code: V2W1S5 |
| City: Maple Ridge | | |
| Lender: MNP Ltd. | | |

Neighbourhood Summary Comments

The subject is located on the south side of 100th Avenue, just west of 272nd 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 quiet rural road with minimal traffic flows. No 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 34+/- year old two storey style home. It is clad in vinyl siding with an asphalt shingle roof covering above that is showing signs of ear and tear, and will need to be replaced in the near future. In addition, there is a deck on the second level that is rotting and needs replacement. A deferred maintenance adjustment has been applied accordingly. Parking is accommodated by a double attached garage and lean to, which is accessed from the fronting roadway. In addition, there is an old shop/barn building located on the site. The depreciated contributory value of the outbuilding is reflected in the final reconciliation of value. The site is serviced by a private well, and a septic system. The condition of the well and septic are reported by the current tenant to be in average working condition. The site is cluttered with debris, and various vehicles.

The subject property does possess some future holding use potential for redevelopment, which is supported by the Official Community Plan designation of future higher density, however it is noted that the immediate surrounding area would have to increase to a population of 100,000+ prior to any increase in density. It would be estimated that based on current growth rates, this type of higher density in the subject area is likely to be well over 10+ years away from occuring. As a result, the current and existing use and occupancy is deemed to be the highest and best use.

| | File No.: 3549 |
|--------------------------------------|----------------------------------|
| Borrower: MNP Ltd. | Case No.: 3549 |
| Property Address: 26678 100th Avenue | Province: BC Postal Code: V2W1S5 |
| City: Maple Ridge | |
| Lender: MNP Ltd. | |

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 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 through MLXchange, as well as the Land Titles Office, the British Columbia Assessment Authority, information to the contents of this Property Genie, along with any data acquired from other individuals considered able to supply reliable information to the contents of this Property Genie, along with any data acquired from other individuals considered able to supply reliable information to the contents of this Property Genie, along with any data acquired from other individuals considered able to supply reliable information to the contents of this Property Genie, along with any data acquired from other individuals considered able to supply reliable information to the contents of this Property Genie, along with any data acquired from other individuals considered able to supply reliable information to the contents of this Property Genie, along the property Gen

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 accurated 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.

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

ADDENDUM

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| | File No.: 3549 |
| Borrower: MNP Ltd. | Case No.: 3549 |
| Property Address: 26678 100th Avenue | Province: BC Postal Code: V2W1S5 |
| City: Maple Ridge | |
| Lender: MNP Ltd, | |

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 and and several 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 on this appraisal without first obtaining written authorization from the client, the author and any supervisory appraiser. 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

Where the intended use of this report is for financing or mortgage lending, it is a condition of reliance on this report that the authorized user has or will conduct loan underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct such loan underwriting and due diligence in accordance with the standards set out by the Office of the Superintendent

ADDENDUM

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| File No.: 3549 |
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| Borrower: MNP Ltd. Case No.: 3549 |
| Property Address: 26678 100th Avenue Province: BC Postal Code: V2W1S5 |
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| City: Maple Ridge |
| Lender: MNP Ltd. |
| LONGON THE CONTRACTOR OF THE C |

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.

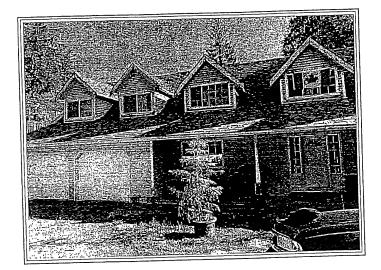
ENVIRONMENTAL ADDENDUM

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 government to curtail health related impacts of the Covid-19 Pandemic. 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.

SUBJECT PROPERTY PHOTO ADDENDUM

| | File No.: 3549 |
|--------------------------------------|---------------------------------------|
| Borrower: MNP Ltd. | Case No.; 3549 |
| Property Address: 26678 100th Avenue | Prov.; BC P.C.; V2W1S5 |
| City: Maple Ridge | I I I I I I I I I I I I I I I I I I I |
| Lender; MNP Ltd. | |

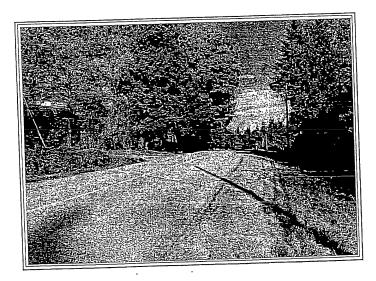


FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: Appraised Value: \$ 2,300,000



REAR VIEW OF SUBJECT PROPERTY



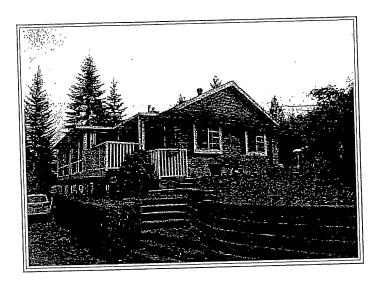
STREET SCENE

| | File No.: 3549 |
|--|----------------|
| | File No.: 3549 |
| Borrower: MNP Ltd. | C No. 12540 |
| DOTTON ST. L. CONTROL AND L. A. C. | Case No.: 3549 |
| Property Address: 26678 100th Avenue | P.C.: V2W1S5 |
| | F,U,, VZVV100 |
| City; Maple Ridge | |
| | |
| Lender: MNP Ltd. | |
| Echdel With Early | |



COMPARABLE SALE #1

26734 100th Avenue Maple Ridge Sale Date: 15-APR-2021 Sale Price: \$ 1,350,000



COMPARABLE SALE #2

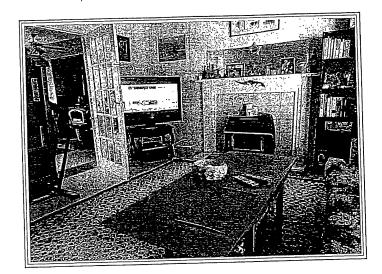
27088 104th Avenue Maple Ridge Sale Date: 12-MAY-2021 Sale Price: \$ 1,750,000



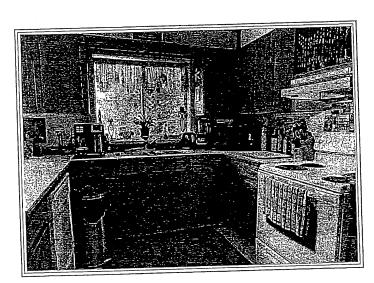
COMPARABLE SALE #3

27027 100th Avenue Maple Ridge Sale Date: 09-FEB-2021 Sale Price: \$ 2,538,000

| | File No.: 3549 |
|---|-----------------|
| Borrower: MNP Ltd. | Case No.: 3549 |
| Property Address: 26678 100th Avenue Prov.: | BC P.C.: V2W1S5 |
| City: Maple Ridge | |
| Lender: MNP Ltd. | |



Living Room View

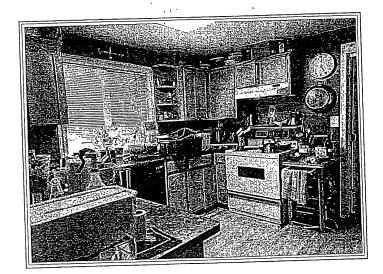


Kitchen View

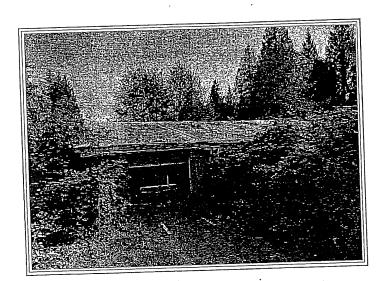


Main Bedroom View

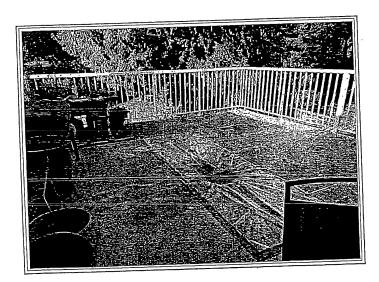
| | File No.: 3549 |
|--|----------------|
| Borrower: MNP Ltd. | Case No.; 3549 |
| Property Address: 26678 100th Avenue Prov.: BC | P.C.; V2W1S5 |
| City: Maple Ridge | |
| Lender: MNP Ltd. | |



Kitchen 2 (Sulte) View

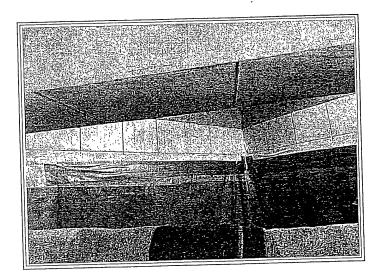


Shop/Barn View

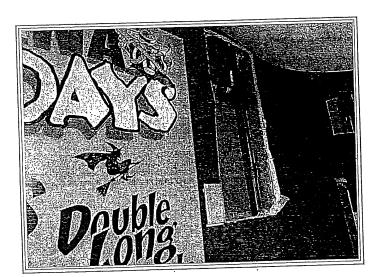


Deck Issue

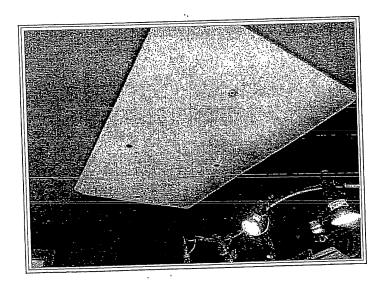
| | File No.: 3549 |
|--|----------------|
| Borrower: MNP Ltd. | Case No.: 3549 |
| Property Address: 26678 100th Avenue Prov.; BC | P,C.; V2W1S5 |
| City: Maple Ridge | |
| Lender: MNP Ltd. | |



Plumbing Issue #1



Plumbing Issue #2



Drywall Issue #1

| Property Adverses; 6978 (00th Avenue Property Adverses) City, Maole Ridge Property Adverses Property Report (26678 100 AVE) Property Report (26678 100 AVE) |
|---|
| Property Report (26678 100 AVE) |
| Property Report (26678 100 AVE) Property 10: 2006 Anchora 2007 100 AVE Property November 10: 10: 10: 10: 10: 10: 10: 10: 10: 10: |
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|--|--------------------|----------------------------------|--------------|-------------|--|
| ower: MNP Ltd. | | File No.: 3549 Case No.: 3549 | | | |
| wet: MNY Ltd. erty Address: 26678 100th Avenue Maple Ridge ler: MNP Ltd. | | Prov.: BC | P.0 | C.: V2W1S5 | |
| Maple Ridge | | | | | |
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| | Property Report (2 | 26678 100 AVE) | | | |
| was de las partas | | Self Property | | | |
| Property E): 225/31 Addresh: 255/8-101 AVE Folio: 54958-000-5 | | | | | |
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| Zoring: RS-3 | | | 102-10 | | |
| Closed to Backyard Burning: No Approx. Area: 2:13t ha. | | ******** | | | |
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This is Exhibit "D" referred to in the Affidavit of Patty Wood made before me on March 25, 2022.

A COMMISSIONER FOR TAKING AFFIDAVITS FOR BRITISH COLUMBIA

COMPARABLE MARKET EVALUATION PREPARED FOR

Lawson Lundell LLP

Subject Property: 26678 100 Avenue, Maple Ridge, V2W 1S5

Herb Johnstone *PREC

Realtor
herbj@telus.net
604-880-2616
Johnstonetownsend.com



HERB JOHNSTONE

PERSONAL REAL ESTATE CORPORATION



With over 30 years of experience, Herb is a trusted voice of reason in the Lower-Mainland Real Estate market. A full-time realtor for 30 years, Herb commits his time to ensure all of his clients receive a successful and enjoyable real estate experience. Whether it's your first purchase or your tenth time selling, Herb treats all of his clients equally and is with you every step of the way. He has been an award winning, professional realtor since 1991, mentored under Bob Rennie, and is a 24-year life time member of the prestigious M.L.S. Master Medallion Club. Along with representing local community buyers and sellers; Herb is well versed in the foreclosure and receivership process and the unique challenges and aspects that accompany those transactions. Herb looks forward to helping provide you with a successful and stress free Real Estate experience.



MY OBJECTIVES

COMMITTED TO THE SALE BEGINNING TO END

- To inform you of all relevant market information to establish a fair market value of your property; while guiding you through our marketing strategy and how we will work to get you the best price in the shortest amount of time.
- Showcase your home through content creation to the market at its full potential through as reputable and proven platforms and key marketing activities. In turn generating an excitement for your property from as many qualified buyers as possible.
- Communicate with you the results of all key viewing and marketing activities, keeping you an informed seller concerning all aspects of the sale.
- To get your property sold for the best price, in the shortest amount of time, and with the fewest complications possible.
- To give you a successful and enjoyable real estate experience.



SELLING: ONE STEP AT A TIME

LETS ACHIEVE YOUR GOALS

Market Evaluation

We provide each of our clients with a two-step market evaluation. Our first step, is to take a thorough guided walk through of the home. This allows us to assess the overall condition, flow, and unique selling features of the property. We will then take away the knowledge and impression of the home provided throughout the tour into our second step. Our second step of our market evaluation is to determine an accurate and competitive listing price range for the home. We combine our extensive market knowledge and recent comparable sold properties to establish and an advisable and competitive list price range. We will then return to the home and present our completed and thorough analysis with the data used to make the price determination.

Content Creation

PROFESSIONAL PHOTOGRAPHY

I hire Pixilink to capture professional photographs of both the interior and exterior of the property to showcase the property to its full potential. These photos will accompany the property on the Multiple Listing Service, as well as all other web platforms used to market the property.

AERIAL PHOTOGRAPHY & VIDEOGRAPHY

Due to the main selling feature of this property being the large acreage of land it is important that aerial photographs and video be captured to represent the property to its full potential. This will allow prospective buyers to visualize the complete size, topography, and landscape of the property. This content will be alongside the professional photographs when marketed.

SOCIAL MEDIA

Social Media: Customized social media posts will be curated to expose your property to a wider audience. We advertise our properties on Instagram (10,000+ Followers), LinkedIn, and Facebook. These posts will be a combination of both photos and videos and highlight the key selling features of the property and directions to obtain more information.



Marketing Strategy

My main objective when selling any property is to maximize exposure and in turn get as many qualified buyers through the property as possible. I achieve this through online marketing as well as actively seeking out potential buyers by utilizing my network of known Real Estate professionals in the area.

MULTILPLE LISTING SERVICE (MLS)

As soon as the property goes live on the MLS it will put in front of 14,000 Realtors on the Greater Vancouver Real Estate Board. If any Realtor or prospective buyer are specifically searching for a home that meets the criteria of the property, the listing will be emailed to them directly.

PUBLIC REAL ESTATE WEBSITES

Your properties will be uploaded to all of the popular and trusted public Real Estate websites including but not limited to REW.ca, Realtylink.org, and Realtor.ca. They will also be featured on my personal website Herbjohnstone.com.

REAL ESTATE FOR SALE SIGN

A professional Real Estate "For Sale" sign will be installed at the front of the property where it will be visible by all foot and drive by traffic. This ensures that any neighbouring properties, active area investors, and the general community will be aware the property is for sale.

Open Houses & Showings

I pride myself on being personally present for all showings and open houses. This allows me to showcase your property to its full potential, highlighting details that may be missed, and answering any questions about the property or surrounding area.

OPEN HOUSES

Open-houses get as many qualified buyers through the home as possible. Due to Covid-19 all groups that come through the open house will have a predetermined viewing times during the open house to deter overcrowding. I will personally guide each group through the house and property. To ensure the comfortability of the tenants, each group will use hand sanitizer and wear a mask. The first open house will be held the weekend after the property is listed. The tenants will always be given notice in advance of all open houses.



SHOWINGS BY APPOINTMENT

If potential buyers and their Realtors are unable to view during the pre determined open house times we work together to do by appointment showings during the week. The tenants will always be given at minimum 24 hours notice before any showings and full Covid-19 protocols will be in place.

Communication

The key to a successful Real Estate transaction is communication. I will keep you consistently up to date with all relevant information concerning all:

MARKETING ACTIVITIES

What I am doing to market your property and the metrics of their results. This includes how many views the property has received across various platforms, number of public and Realtor inquires I have received, and the number of people who have physically viewed the property.

SHOWING FEEDBACK

After each open house and showing I follow up with the Realtors the next day to get feedback and gauge their clients interest. I will then report back to you with what the market is saying about the various aspects of the house, property, pricing, etc...

MARKET UPDATES

If I see any changes or shifts in the market up or down due to a variety of external factors I will let you know immediately. With our ever changing Real Estate market it is important to stay on top of the most recent and up to date trends concerning your property type and area.

Follow Through

My job is not finished until the property is SOLD and the new buyers have successfully taken possession of the property (and beyond). Once my marketing and selling strategies result with an offer(s) for your property I will:

- Handle all negotiations with the offers, always representing your best interests until achieving an accepted offer.
- Guide and facilitate any and all inspections, appraisals, etc.. to ensure a smooth removal of any subjects.
- Submit and forward all legal documents to each parties lawyers.
- Be present on the possession date to ensure a smooth key transfer to the new owners.

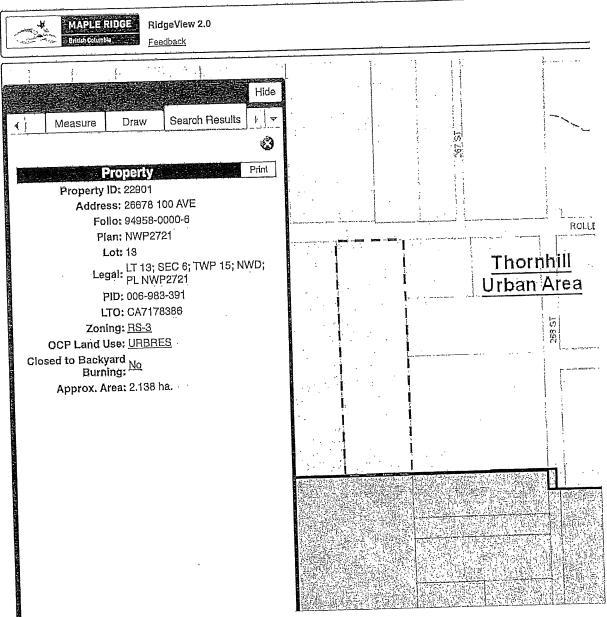
I am always available to answer questions and handle any problems at a moments notice should one arise throughout the entirety of the sale process.



Subject Property

26678 100 Avenue, Maple Ridge, V2W 1S5





Property Information From Maple Ridge Geographical Information System:

- Address: 26678 100 Avenue, Maple Ridge, V2W 1S5
- Zoning: RS-3 (Single Detached Rural Residential)
- Official Community Plan (OCP) Land Use: URBRES (Urban Land Reserve). Maple Ridge will retain the Thornhill area as a long term Urban Reserve area. Urban development will not be supported in the Thornhill Urban Reserve Area until the population threshold exceeds 100,000 people for the District and the residential capacity within the existing urban area is approaching build-out.
- Approximate Size: 2.138 Hectares = 5.283 Acres

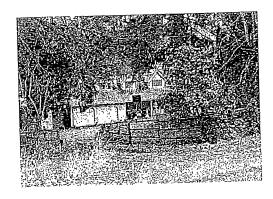


BC ASSESSMENT

The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

26678 100 AVE MAPLE RIDGE V2W 155

Area-Jurisdiction-Roll: 15+312+94958-0000-6



| Total value | \$2,297,000 |
|-------------|-------------|
| JUCAI VAIUE | |

2022 assessment as of July 1, 2021

\$1,834,000 Land \$463,000 BuildIngs \$2,138,000 Previous year value \$1,799,000 Land \$339,000 Buildings

| Dromer | tv info | rmation |
|--------|---------|---------|

| Year built | 1987 |
|----------------------|------------------------|
| Description | 2 STY house - Standard |
| Bedrooms | 3 |
| Baths | 2 |
| Carports | G |
| Garages | Č. |
| Land size | 5.31 Acres |
| First floor area | 1,000 |
| Second floor area | 1,764 |
| Basement finish area | 0.5.00 |
| Strata area | |
| Building storeys | |
| Gross leasable area | |

Legal description and parcel ID

Lot 13 Plan NWP2721 Section 6 Township 15 Land District 36 Portion E 1/2

PID: 006-983-391

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width Length

Total area

Property Information From BC Assesment:

- 2022 BC Assessment Price: \$2,297,000
- Year built: 1987 (35 Years Old).
- Bedrooms: 3 Bathrooms: 2
- First Floor: 1,000 SF. Second Floor: 1,764 SF. Total House SF. = 2,764
- Land Size: 5:31 Acres

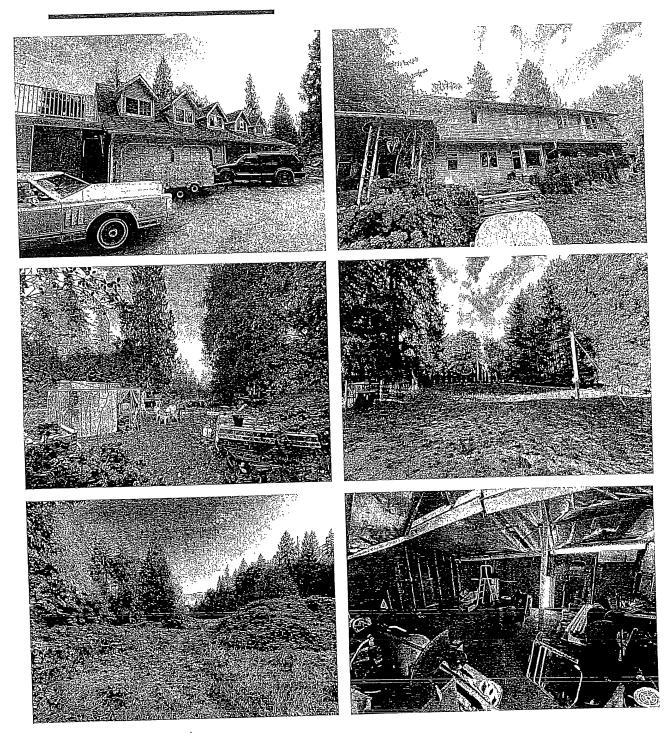
Net leasable area

No.of apartment units



INTERIOR & EXTERIOR PHOTOS

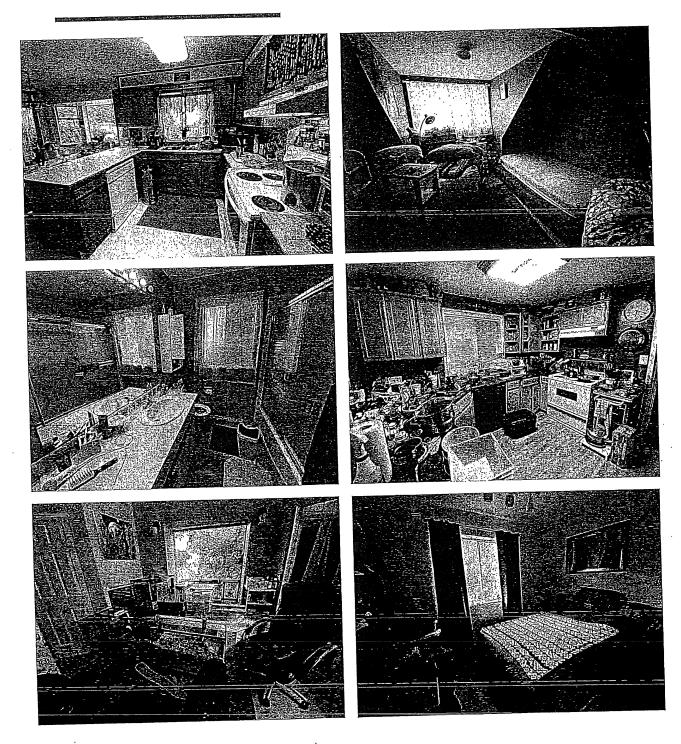
TAKEN ON SEPTEMBER 10TH, 2021 DURING WALKTHROUGH





INTERIOR & EXTERIOR PHOTOS

TAKEN ON SEPTEMBER 10TH, 2021 DURING WALKTHROUGH





Active Listings



2021



Presented by:

Herb Johnstone PREC*

Sutton Group-West Coast Realty Phone: 604-415-9800 http://www.herbjohnstone.com herbj@telus.net



For Tax Year:

Tax Inc. Utilities?:

Tour: Virtual Tour URL

Land Lease Expiry Year:

| Active R2641921 Board: V | 25012 100 AVENUE Maple Ridge Thornhill MR | | Residential Detached \$2,999,000 (LP) (SP) |
|--------------------------------|--|-----------------------------------|---|
| House with Acreage | V2W 1S3 List Date: 1/10/2022 Days On Market: 31 | If new, GST/HST inc?: Bedrooms: 4 | Original Price: \$2,999,000 Approx. Year Built: 1977 |
| | Sold Date: Meas. Type: Feet | Bathrooms: 3 Full Baths: 2 | Age: 45 Zoning: RS-3 Gross Taxes: \$4,793.15 |



Concrete Perimeter

R.I. Fireplaces:

Half Baths: Frontage(feet): 288.00 Rear Yard Exp: Frontage(metres): 87.78 002-997-568 P.I.D.: Depth / Size: 825 Lot Area (sq.ft.): 215,925.00 Flood Plain: Lot Area (acres): 4.96

View: Complex/Subdiv: Services Connected: Electricity, Natural Gas, Septic

Water Supply: Well - Drilled Sewer Type: Septic Parking Access: Front

Total Parking: 20 Covered Parking: 2 Parkin Parking: Add. Parking Avail., Garage; Double Style of Home: 2 Storey Frame - Wood Construction: Driveway Finish: Dist. to School Bus: Wood Exterior:

Dist. to Public Transit: Title to Land: Freehold NonStrata

2021 Property Disc.: Yes

Reno. Year: Fixtures Leased: No: Rain Screen: Metered Water: Fixtures Rmvd: R.I. Plumbing:

Fuel/Heating: Electric, Forced Air, Natural Gas Outdoor Area: Patio(s) & Deck(s), Sundeck(s) Laminate Floor Finish: Legal: PARCEL A, LOT 30, PLAN NWP1208, DISTRICT LOT 432, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 71019, REF PL 4954

Amenities:

Foundation:

of Fireplaces: 1

Renovations: Completely

Fireplace Fuel: Natural Gas

Site Influences:

ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Storage Shed Features:

ByLaw Restrictions:

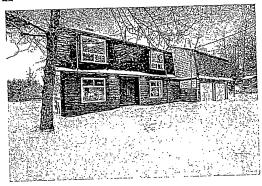
of Rooms: 12

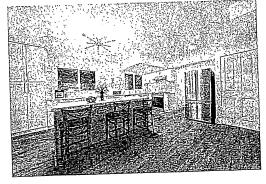
| T Editir Co. | • | | and the second s | | Flear | Туре | Dimensions | Bathroo | oms |
|--|--|--|--|--|---------|-------------|--|---------------------------------|------------|
| Finished Floor (Main): Finished Floor (Above): Finished Floor (AbvMain2): Finished Floor (Below): Finished Floor (Basement): Finished Floor (Total): Unfinished Floor: Grand Total: Fir Area (Det'd 2nd Res): Suite: Basement:None | 0 0 0 2,810 sq. ft. 0 2,810 sq. ft. | Main Main Main Main Above Above | Type Living Room Dining Room Kitchen Mud Room Laundry Master Bedroom Bedroom Bedroom Bedroom Flex Room Recreation Room Patio | Dimensions 15'2 x 19'5 15'2 x 11'10 15'5 x 19'2 9'9 x 6'6 6'7 x 8'4 15'6 x 12'7 10'7 x 12'5 12' x 7'8 12' x 10' 12'1 x 11'6 24' x 20' 29'7 x 17' x | | PAD Rental: | x x x x x x x x x x | Floor Main Above Above | #Pcs 2 5 3 |
| Crawl/Bsmt, Height: | # of Levels: 2 | Manuf Type: MHR#: | | Registered CSA/BCE: | IN MHK! | Maint, Fee: | | | |

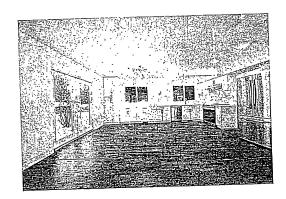
Listing Broker(s): Redfin

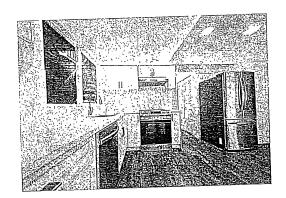
of Kitchens: 1

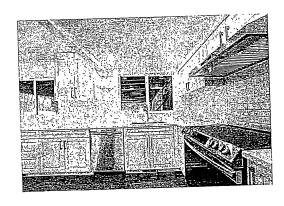
An amazing opportunity to buy a newly renovated home on nearly 5 acres of land just outside of the city. This property has been beautifully updated and sits on a stunning south facing lot with a gentle slope. Great for hobby farming or commercial agriculture. This home offers 4 bedrooms on the top level including a large main bedroom with ensuite and another updated full bathroom. The main floor features an open concept kitchen with high end, brand new, stainless steel appliances and an eat in kitchen which leads to the open dining and living area. The dining and living area is nationally constant by a death of the open dining and living area. dining/living area. The dining and living area is partially separated by a double sided gas fire place which can be enjoyed while eating or relaxing in the living space. New flooring, windows and all appliances leave nothing for you to do but move in.

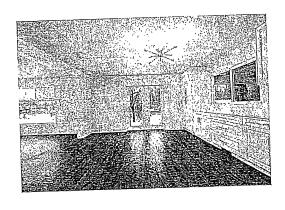


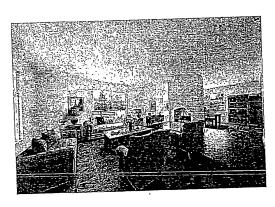


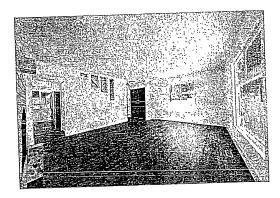












Sold Comparables





Presented by:

Herb Johnstone PREC*

Sutton Group-West Coast Realty Phone: 604-415-9800 http://www.herbjohnstone.com herbi@telus.net



Residential Detached 10022 ROLLEY CRESCENT Sold \$2,450,000 (LP) Maple Ridge R2613707 \$2,200,000 (SP) Thornhill MR Board: V V2W 139 House with Acreage Original Price: \$2,450,000 If new, GST/HST inc?:No 8/30/2021 List Date: Approx. Year Built: 1960 4 Bedrooms: Days On Market: 57 Age: 2 10/26/2021 Bathrooms: Sold Date: RS-3 2 Zoning: Full Baths: Feet Meas, Type: \$8,693.56 Gross Taxes: Half Baths: 375.00 Frontage(feet): 2021 For Tax Year: Rear Yard Exp: Frontage(metres): 114.30 006-003-583 Tax Inc. Utilities?: P.I.D.: Depth / Size: Lot Area (sq.ft.): 217,800.00 Flood Plain: Tour: Lot Area (acres): 5.00 View: Complex/Subdiv: Services Connected: Septic, Water Water Supply: Well - Drilled Sewer Type: Septic Parking Access: Front Covered Parking: 2 Total Parking: 6 Parking: Add. Parking Avail., Garage; Double Style of Home: 2 Storey Construction: Frame - Wood Driveway Finish: Dist. to School Bus: Wood Dist, to Public Transit: Exterior: Land Lease Expiry Year: Concrete Perimeter Title to Land: Freehold NonStrata Foundation: Property Disc.: No Reno. Year: Renovations: Fixtures Leased: No : Rain Screen: R.I. Fireplaces: # of Fireplaces: 1 Metered Water: Fireplace Fuel: Wood R.I. Plumbing: Fixtures Rmvd: Fuel/Heating: Baseboard Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard Floor Finish: Mixed Type of Roof: Asphalt Legal: LOT 19, PLAN NWP45852, SECTION NE6, TOWNSHIP 15, GROUP 1, NEW WESTMINSTER LAND DISTRICT Barn, In Suite Laundry, Playground Amenities: Site Influences: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings Features: Dimensions . Bathrooms Dimensions Floor Type Type #Pcs 1,456 Floor Finished Floor (Main): 15'4 x 12'2 Bedroom Main Finished Floor (Above): 1,456 Main Bedroom Living Room 13'5 x 10'5 4 Above Finished Floor (AbvMain2): Finished Floor (Below): Main 0 20'4 x 16'5 Main 0 $13'8 \times 10'5$ Bedroom Above 13'5 x 12'5 20'6 x 14'10 16' x 11'3 Finished Floor (Basement): 0 Bedroom Above 2,912sq. ft. **Family Room** Finished Floor (Total): Above

Listing Broker(s): Luxmore Realty

Unfinished Floor:

Basement:Crawl

of Kitchens: 2

Crawi/Bsmt, Height:

Fir Area (Det'd 2nd Res):

Suite:Unauthorized Suite

Grand Total:

Excellent Investment Property in Maple Ridge Thornhill MR area. Designated Urban Reserve in the OCP !!! This 5 Acres land with a house and a horse barn is on a sought after area at 100 Ave & 268 Street. Hold for future development opportunities or Build your dream home. House has total 4 bedrms / 2 bathrms / 2 kitchens with separate entrance on each level. Newer roof on house & barn. New hot water tank, new water pump and tank, new porchés front and back, all new appliances up and down. Located near Albion, and will likely be in the first phase when future development proposal approved.

15' x 11'5

X X X

CSA/BCE:

Registered in MHR?:

Kitchen

Kitchen

Main

Above

Manuf Type:

ByLaw Restrictions:

MHR#:

0

2,912sq. ft

of Levels: 2

of Rooms: 8

sq. ft

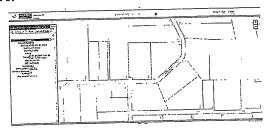
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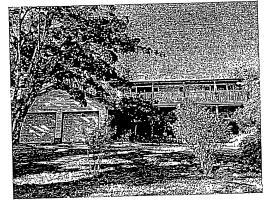
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PAD Rental:

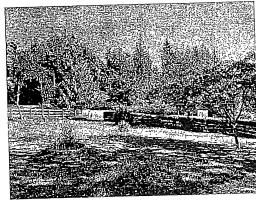
Maint, Fee:

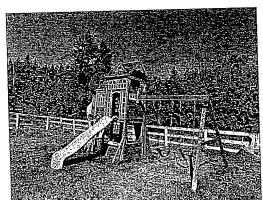
10022 ROLLEY CRESCENT

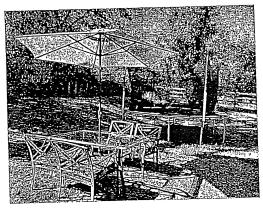


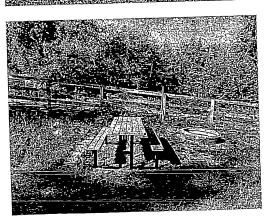














RS-3

2020

\$7,578.17



Presented by:

Herb Johnstone PREC*

Sutton Group-West Coast Realty Phone: 604-415-9800 http://www.herbjohnstone.com herbj@telus.net



Tour:

Dist. to School Bus:

Land Lease Expiry Year:

Residential Detached **26108 100 AVENUE** Sold \$2,400,000 (LP) Maple Ridge R2521305 \$2,530,000 (SP) Thornhill MR Board: V V2W 1K4

House with Acreage X 222 12

Original Price: \$2,080,000 If new, GST/HST inc?: 12/2/2020 List Date: Approx. Year Built: 1954 2 Bedrooms: Days On Market: 12 Age: 1 12/14/2020 Bathrooms: Sold Date: Zoning: 1 Full Baths: Feet Meas. Type: Gross Taxes: n Half Baths: 327,00 Frontage(feet): For Tax Year: Rear Yard Exp: South Frontage(metres): 99,67 Tax Inc. Utilities?: No

011-252-341 P.I.D.: 645 Depth / Size: Flood Plain: No Lot Area (sq.ft.): 212,137.20 Lot Area (acres): 4,87 Yes: SOUTHER SLOPE VIEW

View: Complex/Subdiv: Services Connected: Electricity, Natural Gas, Septic

Water Supply: Well - Shallow

Sewer Type: Septic Covered Parking: Parking Access: Total Parking: Parking: Open

Style of Home: 1 1/2 Storey Frame - Wood Driveway Finish: Construction: Mixed, Stone, Vinyl Exterior: Dist. to Public Transit: Concrete Perimeter Foundation:

Title to Land: Freehold NonStrata Property Disc.: Yes Reno. Year: Fixtures Leased: No: Rain Screen:

Renovations: R.I. Fireplaces: # of Fireplaces:1 Metered Water: Fireplace Fuel: Wood Fixtures Rmvd: No: R.I. Plumbing: Fuel/Heating: Electric

Outdoor Area: Patio(s) Laminate, Mixed, Tile Floor Finish:

ByLaw Restrictions:

Legal: LOT B, PLAN NWP7567, PART SE1/4, SECTION 1, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT Type of Roof: Asphalt

Amenities:

of Kitchens: 1

Site Influences: Private Setting, Private Yard

Clothes Dryer, Clothes Washer, Refrigerator, Stove Features:

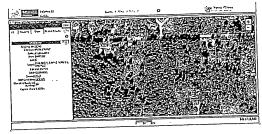
Bathrooms Dimensions Type Dimensions Floor Type Floor Finished Floor (Main): 17'2 x 12'4 Living Room Kitchen Main Main Finished Floor (Above): 17'3 x 10'9 x x x x x x x x x x 0 Main Finished Floor (AbvMain2): 11'8 x 9'9 Master Bedroom 0 Main Finished Floor (Below): 20'1 x 6'4 Bedroom 0 Above Finished Floor (Basement): 8'11 x 6'4 Storage Above 1,120 sq. ft Finished Floor (Total): 0 Unfinished Floor: X X 1,120 sq. ft Grand Total: X X X sq. ft Fir Area (Det'd 2nd Res): Suite:None x Basement: Crawl PAD Rental: Registered in MHR?: Manuf Type: Maint, Fee: CSA/BCE: # of Levels: 2 MHR#: Crawl/Bsmt. Helght:

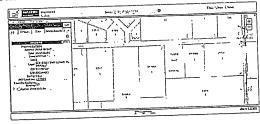
Listing Broker(s): Sutton Group - 1st West Realty

of Rooms: 5

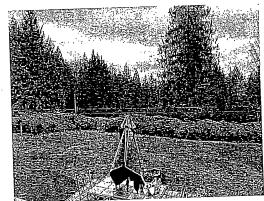
Excellent Investment Property in Maple Ridge Thornhill MR area. This is a 4.87 Acres land with natural private setting on THE sought after area on 100 Avenue. No Creek and Gentle southern slope with wonderful view. As the property is tenanted and tenants are willing to stay, this is a perfect holding property. 26072 100 Avenue will be selling together with 26108 100 Avenue, which is also a 4.87 Acres land with no creek as well. Do not miss this opportunity!

26108 100 AVENUE

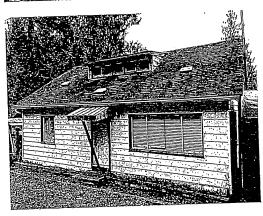


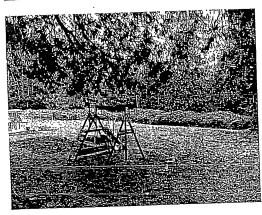


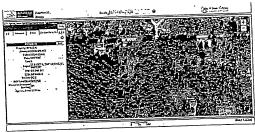














Presented by:

Herb Johnstone PREC*

Sutton Group-West Coast Realty Phone: 604-415-9800 http://www.herbjohnstone.com herbi@telus.net



WestCoast Realty

Residential Detached

Original Price: \$2,600,000

Approx. Year Built: 1960

Sold R2521827

Board: V House with Acreage 26072 100 AVENUE

Maple Ridge Thornhill MR V2W 1S4

\$2,600,000 (LP)

\$2,740,000 (SP)

List Date: Sold Date: Meas. Type: Frontage(feet): Frontage(metres): 0.00

12/4/2020 Days On Market: 10

Bedrooms: 12/14/2020 Feet 0.00

2 Bathrooms: 2 Full Baths: 0 Half Baths: Rear Yard Exp: South

If new, GST/HST inc?:

006-605-796

Age: RS-3 Zoning: \$7,702.85 Gross Taxes: 2020 For Tax Year: Tax Inc. Utilities?: No

P.I.D.: Flood Plain: No

3

Lot Area (sq.ft.): 212,137.20 Lot Area (acres): 4.87 View:

Yes: SOUTHER SLOPE VIEW Complex/Subdiv:

Depth / Size:

Services Connected: Electricity, Natural Gas

Sewer Type: Septic Total Parking: 5 Parking: Carport; Multiple, DetachedGrge/Carport, RV Parking Avail.

Water Supply: Well - Shallow Covered Parking: 5 Parking Access: Front

Style of Home: Rancher/Bungalow w/Bsmt.

Frame - Wood Construction: Aluminum Exterior: Foundation:

Concrete Perimeter

Reno. Year:

Rain Screen: Metered Water: Driveway Finish: Dist. to Public Transit: Title to Land: Freehold NonStrata Property Disc.; Yes Fixtures Leased: No :

Dist. to School Bus:

Land Lease Expiry Year:

Renovations: # of Fireplaces: 0 Fireplace Fuel:

R.I. Fireplaces:

Fuel/Heating: Forced Air Outdoor Area: Patio(s) & Deck(s) R.I. Plumbing:

Fixtures Rmvd:

Floor Finish:

Legal: LOT 15, PLAN NWP31179, SECTION SE1, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT Type of Roof: Asphalt

ByLaw Restrictions:

Amenitles:

of Kitchens: 1

Site Influences: Private Setting, Rural Setting

ClthWsh/Dryr/Frdg/Stve/DW, Freezer, Stove Features:

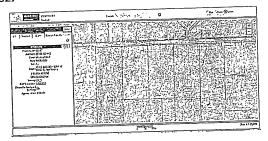
| Features: Citrivisii/ | Di yi ji rugjoti oj - | | | | | - C- 10 F 2 C- 1 | Disconsistence | Bathro | ome |
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| Suite:None Basement:Full Crawl/Bsmt. Height: | # of Levels: 2 | Manuf Type: MHR#: | | X Registered CSA/BCE: | in MHR?: | PAD Rental: Maint. Fee: | | 9 | |

Listing Broker(s): Sutton Group - 1st West Realty

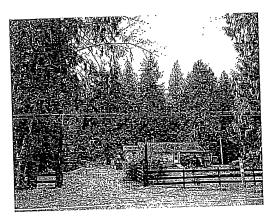
of Rooms: 6

Sell together with 26108 100 Avenue. Excellent Investment Property in Maple Ridge Thornhill MR area. This is a 4.87 Acres land on a sought after area on 100 Avenue. No Creek and Gentle southern slope with wonderful view. Property has a rancher with basement a work shops and small renovated cabin. Located near to Albion, near services and will likely be in the first phase when future development proposal approved.

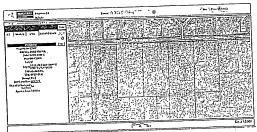
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Board: V

Presented by:

Herb Johnstone PREC*

Sutton Group-West Coast Realty Phone: 604-415-9800 http://www.herbjohnstone.com herbi@telus.net



Residential Detached

Original Price: \$3,688,000

Approx. Year Built: 1961

Tax Inc. Utilities?: No

Dist. to School Bus: 5 MIN DRIVE

Land Lease Explry Year:

Tour: Virtual Tour URL

Age:

Zoning:

Gross Taxes:

For Tax Year:

\$3,688,000 (LP)

\$3,625,000 (SP)

A-2

2021

\$8,671.58

25936 102 AVENUE Sold Maple Ridge R2630548

House with Acreage 11st Date:

Thornhill MR

V2W 1K1 11/2/2021

If new, GST/HST inc?: Bedrooms:

Days On Market: 13 Bathrooms: 11/15/2021 Full Baths: Feet Half Baths: 346,00

Rear Yard Exp: Frontage(metres): 105.46 P.I.D.: 005-047-315 Depth / Size: 217,800.00 Flood Plain: Lot Area (sq.ft.):

Lot Area (acres): 5.00 Yes: GREENBELT View:

Complex/Subdiv:

Services Connected: Electricity, Natural Gas, Septic

Water Supply: Well - Shallow Sewer Type: Septic Parking Access:

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Sold Date:

Meas. Type:

Frontage(feet):

Total Parking: 10 Covered Parking: Parking: Open, RV Parking Avail.

Driveway Finish: Dist, to Public Transit: 1 BLOCK

Title to Land: Freehold NonStrata

Property Disc.: Yes Fixtures Leased: No:

Fixtures Rmvd:

Wall/Wall/Mixed Floor Finish:

Type of Roof: Asphalt, Metal Legal: PARCEL "A" (REFERENCE PLAN 3216), LOT 5 SECTION 1 TOWNSHIP 12 NEW WESTMINSTER LAND DISTRICT

Amenities:

Exterior:

Foundation:

Renovations:

of Fireplaces:1

Style of Home: 2 Storey

Construction: Frame - Wood

Fireplace Fuel: Pellet, Wood

Fuel/Heating: Forced Air Outdoor Area: Sundeck(s)

Wood

Concrete Perimeter

R.I. Fireplaces:

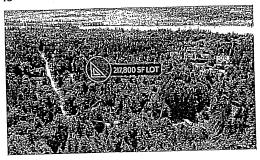
Site Influences: Greenbelt, Private Setting, Private Yard, Treed

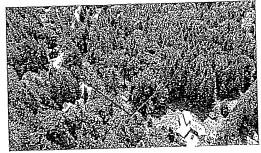
Features:

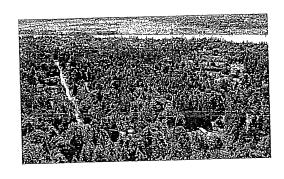
| l | | • | | 1-1 | Timo | Dimensions | Bathrooms | |
|---|---|--------------------|--|--|----------------------------|---|-----------------|----------|
| | Finished Floor (Main): Finished Floor (Above): Finished Floor (AbvMain2): Finished Floor (Below): Finished Floor (Basement): Finished Floor (Total): Unfinished Floor: Grand Total: Fir Area (Det'd 2nd Res): | 0 Main | n Kitchen n Eating Area n Living Room n Master Bedroom n Bedroom ve Bedroom | Dimensions Floor 9'6 x 9'3 9'3 x 7'0 15'5 x 11'5 7'2 x 14'0 7'2 x 9'0 9'6 x 9'6 8'0 x 4'0 x x | Туре | x x x x x x x x x | Floor # Main | PCS 4 |
| | Suite:None Basement:None Crawl/Bsmt. Height: | # of Levels: 2 MAR | uuf Type: | Registered in MHR?: CSA/BCE: | PAD Rental: Maint. Fee; | X | | |
| | # of Kitchens: 1 | # of Rooms: 7 ByLa | aw Restrictions: | | | | | |

Listing Broker(s): Royal LePage West Real Estate Services

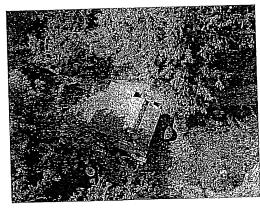
INCREDIBLE investment opportunity in the Urban Land Reserve! Enjoy this 5 full & gently sloping acres with no creeks or streams. Excellent investment opportunity in the orban Lanu Reserve: Enjoy this 5 run & gentry stoping acres with no creeks or streams. Excellent investment with two houses on the property, live in one & rent the other! The houses have separate addresses for mail delivery, electricity & gas (25936 & 25984). Generate incredible rental income of \$2075 combined, 25936- features 3 bedrooms & measurements are in the listing, 25984-features 2 bedrooms is approximately 750 sq ft on both the main and basement levels. The property is reall traced and so those may be value in the timber. Burchase and held for potential future development entires. A let of property is well treed and so there may be value in the timber. Purchase and hold for potential future development options, A lot of activity and excitement around the future potential of this area, Selling for land value. DO NOT WALK PROPERTY WITHOUT APPT, Call to view!

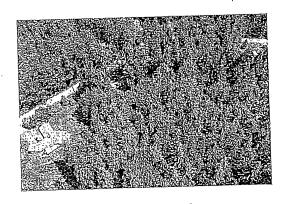


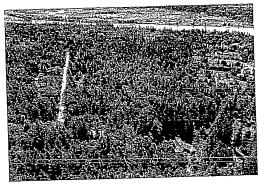


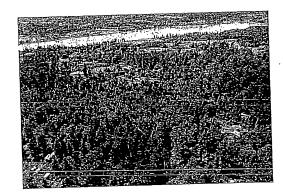












Competitive List Price

Based on comparative market analysis

\$2,650,000 - to - \$2,700,000

医罗尔伊斯克德氏征医尔尔氏征氏征炎炎病病病病

Similar homes have been actively listed between

• \$2,400,000 and \$3,688,000

Comparable homes have recently Sold between

• \$2,200,000 and \$3,625,000

Comments on the Subject Property

Two level (livable) 2,764 square foot house built in 1987 with 4 bedrooms and 2.5 bathrooms and 2 kitchens. The home is on a 5.31 acre lot, parts of acreage cleared while other parts are overgrown by trees and bushes. Large shed structure on property containing multiple cars and other debris. In the Official Community Plan (OCP) the subject property is designated as 'Urban Land Reserve' and holds potential for future redevelopment. The majority of the properties value comes from the size of the property and speculation for potential development in the future.

The exterior of the home is a 1980's farmhouse style home. Attention is needed to the roof of the home as well as the deck on top of the extended garage. Minimal upkeep, cleaning, and maintenance has been done to the exterior of the home. Scattered around the property is multiple what looks to be 'abandoned' cars, a trailer, and a sailboat.

The interior of the property is separated into two livable areas, the main house and a suite located on the upstairs floor. The main house is tidy but needs upgrades and has a strong odour from smoking and multiple animals living in the home. The suite on the second floor is untidy and requires attention but is livable.

If you have any questions regarding my comparative market analysis please do not hesitate to call me at 604-880-2616.

Cheers, Herb Johnstone



This is Exhibit "E" referred to in the Affidavit of Patty Wood made before me on March _______, 2022.

A COMMISSIONER FOR TAKING AFFIDAVITS FOR BRITISH COLUMBIA

COURT LETTER Lawson Lundell LLP

Subject Property 26678 100 Avenue, Maple Ridge, V2W 1S5

Herb Johnstone

Personal Real Estate Corporation Sutton West Coast Realty

herbj@telus.net 604-880-2616 Johnstonetownsend.com



March 22, 2022

To Whom It May Concern,

My name is Herb Johnstone, and I am the listing agent representing MNP to market the Property pursuant to the Court-Ordered Conduct of Sale.

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

Subject Property: 26678 100 Avenue, Maple Ridge, B.C. V2W1S5

Original List Price: \$2,700,000.00 Original List Date: February 17, 2022

Total Days on Market: 33

Marketing System Included

• Full exposure on Multiple Listing System (MLS)

• Paragon System: A listing specific notification email sent to all interested Realtors and purchasers on the listing date.

• Exterior and interior photos and aerial drone photography were taken and posted online to accompany the listing on all Realtor access and public websites.

 Public exposure on multiple public websites including but not limited to HerbJohnstone.com, JohnstoneTownsend.com, Realtor.ca, Rew.ca, Redfin.ca, Zillow.com, Zolo.ca, Properly.ca, and Paragonrels.com.



- Social Media Marketing on Instagram @Soldbyherb and @Home4SaleBC (Over 10,200 followers)
- Four scheduled and promoted open houses by appointment. Potential purchasers were able to walk the property and view the house.
- A Touchbase (Realtor Messaging Service) was sent to all interested realtors with buyers for showing information, updates, reminders for offer presentation time, and the future Court date.
- All relevant documents related to the property are posted on MLS and are accessible to all Realtors and their buyers if requested.

Number of times shown to prospective buyers and realtors: 25 Number of calls and text messages inquiring about the property: 104

Current Offer

Amount of Current Offer: \$3,200,000.00

Full Names of the Purchasers: 1350769 B.C. Ltd.

We had a Direction of Presentation of Offers for March 16, 2022 at 11:59AM approximately one month after the property was listed, I have had over 25 showing resulting in 2 written offers.

The first offer was for \$2,850,000.00, Deposit of \$150,000.00 and was Subject Free, Completion Date was 60 days after Court approval, and the tenants were to vacate the property.

The second offer was for \$3,200,000.00 (\$500,000.00 above the asking price), Deposit of \$160,000.00, Subject Free, Completion Date 30 days upon Court approval, and the Tenants are to remain on the property. The second offer having the best price, deposit, conditions, and dates, was accepted and the \$160,000.00 deposit was delivered to my office Sutton West Coast Realty within 24 hours.

I am expecting an active Court hearing, at least 6 realtors that have contacted me (to date) asked if I have an accepted offer, the price (which I have not disclosed yet), the Court date and the wish to be notified before the Court proceedings.

Occupants

The property is currently tenanted by long term tenants, they have lived on the property for 15 years, they have been very cooperative with my showings and they have expressed interest in staying if that option is available.



Subject Property

26678 100 Avenue, Maple Ridge, V2W 1S5

Subject Property Comments

The subject property is located in the Thornhill area of Maple Ridge. The two level 2,764 square foot house was built in 1987 and has 4 bedrooms, 2.5 bathrooms and 2 kitchens. The home is on a 5.31 acre lot, with parts of acreage cleared while other parts are overgrown by trees and bushes. There is an additional large shed/barn structure on property containing multiple cars and other debris. The shed/barn requires a new roof and structural components in order to be used safely and properly.

The interior of the home is separated into two livable areas, the main house and a suite located on the upstairs floor. The main house is tidy but needs upgrades and attention and has a strong odour from smoking and multiple animals living in the home. The suite on the second floor is untidy and requires attention to the leaky roof, but is livable.

The exterior of the home is a 1980's farmhouse style home. Attention is needed to the roof of the home as well as the deck on top of the extended garage. Minimal upkeep, cleaning, and maintenance has been done to the exterior and interior of the home. Scattered around the property is multiple what looks to be 'abandoned' cars, a trailer, and a sailboat.

Located in an area known as the Maple Ridge 'Urban Land Reserve' this 5.31 acre property holds potential for future redevelopment. The majority of the properties value comes from the size of the property and speculation for potential development in the future. The profile of the buyer is mainly investor driven. There is no clear indication yet as to what may potentially be allowed to be built on the property or what the timeline is for such re development.



Professional Opinion

It is in my professional opinion that the current offer, pending Court approval, is a fair offer for the property in the current market.

The majority of the perspective buyers are investors looking to hold this property for future potential use. Currently there are no set plans or information as to what may potentially be built on this land nor a time line for when re development may be allowed.

The house and property has been tenanted for 15 years no major repairs or maintenance has been done. As previously noted, the home needs major repairs concerning a new roof, flooring, and new deck, and other general updating and maintenance.

The subject property will continue to be marketed and shown to potential buyers until Court approval. Once a Court date and time is set a Touchbase message, email or text will be sent to all the Realtors that have shown any interest in the property. This message will include the Court date, time, Schedule A, Schedule C, and sample contracts.

As previously mentioned, I am continuously receiving messages from Realtors asking to be notified of the pending court date and that their buyers are interested in submitting an offer. At this moment I have 6 Realtors that have expressed interest in bringing an offer to court. The number of interested parties may fluctuate up or down once I am allowed to notify them of the current accepted offer price.

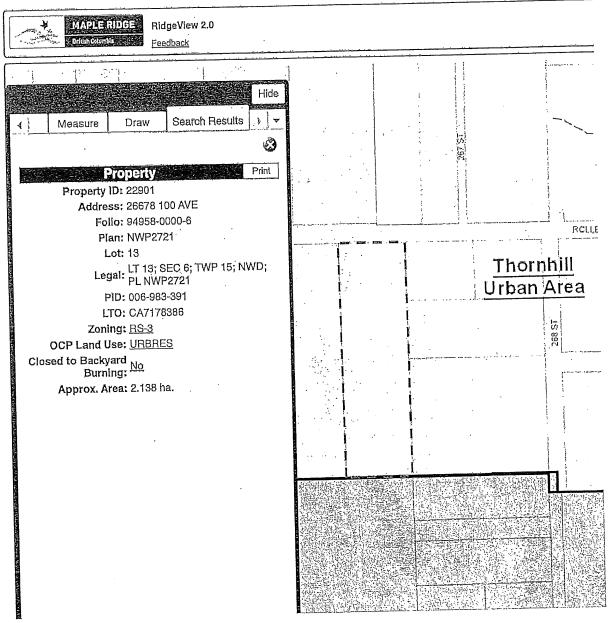
Please call me directly at (604) 880-2616 for any further questions.

Herb Johnstone PREC

Herb Johnstone

Sutton West Coast Realty





Property Information From Maple Ridge Geographical Information System:

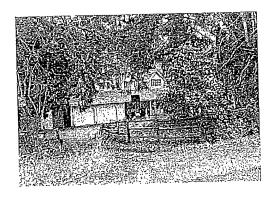
- Address: 26678 100 Avenue, Maple Ridge, V2W 1S5
- Zoning: RS-3 (Single Detached Rural Residential)
- Official Community Plan (OCP) Land Use: URBRES (Urban Land Reserve). Maple Ridge will retain the Thornhill area as a long term Urban Reserve area. Urban development will not be supported in the Thornhill Urban Reserve Area until the population threshold exceeds 100,000 people for the District and the residential capacity within the existing urban area is approaching build-out.
- Approximate Size: 2.138 Hectares = 5.283 Acres



BC ASSESSMENT The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

26678 100 AVE MAPLE RIDGE V2W 1S5

Area-Jurisdiction-Roll: 15-312-94958-0000-6



| Total value | \$2,297,000 |
|-------------|-------------|
|-------------|-------------|

2022 assessment as of July 1, 2021

\$1,834,000 Land \$463,000 Buildings \$2,138,000 Previous year value \$1,799,000 \$339,000 Buildings

| | • |
|----------------------|------------------------|
| Year built | 1987 |
| Description | 2 STY house - Standard |
| Bedrooms | 3 |
| Baths | 2 |
| Carports | C |
| Garages | G |
| Land size | 5,37 Acres |
| First floor area | 1,000 |
| Second floor area | 1,764 |
| Basement finish area | |
| Štrata area | |
| Building storeys | |
| Gross leasable area | |
| Net leasable area | |

Legal description and parcel ID

Lot 13 Plan NWP272] Section 6 Township 15 Land District 36 Portion E1/2

PID: 006-983-391

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width Length Total area

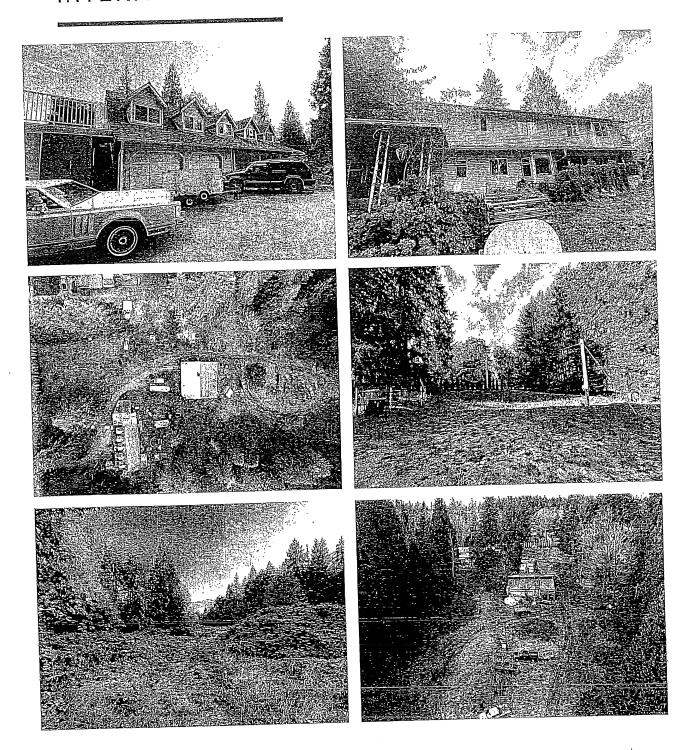
Property Information From BC Assesment:

- 2022 BC Assessment Price: \$2,297,000
- Year built: 1987 (35 Years Old).
- Bedrooms: 3 Bathrooms: 2
- First Floor: 1,000 SF. Second Floor: 1,764 SF. Total House SF. = 2,764
- Land Size: 5.31 Acres

No.of apartment units

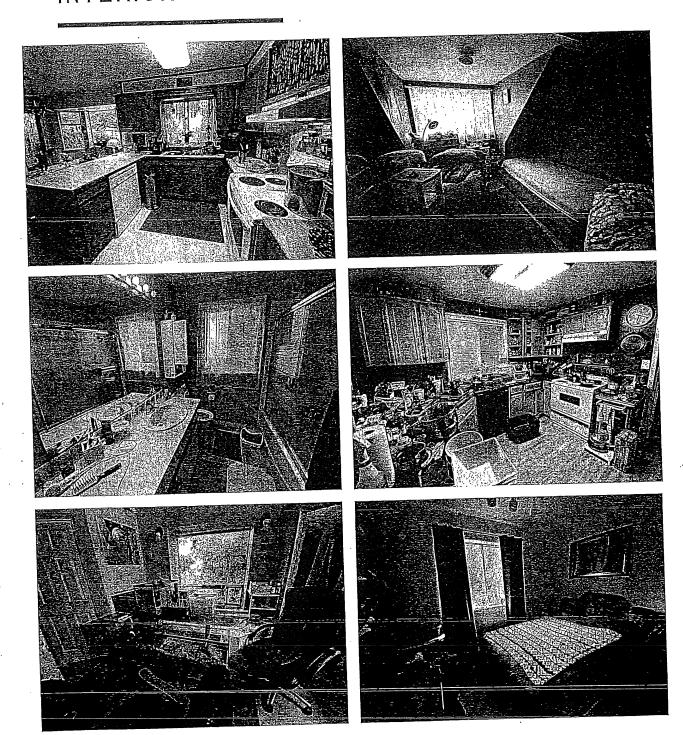


SUBJECT PROPERTY INTERIOR & EXTERIOR PHOTOS





SUBJECT PROPERTY INTERIOR & EXTERIOR PHOTOS





Sold Comparables

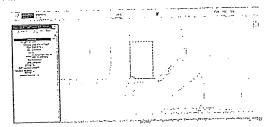
Recent Sales in Maple Ridge (Thornhill Urban Reserve Sub Area)

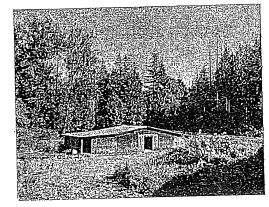
10022 Rolley Crescent, Maple Ridge (Thornhill MR Sub Area)
5 Acre property in the Urban Land Reserve
2912 sq ft house and horse barn.
Listed August 30, 2021 for \$2,450,000.00
Sold October 26, 2021 for \$2,200,000.00
(See listing attached)

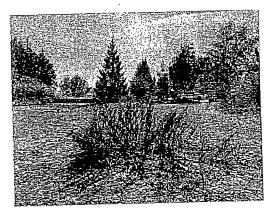
25936 102 Avenue, Maple Ridge (Thornhill MR Sub Area)
5 Acre property in the Urban Land Reserve
2 houses (with separate addresses)
Originally Listed on June 14, 2021 for \$3,488,000.00
Listing Terminated on July 4, 2021 (23 days on the market)
Re-Listed November 2, 2021 for \$3,688,000.00
Sold November 15, 2021 for \$3,625,000.00
(See listings attached)

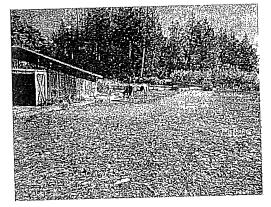


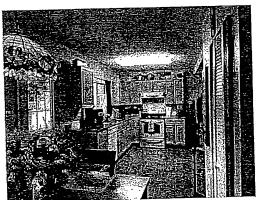
| id | 1. | 0022 ROLLI | EY CRESCE! | T | | \$2,450 \$2,200 | 0,000 (LP) 64 0,000 (SP) |
|--|--|--|---|----------------------------------|--|---|--|
| 613707 ard: V, Detached | | Thorn | hill MR 🕠 | | | | THE STATE OF THE S |
| use with Acreage | | | V 139 | 11 1 5 6 6 7 11 | 20/2021 | Expiry Date: 8/3 | 0/2022 |
| marks and the second se | | Days on Market: | | List Date: 8/ | \$2,450,000 | Sold Date: 10/ | 26/2021 |
| | - | Previous Price: | | If new, GST/h | | Approx. Year Bull | |
| The state of the s | • | Meas. Type: | | Bedrooms: | .4 | Agei | 6 i |
| To Take 1 | F | Frontage (feet): Frontage (metres | D, 2 | Bathrooms: | 2 | Zoning: | RS-3 |
| | | Pontage (mede. Depth / Size: | 3/1 == 11== | Full Baths: | 2 | Gröss Taxes: | \$8,693.56 |
| | | Lot Area (sq.ft.): | 217,800.00 | Half Baths: | Ó | For Tax Year: Tax Inc. Utilities? | 2021 |
| - ميلاد د در در او د | | Lot Area (acres): | | Rear Yard Exp | o: - gg6-003-5 8 | | • |
| The second section of the second seco | | Flood Plain: | | P.I.D.: | 90-cup-p00 | g jouri | • |
| | | View: | , , | | | | |
| | , | Complex/Subdiv Services Connec | ted: Septic, Wa | ater | | | |
| | | | | | Water Supply: \ | Veil - Drilled | |
| | , , , , , , , , , , , , , , , , , , , | Sewer Type: Se | The Darking 6 | Covered Par | king: 2 Park | ing Access: Front | |
| yle of Home: 2 Storey | | | Parking: Add. Pa | arking Avail., | Garage; Doubl | * | |
| onstruction: Frame - Wood . kterior: Wood | | | Driveway Finish: Dist. to Public Tra | | | st, to School Bus: | |
| oundation: Concrete Perimeter | | | Title to Land: | Freehold Non! | Strata | Land Lease Ex | cplry Year: |
| enovations: | | | Seller's Interest: Property Disc.: | Registered Ov | vner mon offer rece | íveď | |
| of Fireplaces: 1 R.I. Fireplaces: | | Screen: ered Water: | Fixtures Leased: | No : | | | |
| replace Fuel: Wood uel/Heating: Baseboard | | Plumbing: | Fixtures Rmvd: | ĭ | | | |
| utdoor Area: Baicny(s) Patio(s) Dck(s), Fe | enced Yard | | PIXTURES KITIVOS | • | | | |
| | | | I tool a marri | Mixed | | | Municipal Charges |
| ype of Roof: Asphalt egal: LOT 19, PLAN NWP45852, SECTION NEE, TO | OWNSHIP 15, GRO | OUP 1, NEW WESTM | INSTER LAND DIST | RICT | | | Garbage: |
| | | | | | | | Water: Dyking: |
| menities: Barn, In Suite Laundry, Play | yground | | | | | | Seweri |
| V. J. Barrier and | | | | | | | Other: |
| Site Influences: Features: CithWsh/Dryr/Frdg/Stve/D | DW, Drapes/W | indow Covering | s | | | | 1 - 1 |
| Finished Floor (Main): 1,456 | Floor 7 | (ype | Dimensions | Floor | Туре | Dimenslon≤ x | Bathrooms |
| Finished Floor (Above): 1,456 | Main I | Bedroom | 15'4x12'2 13'5x10'5 | | | × | Main 4 |
| -Ithistied Lioni (Apprinter) | | Bedroom Living Room | 20'4x16'5 | | | x x | Above 4 |
| Finished Floor (Basement) | Ahove | Bedroom | 13'8x10'5 13'5x12'5 | | | × | |
| Finished Floor (Total): 2,912sq, ft. | Above | Bedroom Family Room | 20'6x14'1 | .o. | | × × | |
| | | Kitchen Kitchen | 16'x11'3 15'x11'5 | | | x X | |
| Giana totali . | ABOVE | IGC. | X X | | | x | |
| Fir Area (Det'o 2nd Res): sq. ft. | } | | × | | | * * | |
| Suite: Unauthorized Suite Basement: Crawl | | | Х Х | | | X | |
| | Manuf Type: | | Registered in MHR? | ?: | | Rental: | |
| Crawl/Bsmt. Ht: # of Levels: 2 # of Kitchens: 2 # of Rooms: 8 | MHR#: | | CSA/BCE: | | เทสเก | t, Fee: | |
| | ByLaw Restriction | | I Tab IT | Iralian 31 | | | |
| List Broker 1: Luxmore Realty - Office: | 604-790-1111 | | ust B ch | iroker 3: harmaine.guo | @gmail.com 🕞 | nointment; | Phone L.R. Fi |
| | rnone: 6u4-72 | | | _ | JA! | ppointments: | Charmaine G |
| List Desig Agt 1: Charmaine Guo PREC* - F | | 3 | 1 | | | ione: | 604-722-25 |
| List Broker 2: | | | | | | | |
| List Broker 2: List Desig Agt 2: Scall Broker 1: Sutton Premier Realty - C | Office: 604-58: C | | | 31 | | | |
| List Broker 2: List Desig Agt 2: Sell Broker 1: Sutton Premier Realty - C Sell Sales Rep 1:Rajinder S Sandhu - PREC | Office: 604-58: C | 1-8400 | | 31 | | | |
| List Broker 2: List Desig Agt 2: Sell Broker 1: Sutton Premier Realty - Commission: Sell Sales Rep 1:Rajinder S Sandhu - PRECOmmission: 1.2% | С | 1-840 0 2; | | | Occupa | ncy: Owner | |
| List Broker 2: List Desig Agt 2: Sell Broker 1: Sutton Premier Realty - Commission: Sell Sales Rep 1:Rajinder S Sandhu - PRECOmmission: 1.2% | С | 1-840 0 2; | y the Buyer(s) o | | Occupa nt if deemed in | ncy: Owner nportant. | |
| List Broker 2: List Desig Agt 2: Sell Broker 1: Sutton Premier Realty - C Sell Sales Rep 1:Rajinder S Sandhu - PREC Owner: **Privacy Protected** Commission: 1.2% Realtor All measurements are approxi Remarks: | C imate and are | 1-8400 2; to be verified by | | or Buyer's Age | nt if deemed ir | nportant. | |
| List Broker 2: List Desig Agt 2: Sell Broker 1: Sutton Premier Realty - C Sell Sales Rep 1:Rajinder S Sandhu - PREC Owner: **Privacy Protected** Commission: 1.2% Realtor All measurements are approxi Remarks: | C imate and are | 1-8400 2; to be verified by | | or Buyer's Age | nt if deemed ir | nportant. | ouse and a hors |
| List Broker 2: List Desig Agt 2: Sell Broker 1: Sutton Premier Realty - Commission: Sell Sales Rep 1:Rajinder S Sandhu - PRECOwner: **Privacy Protected** Commission: 1.2% Realtor All measurements are approxi | C imate and are a Ridge Thorni | 1-8400 2; to be verified by till MR area, Des | signated Urban | or Buyer's Age Reserve in the | nt if deemed in a OCP !!! This 5 or Build your | nportant. Acres land with a h dream home, House | ouse and a hors has total 4 bedr and tank, new |

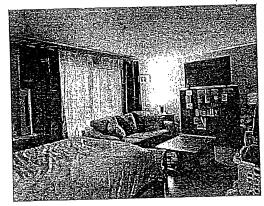




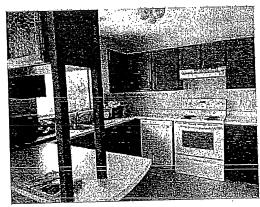








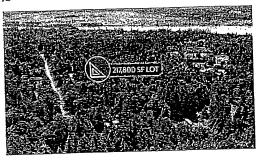


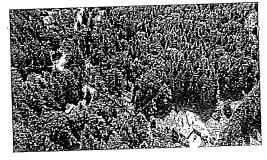


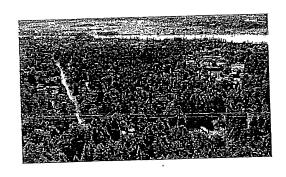
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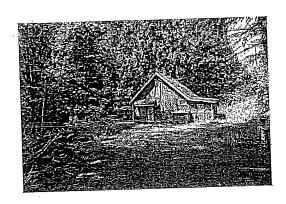
\$3,688,000 (LP) 66 25936 102 AVENUE Sold \$3,625,000 (SP) Maple Ridge R2630548 Thornhill MR CF D Board: V, Detached V2W 1K1 House with Acreage Expiry Date: 5/1/2022 List Date: 11/2/2021 Days on Market: 13 Sold Date: 11/15/2021 Original Price: \$3,688,000 Previous Price: Approx. Year Built: 1961 If new, GST/HST inc?: Feet Meas, Type: Age 3 346,00 Bedrooms: Frontage (feet): A-2 Zoning: 1 Frontage (metres): 105.46 Bathrooms: \$8,671.58 Gross Taxes: Full Baths: Depth / Size: 2021 For Tax Year: 217,800.00 Half Baths: Ð Lot Area (sq.ft.): Tax Inc. Utilities?: No Rear Yard Exp: 5,00 Lot Area (acres); 005-047-315 Tour: Virtual Tour URL P.I.D.: Flood Plain; Yes: GREENBELT View: Complex/Subdiv: Services Connected: Electricity, Natural Gas, Septic Water Supply: Well - Shallow Sewer Type: Septic Parking Access: Total Parking: 10 Covered Parking: Style of Home: 2 Storey Parking: Open, RV Parking Avail. Frame - Wood Construction: Driveway Finish: Dist, to School Bus: 5 MIN DRIVE Wood Dist. to Public Transit: 1 BLOCK Exterior: Land Lease Expiry Year: Concrete Perimeter Title to Land: Freehold NonStrata Foundation: Seller's Interest: Registered Owner Reno. Year: Renovations: Property Disc.: Yes: Rain Screen: R.I. Fireplaces: # of Fireplaces: 1 Fixtures Leased: No: Metered Water: Fireplace Fuel: Pellet, Wood R.I. Plumbing: Fuel/Heating: Forced Air Fixtures Rmvd: Outdoor Area: Sundeck(s) Wall/Wall/Mixed Floor Finish: Type of Roof: Asphalt, Metal Legal: PARCEL "A" (REFERENCE PLAN 8216), LOT 5 SECTION 1 TOWNSHIP 12 NEW WESTMINSTER LAND DISTRICT Municipal Charges Garbage: Water: Dyking: Sewer: Amenities: Other: Site Influences: Greenbelt, Private Setting, Private Yard, Treed Features: Dimensions Bathrooms Туре Floor Dimensions Finished Floor (Main): Finished Floor (Above): 790 Floor Туре #Pcs X 9'6x9'3 216 Kitchen Main Main 9'3x7'0 Ø Finished Floor (AbvMain2): Eating Area Living Room X Main 0 15'5x11'5 Finished Floor (Below): Main 7'2x14'0 7'2x9'0 Master Bedroom Finished Floor (Basement): Main 1,006sq. ft. Bedroom Finished Floor (Total): Main 9'6x9'6 Bedroom X X Above 8'0x4'0 0 Unfinished Floor: Loft Above 1,006sq. ft Grand Total: sq. ft Fir Area (Det'd 2nd Res): x х Sultet None x Basement: None PAD Rental: Registered in MHR?: # of Levels: 2 Manuf Type: Maint, Fee: Crawi/Bsmt. Ht: CSA/BCE: MHR#: # of Kitchens: 1 # of Rooms: 7 ByLaw Restrictions: List Broker 1: Royal LePage West Real Estate Services - Office: 604-939-6666 List Broker 3: adif@dinani.ca List Desig Agt 1: Adil Dinani PREC* - Phone: 604-939-6666 Touchbase Appointments: DINANI GROUP Call: List Broker 2: 31 000-000-0000 Phone: List Desig Agt 2: Marine Vista Realty - OFC: 604-281-1700 Sell Broker 1: Sell Sales Rep 1: Paul Tan PREC* 3.255% ON THE FIRST \$100,000 & 1.1625% ON THE BAL. FULL COMM PAID TO SELLING AGENT WHO PHYSICALLY INTRO BUYER TO PROP, OTHERWISE \$100, EXCLUDING O/H

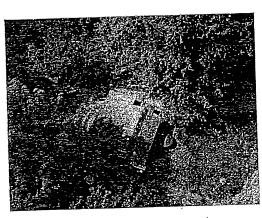
Occupancy: Tenant Owner: 24 HOURS NOTICE FOR SHOWINGS- PLEASE DO NOT WALK THE PROPERTY WITHOUT SHOWING REQUEST/ House available to view upon second showing. Two houses on the property - 25984 (tenanted) & 25936. Offers emailed to adil@dinani.ca. Measurements provided by the owner/ All measurements are approx. Buyer to verify if deemed important. Commission: Realtor INCREDIBLE investment opportunity in the Urban Land Reservel Enjoy this 5 full & gently sloping acres with no creeks or streams. Excellent investment with two houses on the property, live in one & rent the other! The houses have separate addresses for mail delivery, electricity & gas investment with two houses on the property, live in one & rent the other! The houses have separate addresses for mail delivery, electricity & gas (25984). Generate incredible rental income of \$2075 combined, 25936- features 3 bedrooms & measurements are in the listing, 25984 features 2 bedrooms is approximately 750 sq ft on both the main and basement levels. The property is well treed and so there may be value in the features 2 bedrooms is approximately 750 sq ft on both the main and basement levels. The property is well treed and so there may be value in the features and hold for potential future development options. A lot of activity and excitement around the future potential of this area. Selling for land value, DO NOT WALK PROPERTY WITHOUT APPT. Call to view!

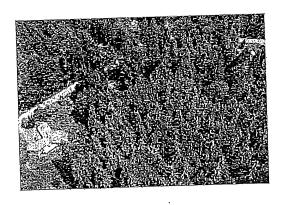


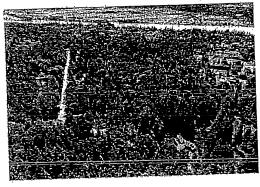


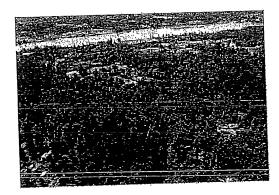












This is Exhibit "F" referred to in the Affidavit of Patty Wood made before me on March 25, 2022.

A COMMISSIONER FOR TAKING AFFIDAVITS FOR BRITISH COLUMBIA





PAGE 1 of 6 PAGES

CONTRACT OF PURCHASE AND SALE

| | | | DATE: March | 16th 2022 |
|---|------------------------------|---|------------------------|-------------------------------|
| BROKERAGE: Marine Vista Realty | West Vancouver | BC V7VILI | PHONE: (604) 2 | 281-1700 |
| ADDRESS: 2440 Marine Drive | West Assessment | | MLS® NO: R265605 | |
| PREPARED BY: Paul Tan PREC* | —ps | | | |
| BUYER: 1350769 B.C. Ltd. | 5 SELLE | RIMP LTD, IN | ITS CAPACITY AS RI | ECEIVER |
| V (17.95 / | SELLE | R: See schedule | ď | |
| | SELLE | | #100.4.1001 | W. Hashngs Street |
| DO 15111 | | 12001 | | BC BC |
| ADDRESS: | Mapl | e Ridge Van | COLEVER PC: VEVI 155 | DS |
| PC: | | - Water | PULL DC: ASSUME | 7. |
| | • | 4 0,21. | | <u> </u> |
| PROPERTY: 100 AVENU | E | | | |
| UNIT NO. ADDRESS OF PROPE | RTY | | V2W 185 | |
| Maple Ridge | | | POSTAL CODE | |
| CITY/TOWN/MUNICIPALITY | | | | |
| PID OTHER PID(S) | | TAND DT | TRICT, PORTION E | 1/2 |
| PID OTHER PID(5) LOT 13, PLAN NWP2721, SECTION 6, TO | DWNSHIP 15, NEW WESTM | INSTER DAMP DE | , , , , , | |
| | | | | |
| | , | | | |
| | | | | |
| LEGAL DESCRIPTION The Buyer agrees to purchase the Proper | . s . H - Callor on the | following terms | and subject to the fo | llowing conditions: |
| The Buyer agrees to purchase the Proper | ty from the seller on the | 101101111111111111111111111111111111111 | | |
| 1. PURCHASE PRICE: The Purchase Pri | ce of the Property will be | = \$ <u>3,200,000.00</u> | | |
| Three Million Two Hundred Thous | sand | | | |
| | | | DOLLA | ARS (Purchase Price) |
| | | | | |
| 2, DEPOSIT: A deposit of \$ 160,000,00 | which | will form part of | the Purchase Price, | will be paid within |
| | and as follows: | | | |
| 24 hours of acceptance unless ago One business day upon offer acc | reptande by bank drac | C | | |
| | | | ance with Section 1 | 10 or by uncertified |
| All monles paid pursuant to this cheque except as otherwise set o | Section (Deposit) Will be | e paid in accord | d in trust to sutton | West Coast Realty |
| chadua excent as ninerwise set u | OF HIT OF DEGREE TO THE TANK | | - 4-1 with the m | rovisions of the <i>Real</i> |
| | | | 1 L. Hala Contract t | he Seller may, at the |
| Estate Services Act, In the event the Seller's option, terminate this Contr | Buyer talls to pay the Di | es the Deposit is | authorized to pay all | or any portion of the |
| Seller's option, terminate this Contr Deposit to the Buyer's or Seller's con | vevancer (the "Convevan | cer") without furt | herwritten direction | of the Buyer or Seller, |
| Deposit to the Buyer's or Seller's con provided that: (a) the Conveyancer | Is a Lawver or Notary; (b | such money is | to be held in trust by | y the Conveyancer as |
| provided that: (a) the Conveyancer stakeholder pursuant to the provis | sions of the Real Estate S | <i>ervices Act</i> pendli | ng the completion of | the money should be |
| . 1 l. le af a bu of the htincin | als to the hallsachery of | nd (c) If the sale | does not complete, | lie money should be |
| returned to such party as stakehol | der or pald into Court. | | A-, | - |
| F-DS | | | 1\2 | |
| 12 | | | L | SELLER'S INITIALS |
| BUYER'S INITIALS | • | | | HT BC REAL ESTATE ASSOCIATION |
| PO 1-11 | | | LUPTRIG | |

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BCREA bears no liability for your use of this form.

CREA WEBForms



100 AVENUE 26678

BC V2W 185 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:

THE BUYERS FURTHER ACKNOWLEDGE THAT THE PROPERTY IS BEING SOLD IN "AS IS WHERE IS THE BUYERS FURTHER ACKNOWLEDGE THAT THE FROFERITATIONS OF WARRANTIES.

THE BUYERS FURTHER ACKNOWLEDGE THAT THE SCHEDULE "A" IS INCORPORATED INTO AND THE BUYERS FURTHER ACKNOWLEDGE THAT THE SCHEDULE "C" IS INCORPORATED INTO AND FORMS PART OF THIS CONTRACT OF FURCHASE AND SALE.

THIS SALE IS SUBJECT TO THE APPROVAL BY THE THE SUPREME COURT OF BRITISH COLUMBIA. THIS CONDITION IS FOR THE BOLE BENEFIT OF THE BELLER THE BUXERS FURTHER ACKNOWLEDGE THIS IS AN UNCONDITIONAL OFFER

* Both the Buyer and Seller acknowledge that the Brokerages providing agency services to the Poun the buyer and perior acknowledge that the prokerages providing agency services to the Buyer and Seller do not provide legal or other expert advice in matters beyond the common standard of care in the real estate industry. The parties have been advised to seek independent legal advice prior to executing this Contract of Purchase and Sale. · ·· LEGAL· ADVICE

The Buyer-may-assign-like-Buyer's-rights-in-this-Contract, in-whole or in part, to a company The assignment by the Buyer will associated with the Buyer without the consent of the Seller. not-relieve-the-Buyer-from-the-Buyer's-obligations-under-this-Contract-

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.

BUYER'S INITIALS

SELLER'S INITIALS COPYRIGHT BC REAL ESTATE ASSOCIATION

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| —_ps ∅ 4. | 4. COMPLETION: The sale will be completed on 30 days upon sourt approval | • |
| D. " | 4. COMPLETION: The Sale will be sale will be completion Date) at the appropriate Land Title Office, (Completion Date) at the appropriate Land Title Office, | o'clock <u>a.m.</u> on |
| 1.1 | 5. POSSESSION: The Buyer will have vacant possession of the Property of Proper | ng existing tenancies, if any: |
| 1000 | | |
| 1 6 6 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | other charges from, and including, the date set for adjustments, and all adjustments be other charges from, and including, the date set for adjustments, and all adjustments be other charges from, and including, the date set for adjustments, and all adjustments be other charges from, and including, the date set for adjustments, and all adjustments be other charges from, and including, the date set for adjustments, and all adjustments be other charges from, and including the date set for adjustments, and all adjustments be other charges from, and including the date set for adjustments, and all adjustments be other charges from, and including the date set for adjustments, and all adjustments be other charges from, and including the date set for adjustments and all adjustments be other charges from the date set for adjustments and all adjustments are considered by the date of the date set for adjustments and all adjustments are considered by the date of th | urtanances and attachments |
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| w | THE PROPERTY OF THE PROPERTY O | |
| | BUT EXCLUDING: | |
| 03/2/V | 9. TITLE: Free and clear of all encumbrances except subsisting conditions, provisos reservations, including royalties, contained in the original grant or contained in any of the Crown, registered or pending restrictive covenants and rights-of-way in favour of existing tenancies set out in Section 5, if any, and except as otherwise set out herein. | utilities and public ductions. |
| \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\ | existing tenancies set out in Section 5, it and | neque, bank draft, wire transfer |
| | or Lawyer's/Notary's of fear estate broker 29-1 | and in registrable form where |
| | 11. DOCUMENTS: All documents required to give effect to this Contract will be delived necessary and will be lodged for registration in the appropriate Land Title Office by 4 | pitt off the comp |
| os F. | 114-SELLER'S PARTICULARS AND RESIDENCY: The Seller-shall deliver to the Buyer of the Seller that a statutory declaration of the Seller containing: (1) particulars regarding the Seller that a statutory declaration of the Seller containing: (1) particulars regarding the completion of the Buyer's Property Transfer Tax Return to be filed in connection with the completion of this Contract (and the Seller hereby consents to the Buyer inserting such particulars of this Contract (and the Seller hereby consents to the Buyer inserting such particulars of the Contract (and the Vancouver Vacancy By-Law for residential properties located in the regarding the Vancouver Vacancy By-Law for residential properties located in the Seller is not a non-resident of Canada as described in the non-residency provisions of Seller is not a non-resident of Canada as described in the non-resident of Ca | re required to be included in the the transaction contemplated by on such return); (2) a declaration city of Vancouver; and (3) if the the Income Tax Act, confirmation of Canada. If on the Completion of the Income Tax Act, the Buyer |
| 6 | that the Seller is not then, and on the Completion Date will not be, a non-resident of that the Seller is not then, and on the Completion Date will not be, a non-resident of Canada as described in the residency provisions. Date the Seller is a non-resident of Canada as described in the residency provisions shall be entitled to hold back from the Purchase Price the amount provided for und shall be entitled to hold back from the Purchase Price the amount provided for und | er Section 116 of the Income Tax |
| | Act. | |
| | La | SELLER'S INITIALS |
| | BUYER'S INITIALS | COPYRIGHT BC REAL ESTATE ASSOCIATION |
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| | BC2057 REV. NOV2021 BC2057 REV. NOV2021 © 2021, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduct writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA, This form is not to be altered whe | n printing or reproducing the standard pre-set porti |
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Maple Ridge

BC V2W 185 PAGE 4 of 6 PAGES

PROPERTY ADDRESS

11B. 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.

- 12. TIME: Time will be of the essence hereof, and unless the balance of the 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 under 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 "Designated Agent(s)") described in Section 21, the real estate boards of which those Brokerages and Licensees 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:

BUYER'S INITIALS

SELLER'S INITIALS

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| | | ead and understood the BC Financial Services of Representation in Trading Services" and hereby onship with Herb Wohnstone FREC* DESIGNATED AGENT(S) |
| B. INITIALS | who is/are licensed in relation to Sutton Gro The Buyer acknowledges having received, "Disclosure of Representation in Trading Servi agency relationship with Faul Tan PREC* | read and understood the BCFSA form entitled ces" and hereby confirms that the Buyer has an DESIGNATED AGENT(S) |
| INITIALS C. | who Is/are licensed in relation to Martine Vill The Seller and the Buyer each acknowledge form entitled "Disclosure of Risks Associated each consent to a dual agency relationship | having received, read and understood the BCLSA I with Dual Agency" and hereby confirm that they |
| INITIALS . | who is/are licensed in relation tohaving signed a dual agency agreement wit | BROKERAGE th such Designated Agent(s) dated knowledges having received, read and understood resented Parties" from the Seller's agent listed in (A) |
| BUYER'S INITIALS | | SELLER'S NITIALS COPYRIGHT BC REAL ESTATE ASSOCIATION OF REALTORS and other parties authorized in |

© 2021, British Columbia Real Estate Association ("BCREA"). All rights reserved, This form was developed by BCREA for the use and reproduction by BC REALTORS and other parties authorized in ψ Δυλι, ΒΙΙΝΣΤΙ COMMINION RESI ESCALE ASSOCIATION ("BUILDA"). AN FIGURE rESERVED. This form was developed by BUREA, This form is not to be altered when printing or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproduction is prohibited except with prior written consent of BCREA. CREA WEBForms

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| PROPERTY ADDRESS | | Later resolved read and understood |
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| F If only (B) has been | n completed, the Seller acknowledges | having received, read and understood Parties" from the Buyer's agent listed in |
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| INITIALS (B) and hereby col | nfirms that the Seller has no agency r | elationship. |
| (B) and hereby co | Illiffig triat are a | is all applies that this Contract of |
| 22. ACCEPTANCE IRREVOCABLE (Buyer and Purchase and Sale is executed under so | I Seller): The Seller and the Buyer space and understood that | t the Seller's acceptance is irrevocable, |
| Purchase and Sale is executed under so including without limitation, during the p | eal, it is agreed and | the Buyer to either: |
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| s A fulfill or waive the terms and conditi | ons nerelli contained, and of | |
| | | ATION BAGE REFORE YOU SIGN, |
| man white | a EXITIDE DOCUMENT AND INFORM | ATION PAGE BEI ONE (OD 2) |
| 23. THIS IS A LEGAL DOCUMENT. READ THI 24. OFFER: This offer, or counter-offer, | will be open for acceptance until | o'clock P-m, on |
| 24. OFFER: This offer, or counter-offer, | will be open to dealy writing Wi | th notification to the other party of such |
| March "Llad" VI, 2022 | (0))(0) | offer or counter-offer, by accepting in |
| revocation prior to notification of its acc | ceptance), and upon acceptance of an | ne offer, or counter-offer, by accepting in ing Contract of Purchase and Sale on the |
| writing and notifying the other party of | such acceptance, there will be a bind | ing Contract of Purchase and Sale on the |
| terms and conditions set forth. | | was resident as defined |
| the River | declares that they are a Canadian citi | zen or a permanent resident as defined |
| If the Buyer is an individual, the buyer | an Act | |
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| DE ACCEPTANCE The Seller (a) hereby a | accepts the above offer and agrees t | to complete the sale upon the terms and g Contract, and (c) authorizes and instructs ommission out of the proceeds of sale and |
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| the Buyer and anyone acting on beha | If of the Buyer or Seller to pay the co | g/Listing Brokerage, as requested forthwith |
| the College Stateme | ent of Adjustments to the Cooperating | |
| forward copies of the seller's statement | March 20 | yr,2022 |
| forward copies of the Seller's Statement | MINKER 20 | |
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SCHEDULE "A" (Court Approved Sale)

DATE: ______3/16/2022

CONTRACT OF PURCHASE AND SALE RE; 26678 100 Avenue Maple Ridge, Brilish 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, additions 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.
- 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 walved 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 any outstanding work orders or notices or infractions or orders affecting its use, including 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 warrantles 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, environmental condition of the Lands is otherwise acceptable. Contaminants includes, without limitation, any contaminant, pollutant, underground or aboveground tank, asbestos materials, urea formaldehyde, any contaminant, pollutant, underground or aboveground tank, asbestos materials, urea formaldehyde, any contaminant, pollutant, underground or aboveground tank, asbestos materials, urea formaldehyde, any contaminant, pollutant, underground or aboveground tank, asbestos materials, urea formaldehyde, any contaminant, pollutant, underground or aboveground tank, asbestos materials, urea formaldehyde, any contaminant, pollutant, underground or aboveground tank, asbestos materials, urea formaldehyde, any contaminant, pollutant, underground or aboveground tank, asbestos materials, urea formaldehyde, any contaminant, pollutant, underground or aboveground tank, asbestos materials, urea formaldehyde, any contaminant, pollutant, underground or aboveground tank, asbestos materials, urea formaldehyde, any contaminant, underground or aboveground tank, asbestos materials, urea formaldehyde, any contaminant, pollutant, underground or aboveground tank, asbestos materials, urea formaldehyde, any contaminant, pollutant, and the pollutant in th
- 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. 116(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. 116(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 tenancles 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 underlaking 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:
 - the Court varies or vacates the receivership order to remove or impede the Receiver's ability to market the Lands for sale; or
 - 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 Brilish 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 oash 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 pald by the Buyer, including without limitation the deposit will be absolutely forfelted 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
- 19. The Receiver may, in its sole discretion, extend the Completion Date by up to 10 days.
- 20. If the Buyer falls 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



forfelted 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 falled or refused to complete the purchase and sale herein contemplated despite the Buyer's conditions having been satisfied or walved.

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.

Witness

Buyer

MNP LTDX in its capacity as court-appointed receiver of, in assets of Siu Mul "Debble" Word-and siu Kon "Bonnie" Sco, including the Lands as defined herein (and not in its personal capacity)

Mark 17, 2022

Authoritish ID: AEGGC11C-1090-EG(1-A507-E01AG5E43BFD





PAGE 1 of 1 PAGES

CONTRACT OF PURCHASE AND SALE ADDENDUM / AMENDMENT

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- PAGE 1 of 1 PAGES

CONTRACT OF PURCHASE AND SALE ADDENDUM / AMENDMENT

3/16/2022

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This is Exhibit "G" referred to in the Affidavit of Patty Wood made before me on March 25, 2027

A COMMISSIONER FOR TAKING AFFIDAVITS FOR BRITISH COLUMBIA SUPREME COURT OF BRITISH COLUMBIA VANCOUVER REGISTRY

DEC: 2 0 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

ORDER MADE AFTER APPLICATION TO ADD RESPONDENT TO THE PROCEEDING

| BEFORE THE HONOURABLE |) | THURSDAY, THE 16 TH DAY |
|-----------------------|---|------------------------------------|
| JUSTICE Baker |) | OF DECEMBER, 2021 |

THE APPLICATION of MNP Ltd., in its capacity as Court-appointed Receiver (the "Receiver") of the assets, undertakings and properties of the Respondents 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"), coming on for hearing, via teleconference or Microsoft Teams, at Vancouver, British Columbia, on the 16th day of December, 2021; AND ON HEARING William L. Roberts, counsel for the Receiver and no one appearing for the Petitioner, the Respondents or the Intended Respondents, although duly served, AND UPON READING the material filed, including the Affidavit of the Patty Wood sworn herein on November 30, 2021 (the "Receiver's Affidavit");

THIS COURT ORDERS that:

 Gilbert Wai Hung Wong, Kwok Kie Soo, Hilton Wing Chong Sue, Becky Ting Chang Luk, Sandy Wee Chyiu Mar, Ritchie Roy Sue, 0765311 B.C. Ltd., 0760251 B.C. Ltd., 0765994 B.C. Ltd., 0765316 B.C. Ltd., Robert Fitz-James, Sandra van der Laan and Garrett van der Laan, also known as Gerrit van der Laan be added as a named Respondents to these proceedings, nunc pro tunc.

- 2. The style of proceedings be and is hereby amended accordingly.
- 3. Preparation and service of the Amended Petition on all parties be and is hereby dispensed with.
- 4. The terms of Rule 6-2(8) of the Supreme Court Civil Rules be dispensed with.
- 5. The Receiver shall be entitled to its costs of this application.

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

William L. Roberts

COUNSEL FOR THE PETITIONER.

BY THE COURT

REGISTRAR

(L)

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.

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