



This is the 1st affidavit
of Angela Spencer in this case
and it was made on July 17, 2018

No. VLC-S-S-183355
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

ALL CANADIAN INVESTMENT CORPORATION

PLAINTIFF

AND:

BDO CANADA LLP

DEFENDANTS

AND

DONALD BERGMAN

THIRD PARTY

I, ANGELA SPENCER, CPA, CA, of Suite 201, 571 – 6th Street Northeast, Salmon Arm, British Columbia, SOLEMNLY AFFIRM THAT:

1. I am a Chartered Professional Accountant, and a partner in the Salmon Arm office of the defendant, BDO Canada LLP (“BDO”). I provided accounting services on behalf of BDO to the plaintiff, All Canadian Investment Corporation (“ACIC”). As such I have personal knowledge of the matters deposed to in this Affidavit except where stated to be on information and belief, in which case I believe such matters to be true.
2. I was licenced to practice as a Chartered Professional Accountant in 2005, after articling for three years with KPMG LLP in Victoria.

Relationship with the other parties

All Canadian Investment Corporation

3. BDO was the auditor for ACIC for its 2009 – 2014 fiscal years. On December 14, 2015, ACIC and BDO agreed that BDO would audit and report on ACIC's year-end September 30, 2015 financial statements and complete its tax returns for its September 30, 2015 year-end (the "2015 Audit Engagement").

Donald Bergman

4. While working on the 2015 Audit Engagement, Mr. Donald Bergman ("Mr. Bergman") was BDO's main contact at ACIC. At all material times, Mr. Bergman was ACIC's only director, officer, and controlling shareholder.
5. Throughout the 2015 audit, I was the senior manager on the audit team responsible for the 2015 Audit Engagement. I was primarily the person who communicated directly with Mr. Bergman in order to arrange BDO's on-site audit testing and to obtain the information BDO needed to prepare its audit report. At all material times I reported directly to Mr. Jeffrey Johnson, who led the audit team during the 2015 Audit Engagement.

The 2015 Audit Engagement

Representations by Mr. Bergman

6. On or about December 15, 2015, Mr. Bergman posted a spreadsheet to BDO's online "client portal" that provided us with a list of outstanding loans receivable for the year ended September 30, 2015. The client portal is a web-hosted site where clients can directly upload electronic documents for BDO to review. Attached to this Affidavit and marked as **Exhibit "A"** is a true copy of the spreadsheet titled Outstanding Loans Receivable for year ended September 30, 2015 provided by Mr. Bergman (the "Loan Listing").
7. In the Loan Listing provided by Mr. Bergman to BDO in the course of the audit work, Mr. Bergman represented that ACIC had made a loan in the amount of \$3,389,414 to 0911368 BC Ltd., a company owned by Les Allen (the "0911 Loan").

8. In the Loan Listing Mr. Bergman also represented that ACIC's loan portfolio included a number of loans to companies owned or controlled by Peter Censario, but in particular included two large residential loans as follows:
 - a. The "Altezza" loan in the amount of \$6,415,224; and
 - b. The "Hastings 4719" loan in the amount of \$2,065,691

(together, the "Censario Loans")

The Censario Loans were significant loans which represented approximately one-third of ACIC's total loan portfolio.

9. In or about December 2015, I provided Mr. Bergman with valuation template forms relating to ACIC's loan and security portfolio. These valuation template forms required that Mr. Bergman provide the information needed to value the loans that were to be included in ACIC's financial statements, together with documents showing the relevant security for each loan. Attached to this Affidavit and marked as **Exhibit "B"** is a copy of a blank valuation template which BDO provided to Mr. Bergman in respect of ACIC's loans.
10. In January 2016, BDO prepared a letter and schedules for Mr. Bergman to send to each of the borrowers for the loans listed on the Loan Listing, requesting details of their loans with ACIC including the amount of the principle, the rate of interest, and the nature of the security for the loan (a "Confirmation Letter"). The Confirmation Letters were prepared by Mr. Justin Wetherill, an accountant in BDO's Salmon Arm office, based on the terms of the loans as had been provided to BDO by Mr. Bergman in the Loan Listing, on other documents he had provided to us in the course of the audit work, and on information provided to us in the previous year's audit file.
11. Mr. Wetherill informed me that on or about January 21, 2016, he sent eleven Confirmation Letters to Mr. Bergman via email. Mr. Bergman was to review the terms of the loans contained in the Confirmation Letters, confirm the terms were correct or make changes as necessary, and sign and return the letters to BDO for delivery to the borrowers. On January

26, 2016, Mr. Bergman responded to Mr. Wetherill to say that he had to make changes to a few of the Confirmation Letters and that he would begin returning the completed ones to BDO by the next day. Attached to this Affidavit and marked as **Exhibit "C"** is a true copy of the email exchange between Mr. Wetherill and Mr. Bergman from January 21 – 26, 2016, including the attached Confirmation Letters that were sent to Mr. Bergman for his review.

12. One such Confirmation Letter was prepared for delivery by Mr. Bergman to Peter Censario, the principal of the borrowers for the Censario Loans, to confirm the terms and status of the loans his companies had from ACIC including the Censario Loans (the "Censario Confirmation"). Peter Censario returned a completed and signed Confirmation Letter to BDO, confirming the status of the loans his companies had from ACIC. The Censario Confirmation confirmed that the Censario Loans were secured by mortgages against residential property, as we had understood was the case from Mr. Bergman's review and approval of the Confirmation Letter. Attached to this Affidavit and marked as **Exhibit "D"** is a true copy of the Censario Confirmation provided under cover letter dated January 21, 2016, completed by Mr. Censario.
13. In addition to the Confirmation Letters, in the course of the audit work, when I discussed the Censario Loans (and other loans on the Loan Listing) with Mr. Bergman, he advised me that the loans were "good" and "recoverable", or words to that effect.
14. During the course of the 2014 audit of ACIC, BDO received a completed and signed Confirmation Letter from Mr. Allen in which Mr. Allen disagreed with the terms of the 0911 Loan (the "2014 Allen Confirmation"). In particular, he advised that the borrower had been "restructured" and a new numbered company, 1001695 B.C. Ltd., had assumed the 0911 Loan. Attached to this Affidavit and marked as **Exhibit "E"** is a true copy of the 2014 Allen Confirmation completed by Les Allen.
15. The contents of the 2014 Allen Confirmation, which disagreed with BDO's understanding of the terms of the 0911 Loan, as provided and approved by Mr. Bergman in the Confirmation Letter, caused the audit team to undertake some further inquiries with respect to the 0911 Loan. Later in our 2014 audit work, Mr. Bergman told me to call Kirk Romero,

the CEO of Meridian Lodges, a company also owned by Les Allen, in order to get the information I needed about the 0911 Loan and its assumption by 1001695 B.C. Ltd. I understood from Mr. Bergman that I was to call Mr. Romero because 1001695 was a Les Allen company and he could provide me with financial information which could give support for the value of 1001695 B.C. Ltd.

16. When I spoke with Mr. Romero in 2014, he advised me that 1001695 B.C. Ltd. owns a share in a company called "WLA Financial Corporation" which owns a percentage in the Meridian Lodge project. Mr. Romero provided me with a valuation he prepared of WLA Financial Corporation to support 1001695 B.C. Ltd.'s ability to pay the 0911 Loan. At no time did Mr. Romero tell me that 1001695 B.C. Ltd. was owned by Don Bergman, or otherwise indicate that it was not a company belonging to Les Allen. My notes of this information is the typewritten note on Exhibit E to this Affidavit.
17. In January 2016 another such Confirmation Letter was prepared by Mr. Wetherill for Mr. Bergman to review and prepare for delivery to Mr. Allen to confirm the terms and status of the loans his companies had from ACIC, including the 0911 Loan, which was provided to Mr. Bergman in the email attached to this Affidavit as Exhibit C (the "Allen Confirmation Form").
18. During the course of the 2015 audit work, Mr. Allen returned the Confirmation Letter which had been provided to him, however, the returned form had been materially changed (the "2015 Allen Confirmation"). From my review of the Allen Confirmation Form that was sent to Mr. Bergman, the 2015 Allen Confirmation had removed the entry in relation to the 0911 Loan entirely. This alteration was not brought to BDO's attention by Mr. Bergman. Attached to this Affidavit and marked as **Exhibit "F"** is a true copy of 2015 Allen Confirmation.

Delay in Provision of Information by Mr. Bergman

19. On January 28, 2016, Mr. Wetherill, and another accountant in BDO's Salmon Arm office, Ms. Bianca Dewitt, attended ACIC's offices to commence the field work for the audit. I was informed by Ms. Dewitt and Mr. Wetherill that Mr. Bergman had not yet completed

the valuation template forms, and many of the supporting loan and security documents had not been made available to BDO.

20. I reminded Mr. Bergman several times that if ACIC did not have its documentation prepared and available, our audit work would have to be postponed. Mr. Bergman understood, but seemed unconcerned with this.
21. I spoke with Mr. Bergman on or about February 9, 2016. Mr. Bergman told me that due to a recent move, ACIC had no working computer and only one phone and so Mr. Bergman had not been able to provide the information that BDO had been requesting in order to proceed with the audit. As a result, I suggested we delay the field work for another week and assess whether it would be possible at that time for the BDO team to attend at ACIC's offices to continue with the audit team's testing.
22. I exchanged emails with Mr. Bergman on or about February 15, 2016, and he stated that his "systems" were being worked on and it would be another week before BDO could resume its audit. Attached to this Affidavit and marked as **Exhibit "G"** is a true copy of my email exchange with Mr. Bergman from February 15-16, 2016.
23. I exchanged emails again with Mr. Bergman in late February 2016, and he proposed times, in particular on Wednesday, February 24, 2016 and Thursday, February 25, 2016, for BDO to recommence its audit testing at ACIC. Prior to these dates Mr. Bergman called me and confirmed that ACIC was prepared for BDO to return to ACIC's offices and complete its audit procedures. Attached to this Affidavit and marked as **Exhibit "H"** is a true copy of the email thread between Mr. Bergman and me from February 15 – 22, 2016.
24. On or about February 24, 2016, the other audit team members and I attended at ACIC's offices to recommence the audit. However, it quickly became clear that Mr. Bergman still had not completed the valuation templates or made the required loan and security documents available to the BDO team in order for BDO to complete its audit procedures.
25. As there was nothing further that could be done at the ACIC offices, I informed Mr. Bergman that the audit work could not proceed until the requested documents supporting the loans and the security for the loans had been provided to BDO. It was agreed that BDO

would email Mr. Bergman a list of the specific documents that were required from Mr. Bergman. Attached to this Affidavit and marked as **Exhibit "I"** is a copy of the email sent by Ms. Dewitt to Mr. Bergman, dated March 2, 2016 attaching the list of outstanding items.

26. I am informed by Ms. Dewitt that on or about March 3, 2016 she emailed Mr. Bergman to follow up to see what documents Mr. Bergman had compiled and to determine whether it would be worthwhile to attend at ACIC's offices to continue the audit. Mr. Bergman advised Ms. Dewitt that he was busy with refinancing and could not attend to gathering the audit documentation that day. Attached to this Affidavit and marked as **Exhibit "J"** is a copy of the email exchange between Ms. Dewitt and Mr. Bergman, dated March 3, 2016 regarding the outstanding documents.
27. I am informed by Ms. Dewitt that on or about March 7, 2016, she emailed Mr. Bergman to follow up on the status of the requested documents. Mr. Bergman did not respond to Ms. Dewitt. As a result, Ms. Dewitt asked me to call Mr. Bergman. Attached to this Affidavit and marked as **Exhibit "K"** is a copy of the email from Ms. Dewitt to Mr. Bergman, dated March 7, 2016, and Ms. Dewitt's subsequent email to me.
28. On or about March 8, 2016, I spoke with Mr. Bergman on the phone. In the call, Mr. Bergman committed to providing the information needed to continue the audit.
29. During the same call I inquired about the 0911 Loan as I had not yet received any confirmation of the terms of this loan, as the requested confirmation had been removed from the 2015 Allen Confirmation. Mr. Bergman said that this loan was no longer due to ACIC. He further said that the 0911 Loan was now a loan from Mr. Bergman's personal numbered company, 1001695 B.C. Ltd. Mr. Bergman advised me that he had made a deal with Mr. Allen that the 0911 Loan owed to ACIC was to be forgiven, and in exchange Mr. Bergman's company, 1001695 B.C. Ltd., would receive a 10% interest in a company owned by Mr. Allen, WLA Holdings Ltd. Mr. Bergman noted that WLA Holdings Ltd. was worth \$600M at its last valuation and so the loan "was good." I explained to Mr. Bergman that this was a related party transaction, and the loan amount recorded would need to be adjusted and disclosed on the company's financial statements. Mr. Bergman

agreed it was a related party transaction, and then made a statement to the effect that “the Securities Commission isn’t going to like this.”

30. I was very troubled by the disclosure that in the course of the audit, Mr. Bergman had tried to pass off his own numbered company, 1001695 B.C. Ltd., for a third-party company, and that it now appeared that Mr. Allen and others at his companies had participated in this deception. I was also deeply concerned that Mr. Bergman had engaged in this transaction and taken a corporate opportunity to obtain a personal benefit, with no benefit to ACIC.
31. As a result, following my call with Mr. Bergman, I immediately advised Mr. Johnson of this new information about the 0911 Loan. He was also very seriously troubled about this information. Mr. Johnson asked me to set up a meeting in person with Mr. Bergman to discuss this transaction.
32. On or about March 11, 2016, I followed up with Mr. Bergman by email, advising that he had not yet provided the requested documents. Attached to this Affidavit and marked as **Exhibit “L”** is a copy of the email from me to Mr. Bergman, dated March 11, 2016.
33. I am informed by Ms. Dewitt that on or about March 15, 2016, Ms. Dewitt emailed Ms. Bergman again to find out why no documents had been provided to BDO. Attached to this Affidavit and marked as **Exhibit “M”** is a copy of the email from Ms. Dewitt to Mr. Bergman, dated March 15, 2016.
34. On March 15, 2016, Mr. Bergman provided BDO with a USB drive containing some of the requested documents. BDO’s staff worked through some of the loans with the information provided, however information continued to be missing.

Release of Security on ACIC Loans

35. As a result of the information provided to BDO by Mr. Bergman in the course of the audit work, including the his approval of the content of the Confirmation Letters, and his representations to me that the loans on the Loan Listing were “good” and “recoverable”, I understood that the Censario Loans were secured by mortgages against residential property. This information was confirmed by the borrower, Peter Censario, in the Censario

Confirmation. At no time prior to March 2016 did Mr. Bergman advise me or any of the audit team at BDO that the status of the security for the Censario Loans had changed.

36. In order for ACIC to maintain its status as a Mortgage Investment Company ("MIC") pursuant to the *Income Tax Act*, no less than 50% of its loan portfolio had to be secured by mortgages on residential property or land intended as residential property.
37. On or about March 2, 2016, BDO conducted a title search of the lands purported to be mortgaged as security for the Hastings 4719 loan. This is a regular step in our audit procedures which we perform to obtain independent third-party verification of loan security (much like seeking confirmation of the loans from the third-party borrowers). When we obtained the search results, it was discovered that ACIC had discharged its mortgage security. Attached to this Affidavit and marked as **Exhibit "N"** are copies of the land title searches conducted by BDO staff, dated March 2, 2016 relating to the Hastings 4719 security.
38. On or about March 2, 2016, I met with Mr. Bergman at ACIC's offices. At that meeting, I advised him that we found there was no mortgage registered in favour of ACIC, and I asked Mr. Bergman why he would remove ACIC's charge against title related to the Hastings 4719 loan. Mr. Bergman responded that this was common practice in the real estate industry, and that in order to move a project forward sometimes a lender had to give up security over the property. This explanation did not seem commercially reasonable to me. Mr. Bergman suggested to me that if he had to, he would "put ACIC back on title" (or words to that effect) for the purpose of the audit. I understood Mr. Bergman to be saying that he would temporarily register mortgage security against the relevant title in favour of ACIC in order to allow BDO to complete its audit, or that he would otherwise create documents to suggest that ACIC had registered mortgage security as at September 20, 2015, when that was not the case. Mr. Bergman's suggestion was flatly refused, and BDO continued to request proper documentation regarding ACIC's loan and security portfolio.
39. On or about March 18, 2016, BDO conducted a title search of the lands purported to be mortgaged as security for the Altezza loan. It was discovered that ACIC had discharged its mortgage security on that loan as well. The title search also demonstrated that there were

two other lenders registered against the property. Attached to this Affidavit and marked as **Exhibit "O"** are copies of the land title searches conducted by BDO staff, dated March 18, 2016, relating to the Altezza security.

40. By releasing the security on these two large Censario Loans, less than 40% of ACIC's loan portfolio met the requisites necessary to maintain ACIC's MIC status. If ACIC lost its MIC status, its ability to carry on business would be in doubt.
41. On March 21, 2016, Ms. Dewitt emailed Mr. Bergman to advise him that BDO had conducted a land title search for the property charged as security for the Altezza loan, and that the search revealed that there were now first mortgages against the property in favour of North Shore Credit Union and Bancorp Growth Management. What this meant was that ACIC had released its security and lost its priority in relation to the Altezza loan. Attached to this Affidavit and marked as **Exhibit "P"** is a true copy of Ms. Dewitt's email to Mr. Bergman dated March 21, 2016.

March 21, 2016 Meeting

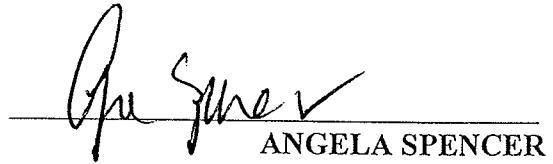
42. Due to the serious concerns Mr. Johnson and I shared with regards to the truthfulness and reliability of the information provided to us by Mr. Bergman, I arranged a meeting with Mr. Bergman, Mr. Johnson, and me for March 21, 2016. The meeting took place at 3:30 p.m. in the boardroom of BDO's Salmon Arm offices.
43. Mr. Johnson asked Mr. Bergman about the forgiveness of the 0911 Loan. In reply, Mr. Bergman confirmed that the 0911 Loan was forgiven in exchange for 10% of the shares of WLA Holdings Ltd., which were to be given to his company, 1001695 B.C. Ltd. Mr. Bergman asked me if he should tell Mr. Johnson what the value of the shares were, and then advised Mr. Johnson that they were worth approximately \$60,000,000 based on WLA Holding's valuation.
44. Mr. Johnson expressed his concern to Mr. Bergman that this transaction was a personal benefit to him and that ACIC had not received anything in exchange. Mr. Bergman offered to make interest payments to ACIC or to pay royalties to ACIC. He also suggested that he to put into place whatever agreements were necessary for BDO to complete the audit.

- 45. Mr. Johnson expressed that he thought the B.C. Securities Commission would have issues with this transaction. Mr. Bergman said that he agreed they wouldn't like it but that he would wait and see what they came back with.
- 46. For me, this meeting underscored that there were serious questions about Mr. Bergman's integrity, and also that he wanted BDO to help facilitating the presentation of financial statements that were knowingly misleading. I did not feel we could trust the information we had been given by Mr. Bergman as a result of his conduct and comments.
- 47. In response to Mr. Bergman's statements and conduct at this meeting, Mr. Johnson informed Mr. Bergman that we would have to consult with BDO's national audit standards to determine if we could complete the audit.

AFFIRMED BEFORE ME at Salmon Arm,)
 British Columbia, on July 17, 2018.)



A commissioner for taking affidavits)
 for British Columbia)
)


 ANGELA SPENCER

ZOË STEVENS
 A Notary Public in and for
 The Province of British Columbia
 #3 - 120 Harbourfront Drive NE
 Salmon Arm, BC V1E 2T3

All Canadian Investment Corporation
Outstanding Loans Receivable
For year ended September 30, 2015

Account Description	Balance	Accrued Interest	Attention	Company
Allen 0911368 BC Ltd.	3,389,414.00	-	Les Allen	0911368 BC Ltd
Charleson Park	150,000.00		Legal Collections-	Clark Wilson - contact Anna Sekunova
Daniel Point Projects Lots	2,700,000.00		Don Bergman	All Canadian Investment Corporation
Hastings & Beta	6,415,223.99	-	Peter Censorio	Altezza Development Ltd.
Hastings & Carleton	1,137,147.35	-	Peter Censorio	Censorio Group (Hastings & Carleton) Holdings Ltd.
Lensen 50th Ave	402,158.28	-	Michael Lensen	N/A
Mendes	100,000.00	12,002.00	Joe Mendes	Seamont Investments Ltd.
Otter Bay	1,630,334.50	49,312.04	Joe Mendes	Seamont Investments Ltd.
Parmar	24,102.40	78.95	Ravi Parmar	N/A
Risler 400	650,000.00		Gary Risler	N/A
Risler 616796 BC Ltd.	700,000.00	89,753.46	Gary Risler	616796 BC Ltd
Risler P-Note	825,000.00		Gary Risler	N/A
Seamount Investment Ltd.	64,723.32		Joe Mendes	Seamont Investments Ltd.
Stonewater Motel	1,159,155.78		Terry Griffin	Stonewater Motel Ltd.
Sweet Dreams Motel	290,000.00	8,771.51	Joe Mendes	Seamont Investments Ltd.
Censorio Dev Corp	4,494,117.02	-	Peter Censorio	Censorio Development Corp
Chisa Holdings	67,952.00		Peter Censorio	Chisa Holdings Ltd
Chisa Properties	845,926.61		Peter Censorio	Chisa Properties Ltd.
Grant Manor	600,000.00	160,624.66	Joe Mendes	Seamont Investments Ltd.
Hastings 4719	2,065,691.00	-	Peter Censorio	Censorio Group (Hastings & Beta) Holdings Ltd.
Hastings 6715	1,059,899.87		Peter Censorio	Censorio Group (Hastings & Sperling) Holdings Ltd.
Agnes & Elliot	9,780,583.54	-	Peter Censorio	Censorio Group (Agnes & Elliot) Holdings Ltd.
Censorio Construction	40,000.00		Peter Censorio	Censorio Construction Group Ltd
Golden Buffalo	100,000.00		Don Wilson	Golden Buffalo Development Inc
I3 Design	30,000.00		Peter Censorio	I3 Design
Meridian Lodges	360,000.00		Les Allen	Meridian Reource Accommodations Inc.
Frederick	10,000.00	923.84	Bob Frederick	N/A
Weninger	100,000.00	3,024.65	Ron Weninger	N/A
	<u>39,191,429.66</u>	<u>324,491.11</u>		

This is Exhibit "A" referred to in the Affidavit of Anna Sekunova sworn for (affirmed) before me on 17 Sep 2015.

[Signature]
A Commissioner for taking Affidavits for British Columbia

ZOE STEVENS
A Notary Public in and for
The Province of British Columbia
#3 - 120 Harbourfront Drive NE
Salmon Arm, BC V1E 2T3

Address		Email	
1910 - 1095 West Pender Street	Vancouver	BC V6E 2M6	les@meridianlodges.com
900-885 West Georgia Street	Vancouver	BC V6C 3H1	ads@cwilson.com
825 Lakeshore Drive, SW	Salmon Arm	BC V6E 2M6	dbergman@acicinvestor.ca
2410 Charles Street	Vancouver	BC V5K 2Z9	peter@censoriogroup.com
2410 Charles Street	Vancouver	BC V5K 2Z9	peter@censoriogroup.com
16529 108A Ave	Surrey	BC V4N 5B9	mlensen@telus.net
1770 - 650 West Georgia Street	Vancouver	BC V6B 4N9	mendesj@telus.net
1770 - 650 West Georgia Street	Vancouver	BC V6B 4N9	mendesj@telus.net
150- 14351 Burrows Road	Richmond	BC V6V 1K9	sennainc@telus.net
505-535 Nicola Street	Vancouver	BC V6G 3G3	grisler@shaw.ca
505-535 Nicola Street	Vancouver	BC V6G 3G3	grisler@shaw.ca
505-535 Nicola Street	Vancouver	BC V6G 3G3	grisler@shaw.ca
1770 - 650 West Georgia Street	Vancouver	BC V6B 4N9	mendesj@telus.net
15366 Hallowell Road	Ruby Lake	BC V0H 2H0	reservations@thestonewater.ca
1770 - 650 West Georgia Street	Vancouver	BC V6B 4N9	mendesj@telus.net
2410 Charles Street	Vancouver	BC V5K 2Z9	peter@censoriogroup.com
2410 Charles Street	Vancouver	BC V5K 2Z9	peter@censoriogroup.com
2410 Charles Street	Vancouver	BC V5K 2Z9	peter@censoriogroup.com
1770 - 650 West Georgia Street	Vancouver	BC V6B 4N9	mendesj@telus.net
2410 Charles Street	Vancouver	BC V5K 2Z9	peter@censoriogroup.com
2410 Charles Street	Vancouver	BC V5K 2Z9	peter@censoriogroup.com
2410 Charles Street	Vancouver	BC V5K 2Z9	peter@censoriogroup.com
2410 Charles Street	Vancouver	BC V5K 2Z9	peter@censoriogroup.com
1300 1500 Georgia Street	Vancouver	BC V6G 2Z6	donaldwilson@goldenbuffalo.ca
2410 Charles Street	Vancouver	BC V5K 2Z9	peter@censoriogroup.com
1910 - 1095 West Pender Street	Vancouver	BC V6E 2M6	les@meridianlodges.com
3585 West 34th Ave	Vancouver	BC V6N 2K7	bob@mvpfilm.com
1225 Mountain Ave	Kelowna	BC V1Y 7G9	r-e-weninger@telus.net

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2,932,630.14
150,000.00
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7,036,645.42
1,403,972.93
320,311.12
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52,829.83
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700,000.00
700,000.00
64,723.32
1,159,155.78
290,000.00
3,582,682.57
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1,232,180.82
600,000.00
1,650,180.54
1,074,773.60
1,917,543.08

100,000.00

1,725,000.00
150,000.00
2,700,000.00
5,069,986.00
634,179.00
284,000.00
100,000.00
1,655,500.00
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150,000.00
1,100,000.00
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800,000.00
735,000.00
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121
13
0
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77
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0
0
4
0
22
(63)
12
(65)
106
46
0

0

Adrian Greer

From: Spencer, Angela
Sent: November-23-15 4:32 PM
To: 'Don Bergman'
Subject: FW: Loan Impairment Analysis Template
Attachments: Loan Impairment Analysis Template.xlsx

Hi Don- As we discussed on the phone, under the new accounting standards we are required to evaluate the carrying value of the loan against the recoverable value of the underlying security. This spreadsheet helps us calculate what the "fair value" of the loans security is based on the fair value less selling costs and the time to sell.

We can discuss more at our planning meeting but wanted to pass onto you to consider in advance and in preparing the year-end audit file.

Please let me know if you have any questions.

Thank you!

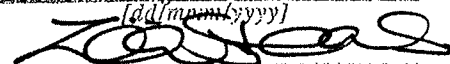
Angie

From: Seevers, Kevin
Sent: November 23, 2015 2:24 PM
To: Spencer, Angela <ASpencer@bdo.ca>
Subject: Loan Impairment Analysis Template

Kevin Seevers, CPA, CA
Staff Accountant
BDO Canada LLP
Direct: 250 832 7171 ext 5570
KSeevers@bdo.ca

201 - 571 6th Street NE
Salmon Arm, BC V1E 1R6
Canada
Tel: 250 832 7171
Fax: 250 832 2429
www.bdo.ca

Before you print think about the environment

This is Exhibit "B" referred
to in the Affidavit of
Angela Spencer
sworn (or affirmed) before me on
17 / July / 2019
[add month/yyyy]

A Commissioner for taking Affidavits
for British Columbia

ZOË STEVENS
A Notary Public in and for
The Province of British Columbia
#3 - 120 Harbourfront Drive NE
Salmon Arm, BC V1E 2T3

Mortgage Investment Corporation
For year ended
Mortgage impairment assessment template

Note that support for each variable must be provided to the auditor each year for each property

Variable	Input Amount	
Property name /ID		
Fair Value per appraisal		Amount per appraisal(s) provided
First Mortgage payout (if applicable)		Estimated remaining first mortgage amounts
percentage of loan (if syndicated)	100.00%	100% if the mortgage is not syndicated
Interest rate on loan		Interest rate per mortgage agreement
Estimated time to sell property from year end		Estimated time to sell in years
Carrying amount of loan on the books		Outstanding principal plus accrued interest

Analysis of the recoverability of 0

Estimated fair value per appraisal	
Estimated realtor fees (7% on \$100,000 & 3% thereafter)	-
Estimated legal fees (1%)	-
Subtotal	-
Less: First mortgage amounts	
Estimated net proceeds on disposal of collateral	-
Effective interest rate on loan	0.100%
Estimated time to sell property (in months)	
Present value	0
Interest in mortgage	100%
Estimated recoverable amount from disposal of collateral	-
Carrying amount of loan receivable	
Potential Impairment	-

Conclusion:	
No impairment writedown is required	-

Notes:

Adrian Greer

From: Don Bergman <DBergman@acicinvestor.ca>
Sent: January-26-16 3:39 PM
To: Wetherill, Justin
Subject: RE: Mortgage/Loan Confirmations

Hi Justin,

Thursday morning works for us. I have been extremely busy and have not forwarded the confirmations documents yet. I have to make some changes to a few so I will forward the ones that are ready to go tomorrow morning and we can get the process started. I will then deal with the changes and forward them to you later.

Thanks,
Don

From: Wetherill, Justin [mailto:JWetherill@bdo.ca]
Sent: January-25-16 4:10 PM
To: Don Bergman
Cc: Elaine Carelse ACIC
Subject: RE: Mortgage/Loan Confirmations

Hi Don,

Hope you had a good weekend. I am still hoping to receive the confirmation documents from you. Also, I think that we will plan on coming out and doing the other parts of the audit on Thursday morning if that works for you.

Thanks,

Justin Wetherill
A&A Intermediate Staff Accountant


BDO Canada LLP
jwetherill@bdo.ca

201, 571 - 6th Street NE
Salmon Arm, BC V1E 1R6
Canada
Tel: 250-832-7171
Fax: 250-832-2429
www.bdo.ca

From: Don Bergman [mailto:DBergman@acicinvestor.ca]
Sent: January 22, 2016 2:43 PM
To: Wetherill, Justin
Subject: RE: Mortgage/Loan Confirmations

Hi Justin.

Attached is our redemption policy. I started to make some changes to the confirmation letters and then got busy on other things. I will finalize the letters this weekend so you have them on Monday.

This is Exhibit "C" referred
to in the Affidavit of
Angela Spencer
sworn (or affirmed) before me on
17 / July / 2016
[dd/mm/yy]

A Commissioner for taking Affidavits
for British Columbia

ZOË STEVENS
A Notary Public in and for
The Province of British Columbia
#3 - 120 Harbourfront Drive NE
Salmon Arm, BC V1E 2T3

Don

From: Wetherill, Justin [<mailto:JWetherill@bdo.ca>]
Sent: January-22-16 12:54 PM
To: Don Bergman
Subject: RE: Mortgage/Loan Confirmations

Thanks Don, I await your reply. Also, could you provide a copy of ACIC's share redemption policy?

Regards,

Justin Wetherill
A&A Intermediate Staff Accountant

BDO Canada LLP
jwetherill@bdo.ca

201, 571 - 6th Street NE
Salmon Arm, BC V1E 1R6
Canada
Tel: 250-832-7171
Fax: 250-832-2429
www.bdo.ca

From: Don Bergman [<mailto:DBergman@acicinvestor.ca>]
Sent: January 21, 2016 4:50 PM
To: Wetherill, Justin
Subject: RE: Mortgage/Loan Confirmations

Hi Justin,

I am just reviewing the letters and will get them to you tomorrow morning.

Don

From: Wetherill, Justin [<mailto:JWetherill@bdo.ca>]
Sent: January-21-16 10:35 AM
To: Don Bergman
Cc: Elaine Carelse ACIC
Subject: Mortgage/Loan Confirmations

Hi Don,

I have prepared confirmations for the mortgage and loan balances outstanding; could you please review (ie. loan balances and interest at year end), sign these documents and forward them back to me as soon as possible? Please print them on your letterhead as in the prior year (scanning and emailing them back is fine.)

I will be sending additional documents later today. Also, I wanted to check in to see how the valuation spreadsheets are going?

Thanks for your help,

Justin Wetherill
A&A Intermediate Staff Accountant

BDO Canada LLP

jwetherill@bdo.ca

201, 571 - 6th Street NE
Salmon Arm, BC V1E 1R6
Canada
Tel: 250-832-7171
Fax: 250-832-2429
www.bdo.ca

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January 21, 2016

Via Email: donaldwilson@goldenbuffalo.ca

Don Wilson
1300 1500 Georgia Street
Vancouver, BC V6G 2Z6

Dear Sir:

Re: LOAN PAYABLE WITH ALL CANADIAN INVESTMENT CORPORATION.

BDO Canada LLP, Chartered Accountants have been appointed auditors for All Canadian Investment Corporation and are presently conducting an examination of the accounts. They would appreciate your assistance in confirming the amount of your loan with All Canadian Investment Corporation as at September 30, 2015. If the details indicated below are in agreement with your records please indicate this in the space provided or provide details of any differences. Please sign where indicated and return this letter via fax or email to our auditors at your earliest possible convenience.

We would like to thank you in advance for your assistance in this matter.

Yours truly,

ALL CANADIAN INVESTMENT CORPORATION

Don Bergman

Golden Buffalo

Date of Last Payment Made On Or Before Sept. 30/15:	N/A
Principle Amount Owing at Sept. 30/15:	\$ 100,000.00
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 11,353.42
Total Amount Owing as at Sept. 30/15:	\$ 111,353.42
Term Maturity:	Demand
Interest Rate Per Annum:	8.00%
Payment Frequency	Quarterly
Security	Promissory Note

Agree: (____) OR Disagree: (____) (please provide details in the space below)

Signature _____

January 21, 2016

Via Email: mendesj@telus.net

Joe Mendes
1770 – 650 West Georgia Street
Vancouver, BC V6B 4N9

Dear Sir:

Re: LOAN PAYABLE WITH ALL CANADIAN INVESTMENT CORPORATION.

BDO Canada LLP, Chartered Accountants have been appointed auditors for All Canadian Investment Corporation and are presently conducting an examination of the accounts. They would appreciate your assistance in confirming the amount of your loan with All Canadian Investment Corporation as at September 30, 2015. If the details indicated below are in agreement with your records please indicate this in the space provided or provide details of any differences. Please sign where indicated and return this letter via fax or email to our auditors at your earliest possible convenience.

We would like to thank you in advance for your assistance in this matter.

Yours truly,

ALL CANADIAN INVESTMENT CORPORATION

Don Bergman

Mendes

Date of Last Payment Made On Or Before Sept. 30/15:	September 16, 2014
Principle Amount Owing at Sept. 30/15:	\$ 100,000.00
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 12,002.00
Total Amount Owing as at Sept. 30/15:	\$112,002.00
Term Maturity:	Demand
Interest Rate Per Annum:	12.00%
Payment Frequency	Quarterly
Security	Promissory Note

Agree: (____) OR Disagree: (____) (please provide details in the space below)

Signature _____

Otter Bay

Date of Last Payment Made On Or Before Sept. 30/15:	April 21, 2015
Principle Amount Owing at Sept. 30/15:	\$ 1,630,334.50
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 49,312.04
Total Amount Owing as at Sept. 30/15:	\$ 1,679,646.54
Term Maturity:	Demand
Interest Rate Per Annum:	12.00%
Payment Frequency	Quarterly
Security	Promissory Note

Agree: (____) OR Disagree: (____) (please provide details in the space below)

\$49,312.04 interest payment received in October 2015. _____

Signature _____

Seamount Investments Ltd.

Date of Last Payment Made On Or Before Sept. 30/15:	April 13, 2012
Principle Amount Owing at Sept. 30/15:	\$ 64,723.32
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 17,443.47
Total Amount Owing as at Sept. 30/15:	\$ 82,166.79
Term Maturity:	Demand
Interest Rate Per Annum:	12.00%
Payment Frequency	Quarterly
Security	Promissory Note

Agree: (____) OR Disagree: (____) (please provide details in the space below)

Signature _____

Sweet Dreams Motel

Date of Last Payment Made On Or Before Sept. 30/15:	September 30, 2015
Principle Amount Owing at Sept. 30/15:	\$ 290,000.00
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 8,771.51
Total Amount Owing as at Sept. 30/15:	\$ 298,771.51
Term Maturity:	August 10, 2016
Interest Rate Per Annum:	12.00%
Payment Frequency	Quarterly
Security	Commercial

Agree: (____) OR Disagree: (____) (please provide details in the space below)

\$8,771.51 interest payment received in October 2015.

Signature _____

Grant Manor

Date of Last Payment Made On Or Before Sept. 30/15:	September 30, 2015
Principle Amount Owing at Sept. 30/15:	\$ 600,000.00
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 160,624.66
Total Amount Owing as at Sept. 30/15:	\$ 760,624.66
Term Maturity:	November 30, 2015
Interest Rate Per Annum:	8.00%
Payment Frequency	Quarterly
Security	Residential

Agree: (____) OR Disagree: (____) (please provide details in the space below)

\$12,098.63 interest payment received in October 2015

Signature _____

January 21, 2016

Via Email: peter@censoriogroup.com

Peter Censorio
2410 Charles Street
Vancouver, BC V5K 2Z9

Dear Sir:

Re: LOAN PAYABLE WITH ALL CANADIAN INVESTMENT CORPORATION.

BDO Canada LLP, Chartered Accountants have been appointed auditors for All Canadian Investment Corporation and are presently conducting an examination of the accounts. They would appreciate your assistance in confirming the amount of your loan with All Canadian Investment Corporation as at September 30, 2015. If the details indicated below are in agreement with your records please indicate this in the space provided or provide details of any differences. Please sign where indicated and return this letter via fax or email to our auditors at your earliest possible convenience.

We would like to thank you in advance for your assistance in this matter.

Yours truly,

ALL CANADIAN INVESTMENT CORPORATION

Don Bergman

2

Altezza Development Ltd.

Date of Last Payment Made On Or Before Sept. 30/15:	December 12, 2014
Principle Amount Owing at Sept. 30/15:	\$ 6,415,223.99
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owing as at Sept. 30/15:	\$ 6,415,223.99
Term Maturity:	Demand
Interest Rate Per Annum:	12.00%
Payment Frequency	Quarterly
Security	Residential

Agree: (____) OR Disagree: (____) (please provide details in the space below)

Signature _____

Censorio Group (Hastings & Carleton) Holdings Ltd.

Date of Last Payment Made On Or Before Sept. 30/15:	February 12, 2015
Principle Amount Owing at Sept. 30/15:	\$ 1,137,147.35
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owing as at Sept. 30/15:	\$ 1,137,147.35
Term Maturity:	Demand
Interest Rate Per Annum:	12.00%
Payment Frequency	Quarterly
Security	Residential

Agree: (____) OR Disagree: (____) (please provide details in the space below)

Signature _____

Censorio Development Corp

Date of Last Payment Made On Or Before Sept. 30/15:	September 30, 2013
Principle Amount Owing at Sept. 30/15:	\$ 4,494,117.02
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owing as at Sept. 30/15:	\$ 4,494,117.02
Term Maturity:	Demand
Interest Rate Per Annum:	12.00%
Payment Frequency	Quarterly
Security	Promissory Note

Agree: (____) OR Disagree: (____) (please provide details in the space below)

Signature _____

Chisa Holdings Ltd

Date of Last Payment Made On Or Before Sept. 30/15:	September 30, 2013
Principle Amount Owing at Sept. 30/15:	\$ 67,952.00
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owing as at Sept. 30/15:	\$ 67,952.00
Term Maturity:	Demand
Interest Rate Per Annum:	12.00%
Payment Frequency	Quarterly
Security	Promissory Note

Agree: (____) OR Disagree: (____) (please provide details in the space below)

Signature _____

Chisa Properties Ltd.

Date of Last Payment Made On Or Before Sept. 30/15:	June 9, 2014
Principle Amount Owing at Sept. 30/15:	\$ 845,926.61
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owing as at Sept. 30/15:	\$ 845,926.61
Term Maturity:	November 30, 2016
Interest Rate Per Annum:	6.00%
Payment Frequency	Quarterly
Security	Commercial

Agree: (____) OR Disagree: (____) (please provide details in the space below)

Signature _____

Censorio Group (Hastings & Beta) Holdings Ltd.

Date of Last Payment Made On Or Before Sept. 30/15:	September 30, 2015
Principle Amount Owing at Sept. 30/15:	\$ 2,065,691.00
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owing as at Sept. 30/15:	\$ 2,065,691.00
Term Maturity:	March 30, 2015
Interest Rate Per Annum:	12.00%
Payment Frequency	Quarterly
Security	Residential

Agree: (____) OR Disagree: (____) (please provide details in the space below)

Signature _____

Censorio Group (Hastings & Sperling) Holdings Ltd.

Date of Last Payment Made On Or Before Sept. 30/15:	April 9, 2014
Principle Amount Owing at Sept. 30/15:	\$ 1,059,899.87
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owing as at Sept. 30/15:	\$ 1,059,899.87
Term Maturity:	April 30, 2016
Interest Rate Per Annum:	12.00%
Payment Frequency:	Quarterly
Security:	Residential

Agree: (____) OR Disagree: (____) (please provide details in the space below)

Signature _____

Censorio Group (Agnes & Elliot) Holdings Ltd.

Date of Last Payment Made On Or Before Sept. 30/15:	September 30, 2013
Principle Amount Owing at Sept. 30/15:	\$ 9,780,583.54
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owing as at Sept. 30/15:	\$ 9,780,583.54
Term Maturity:	May 31, 2015
Interest Rate Per Annum:	12.00%
Payment Frequency:	Quarterly
Security:	Residential

Agree: (____) OR Disagree: (____) (please provide details in the space below)

Signature _____

Censorio Construction Group Ltd.

Date of Last Payment Made On Or Before Sept. 30/15:	N/A
Principle Amount Owing at Sept. 30/15:	\$ 47,798.36
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owing as at Sept. 30/15:	\$ 47,798.36
Term Maturity:	February 29, 2016
Interest Rate Per Annum:	12.00%
Payment Frequency:	Quarterly
Security:	Promissory Note

Agree: (____) OR Disagree: (____) (please provide details in the space below)

Signature _____

I3 Design

Date of Last Payment Made On Or Before Sept. 30/15:	N/A
Principle Amount Owing at Sept. 30/15:	\$ 35,385.21
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owing as at Sept. 30/15:	\$ 35,385.21
Term Maturity:	April 30, 2016
Interest Rate Per Annum:	12.00%
Payment Frequency:	Quarterly
Security:	Promissory Note

Agree: (____) OR Disagree: (____) (please provide details in the space below)

Signature _____

25

January 21, 2016

Via Email: r-e-weninger@telus.net

Ron Weninger
1225 Mountain Avenue
Kelowna, BC V1Y 7G9

Dear Sir:

Re: LOAN PAYABLE WITH ALL CANADIAN INVESTMENT CORPORATION.

BDO Canada LLP, Chartered Accountants have been appointed auditors for All Canadian Investment Corporation and are presently conducting an examination of the accounts. They would appreciate your assistance in confirming the amount of your loan with All Canadian Investment Corporation as at September 30, 2015. If the details indicated below are in agreement with your records please indicate this in the space provided or provide details of any differences. Please sign where indicated and return this letter via fax or email to our auditors at your earliest possible convenience.

We would like to thank you in advance for your assistance in this matter.

Yours truly,

ALL CANADIAN INVESTMENT CORPORATION

Don Bergman

Ron Weninger

Date of Last Payment Made On Or Before Sept. 30/15:	July 27, 2015
Principle Amount Owning at Sept. 30/15:	\$ 100,000.00
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 3,024.65
Total Amount Owning as at Sept. 30/15:	\$ 103,024.65
Term Maturity:	Demand
Interest Rate Per Annum:	12.00%
Payment Frequency	Quarterly
Security	Promissory Note

Agree: (____) OR Disagree: (____) (please provide details in the space below)

Signature _____

January 21, 2016

Via Email: bob@mvpfilm.com

Bob Frederick
3585 West 34th Avenue
Vancouver, BC V6N 2K7

Dear Sir:

Re: LOAN PAYABLE WITH ALL CANADIAN INVESTMENT CORPORATION.

BDO Canada LLP, Chartered Accountants have been appointed auditors for All Canadian Investment Corporation and are presently conducting an examination of the accounts. They would appreciate your assistance in confirming the amount of your loan with All Canadian Investment Corporation as at September 30, 2015. If the details indicated below are in agreement with your records please indicate this in the space provided or provide details of any differences. Please sign where indicated and return this letter via fax or email to our auditors at your earliest possible convenience.

We would like to thank you in advance for your assistance in this matter.

Yours truly,

ALL CANADIAN INVESTMENT CORPORATION

Don Bergman

Frederick

Date of Last Payment Made On Or Before Sept. 30/15:	N/A
Principle Amount Owing at Sept. 30/15:	\$ 10,000.00
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 923.84
Total Amount Owing as at Sept. 30/15:	\$ 10,923.84
Term Maturity:	Demand
Interest Rate Per Annum:	12.00%
Payment Frequency	Quarterly
Security	Promissory Note

Agree: (____) OR Disagree: (____) (please provide details in the space below)

Signature _____

21

January 21, 2016

Via Email: les@meridianlodges.com

Les Allen
1910 – 1095 West Pender Street
Vancouver, BC V6E 2M6

Dear Sir:

Re: LOAN PAYABLE WITH ALL CANADIAN INVESTMENT CORPORATION.

BDO Canada LLP, Chartered Accountants have been appointed auditors for All Canadian Investment Corporation and are presently conducting an examination of the accounts. They would appreciate your assistance in confirming the amount of your loan with All Canadian Investment Corporation as at September 30, 2015. If the details indicated below are in agreement with your records please indicate this in the space provided or provide details of any differences. Please sign where indicated and return this letter via fax or email to our auditors at your earliest possible convenience.

We would like to thank you in advance for your assistance in this matter.

Yours truly,

ALL CANADIAN INVESTMENT CORPORATION

Don Bergman

1001695 BC Ltd.

Date of Last Payment Made On Or Before Sept. 30/15:	June 1, 2011
Principle Amount Owing at Sept. 30/15:	\$ 3,389,414.00
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owing as at Sept. 30/15:	\$ 3,389,414.00
Term Maturity:	Demand
Interest Rate Per Annum:	12.00%
Payment Frequency	Quarterly
Security	Promissory Note

Agree: (____) OR Disagree: (____) (please provide details in the space below)

Signature _____

Meridian Lodges

Date of Last Payment Made On Or Before Sept. 30/15:	June 12, 2014
Principle Amount Owing at Sept. 30/15:	\$ 360,000.00
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owing as at Sept. 30/15:	\$ 360,000.00
Term Maturity:	Demand
Interest Rate Per Annum:	12.00%
Payment Frequency	Quarterly
Security	Raw Residential Land

Agree: (____) OR Disagree: (____) (please provide details in the space below)

Signature _____

January 21, 2016

Via Email: sennainc@telus.net

Ravi Parmar
150 – 14351 Burrows Road
Richmond, BC V6V 1K9

Dear Sir/Madam:

Re: LOAN PAYABLE WITH ALL CANADIAN INVESTMENT CORPORATION.

BDO Canada LLP, Chartered Accountants have been appointed auditors for All Canadian Investment Corporation and are presently conducting an examination of the accounts. They would appreciate your assistance in confirming the amount of your loan with All Canadian Investment Corporation as at September 30, 2015. If the details indicated below are in agreement with your records please indicate this in the space provided or provide details of any differences. Please sign where indicated and return this letter via fax or email to our auditors at your earliest possible convenience.

We would like to thank you in advance for your assistance in this matter.

Yours truly,

ALL CANADIAN INVESTMENT CORPORATION

Don Bergman

Parmar

Date of Last Payment Made On Or Before Sept. 30/14:	September 20, 2015
Principle Amount Owing at Sept. 30/14:	\$ 24,102.40
Accrued Interest and Charges from Date of Last Payment to Sept. 30/14:	\$ 78.95
Total Amount Owing as at Sept. 30/14:	\$ 24,181.35
Term Maturity:	Demand
Interest Rate Per Annum:	12.00%
Payment Frequency	Quarterly
Security	Promissory Note

Agree: (____) OR Disagree: (____) (please provide details in the space below)

Signature _____

July 16, 2018

Via Email: ads@cwilson.com

Clark Wilson LLP
900 – 885 West Georgia Street
Vancouver, BC V6C 3H1

Attention : Anna Sekunova

Dear Madam:

Re: LOAN PAYABLE WITH ALL CANADIAN INVESTMENT CORPORATION.

BDO Canada LLP, Chartered Accountants have been appointed auditors for All Canadian Investment Corporation and are presently conducting an examination of the accounts. They would appreciate your assistance in confirming the amount of your loan with All Canadian Investment Corporation as at September 30, 2015. If the details indicated below are in agreement with your records please indicate this in the space provided or provide details of any differences. Please sign where indicated and return this letter via fax or email to our auditors at your earliest possible convenience.

We would like to thank you in advance for your assistance in this matter.

Yours truly,

ALL CANADIAN INVESTMENT CORPORATION

Don Bergman

Charleston Park

Date of Last Payment Made On Or Before Sept. 30/15:	N/A
Principle Amount Owing at Sept. 30/15:	\$ 150,000.00
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owing as at Sept. 30/15:	\$ 150,000.00
Term Maturity:	Demand
Interest Rate Per Annum:	12.00%
Payment Frequency	Quarterly
Security	Promissory Note

Agree: (____) OR Disagree: (____) (please provide details in the space below)

Signature _____

July 16, 2018

Via Email: grisler@shaw.ca

Gary Risler
505 – 535 Nicola Street
Vancouver, BC V6G 3G3

Dear Sir:

Re: LOAN PAYABLE WITH ALL CANADIAN INVESTMENT CORPORATION.

BDO Canada LLP, Chartered Accountants have been appointed auditors for All Canadian Investment Corporation and are presently conducting an examination of the accounts. They would appreciate your assistance in confirming the amount of your loan with All Canadian Investment Corporation as at September 30, 2015. If the details indicated below are in agreement with your records please indicate this in the space provided or provide details of any differences. Please sign where indicated and return this letter via fax or email to our auditors at your earliest possible convenience.

We would like to thank you in advance for your assistance in this matter.

Yours truly,

ALL CANADIAN INVESTMENT CORPORATION

Don Bergman

Risler 400

Date of Last Payment Made On Or Before Sept. 30/15:	September 29, 2015
Principle Amount Owing at Sept. 30/15:	\$ 650,000.00
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$0.00
Total Amount Owing as at Sept. 30/15:	\$ 650,000.00
Term Maturity:	Demand
Interest Rate Per Annum:	10.00%
Payment Frequency	Quarterly
Security	Promissory Note

Agree: (____) OR Disagree: (____) (please provide details in the space below)

Signature _____

616796 BC Ltd.

Date of Last Payment Made On Or Before Sept. 30/15:	April 22, 2015
Principle Amount Owing at Sept. 30/15:	\$ 700,000.00
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 52,356.16
Total Amount Owing as at Sept. 30/15:	\$ 752,356.16
Term Maturity:	Demand
Interest Rate Per Annum:	10.00%
Payment Frequency	Quarterly
Security	Promissory Note

Agree: (____) OR Disagree: (____) (please provide details in the space below)

\$52,356.16 interest payment received in October 2016

Signature _____

Risler P-Note

Date of Last Payment Made On Or Before Sept. 30/15:	September 29, 2015
Principle Amount Owing at Sept. 30/15:	\$ 850,000.00
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owing as at Sept. 30/15:	\$ 850,000.00
Term Maturity:	Demand
Interest Rate Per Annum:	10.00%
Payment Frequency	Quarterly
Security	Promissory Note

Agree: (____) OR Disagree: (____) (please provide details in the space below)

Signature _____

January 21, 2016

Via Email: mlensen@telus.net

Michael Lensen
16529 108A Avenue
Surrey, BC V4N 5B9

Dear Sir:

Re: LOAN PAYABLE WITH ALL CANADIAN INVESTMENT CORPORATION.

BDO Canada LLP, Chartered Accountants have been appointed auditors for All Canadian Investment Corporation and are presently conducting an examination of the accounts. They would appreciate your assistance in confirming the amount of your loan with All Canadian Investment Corporation as at September 30, 2015. If the details indicated below are in agreement with your records please indicate this in the space provided or provide details of any differences. Please sign where indicated and return this letter via fax or email to our auditors at your earliest possible convenience.

We would like to thank you in advance for your assistance in this matter.

Yours truly,

ALL CANADIAN INVESTMENT CORPORATION

Don Bergman

Lensen 50th Ave.

Date of Last Payment Made On Or Before Sept. 30/15:	December 15, 2011
Principle Amount Owing at Sept. 30/14:	\$ 402,158.28
Accrued Interest and Charges from Date of Last Payment to Sept. 30/14:	\$ 0.00
Total Amount Owing as at Sept. 30/14:	\$ 402,158.28
Term Maturity:	Demand
Interest Rate Per Annum:	12.00%
Payment Frequency	Quarterly
Security	Promissory Note

Agree: (____) OR Disagree: (____) (please provide details in the space below)

Signature _____

40

January 21, 2016

Via Email: reservations@thestonewater.ca

Terry Griffin
15366 Hallowell Road
Ruby Lake, BC V0H 2H0

Dear Sir/Madam:

Re: LOAN PAYABLE WITH ALL CANADIAN INVESTMENT CORPORATION.

BDO Canada LLP, Chartered Accountants have been appointed auditors for All Canadian Investment Corporation and are presently conducting an examination of the accounts. They would appreciate your assistance in confirming the amount of your loan with All Canadian Investment Corporation as at September 30, 2015. If the details indicated below are in agreement with your records please indicate this in the space provided or provide details of any differences. Please sign where indicated and return this letter via fax or email to our auditors at your earliest possible convenience.

We would like to thank you in advance for your assistance in this matter.

Yours truly,

ALL CANADIAN INVESTMENT CORPORATION

Don Bergman

Stonewater Motel Ltd.

Date of Last Payment Made On Or Before Sept. 30/15:	September 30, 2015
Principle Amount Owing at Sept. 30/15:	\$ 1,294,131.24
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owing as at Sept. 30/15:	\$ 1,294,131.24
Term Maturity:	Demand
Interest Rate Per Annum:	6.00%
Payment Frequency	Quarterly
Security	Commercial

Agree: (____) OR Disagree: (____) (please provide details in the space below)

Interest payment of \$40,000 received Sept 30, 2015

Signature _____



January 21, 2016

Via Email: peter@cursorlogroup.com

Peter Censorio
2410 Charles Street
Vancouver, BC V5K 2Z9

Dear Sir:

Re: LOAN PAYABLE WITH ALL CANADIAN INVESTMENT CORPORATION.


BDO Canada LLP, Chartered Accountants have been appointed auditors for All Canadian Investment Corporation and are presently conducting an examination of the accounts. They would appreciate your assistance in confirming the amount of your loan with All Canadian Investment Corporation as at September 30, 2015. If the details indicated below are in agreement with your records please indicate this in the space provided or provide details of any differences. Please sign where indicated and return this letter via fax or email to our auditors at your earliest possible convenience.

We would like to thank you in advance for your assistance in this matter.

Yours truly,

ALL CANADIAN INVESTMENT CORPORATION


Don Bergman

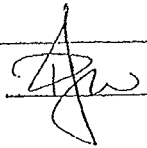
This is Exhibit "D" referred to in the Affidavit of Angela Spencer sworn (or affirmed) before me on 17 July 2018

A Commissioner for taking Affidavits for British Columbia

ZOE STEVENS
A Notary Public in and for
The Province of British Columbia
#3 - 120 Harbourfront Drive NE
Salmon Arm, BC V1E 2T3

Altezza Development Ltd. (Hastings & Beta)

Date of Last Payment Made On Or Before Sept. 30/15:	December 12, 2014
Principle Amount Owing at Sept. 30/15:	\$ 6,416,223.99 M. CO. 01
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owing as at Sept. 30/15:	\$ 6,416,223.99
Term Maturity:	Demand
Interest Rate Per Annum:	12.00% ✓
Payment Frequency	Quarterly
Security	Residential ✓

Agree: () OR Disagree: () (please provide details in the space below)

Signature 

Censorio Group (Hastings & Carleton) Holdings Ltd.

Date of Last Payment Made On Or Before Sept. 30/15:	February 12, 2015
Principle Amount Owing at Sept. 30/15:	\$ 1,137,147.35 M. CO. 01
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owing as at Sept. 30/15:	\$ 1,137,147.35
Term Maturity:	Demand
Interest Rate Per Annum:	12.00% ✓
Payment Frequency	Quarterly
Security	Residential ✓

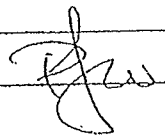
Agree: () OR Disagree: () (please provide details in the space below)

Signature 

Censorio Development Corp

Date of Last Payment Made On Or Before Sept. 30/15:	September 30, 2013
Principle Amount Owning at Sept. 30/15:	\$ 4,494,117.02 M. CO. 01
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owning as at Sept. 30/15:	\$ 4,494,117.02
Term Maturity:	Demand
Interest Rate Per Annum:	12.00% ✓
Payment Frequency	Quarterly
Security	Promissory Note. ✓

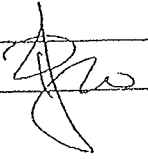
Agree: () OR Disagree: () (please provide details in the space below)

Signature 

Chisa Holdings Ltd

Date of Last Payment Made On Or Before Sept. 30/15:	September 30, 2013
Principle Amount Owning at Sept. 30/15:	\$ 67,952.00 M. CO. 01
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owning as at Sept. 30/15:	\$ 67,952.00
Term Maturity:	Demand
Interest Rate Per Annum:	12.00% ✓
Payment Frequency	Quarterly
Security	Promissory Note ✓

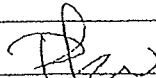
Agree: () OR Disagree: () (please provide details in the space below)

Signature 

Chisa Properties Ltd.

Date of Last Payment Made On Or Before Sept. 30/15:	June 9, 2014
Principle Amount Owning at Sept. 30/15:	\$ 845,926.61 M. CO. 0.1
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owning as at Sept. 30/15:	\$ 845,926.61
Term Maturity:	November 30, 2016
Interest Rate Per Annum:	6.00% ✓
Payment Frequency	Quarterly
Security	Commercial ✓

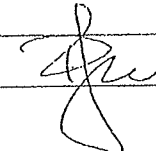
Agree: () OR Disagree: () (please provide details in the space below)

Signature  _____

Censorio Group (Hastings & Beta) Holdings Ltd.

Date of Last Payment Made On Or Before Sept. 30/15:	September 30, 2015
Principle Amount Owning at Sept. 30/15:	\$ 2,065,691.00 M. CO. 0.1
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owning as at Sept. 30/15:	\$ 2,065,691.00
Term Maturity:	March 30, 2016
Interest Rate Per Annum:	12.00% ✓
Payment Frequency	Quarterly
Security	Residential ✓

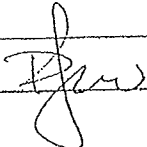
Agree: () OR Disagree: () (please provide details in the space below)

Signature  _____

Censorio Group (Hastings & Sperling) Holdings Ltd.

Date of Last Payment Made On Or Before Sept. 30/15:	April 9, 2014
Principle Amount Owing at Sept. 30/15:	\$ 1,059,899.87 M. CO. 01
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owing as at Sept. 30/15:	\$ 1,059,899.87
Term Maturity:	April 30, 2016
Interest Rate Per Annum:	12.00% ✓
Payment Frequency:	Quarterly
Security:	Residential ✓

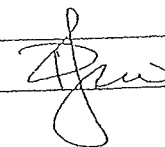
Agree: () OR Disagree: () (please provide details in the space below)

Signature 

Censorio Group (Agnes & Elliot) Holdings Ltd.

Date of Last Payment Made On Or Before Sept. 30/15:	September 30, 2013
Principle Amount Owing at Sept. 30/15:	\$ 9,780,583.54 M. CO. 01
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owing as at Sept. 30/15:	\$ 9,780,583.54
Term Maturity:	May 31, 2015
Interest Rate Per Annum:	12.00% ✓
Payment Frequency:	Quarterly
Security:	Residential ✓

Agree: () OR Disagree: () (please provide details in the space below)

Signature 

Censorio Construction Group Ltd.

Date of Last Payment Made On Or Before Sept. 30/15:	N/A
Principle Amount Owling at Sept. 30/15:	\$ 47,798.36 M. CO. 01
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owning as at Sept. 30/15:	\$ 47,798.36
Term Maturity:	February 29, 2016
Interest Rate Per Annum:	12.00% ✓
Payment Frequency:	Quarterly
Security:	Promissory Note ✓

Agree: () OR Disagree: () (please provide details in the space below)

Signature _____

13 Design

Date of Last Payment Made On Or Before Sept. 30/15:	N/A
Principle Amount Owning at Sept. 30/15:	\$ 35,385.21 M. CO. 01
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owning as at Sept. 30/15:	\$ 35,385.21
Term Maturity:	April 30, 2016
Interest Rate Per Annum:	12.00% ✓
Payment Frequency:	Quarterly
Security:	Promissory Note ✓

Agree: () OR Disagree: () (please provide details in the space below)

Signature  _____

46

This is Exhibit "E" referred to in the Affidavit of

Angela Spencer

ZOE STEVENS
A Notary Public in and for
The Province of British Columbia
#3 - 120 Harbourfront Drive NE
Salmon Arm, BC V1E 2T3

17 / July / 2018
(dd/mm/yyyy)

[Signature]
A Commissioner for taking Affidavits
for British Columbia

0911368 BC Ltd.

Date of Last Payment Made On Or Before Sept. 30/14:	June 1, 2011
Principle Amount Owing at Sept. 30/14:	\$ 3,189,414.00 m.02
Accrued Interest and Charges from Date of Last Payment to Sept. 30/14:	\$ 0.00
Total Amount Owing as at Sept. 30/14:	\$ 3,189,414.00
Term Maturity:	Demand
Interest Rate Per Annum:	12.00%
Payment Frequency	Quarterly
Security	Promissory Note

Agree: () OR Disagree: (✓) (please provide details in the space below)

This Company was restructured effective April 30/2014 with the entire balance of \$3,189,414.00 being transferred to and being fully assumed by 1001695 B.C. Ltd

Signature *[Signature]*

Les Allen's #d company (101695 BC Ltd) owns share in WLA which owns a % of the Meridian Lodge project. The CEO at Meridan prepared a valuation (see M.V. 11 to June 12, 2014 support ability to pay out loan) \$2,700,000.00 m.02

Daniel Point Projects

Date of Last Payment Made On Or Before Sept. 30/14:	June 12, 2014
Principle Amount Owing at Sept. 30/14:	\$ 1,979,348.03
Accrued Interest and Charges from Date of Last Payment to Sept. 30/14:	\$ 4,679,348.03
Total Amount Owing as at Sept. 30/14:	\$ 4,679,348.03
Term Maturity:	Demand
Interest Rate Per Annum:	12.00%
Payment Frequency	Quarterly
Security	Raw Residential Land

Agree: (✓) OR Disagree: () (please provide details in the space below)

Signature *[Signature]*

49



January 21, 2016

Via Email: les@meridianlodges.com

Les Allen
1910 - 1095 West Pender Street
Vancouver, BC V6E 2M6

Dear Sir:

Re: LOAN PAYABLE WITH ALL CANADIAN INVESTMENT CORPORATION.

BDO Canada LLP, Chartered Accountants have been appointed auditors for All Canadian Investment Corporation and are presently conducting an examination of the accounts. They would appreciate your assistance in confirming the amount of your loan with All Canadian Investment Corporation as at September 30, 2015. If the details indicated below are in agreement with your records please indicate this in the space provided or provide details of any differences. Please sign where indicated and return this letter via fax or email to our auditors at your earliest possible convenience.

We would like to thank you in advance for your assistance in this matter.

Yours truly,

ALL CANADIAN INVESTMENT CORPORATION

Don Bergman

This is Exhibit "F" referred to in the Affidavit of Angela Spencer sworn (or affirmed) before me on 17 July 2016 [redacted]

A Commissioner for taking Affidavits for British Columbia

ZOE STEVENS
A Notary Public in and for
The Province of British Columbia
#3 - 120 Harbourfront Drive NE
Salmon Arm, BC V1E 2T3

Meridian Lodges

Date of Last Payment Made On Or Before Sept. 30/15:	June 12, 2014
Principle Amount Owning at Sept. 30/15:	\$ 360,000.00
Accrued Interest and Charges from Date of Last Payment to Sept. 30/15:	\$ 0.00
Total Amount Owning as at Sept. 30/15:	\$ 360,000.00
Term Maturity:	Demand
Interest Rate Per Annum:	12.00%
Payment Frequency	Quarterly
Security	Raw Residential Land

Agree: () OR Disagree: () (please provide details in the space below)

Signature Henry Makzuzhi

David B. Wende

From: Spencer, Angela
Sent: Tuesday, February 16, 2016 7:24 AM
To: Don Bergman
Cc: Wetherill, Justin
Subject: RE: Audit

Ok thank you Don. Speak to you later this week.

Angie

From: Don Bergman [mailto:DBergman@acicinvestor.ca]
Sent: February 15, 2016 4:49 PM
To: Spencer, Angela
Cc: Wetherill, Justin
Subject: RE: Audit

Hi Angie,

Our systems are still being worked on. The tech people will be in again tomorrow so I think later this week would be better timing. I am hoping everything is functional by tomorrow.

Thanks,

From: Spencer, Angela [mailto:ASpencer@bdo.ca]
Sent: February-15-16 4:35 PM
To: Don Bergman
Subject: Audit


Hi Don- I just wanted to follow up on how things were going and if your systems are back up and running now after the move? Justin and Bianca will come out to complete the testing of the loans if this is ready however they noted the fair value assessments have not yet been uploaded to the exchange. If you could please load this information and give one of them a call when the information is ready for our review?
I am tied up in meetings most of tomorrow morning but if you want to confirm with Justin or Bianca if tomorrow still works or if later this week is better that would be appreciated.

Thanks Don,

Angie Spencer, CPA, CA
Senior Manager
BDO Canada LLP
aspencer@bdo.ca

201 - 571 6th Street NE
Salmon Arm, BC V1E 1R6
Canada
Tel: 250-832-7171
Fax: 250-832-2429
www.bdo.ca

Before you print think about the environment

This is Exhibit "6" referred to in the Affidavit of Angela Spencer sworn (or affirmed) before me on 17 July 2016

A Commissioner for taking Affidavits for British Columbia
ZOE STEVENS
A Notary Public in and for The Province of British Columbia
#3 - 120 Harbourfront Drive NE
Salmon Arm, BC V1E 2T3



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BDO est la marque utilisée pour désigner le réseau BDO et chacune de ses sociétés membres.

From: Spencer, Angela
Sent: Monday, February 22, 2016 10:39 AM
To: Dewitt, Bianca
Subject: FW: Audit

From: Don Bergman [mailto:DBergman@acicinvestor.ca]
Sent: February 22, 2016 10:34 AM
To: Spencer, Angela
Cc: Wetherill, Justin
Subject: RE: Audit

Hi Angie,

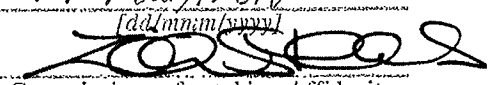
Wednesday and Thursday works for me.

Thanks,
Don

This is Exhibit "H" referred
to in the Affidavit of
Angela Spencer
sworn (or affirmed) before me on

17 July 2016

[dd/mm/yyyy]


A Commissioner for taking Affidavits
for British Columbia

ZOË STEVENS
A Notary Public in and for
The Province of British Columbia
#3 - 120 Harbourfront Drive NE
Salmon Arm, BC V1E 2T3

From: Spencer, Angela [mailto:ASpencer@bdo.ca]
Sent: February-19-16 2:48 PM
To: Don Bergman
Cc: Wetherill, Justin
Subject: RE: Audit

Thanks Don. Would Wed and Thursday next week work? Bianca is tied up the first couple of days.

Thanks,

Angie

From: Don Bergman [mailto:DBergman@acicinvestor.ca]
Sent: February 18, 2016 3:05 PM
To: Spencer, Angela <ASpencer@bdo.ca>
Cc: Wetherill, Justin <JWetherill@bdo.ca>
Subject: RE: Audit

Hi Angie,

Our systems are now up and running. I will be in Kelowna tomorrow so let's set aside two days early next week. Let me know what days are convenient.

Thanks,
Don

From: Spencer, Angela [mailto:ASpencer@bdo.ca]
Sent: February-16-16 7:24 AM
To: Don Bergman

Cc: Wetherill, Justin
Subject: RE: Audit

Ok thank you Don. Speak to you later this week.

Angie

From: Don Bergman [mailto:DBergman@acicinvestor.ca]
Sent: February 15, 2016 4:49 PM
To: Spencer, Angela <ASpencer@bdo.ca>
Cc: Wetherill, Justin <JWetherill@bdo.ca>
Subject: RE: Audit

Hi Angie,

Our systems are still being worked on. The tech people will be in again tomorrow so I think later this week would be better timing. I am hoping everything is functional by tomorrow.

Thanks,
Don

From: Spencer, Angela [mailto:ASpencer@bdo.ca]
Sent: February-15-16 4:35 PM
To: Don Bergman
Subject: Audit

Hi Don- I just wanted to follow up on how things were going and if your systems are back up and running now after the move? Justin and Bianca will come out to complete the testing of the loans if this is ready however they noted the fair value assessments have not yet been uploaded to the exchange. If you could please load this information and give or of them a call when the information is ready for our review?
I am tied up in meetings most of tomorrow morning but if you want to confirm with Justin or Bianca if tomorrow still works or if later this week is better that would be appreciated.

Thanks Don,

Angie Spencer, CPA, CA
Senior Manager
BDO Canada LLP
aspencer@bdo.ca

201 - 571 6th Street NE
Salmon Arm, BC V1E 1R6
Canada
Tel: 250-832-7171
Fax: 250-832-2429
www.bdo.ca

♻️ Before you print think about the environment

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SS

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BDO is the brand name for the BDO network and for each of the BDO Member Firms.

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BDO est la marque utilisée pour désigner le réseau BDO et chacune de ses sociétés membres.

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From: Dewitt, Bianca
 Sent: Wednesday, March 02, 2016 1:48 PM
 To: DBergman@acicinvestor.ca
 Cc: Spencer, Angela
 Subject: Outstanding items list
 Attachments: Outstanding items.pdf; Outstanding items.xlsx

Hi Don,

As discussed; please see attached the outstanding items list. I have included the list in both PDF and Excel format, so you can use whatever is most useful to yourself. The items highlighted in blue should be completed first, and all yellow highlights then after.

Please mark up the attached. If you are waiting on something, please comment next to the item so that I know it is in the works. If you have something and have uploaded it onto the USB, please state that.

As we are extremely busy at the office right now, I will only be coming out tomorrow if you have assembled enough of the attached items. As Angle had mentioned, we need to be done field work this week, since I will out on another engagement next week.

Cheers,
Bianca

This is Exhibit "I" referred
to in the Affidavit of

Angela Spencer
sworn (or affirmed) before me on

17 / July / 2016
(dd / mmm / yyyy)

[Signature]
A Commissioner for taking Affidavits
for British Columbia

ZOE STEVENS
A Notary Public in and for
The Province of British Columbia
#3 - 120 Harbourfront Drive NE
Salmon Arm, BC V1E 2T3

	Balance	Accrued interest	Details
Loans complete – no more documents required at this point:			
1. Parmar	L 24,102.40	78.95	Regular payments being received
2. Risler 616796 BC Ltd.	L 700,000.00	52,356.16	Regular interest payments being received
3. Risler 400	L 650,000.00	-	Regular interest payments being received
4. Seamount Investment Ltd.	L 64,723.32	25,210.27	Loan paid of subsequent to year end, therefore no issue
5. Sweet Dreams Motel	M 290,000.00	8,771.51	Loan paid of subsequent to year end, therefore no issue
6. Charles Park	L 150,000.00	61,837.87	Provision against loan, as not expected to be collected
7. Chisa Properties	M 845,926.61		Fair value spreadsheet received and appears reasonable
8. Mendes	L 100,000.00	12,002.00	Mendes group analyzed with no issues
9. Otter Bay	L 1,630,334.50	49,312.04	Mendes group analyzed with no issues
10. Grant Manor	M 600,000.00	160,624.68	Fair value spreadsheet received and appears reasonable

PRIORITY FOR DON TO COMPLETE:

1. Allen 0911960 BC Ltd	L 3,389,444.00		Need agreement Confirmation not received. Don to provide No interest No payments received therefore offside on loan. Need backup to support collectibility of loan. No amounts have been received since year end.
2. Mendhamville	M 1,160,000.00	32,425.48	Please explain the payment terms on the property What is the status of the property? Need background Need signed confirmation Need fair value spreadsheet in Excel Need backup of all values inputted in fair value spreadsheet
3. Haslinger & Bala	M 6,415,223.99		Need fair value spreadsheet in Excel Need backup of all values inputted in fair value spreadsheet

Loans NOT complete – more documents required at this point:

1. Weninger	L 100,000.00	3,024.65	Last payment received on 07/27/2015, therefore offside on loan. Need backup to support collectibility of loan. No amounts have been received since year end.
2. Fredrick	L 10,000.00	923.84	Need payment agreement. Don provided Blanca with agreement. However, the promissory note did not agree to the agreement signed. Need signed confirmation
3. Stonewater Motel	M 1,294,131.24	-	Don and Angie to discuss estimated time to sell Confirmation outstanding. Don to contact Terry Griffin as we need this in order to complete the audit
4. Risler P Note	L 850,000.00		Need agreement for \$25,000 extended during the year
5. Golden Buffalo	L 100,000.00	11,353.42	No payments over received, therefore offside on loan. Need backup to support collectibility of loan. No amounts have been received since year end.

MANAGER

NOT

6. Lensen 50th Ave.	L	402,158.28	No payments received, therefore offside on loan. Need backup to support collectibility of loan. No amounts have been received since year end. Need signed confirmation.
7. Censorio Construction Group	L	47,298.36	Censorio loan - to be analyzed with group
8. Censorio Development Corp.	L	4,494,147.02	Censorio loan - to be analyzed with group
9. Chisa Holdings	L	67,952.00	Censorio loan - to be analyzed with group
10. B Design	L	85,385.21	Censorio loan - to be analyzed with group
11. Agnos & Elliot	M	9,780,583.64	Full progress report # 6 (only received print out of page 3)
12. Hastings & Carden	M	1,137,147.36	Need agreement for \$96,000 extended during the year (or original agreement showing that principal authorized is less than outstanding loan)
13. Hastings 4749	M	2,065,691.00	Need agreement for \$535,000 extended during the year (or original agreement showing that principal authorized is less than outstanding loan)
			Need backup for first mortgage
14. Hastings 6715	M	1,059,889.87	Need backup for first mortgage

		Balance	Accrued interest	Details
Loans complete -- no more documents required at this point:				
1. Parmar	L	24,102.40	78.95	Regular payments being received
2. Risler 616796 BC Ltd.	L	700,000.00	52,356.16	Regular interest payments being received
3. Risler 400	L	650,000.00	-	Regular interest payments being received
4. Seamount Investment Ltd.	L	64,723.32	25,210.27	Loan paid of subsequent to year end, therefore no issue
5. Sweet Dreams Motel	M	290,000.00	8,771.51	Loan paid of subsequent to year end, therefore no issue
6. Charles Park	L	150,000.00	61,837.87	Provision against loan, as not expected to be collected
7. Chisa Properties	M	845,826.61	-	Fair value spreadsheet received and appears reasonable
8. Mendes	L	100,000.00	12,002.00	Mendes group analyzed with no issues
9. Otter Bay	L	1,630,334.50	49,312.04	Mendes group analyzed with no issues
10. Grant Manor	M	600,000.00	160,624.66	Fair value spreadsheet received and appears reasonable

PRIORITY FOR DON TO COMPLETE:

1. Allen 0911860 Boat Co	L	3,889,414.00	-	Need agreement Confirmation not received - Don to provide No interest No payments received, therefore offside on loan. Need backup to support collectibility of loan. No amounts have been received since year end.
2. Verdant Lodges	M	860,000.00	2,025.48	Please explain the payment terms on the property What is on this piece of property. Need background Need signed confirmation Need fair value spreadsheet in Excel Need backup for all values inputted in fair value spreadsheet
3. Hastings Beta LLC	M	6,415,223.99	-	Need fair value spreadsheet in Excel Need backup for all values inputted in fair value spreadsheet

Loans NOT complete -- more documents required at this point:

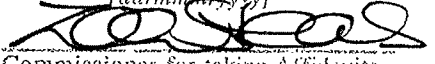
1. Weninger	L	100,000.00	3,024.65	Last payment received on 07/27/2015, therefore offside on loan. Need backup to support collectibility of loan. No amounts have been received since year end.
2. Fredrick	L	10,000.00	923.84	Need payment agreement. Don provided Blanca with agreement. However, the promissory note did not agree to the agreement signed. Need signed confirmation
3. Stonewater Motel	M	1,294,131.24	-	Don and Angie to discuss estimated time to sell Confirmation outstanding. Don to contact Terry Griffin, as we need this in order to complete the audit.
4. Risler P Note	L	850,000.00	-	Need agreement for \$25,000 extended during the year.
5. Golden Buffalo	L	100,000.00	11,353.42	No payments ever received, therefore offside on loan. Need backup to support collectibility of loan. No amounts have been received since year end.

6. Lensen 50th Ave.	L	402,158.20	No payments received, therefore offside on loan. Need backup to support collectibility of loan. No amounts have been received since year end. Need signed confirmation.
7. Censorio Construction Group	L	47,798.36	Censorio loan - to be analyzed with group
8. Censorio Development Corp.	L	4,494,117.02	Censorio loan - to be analyzed with group
9. Ghisa Holdings	L	67,952.00	Censorio loan - to be analyzed with group
10. Design	L	35,386.21	Censorio loan - to be analyzed with group
11. Agnes & Elliot	M	9,780,583.54	Full progress report # 6 (only received print out of page 3)
12. Hastings & Carleton	M	1,137,147.35	Need agreement for \$96,000 extended during the year (or original agreement showing that principal authorized is less than outstanding loan)
13. Hastings 4719	M	2,065,691.00	Need agreement for \$535,000 extended during the year (or original agreement showing that principal authorized is less than outstanding loan)
			Need backup for first mortgage
14. Hastings 6715	M	1,059,899.87	Need backup for first mortgage

(61)

From: Don Bergman <DBergman@acicinvestor.ca>
 Sent: Thursday, March 03, 2016 10:42 AM
 To: Dewitt, Bianca
 Cc: Spencer, Angela
 Subject: RE: Outstanding items list

This is Exhibit "J" referred to in the Affidavit of Angela Spencer sworn (or affirmed) before me on 17 / July / 2016 [dd/mm/yyyy]


 A Commissioner for taking Affidavits for British Columbia
 ZOE STEVENS
 A Notary Public in and for The Province of British Columbia
 #3 - 120 Harbourfront Drive NE
 Salmon Arm, BC V1E 2T3

Hi Bianca,

I am currently busy addressing a re-financing and will not have the time today to deal with any additional documentation. I will touch base with you tomorrow.

Thanks,
 Don

From: Dewitt, Bianca [mailto:bdewitt@bdo.ca]
 Sent: March-03-16 7:50 AM
 To: Don Bergman
 Cc: Spencer, Angela
 Subject: RE: Outstanding items list

Good morning Don,

As discussed yesterday, please send me a list of all of the documents you have ready for me on the USB this morning and I will assess if it is enough for me to make my way down there this morning.

Yesterday afternoon I received back most of the land title searches. Please see the attachment outlining the backup I require for the first mortgages. All of the first mortgages should be backed by a statement showing the lenders individual name and the amount outstanding as of September 31, 2015. For example, the Agnes and Elliot loan should show both IMOR Capital and Kingsett Mortgage separately.

Hope to hear from you soon,
 Bianca

From: Dewitt, Bianca
 Sent: March 2, 2016 1:48 PM
 To: DBergman@acicinvestor.ca
 Cc: Spencer, Angela <ASpencer@bdo.ca>
 Subject: Outstanding items list

Hi Don,

As discussed, please see attached the outstanding items list. I have included the list in both PDF and Excel format, so you can use whatever is most useful to yourself. The items highlighted in blue should be completed first, and all yellow highlights then after.

Please mark up the attached. If you are waiting on something, please comment next to the item so that I know it is in the works. If you have something and have uploaded it onto the USB, please state that.

(2)

As we are extremely busy at the office right now, I will only be coming out tomorrow if you have assembled enough of the attached items. As Angie had mentioned, we need to be done field work this week, since I will out on another engagement next week.

Cheers,
Bianca

The information contained in this communication is confidential and intended only for the use of those to whom it is addressed. If you have received this communication in error, please notify me by telephone (collect if necessary) and delete or destroy any copies of it. Thank you.

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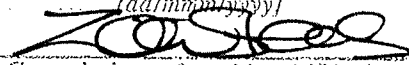
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BDO est la marque utilisée pour désigner le réseau BDO et chacune de ses sociétés membres.

From: Spencer, Angela
Sent: Tuesday, March 08, 2016 8:23 AM
To: Dewitt, Bianca
Subject: RE: Outstanding items list

Yes I will.

From: Dewitt, Bianca
Sent: March 8, 2016 7:15 AM
To: Spencer, Angela
Subject: FW: Outstanding items list

This is Exhibit "K" referred to in the Affidavit of Angela Spencer sworn (or affirmed) before me on 17 July 2016 (dd/mm/yyyy)

A Commissioner for taking Affidavits for British Columbia

Still have not heard anything from Don.. Could you give him a call?

From: Don Bergman [mailto:DBergman@acicinvestor.ca]
Sent: March 7, 2016 8:17 AM
To: Dewitt, Bianca <bdewitt@bdo.ca>
Subject: RE: Outstanding items list

Hi Michael,

You are right. The auditors prepared this statement so please cross out 2014 and insert 2015.

Thanks,
Don

From: Dewitt, Bianca [mailto:bdewitt@bdo.ca]
Sent: March-07-16 8:10 AM
To: Don Bergman
Cc: Wetherill, Justin; Spencer, Angela
Subject: RE: Outstanding items list

Good morning Don,

I never did hear from you on Friday. Please let me know what your status is on the outstanding list I gave you early last week.

Thank you,
Bianca

From: Don Bergman [mailto:DBergman@acicinvestor.ca]
Sent: March 3, 2016 10:42 AM
To: Dewitt, Bianca <bdewitt@bdo.ca>
Cc: Spencer, Angela <ASpencer@bdo.ca>
Subject: RE: Outstanding items list

Bianca,

(61)

I am currently busy addressing a re-financing and will not have the time today to deal with any audit documentation. I will touch base with you tomorrow.

Thanks,
Don

From: Dewitt, Bianca [<mailto:bdewitt@bdo.ca>]
Sent: March-03-16 7:50 AM
To: Don Bergman
Cc: Spencer, Angela
Subject: RE: Outstanding items list

Good morning Don,

As discussed yesterday, please send me a list of all of the documents you have ready for me on the USB this morning and I will assess if it is enough for me to make my way down there this morning.

Yesterday afternoon I received back most of the land title searches. Please see the attachment outlining the backup I require for the first mortgages. All of the first mortgages should be backed by a statement showing the lenders individual name and the amount outstanding as of September 31, 2015. For example, the Agnes and Elliot loan should show both IMOR Capital and Kingsett Mortgage separately.

Hope to hear from you soon,
Bianca

From: Dewitt, Bianca
Sent: March 2, 2016 1:48 PM
To: DBergman@acicinvestor.ca
Cc: Spencer, Angela <ASpencer@bdo.ca>
Subject: Outstanding items list

Hi Don,

As discussed, please see attached the outstanding items list. I have included the list in both PDF and Excel format, so you can use whatever is most useful to yourself. The items highlighted in blue should be completed first, and all yellow highlights then after.

Please mark up the attached. If you are waiting on something, please comment next to the item so that I know it is in the works. If you have something and have uploaded it onto the USB, please state that.

As we are extremely busy at the office right now, I will only be coming out tomorrow if you have assembled enough of the attached items. As Angie had mentioned, we need to be done field work this week, since I will out on another engagement next week.

Cheers,
Bianca

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veuillez m'aviser immédiatement par téléphone en utilisant le numéro mentionné ci-haut (à frais virés si nécessaire). Veuillez effacer ou détruire toutes copies de ce courriel reçues. Merci de votre collaboration.

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•O est la marque utilisée pour désigner le réseau BDO et chacune de ses sociétés membres.

m: Spencer, Angela
at: Friday, March 11, 2016 9:34 AM
To: 'Don Bergman'
Subject: Data coming?

Hi Don- We haven't received anything yet for the information you referred to on Wednesday. Are you planning on dropping this off today and if not can you let us know when we can expect it?

Thanks Don and have a good weekend,
Angie Spencer, CPA, CA
Senior Manager
BDO Canada LLP
aspencer@bdo.ca

201 - 571 6th Street NE
Salmon Arm, BC V1E 1R6
Canada
Tel: 250-832-7171
Fax: 250-832-2429
www.bdo.ca

Before you print think about the environment

This is Exhibit "L" referred
to in the Affidavit of
Angela Spencer
sworn (or affirmed) before me on
17 / July / 2016
[Signature]
A Commissioner for taking Affidavits
for British Columbia

ZOË STEVENS
A Notary Public in and for
The Province of British Columbia
#3 - 120 Harbourfront Drive NE
Salmon Arm, BC V1E 2T3

From: Dewitt, Bianca
Sent: Tuesday, March 15, 2016 7:28 AM
To: Don Bergman
Cc: Spencer, Angela
Subject: Documents?

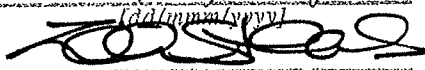
Good morning Don,

After your call yesterday morning, nothing was ever dropped off at our office. Could you please get what you have to me as early as possible this morning?

Thank you,
Bianca Dewitt
Staff Accountant
BDO Canada LLP
bdewitt@bdo.ca

201 571 6th Street NE
Salmon Arm BC V1E 1R6
Canada
Tel: 250 832 7171
Fax: 250 832 2429
www.bdo.ca

Before you print think about the environment

This is Exhibit "M" referred
to in the Affidavit of
Angela Spencer
sworn (or affirmed) before me on
17 / July / 2019
(Edmonton, Alberta)

A Commissioner for taking Affidavits
for British Columbia

ZOË STEVENS
A Notary Public in and for
The Province of British Columbia
#3 - 120 Harbourfront Drive NE
Salmon Arm, BC V1E 2T3

66

TITLE SEARCH PRINT

2016-03-02, 09:48:46

File Reference:

Requestor: Cory Neil

Declared Value \$1135000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District NEW WESTMINSTER
Land Title Office NEW WESTMINSTER

Title Number CA4644606
From Title Number CA4598561

Application Received 2015-08-31

Application Entered 2015-09-02

Registered Owner in Fee Simple
Registered Owner/Mailing Address: CENSORIO GROUP (HASTINGS & BETA) PROPERTIES LTD., INC.NO.
 BC1041190
 4723 HASTINGS STREET
 BURNABY, BC
 V5C 2K8

Taxation Authority CITY OF BURNABY

Description of Land
Parcel Identifier: 029-636-876
Legal Description: STRATA LOT 9 DISTRICT LOT 122 GROUP 1 NEW WESTMINSTER DISTRICT
 STRATA PLAN EPS2787
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

This is Exhibit "N" referred
 to in the Affidavit of
Angela Spencer
 sworn (or affirmed) before me on
17 July 2018
[at/munit/yy]

Zoe Stevens
 A Commissioner for taking Affidavits
 for British Columbia
ZOE STEVENS
 A Notary Public in and for
 The Province of British Columbia
 #3 - 120 Harbourfront Drive
 Salmon Arm, BC V1E 2T

Legal Notations

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA2485785
FILED 2012-04-13

HERETO IS ANNEXED EASEMENT CA2803107 OVER LOT 70 PLAN 51204

HERETO IS ANNEXED EASEMENT CA2981777 OVER LOTS 32 AND 33
BLOCK 6 PLAN 1308

TITLE SEARCH PRINT

2016-03-02, 09:48:46

File Reference:

Requestor: Cory Neil

Declared Value \$1135000

Charges, Liens and Interests

Nature: EASEMENT
 Registration Number: CA2803106
 Registration Date and Time: 2012-10-03 11:01
 Remarks: INTER ALIA
 APPURTENANT TO LOT 70 PLAN 51204

Nature: EASEMENT
 Registration Number: CA2981776
 Registration Date and Time: 2013-02-04 14:20
 Remarks: INTER ALIA
 APPURTENANT TO LOTS 32 AND 33 BLOCK 6 PLAN 1308

Nature: COVENANT
 Registration Number: BB3009945
 Registration Date and Time: 2013-07-16 10:16
 Registered Owner: CITY OF BURNABY
 Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA3405202
 Registration Date and Time: 2013-10-16 11:19
 Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
 Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA4226988
 Registration Date and Time: 2015-02-11 09:42
 Registered Owner: SHAW CABLESYSTEMS LIMITED
 INCORPORATION NO. A0075382
 Remarks: INTER ALIA

Nature:	MORTGAGE
Registration Number:	CA4645536
Registration Date and Time:	2015-08-31 13:16
Registered Owner:	BLUESHORE FINANCIAL CREDIT UNION INCORPORATION NO. (F1-18)
Remarks:	INTER ALIA

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA4645537
 Registration Date and Time: 2015-08-31 13:16
 Registered Owner: BLUESHORE FINANCIAL CREDIT UNION
 INCORPORATION NO. (F1-18)
 Remarks: INTER ALIA

90

TITLE SEARCH PRINT

2016-03-02, 09:48:46

File Reference:

Requestor: Cory Neil

Declared Value \$1135000

Nature:	MORTGAGE
Registration Number:	CA4779143
Registration Date and Time:	2015-10-30 10:18
Registered Owner:	BANCORP GROWTH MORTGAGE FUND II LTD. INCORPORATION NO. BC0856914
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA4779144
Registration Date and Time:	2015-10-30 10:18
Registered Owner:	BANCORP GROWTH MORTGAGE FUND II LTD. INCORPORATION NO. BC0856914
Remarks:	INTER ALIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



TITLE SEARCH PRINT

2016-03-18, 16:49:31

File Reference:

Requestor: Cory Neil

Declared Value \$733151

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District NEW WESTMINSTER
Land Title Office NEW WESTMINSTER

Title Number CA3465489
From Title Number CA2621539

Application Received 2013-11-20

Application Entered 2013-11-27

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

ALTEZZA PROPERTIES LTD., INC.NO. BC0942072
2410 CHARLES STREET
VANCOUVER, BC
V5K 2Z9

This is Exhibit "0" referred
to in the Affidavit of
Angela Spencer
sworn (or affirmed) before me on
17 July 2018
[Signature]
A Commissioner for taking Affidavits
for British Columbia

ZOE STEVENS
A Notary Public in and for
The Province of British Columbia
#3 - 120 Harbourfront Drive NE
Salmon Arm, BC V1E 2T3

Taxation Authority CITY OF BURNABY

Description of Land

Parcel Identifier: 028-874-391

Legal Description:
STRATA LOT 2 DISTRICT LOT 122 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS675
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations NONE

Charges, Liens and Interests

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB1757158
Registration Date and Time: 2011-05-18 12:25
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

12

TITLE SEARCH PRINT

2016-03-18, 16:49:31
Requestor: Cory Neil

File Reference:
Declared Value \$733151

Nature: COVENANT
Registration Number: BB1331047
Registration Date and Time: 2011-06-20 12:52
Registered Owner: CITY OF BURNABY
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: BB1331049
Registration Date and Time: 2011-06-20 12:52
Registered Owner: CITY OF BURNABY
Remarks: INTER ALIA

Nature: EASEMENT
Registration Number: BB1968549
Registration Date and Time: 2011-07-06 14:34
Remarks: INTER ALIA
APPURTENANT TO LOTS 5, 6, 7, 8 AND 9
PLAN 1308, EXCEPT THE NORTH 20 FEET

Nature: MORTGAGE
Registration Number: CA3465490
Registration Date and Time: 2013-11-20 15:29
Registered Owner: NORTH SHORE CREDIT UNION
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA3465491
Registration Date and Time: 2013-11-20 15:29
Registered Owner: NORTH SHORE CREDIT UNION
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA4779143
Registration Date and Time: 2015-10-30 10:18
Registered Owner: BANCORP GROWTH MORTGAGE FUND II LTD.
INCORPORATION NO. BC0856914
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA4779144
Registration Date and Time: 2015-10-30 10:18
Registered Owner: BANCORP GROWTH MORTGAGE FUND II LTD.
INCORPORATION NO. BC0856914
Remarks: INTER ALIA

73

TITLE SEARCH PRINT

2016-03-18, 16:49:31

File Reference:

Requestor: Cory Neil

Declared Value \$733151

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

74

TITLE SEARCH PRINT

2016-03-18, 16:49:33

File Reference:

Requestor: Cory Neil

Declared Value \$1266849

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District NEW WESTMINSTER
Land Title Office NEW WESTMINSTER

Title Number CA3465488
From Title Number CA2621538

Application Received 2013-11-20

Application Entered 2013-11-27

Registered Owner in Fee Simple
Registered Owner/Mailing Address: ALTEZZA PROPERTIES LTD., INC.NO. BC0942072
2410 CHARLES STREET
VANCOUVER, BC
V5K 2Z9

Taxation Authority CITY OF BURNABY

Description of Land
Parcel Identifier: 028-874-382
Legal Description:
STRATA LOT 1 DISTRICT LOT 122 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS675
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations NONE

Charges, Liens and Interests
Nature: STATUTORY RIGHT OF WAY
Registration Number: BB1757158
Registration Date and Time: 2011-05-18 12:25
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

15

TITLE SEARCH PRINT

2016-03-18, 16:49:33

File Reference:

Requestor: Cory Neil

Declared Value \$1266849

Nature: COVENANT
 Registration Number: BB1331047
 Registration Date and Time: 2011-06-20 12:52
 Registered Owner: CITY OF BURNABY
 Remarks: INTER ALIA

Nature: COVENANT
 Registration Number: BB1331049
 Registration Date and Time: 2011-06-20 12:52
 Registered Owner: CITY OF BURNABY
 Remarks: INTER ALIA

Nature: EASEMENT
 Registration Number: BB1968549
 Registration Date and Time: 2011-07-06 14:34
 Remarks: INTER ALIA
 APPURTENANT TO LOTS 5, 6, 7, 8 AND 9
 PLAN 1308, EXCEPT THE NORTH 20 FEET

Nature:	MORTGAGE
Registration Number:	CA3465490
Registration Date and Time:	2013-11-20 15:29
Registered Owner:	NORTH SHORE CREDIT UNION
Remarks:	INTER ALIA

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA3465491
 Registration Date and Time: 2013-11-20 15:29
 Registered Owner: NORTH SHORE CREDIT UNION
 Remarks: INTER ALIA

Nature:	MORTGAGE
Registration Number:	CA4779143
Registration Date and Time:	2015-10-30 10:18
Registered Owner:	BANCORP GROWTH MORTGAGE FUND II LTD. INCORPORATION NO. BC0856914
Remarks:	INTER ALIA

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA4779144
 Registration Date and Time: 2015-10-30 10:18
 Registered Owner: BANCORP GROWTH MORTGAGE FUND II LTD.
INCORPORATION NO. BC0856914
 Remarks: INTER ALIA

76

TITLE SEARCH PRINT

File Reference:

Declared Value \$1266849

2016-03-18, 16:49:33

Requestor: Cory Neil

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

From: Dewitt, Bianca
Date: Monday, March 21, 2016 7:32 AM
To: Don Bergman
Subject: First mortgage - Hastings and Beta (Altezza)

Good morning Don,

This weekend I received the land title search back for Hastings and Beta (Altezza). For both 4704 Hastings and 4712 Hastings, there are first mortgages on file from North Shore Credit Union and Bancorp Growth Management (put on September 30, 2015). Could you please obtain these first mortgage amounts.

See you later today.

Thank you,

Bianca Dewitt
Staff Accountant
BDO Canada LLP
bdewitt@bdo.ca

201 571 6th Street NE
Salmon Arm BC V1E 1R6
Canada
Tel: 250 832 7171
Fax: 250 832 2429
www.bdo.ca

♻️ Before you print think about the environment

This is Exhibit "P" referred
to in the Affidavit of
Angela Spencer
sworn (or affirmed) before me on

17 July 2019



A Commissioner for taking Affidavits
for British Columbia

ZOË STEVENS
A Notary Public in and for
The Province of British Columbia
#3 - 120 Harbourfront Drive NE
Salmon Arm, BC V1E 2T3