



This is the 1st Affidavit of
Kyle Record in this case and
was made on the 6th day of September, 2019

No. S1710393
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*,
R.S.C. 1985, c. C-36, AS AMENDED

AND

IN THE MATTER OF THE *BUSINESS CORPORATIONS ACT*,
S.B.C. 2002, c. 57, AS AMENDED

AND

IN THE MATTER OF THE *CANADA BUSINESS CORPORATIONS ACT*,
R.S.C. 1985, c. C-44, AS AMENDED

AND

IN THE MATTER OF A PLAN OF COMPROMISE AND ARRANGEMENT OF
ALL CANADIAN INVESTMENT CORPORATION

AFFIDAVIT

I, Kyle Record, of 1200 - 1075 West Georgia Street, Vancouver, Paralegal, AFFIRM
THAT:

1. I am an paralegal with the law firm Watson Goepel LLP, counsel for the Peitioner in these proceedings, and as such have personal knowledge of the facts and matters deposed to in this Affidavit, save and except where they are said to be based on information and belief, in which case I believe them to be true.
2. Attached here and marked as **Exhibit "A"** is the most recent BC Assessment for the property located at 4704 Hastings Street, Burnaby.

3. Attached here and marked as **Exhibit “B”** is the most recent BC Assessment for the property located at 4712 Hastings Street, Burnaby.
4. Attached here and marked as **Exhibit “C”** is a BC Company search for Altezza Properties Ltd.
5. Attached here and marked as **Exhibit “D”** is a BC Company search for Altezza Development Limited.
6. Attached here and marked as **Exhibit “E”** is a BC Company search for 1110303 B.C. Ltd.
7. Attached here and marked as **Exhibit “F”** is a land title search for PID 028-874-382.
8. Attached here and marked as **Exhibit “G”** is a land title search for PID 028-874-391.
9. Attached here and marked as **Exhibit “H”** is a land title search for mortgage CA7479965.
10. Attached here and marked as **Exhibit “I”** is an email from Mr. Jeremy West to Mr. Kalev Anniko and Mr. Gregory Gehlen dated September 3, 2019.
11. Attached here and marked as **Exhibit “J”** is a letter from Mr. Kalev Anniko dated September 5, 2019.

12. Attached here and marked as **Exhibit "K"** is a loan statement for Altezza (Hastings & Beta) dated up to August 23, 2019.

AFFIRMED BEFORE ME at the City of)
 Vancouver, in the Province of British)
 Columbia, this 6th day of September 2019.)

 A Commissioner for taking Affidavits within)
 British Columbia)

 Kyle Record

JEREMY D. WEST
Barrister & Solicitor
WATSON GOEPEL LLP
 1200 - 1075 W. Georgia Street
 Vancouver, B.C. V6E 3C9
 Tel: 604-688-1301 Fax: 604-688-8193



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4704 HASTINGS ST BURNABY V5C 2K7

Area-Jurisdiction-Roll: 10-301-0700-4704-0001



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Total value \$3,094,000

2019 assessment as of July 1, 2018

Previous year value \$2,834,000
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Questions about this property assessment? Visit our Property assessment FAQ (</property/faqs>) or Contact us (</property/contact>) if you have questions.

Visit our BC Assessment interactive market trends maps (<http://bcagis.maps.arcgis.com/apps/MapSeries/index.html?appid=ba3d56fb4c144727896b25989bdf00d2>) for assessed value changes in your area, and our Property tax page (<https://info.bcasessment.ca/propertytax>) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services (<https://info.bcasessment.ca/services-and-products/Pages/Buy-and-Exchange-Data.aspx>)

This is Exhibit "A" referred to in the
affidavit of Kyle Rogers
sworn before me at Vancouver
this 6 day of September, 2019

A Commissioner for taking Affidavits
for British Columbia

JEREMY D. WEST
Barrister & Solicitor
WATSON GOEPEL LLP
1200 - 1075 W. Georgia Street
Vancouver, B.C. V6E 3C9
Tel: 604-688-1301 Fax: 604-688-8193



Property information	Are the property details correct?	Legal description and parcel ID
Year built	2012	Strata Lot 1 Plan EPS675 District Lot 122 Land District 1 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V PID: 028-874-382
Description	Strata General Commercial	
Bedrooms		
Baths		
Carports		Sales history (last 3 full calendar years) No sales history for the last 3 full calendar years
Garages		
Land size		
First floor area		
Second floor area		Manufactured home Width Length Total area
Basement finish area		
Strata area	3,915	
Building storeys		
Gross leasable area		
Net leasable area		
No. of apartment units		

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4712 HASTINGS ST BURNABY V5C 2K7

Area-Jurisdiction-Roll: 10-301-0700-4712-0002



Favourite



Compare



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Total value \$1,592,000

2019 assessment as of July 1, 2018

Previous year value \$1,457,000

[Report a problem \(/Property/ImageInformation\)](#)

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Visit our BC Assessment interactive market trends maps (<http://bcagis.maps.arcgis.com/apps/MapSeries/index.html?appid=ba3d56fb4c144727896b25989bdf00d2>) for assessed value changes in your area, and our Property tax page (<https://info.bccassessment.ca/propertytax>) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services (<https://info.bccassessment.ca/services-and-products/Pages/Buy-and-Exchange-Data.aspx>)

This is Exhibit "B" referred to in the
affidavit of Kyle Record
sworn before me at Vancouver
this 6 day of September, 2019

A Commissioner for taking Affidavits
for British Columbia

JEREMY D. WEST
Barrister & Solicitor
WATSON GOEPEL LLP
1200 - 1075 W. Georgia Street
Vancouver, B.C. V6E 3C9
Tel: 604-688-1301 Fax: 604-688-8193

Property Information	Are the property details correct?	Legal description and parcel ID
Year built	2012	Strata Lot 2 Plan EPS675 District Lot 122 Land District 1 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V PID: 028-874-391
Description	Strata General Commercial	
Bedrooms		
Baths		
Carports		
Garages		Sales history (last 3 full calendar years) No sales history for the last 3 full calendar years
Land size		
First floor area		
Second floor area		
Basement finish area		
Strata area	1,964	Manufactured home Width Length Total area
Building storeys		
Gross leasable area		
Net leasable area		
No.of apartment units		

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(<https://info.bcassessment.ca/Forms>) Glossary (<https://info.bcassessment.ca/About-Us/Glossary>)

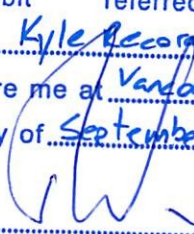
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This is Exhibit "C" referred to in the
 affidavit of Kyle Record
 sworn before me at Vancouver
 this 6 day of September, 2019



.....
 A Commissioner for taking Affidavits
 for British Columbia

JEREMY D. WEST
Barrister & Solicitor
WATSON GOEPEL LLP
 1200 - 1075 W. Georgia Street
 Vancouver, B.C. V6E 3C9
 Tel: 604-688-1301 Fax: 604-688-8193

8



BC Registry
Services

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard Street
Victoria BC
1 877 526-1526

BC Company Summary

For

ALTEZZA PROPERTIES LTD.

Date and Time of Search: November 20, 2018 04:46 PM Pacific Time
Currency Date: October 22, 2018

ACTIVE

Incorporation Number: BC0942072
Name of Company: ALTEZZA PROPERTIES LTD.
Recognition Date and Time: Incorporated on June 01, 2012 03:29 PM Pacific Time
Last Annual Report Filed: June 01, 2017

In Liquidation: No
Receiver: No

REGISTERED OFFICE INFORMATION

Mailing Address:
800 - 885 WEST GEORGIA STREET
VANCOUVER BC V6C 3H1
CANADA

Delivery Address:
800 - 885 WEST GEORGIA STREET
VANCOUVER BC V6C 3H1
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
800 - 885 WEST GEORGIA STREET
VANCOUVER BC V6C 3H1
CANADA

Delivery Address:
800 - 885 WEST GEORGIA STREET
VANCOUVER BC V6C 3H1
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
CENSORIO, PETER

Mailing Address:
4723 HASTINGS STREET
BURNABY BC V5C 2K8
CANADA

Delivery Address:
4723 HASTINGS STREET
BURNABY BC V5C 2K8
CANADA

OFFICER INFORMATION AS AT June 01, 2017

9

Last Name, First Name, Middle Name:

Censorio, Peter

Office(s) Held: (President, Secretary)

Mailing Address:

4723 HASTINGS STREET
BURNABY BC V5C 2K8
CANADA

Delivery Address:

4723 HASTINGS STREET
BURNABY BC V5C 2K8
CANADA

This is Exhibit "D" referred to in the
affidavit of Kyle Record
sworn before me at Vancouver
this 6 day of September, 2019

.....
A Commissioner for taking Affidavits
for British Columbia

JEREMY D. WEST
Barrister & Solicitor
WATSON GOEPEL LLP
1200 - 1075 W. Georgia Street
Vancouver, B.C. V6E 3C9
Tel: 604-688-1301 Fax: 604-688-8193



BC Registry
Services

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard Street
Victoria BC
1 877 526-1526

BC Company Summary

For

ALTEZZA DEVELOPMENT LIMITED

Date and Time of Search: November 20, 2018 04:45 PM Pacific Time
Currency Date: October 22, 2018

ACTIVE

Incorporation Number: BC0875265
Name of Company: ALTEZZA DEVELOPMENT LIMITED
Recognition Date and Time: Incorporated on March 04, 2010 09:51 AM Pacific Time **In Liquidation:** No
Last Annual Report Filed: March 04, 2017 **Receiver:** No

REGISTERED OFFICE INFORMATION

Mailing Address:
4723 HASTINGS STREET
BURNABY BC V5C 2K8
CANADA

Delivery Address:
4723 HASTINGS STREET
BURNABY BC V5C 2K8
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
4723 HASTINGS STREET
BURNABY BC V5C 2K8
CANADA

Delivery Address:
4723 HASTINGS STREET
BURNABY BC V5C 2K8
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
Censorio, Peter

Mailing Address:
4723 HASTINGS STREET
BURNABY BC V5C 2K8
CANADA

Delivery Address:
4723 HASTINGS STREET
BURNABY BC V5C 2K8
CANADA

OFFICER INFORMATION AS AT March 04, 2017

Last Name, First Name, Middle Name:

Censorio, Peter

Office(s) Held: (President, Secretary)

Mailing Address:

4723 HASTINGS STREET
BURNABY BC V5C 2K8
CANADA

Delivery Address:

4723 HASTINGS STREET
BURNABY BC V5C 2K8
CANADA

This is Exhibit "E" referred to in the
affidavit of Kyle Record
sworn before me at Vancouver
this 6 day of September, 2019

.....
A Commissioner for taking Affidavits
for British Columbia

JEREMY D. WEST
Barrister & Solicitor
WATSON GOEPEL LLP
1200 - 1075 W. Georgia Street
Vancouver, B.C. V6E 3C9
Tel: 604-688-1301 Fax: 604-688-8193



BC Company Summary

For
1110303 B.C. LTD.

Date and Time of Search: September 05, 2019 11:27 AM Pacific Time

Currency Date: July 26, 2019

ACTIVE

Incorporation Number: BC1110303

Name of Company: 1110303 B.C. LTD.

Recognition Date and Time: Incorporated on March 08, 2017 01:41 PM Pacific Time

In Liquidation: No

Last Annual Report Filed: March 08, 2019

Receiver: No

REGISTERED OFFICE INFORMATION

Mailing Address:

102-7342 WINSTON STREET
BURNABY BC V5A 2H1
CANADA

Delivery Address:

102-7342 WINSTON STREET
BURNABY BC V5A 2H1
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:

102-7342 WINSTON STREET
BURNABY BC V5A 2H1
CANADA

Delivery Address:

102-7342 WINSTON STREET
BURNABY BC V5A 2H1
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:

JATTAN, PRAKASH

Mailing Address:

102 - 7342 WINSTON STREET
BURNABY BC V5A 2H1
CANADA

Delivery Address:

102 - 7342 WINSTON STREET
BURNABY BC V5A 2H1
CANADA

NO OFFICER INFORMATION FILED AS AT March 08, 2019.

TITLE SEARCH PRINT

File Reference: 2285580000

Declared Value \$1266849

2019-09-03, 10:23:56

Requestor: Chelsey Cochrane

CURRENT AND 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 2Z9This is Exhibit "F" referred to in the
affidavit of Kyle Record
sworn before me at Vancouver
this 6 day of September, 2019A Commissioner for taking Affidavits
for British Columbia**JEREMY D. WEST***Barrister & Solicitor*BC0942072
COEPEL LLP
1200 - 1075 W. Georgia Street
Vancouver, B.C. V6E 3C9
Tel: 604-688-1301 Fax: 604-688-8193**Taxation Authority** Burnaby, City of**Description of Land**

Parcel Identifier: 028-874-382

Legal Description:

STRATA LOT 1 DISTRICT LOT 122 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS675TOGETHER 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

TITLE SEARCH PRINT

File Reference: 2285580000

Declared Value \$1266849

2019-09-03, 10:23:56

Requestor: Chelsey Cochrane

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: CA2809256
 Registration Date and Time: 2012-10-05 17:02
 Registered Owner: LANYARD INVESTMENTS INC.
 INCORPORATION NO. A50007
 AS TO AN UNDIVIDED 1/2 INTEREST
 FISGARD CAPITAL CORPORATION
 INCORPORATION NO. C603095
 AS TO AN UNDIVIDED 1/2 INTEREST
 Remarks: INTER ALIA
Cancelled By: CA3472992
Cancelled Date: 2013-11-26

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA2809257
 Registration Date and Time: 2012-10-05 17:02
 Registered Owner: LANYARD INVESTMENTS INC.
 INCORPORATION NO. A50007
 AS TO AN UNDIVIDED 1/2 INTEREST
 FISGARD CAPITAL CORPORATION
 INCORPORATION NO. C603095
 AS TO AN UNDIVIDED 1/2 INTEREST
 Remarks: INTER ALIA
Cancelled By: CA3472993
Cancelled Date: 2013-11-26

TITLE SEARCH PRINT

File Reference: 2285580000

Declared Value \$1266849

2019-09-03, 10:23:56

Requestor: Chelsey Cochrane

Nature: MORTGAGE
Registration Number: CA2809288
Registration Date and Time: 2012-10-05 17:58
Registered Owner: ALL CANADIAN INVESTMENT CORPORATION
INCORPORATION NO. 570425
Remarks: INTER ALIA
Cancelled By: CA3539337
Cancelled Date: 2014-01-09

Nature: ASSIGNMENT OF RENTS
Registration Number: CA2809289
Registration Date and Time: 2012-10-05 17:58
Registered Owner: ALL CANADIAN INVESTMENT CORPORATION
INCORPORATION NO. 570425
Remarks: INTER ALIA
Cancelled By: CA3539338
Cancelled Date: 2014-01-09

Nature: PRIORITY AGREEMENT
Registration Number: CA2809298
Registration Date and Time: 2012-10-05 18:14
Remarks: INTER ALIA
GRANTING CA2809256 PRIORITY OVER CA2809289 AND
CA2809288
Cancelled By: CA3472992
Cancelled Date: 2013-11-26

Nature: PRIORITY AGREEMENT
Registration Number: CA2809299
Registration Date and Time: 2012-10-05 18:14
Remarks: INTER ALIA
GRANTING CA2809257 PRIORITY OVER CA2809289 AND
CA2809288
Cancelled By: CA3472993
Cancelled Date: 2013-11-26

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

TITLE SEARCH PRINT

File Reference: 2285580000

Declared Value \$1266849

2019-09-03, 10:23:56

Requestor: Chelsey Cochrane

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: PRIORITY AGREEMENT
Registration Number: CA3465694
Registration Date and Time: 2013-11-20 16:13
Remarks: INTER ALIA
GRANTING CA3465490 PRIORITY OVER CA2809289 AND
CA2809288
Cancelled By: CA3539338
Cancelled Date: 2014-01-09

Nature: PRIORITY AGREEMENT
Registration Number: CA3465695
Registration Date and Time: 2013-11-20 16:13
Remarks: INTER ALIA
GRANTING CA3465491 PRIORITY OVER CA2809289 AND
CA2809288
Cancelled By: CA3539338
Cancelled Date: 2014-01-09

Nature: MORTGAGE
Registration Number: CA3551936
Registration Date and Time: 2014-01-16 16:15
Registered Owner: ATRIUM MORTGAGE INVESTMENT CORPORATION
INCORPORATION NO. A0087781
Remarks: INTER ALIA
Cancelled By: CA4802381
Cancelled Date: 2015-11-10

Nature: ASSIGNMENT OF RENTS
Registration Number: CA3551937
Registration Date and Time: 2014-01-16 16:15
Registered Owner: ATRIUM MORTGAGE INVESTMENT CORPORATION
INCORPORATION NO. A0087781
Remarks: INTER ALIA
Cancelled By: CA4802382
Cancelled Date: 2015-11-10

TITLE SEARCH PRINT

File Reference: 2285580000

Declared Value \$1266849

2019-09-03, 10:23:56

Requestor: Chelsey Cochrane

Nature: MORTGAGE
Registration Number: CA4087214
Registration Date and Time: 2014-11-19 09:54
Registered Owner: ALL CANADIAN INVESTMENT CORPORATION
INCORPORATION NO. BC0570425
Remarks: INTER ALIA
Cancelled By: CA4825708
Cancelled Date: 2015-11-23

Nature: ASSIGNMENT OF RENTS
Registration Number: CA4087215
Registration Date and Time: 2014-11-19 09:54
Registered Owner: ALL CANADIAN INVESTMENT CORPORATION
INCORPORATION NO. BC0570425
Remarks: INTER ALIA
Cancelled By: CA4825709
Cancelled Date: 2015-11-23

Nature: MORTGAGE
Registration Number: CA4105065
Registration Date and Time: 2014-11-27 13:14
Registered Owner: LMS MORTGAGE SERVICES (BC) LTD.
INCORPORATION NO. A0078523
Remarks: INTER ALIA
OF CA4087214 AND CA4087215
Cancelled By: CA4823788
Cancelled Date: 2015-11-20

Nature: ASSIGNMENT OF RENTS
Registration Number: CA4105066
Registration Date and Time: 2014-11-27 13:14
Registered Owner: LMS MORTGAGE SERVICES (BC) LTD.
INCORPORATION NO. A0078523
Remarks: INTER ALIA
OF CA4087214 AND CA4087215
Cancelled By: CA4823789
Cancelled Date: 2015-11-20

20

TITLE SEARCH PRINT

File Reference: 2285580000

Declared Value \$1266849

2019-09-03, 10:23:56

Requestor: Chelsey Cochrane

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
Transfer Number: CA4779143 TRANSFERRED TO CA5718858
Registered Owner: BANCORP GROWTH MORTGAGE FUND II LTD.
INCORPORATION NO. BC0856914
BANCORP FINANCIAL SERVICES INC.
INCORPORATION NO. BC712503
Transfer Number: CA5718858
Remarks: INTER ALIA
MODIFIED BY CA5718925
Cancelled By: CA5854465
Cancelled Date: 2017-03-06

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
Transfer Number: CA4779144 TRANSFERRED TO CA5718859
Registered Owner: BANCORP GROWTH MORTGAGE FUND II LTD.
INCORPORATION NO. BC0856914
BANCORP FINANCIAL SERVICES INC.
INCORPORATION NO. BC0712503
Transfer Number: CA5718859
Remarks: INTER ALIA
MODIFIED BY CA5718926
Cancelled By: CA5854466
Cancelled Date: 2017-03-06

Nature: MODIFICATION
Registration Number: CA5718925
Registration Date and Time: 2016-12-15 15:04
Remarks: INTER ALIA
MODIFICATION OF CA4779143
Cancelled By: CA5854465
Cancelled Date: 2017-03-06

Nature: MODIFICATION
Registration Number: CA5718926
Registration Date and Time: 2016-12-15 15:04
Remarks: INTER ALIA
MODIFICATION OF CA4779144
Cancelled By: CA5854466
Cancelled Date: 2017-03-06

TITLE SEARCH PRINT

File Reference: 2285580000

Declared Value \$1266849

2019-09-03, 10:23:56

Requestor: Chelsey Cochrane

Nature: MORTGAGE
 Registration Number: CA5842620
 Registration Date and Time: 2017-02-28 10:18
 Registered Owner: BANCORP GROWTH MORTGAGE FUND II LTD.
 INCORPORATION NO. BC0856914
 BANCORP BALANCED MORTGAGE FUND II LTD.
 INCORPORATION NO. BC0856913
 BANCORP FINANCIAL SERVICES INC.
 INCORPORATION NO. BC0712503
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA5842621
 Registration Date and Time: 2017-02-28 10:18
 Registered Owner: BANCORP GROWTH MORTGAGE FUND II LTD.
 INCORPORATION NO. BC0856914
 BANCORP BALANCED MORTGAGE FUND II LTD.
 INCORPORATION NO. BC0856913
 BANCORP FINANCIAL SERVICES INC.
 INCORPORATION NO. BC0712503
 Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: CA6734886
 Registration Date and Time: 2018-04-13 10:28
 Registered Owner: ALL CANADIAN INVESTMENT CORPORATION
 INCORPORATION NO. BC0570425
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CA7479965
 Registration Date and Time: 2019-05-02 13:18
 Registered Owner: ALL CANADIAN INVESTMENT CORPORATION
 INCORPORATION NO. BC0570425
 Remarks: INTER ALIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

TITLE SEARCH PRINT

File Reference: 2285580000

Declared Value \$733151

2019-09-03, 10:23:57

Requestor: Chelsey Cochrane

CURRENT AND 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

JEREMY D. WEST
Solicitor & Notary Public
WATSON GOEPEL LLP
1200 - 1075 W. Georgia Street
Vancouver, B.C. V6E 3C9
Tel: 604-688-1301 Fax: 604-688-8193

This is Exhibit "G" referred to in the
affidavit of Kyle Record
sworn before me at Vancouver
this 6 day of September, 2019
A Commissioner for taking Affidavits
for British Columbia

Taxation Authority Burnaby, City of

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

TITLE SEARCH PRINT

File Reference: 2285580000

Declared Value \$733151

2019-09-03, 10:23:57

Requestor: Chelsey Cochrane

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: CA2809256
Registration Date and Time: 2012-10-05 17:02
Registered Owner: LANYARD INVESTMENTS INC.
INCORPORATION NO. A50007
AS TO AN UNDIVIDED 1/2 INTEREST
FISGARD CAPITAL CORPORATION
INCORPORATION NO. C603095
AS TO AN UNDIVIDED 1/2 INTEREST
Remarks: INTER ALIA
Cancelled By: CA3472992
Cancelled Date: 2013-11-26

Nature: ASSIGNMENT OF RENTS
Registration Number: CA2809257
Registration Date and Time: 2012-10-05 17:02
Registered Owner: LANYARD INVESTMENTS INC.
INCORPORATION NO. A50007
AS TO AN UNDIVIDED 1/2 INTEREST
FISGARD CAPITAL CORPORATION
INCORPORATION NO. C603095
AS TO AN UNDIVIDED 1/2 INTEREST
Remarks: INTER ALIA
Cancelled By: CA3472993
Cancelled Date: 2013-11-26

TITLE SEARCH PRINT

File Reference: 2285580000

Declared Value \$733151

2019-09-03, 10:23:57

Requestor: Chelsey Cochrane

Nature: MORTGAGE
Registration Number: CA2809288
Registration Date and Time: 2012-10-05 17:58
Registered Owner: ALL CANADIAN INVESTMENT CORPORATION
INCORPORATION NO. 570425
Remarks: INTER ALIA
Cancelled By: CA3539337
Cancelled Date: 2014-01-09

Nature: ASSIGNMENT OF RENTS
Registration Number: CA2809289
Registration Date and Time: 2012-10-05 17:58
Registered Owner: ALL CANADIAN INVESTMENT CORPORATION
INCORPORATION NO. 570425
Remarks: INTER ALIA
Cancelled By: CA3539338
Cancelled Date: 2014-01-09

Nature: PRIORITY AGREEMENT
Registration Number: CA2809298
Registration Date and Time: 2012-10-05 18:14
Remarks: INTER ALIA
GRANTING CA2809256 PRIORITY OVER CA2809289 AND
CA2809288
Cancelled By: CA3472992
Cancelled Date: 2013-11-26

Nature: PRIORITY AGREEMENT
Registration Number: CA2809299
Registration Date and Time: 2012-10-05 18:14
Remarks: INTER ALIA
GRANTING CA2809257 PRIORITY OVER CA2809289 AND
CA2809288
Cancelled By: CA3472993
Cancelled Date: 2013-11-26

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

TITLE SEARCH PRINT

File Reference: 2285580000

Declared Value \$733151

2019-09-03, 10:23:57

Requestor: Chelsey Cochrane

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: PRIORITY AGREEMENT
Registration Number: CA3465694
Registration Date and Time: 2013-11-20 16:13
Remarks: INTER ALIA
GRANTING CA3465490 PRIORITY OVER CA2809289 AND
CA2809288
Cancelled By: CA3539338
Cancelled Date: 2014-01-09

Nature: PRIORITY AGREEMENT
Registration Number: CA3465695
Registration Date and Time: 2013-11-20 16:13
Remarks: INTER ALIA
GRANTING CA3465491 PRIORITY OVER CA2809289 AND
CA2809288
Cancelled By: CA3539338
Cancelled Date: 2014-01-09

Nature: MORTGAGE
Registration Number: CA3551936
Registration Date and Time: 2014-01-16 16:15
Registered Owner: ATRIUM MORTGAGE INVESTMENT CORPORATION
INCORPORATION NO. A0087781
Remarks: INTER ALIA
Cancelled By: CA4802381
Cancelled Date: 2015-11-10

Nature: ASSIGNMENT OF RENTS
Registration Number: CA3551937
Registration Date and Time: 2014-01-16 16:15
Registered Owner: ATRIUM MORTGAGE INVESTMENT CORPORATION
INCORPORATION NO. A0087781
Remarks: INTER ALIA
Cancelled By: CA4802382
Cancelled Date: 2015-11-10

TITLE SEARCH PRINT

File Reference: 2285580000

Declared Value \$733151

2019-09-03, 10:23:57

Requestor: Chelsey Cochrane

Nature: MORTGAGE
Registration Number: CA4087214
Registration Date and Time: 2014-11-19 09:54
Registered Owner: ALL CANADIAN INVESTMENT CORPORATION
INCORPORATION NO. BC0570425
Remarks: INTER ALIA
Cancelled By: CA4825708
Cancelled Date: 2015-11-23

Nature: ASSIGNMENT OF RENTS
Registration Number: CA4087215
Registration Date and Time: 2014-11-19 09:54
Registered Owner: ALL CANADIAN INVESTMENT CORPORATION
INCORPORATION NO. BC0570425
Remarks: INTER ALIA
Cancelled By: CA4825709
Cancelled Date: 2015-11-23

Nature: MORTGAGE
Registration Number: CA4105065
Registration Date and Time: 2014-11-27 13:14
Registered Owner: LMS MORTGAGE SERVICES (BC) LTD.
INCORPORATION NO. A0078523
Remarks: INTER ALIA
OF CA4087214 AND CA4087215
Cancelled By: CA4823788
Cancelled Date: 2015-11-20

Nature: ASSIGNMENT OF RENTS
Registration Number: CA4105066
Registration Date and Time: 2014-11-27 13:14
Registered Owner: LMS MORTGAGE SERVICES (BC) LTD.
INCORPORATION NO. A0078523
Remarks: INTER ALIA
OF CA4087214 AND CA4087215
Cancelled By: CA4823789
Cancelled Date: 2015-11-20

TITLE SEARCH PRINT

File Reference: 2285580000

Declared Value \$733151

2019-09-03, 10:23:57

Requestor: Chelsey Cochran

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
Transfer Number: CA4779143 TRANSFERRED TO CA5718858
Registered Owner: BANCORP GROWTH MORTGAGE FUND II LTD.
INCORPORATION NO. BC0856914
BANCORP FINANCIAL SERVICES INC.
INCORPORATION NO. BC712503
Transfer Number: CA5718858
Remarks: INTER ALIA
MODIFIED BY CA5718925
Cancelled By: CA5854465
Cancelled Date: 2017-03-06

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
Transfer Number: CA4779144 TRANSFERRED TO CA5718859
Registered Owner: BANCORP GROWTH MORTGAGE FUND II LTD.
INCORPORATION NO. BC0856914
BANCORP FINANCIAL SERVICES INC.
INCORPORATION NO. BC0712503
Transfer Number: CA5718859
Remarks: INTER ALIA
MODIFIED BY CA5718926
Cancelled By: CA5854466
Cancelled Date: 2017-03-06

Nature: MODIFICATION
Registration Number: CA5718925
Registration Date and Time: 2016-12-15 15:04
Remarks: INTER ALIA
MODIFICATION OF CA4779143
Cancelled By: CA5854465
Cancelled Date: 2017-03-06

Nature: MODIFICATION
Registration Number: CA5718926
Registration Date and Time: 2016-12-15 15:04
Remarks: INTER ALIA
MODIFICATION OF CA4779144
Cancelled By: CA5854466
Cancelled Date: 2017-03-06

TITLE SEARCH PRINT

File Reference: 2285580000

Declared Value \$733151

2019-09-03, 10:23:57

Requestor: Chelsey Cochrane

Nature: MORTGAGE
Registration Number: CA5842620
Registration Date and Time: 2017-02-28 10:18
Registered Owner: BANCORP GROWTH MORTGAGE FUND II LTD.
INCORPORATION NO. BC0856914
BANCORP BALANCED MORTGAGE FUND II LTD.
INCORPORATION NO. BC0856913
BANCORP FINANCIAL SERVICES INC.
INCORPORATION NO. BC0712503
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA5842621
Registration Date and Time: 2017-02-28 10:18
Registered Owner: BANCORP GROWTH MORTGAGE FUND II LTD.
INCORPORATION NO. BC0856914
BANCORP BALANCED MORTGAGE FUND II LTD.
INCORPORATION NO. BC0856913
BANCORP FINANCIAL SERVICES INC.
INCORPORATION NO. BC0712503
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA6734886
Registration Date and Time: 2018-04-13 10:28
Registered Owner: ALL CANADIAN INVESTMENT CORPORATION
INCORPORATION NO. BC0570425
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA7479965
Registration Date and Time: 2019-05-02 13:18
Registered Owner: ALL CANADIAN INVESTMENT CORPORATION
INCORPORATION NO. BC0570425
Remarks: INTER ALIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

This is Exhibit "H" referred to in the
affidavit of Kyle Record
sworn before me at Vancouver
this 6 day of September, 2019

.....
A Commissioner for taking Affidavits
for British Columbia

JEREMY D. WEST
Barrister & Solicitor
WATSON GOEPEL LLP
1200 - 1075 W. Georgia Street
Vancouver, B.C. V6E 3C9
Tel: 604-688-1301 Fax: 604-688-8193

30

Status: Registered

Doc #: CA7479965

RCVD: 2019-05-02 RQST: 2019-09-06 10.10.15

FORM_B_V23

NEW WESTMINSTER LAND TITLE OFFICE

DECLARATION(S) ATTACHED
CA7479965LAND TITLE ACT
FORM B (Section 225)

May-02-2019 13:18:12.002

MORTGAGE - PART 1 Province of British Columbia

PAGE 1 OF 5 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Liam Charles
Oster NQUSVS

Digitally signed by Liam
Charles Oster NQUSVS
Date: 2019.05.02
12:09:58 -0700

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Watson Goepel LLP

Barristers & Solicitors

1200-1075 West Georgia Street

Vancouver

BC V6E 3C9

File No. 228558-0000

Tel: 604-688-1301

Document Fees: \$74.16

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

SEE SCHEDULE

STC? YES ☐

3. BORROWER(S) (MORTGAGOR(S)): (including postal address(es) and postal code(s))

ALTEZZA PROPERTIES LTD.

800 - 885 WEST GEORGIA STREET

VANCOUVER

V6C 3H1

BRITISH COLUMBIA

CANADA

Incorporation No

BC0942072

4. LENDER(S) (MORTGAGEE(S)): (including occupation(s), postal address(es) and postal code(s))

ALL CANADIAN INVESTMENT CORPORATION

825 Lakeshore Drive SW

Salmon Arm

CANADA

BRITISH COLUMBIA

V1E 1E4

Incorporation No

BC0570425

5. PAYMENT PROVISIONS:

(a) Principal Amount:

SEE SCHEDULE

(b) Interest Rate:

12% per annum

(c) Interest Adjustment

Date: N/A

Y

M

D

(d) Interest Calculation Period:

Quarterly

(e) Payment Dates:

N/A

(f) First Payment

Date: N/A

(g) Amount of each periodic payment:

N/A

(h) Interest Act (Canada) Statement.

The equivalent rate of interest calculated
half yearly not in advance
is N/A % per annum.

(i) Last Payment

Date: N/A

(j) Assignment of Rents which the
applicant wants registered ?YES ☐ NO ☒

If YES, page and paragraph number:

(k) Place of payment:

Postal Address In Item 4

(l) Balance Due

Date: On Demand

MORTGAGE – PART 1

PAGE 2 OF 5 PAGES

6. MORTGAGE contains floating charge on land ?
YES ☐ NO ☒

7. MORTGAGE secures a current or running account ?
YES ☒ NO ☐

8. INTEREST MORTGAGED:
Freehold ☒
Other (specify) ☐

9. MORTGAGE TERMS:

Part 2 of this mortgage consists of (select one only):

- (a) Prescribed Standard Mortgage Terms ☐
(b) Filed Standard Mortgage Terms ☒
(c) Express Mortgage Terms ☐

D F Number: MT000017

(annexed to this mortgage as Part 2)

A selection of (a) or (b) includes any additional or modified terms referred to in item 10 or in a schedule annexed to this mortgage.

10. ADDITIONAL OR MODIFIED TERMS:

SEE SCHEDULE

11. PRIOR ENCUMBRANCES PERMITTED BY LENDER:

Statutory Right of Way BB1757158, Covenant BB1331047, Covenant BB1331049, Easement BB1968549, Mortgage CA3465490 and Assignment of Rents CA3465491 in favour of North Shore Credit Union Inter Alia, Mortgage CA5842620 and Assignment of Rents CA5842621 in favour of Bancorp Growth Mortgage Fund II Ltd., Bancorp Balanced Mortgage Fund II Ltd. and Bancorp Financial Services Inc. Inter Alia

12. EXECUTION(S): This mortgage charges the Borrower's interest in the land mortgaged as security for payment of all money due and performance of all obligations in accordance with the mortgage terms referred to in item 9 and the Borrower(s) and every other signatory agree(s) to be bound by, and acknowledge(s) receipt of a true copy of, those terms.

Officer Signature(s)

KALEV ANNIKO

Barrister & Solicitor

1201-1030 West Georgia Street
Vancouver, BC, V6E 2Y3
604.642.6422

Execution Date		
Y	M	D
19	04	18

Borrower(s) Signature(s)

Altezza Properties Ltd. by its
authorized signatory:

Peter Censorio

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

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LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

PAGE 3 of 5 pages

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

KALEV ANNIKO
Barrister & Solicitor
1201-1030 West Georgia Street
Vancouver, BC, V6E 2Y3
604.642.6422

Y	M	D
19	04	18

COVENANTOR:

Peter Censorio

KALEV ANNIKO
Barrister & Solicitor
1201-1030 West Georgia Street
Vancouver, BC, V6E 2Y3
604.642.6422

19	04	18
----	----	----

Censorio Group (Agnes & Elliot)
Holdings Ltd., as covenantor, by its
authorized signatory:

Peter Censorio

KALEV ANNIKO
Barrister & Solicitor
1201-1030 West Georgia Street
Vancouver, BC, V6E 2Y3
604.642.6422

19	04	18
----	----	----

Altezza Development Ltd., as
covenantor, by its authorized signatory:

Peter Censorio

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

LAND TITLE ACT
FORM E

SCHEDULE

PAGE 4 OF 5 PAGES

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

**028-874-391 STRATA LOT 2 DISTRICT LOT 122 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS675**

STC? YES ☐

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

**028-874-382 STRATA LOT 1 DISTRICT LOT 122 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS675**

STC? YES ☐

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

STC? YES ☐

**LAND TITLE ACT
FORM E**

SCHEDULE

PAGE 5 OF 5 PAGES

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM, OR GENERAL INSTRUMENT FORM.

5. PAYMENT PROVISIONS

(a) PRINCIPAL AMOUNT

The amount of all debts, liabilities and obligations set out in Item 10 below.

10. ADDITIONAL OR MODIFIED TERMS

This mortgage is granted for valuable consideration (the receipt and sufficiency of which are hereby acknowledged by the Mortgagor and Covenantor(s)) as general and continuing security for all debts, liabilities and obligations, present or future, direct or indirect, absolute or contingent, matured or not, at any time owing or payable by the Mortgagor or any Covenantor (or either or any of them) to the Mortgagee in connection with:

- (a) the loan agreement between the Mortgagor, the Covenantor(s), and the Mortgagee dated April 14, 2010, as extended, renewed and modified from time to time, pursuant to which the Mortgagor has agreed to provide a registrable mortgage to the Mortgagee upon demand;
- (b) the covenantor agreement between the Covenantor Peter Censorio and the Mortgagee dated April 15, 2010 as extended, renewed and modified from time to time; and
- (c) the covenantor agreement and security agreement between the Covenantor Censorio Group (Agnes & Elliot) Holdings Ltd. and the Mortgagee dated September 30, 2012, as extended, renewed and modified from time to time; and
- (d) the loan restructuring agreement between the Mortgagor and others and the Mortgagee dated November 6, 2014, as extended, renewed and modified from time to time, pursuant to which the Mortgagor has agreed to provide a registrable mortgage to the Mortgagee upon demand,

all as may be more fully set out in the Filed Standard Mortgage Terms applicable to this Mortgage.

Status: Registered

Doc #: CA7479965

RCVD: 2019-05-02 RQST: 2019-09-06 10.10.15

FORM_DECGEN_V19

**LAND TITLE ACT
FORM DECLARATION**

Related Document Number: CA7479965

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that: you are a subscriber as defined by the Land Title Act, RSBC 1996, C.250, the original or where designated by the Director, a true copy of the supporting document is in your possession and that the summary of the material facts set out in this declaration accurately reflects the material facts set out in each supporting document and if a supporting document is evidenced by an imaged copy the material facts of the supporting document are set out in the imaged copy of it attached. Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the Land Title Act.

Liam Charles Oster NQUSVS	Digitally signed by Liam Charles Oster NQUSVS Date: 2019.05.21 10:49:41 -07'00'
---------------------------------	---

I, Liam Oster, Barrister & Solicitor, declare that:

1. I am the applicant of Mortgage No. CA7479965 over PIDs 028-874-391 and 028-874-382 which was submitted for registration at the New Westminster Land Title Office on May 2, 2019; and
2. I am submitting an Election and Authorization to accompany this Corrective Declaration as follows:

Land Title Act
(Section 216(2)(b))
ELECTION AND AUTHORIZATION
To: Registrar of Titles
Land Title District

Re: Application to Register Mortgage in Consequence of an Instrument Dated May 2, 2019 in which ALTEZZA PROPERTIES LTD. is the Mortgagor and ALL CANADIAN INVESTMENT CORPORATION is the Mortgagee in Respect of Lands Described as:

PID: 028-874-391
STRATA LOT 2 DISTRICT LOT 122 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN
EPS675

PID: 028-874-382
STRATA LOT 1 DISTRICT LOT 122 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN
EPS675

I, the undersigned, being the Applicant named in the above mentioned instrument

- a. elect to proceed to registration of Mortgage No. CA7479965 subject to the certificate of pending litigation registered under No. CA6734886; and
- b. authorize the registrar to register Mortgage No. CA7479965 claimed by me subject to the certificate of pending litigation.

Date: May 21, 2019

Liam Oster

NOTE:

A Declaration cannot be used to submit a request to the Registrar for the withdrawal of a document.

Fee Collected for Document: \$0.00

DECLARATION CONTINUED

PAGE 2 of 2 pages

I make this declaration and know it to be true based on personal information/reasonable belief.

Liam Oster

This is Exhibit "I" referred to in the
affidavit of Kyle Record
sworn before me at Vancouver
this 6 day of September, 2019

.....
A Commissioner for taking Affidavits
for British Columbia

JEREMY D. WEST
Barrister & Solicitor
WATSON GOEPEL LLP
1200 - 1075 W. Georgia Street
Vancouver, B.C. V6E 3C9
Tel: 604-688-1301 Fax: 604-688-8193

Record, Kyle

From: West, Jeremy
Sent: Tuesday, September 03, 2019 5:37 PM
To: 'Gregory Gehlen - Gehlen Dabbs Lawyers (gg@gdlaw.ca)'; 'Kalev Anniko'
Cc: Cochrane, Chelsey; 'John McEown (jm@mceownassociates.ca)'
Subject: FW: Hastings Counter Final-signed-signed.pdf
Attachments: Hastings Counter Final-signed-signed.pdf; ATT00001.htm

Importance: High

Good afternoon Greg and Kalev.

As you are likely aware, Peter has entered into a contract to sell the two Altezza properties. Attached is a copy of the contract which includes a 14 day subject to allow our client to seek approval to discharge the CPL/mortgage. We are in the process of preparing the application materials and require the following information. It is our intention to attach your response to an affidavit from our office and we would appreciate you providing it in the letter form.

We have also asked the agent to provide an affidavit dealing with the marketing endeavours and price. Given the timeframe for the removal of appreciate hearing from you by return.

1. Information regarding how the sale proceeds will be utilized including:
 - a. the amount of the first mortgage; and
 - b. the amount, if any, outstanding under the second mortgage in favor of Bancorp and how that amount has been calculated in light of the funds paid on the sale of the Beta properties;
2. your clients view on the sale price and why he accepted it.
3. Confirmation that your client has no interest, directly or indirectly, financially or otherwise in the purchaser, 110303 BC Ltd.

Property taxes

We understand that the monitor has been contacted by the City of Burnaby the regarding outstanding property taxes for the Altezza property and the Sperling property. We do not have the specific details but understand that no property taxes have been paid for a significant period of time.

This is extremely concerning to our client, particularly given that your client has been receiving rental income from the properties which should have been more than enough to service the mortgages. Please advise as a matter of urgency:

4. why the property taxes have not been paid;
5. the amount of rent which is being received for each of the properties and how it is being applied; and
6. what, if any, steps have been taken by the City of Burnaby to initiate a property tax sale.

As you will appreciate, this the matter of some urgency as will be contacting the court to try and arrange a hearing before Mr. justice Walker as soon as possible.

Yours

Jeremy D. West
 Partner, Watson Goepel LLP
 604 642 5684 (Office) | 604 688 8193 (Fax) | jwest@watsongoepel.com
 1200 – 1075 West Georgia St. Vancouver, BC V6E 3C9

Please cc my assistant Chelsey Cochrane on all correspondence: ccochrane@watsongoepel.com.

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OUR FILE No. 2653.1


Direct: 604.801.6003
Email: ka@gdlaw.ca

September 5, 2019

BY EMAIL: jwest@watsongoepel.com

Watson Goepel
1200 – 1075 West Georgia Street
Vancouver, BC V6E 3C9

Attention: Jeremy West

This is Exhibit "J" referred to in the
affidavit of Kyle Record
sworn before me at Vancouver
this 6 day of September, 2019

A Commissioner for taking Affidavits
for British Columbia

Dear Sirs/Mesdames:

Re: All Canadian Investment Corporation and Altezza Properties Ltd; Contract of Purchase and Sale for 4704 and 4712 Hastings Street (the "Property") to 1110303 BC Ltd. (the "Buyer")

We provide the following information respecting the above-noted transaction, as requested by you in your email to our office of the evening of September 3, 2019.

Mortgage Balances

1. Our client advises the amount owing on the first mortgage, registered against both parcels in the name of North Shore Credit Union, is estimated at \$1,720,000.
2. The amount owing on the second mortgage, registered against both parcels in the name of various Bancorp entities, is approximately \$75,000. However, as previously discussed with your office at the time of sale of the Beta Property in late June, the \$75,000 is counted against a \$200,000 reserve secured by the Bancorp mortgage, which reserve is being held as a means of funding completion of the Carleton Project. Should amounts from the reserve be required prior to the above-noted sale closing, the amount needed to payout the second mortgage could reach approximately \$200,000. Otherwise, the mortgage amount will remain approximately \$75,000.00.

Sale Price

3. With respect to the sale price of \$3.65 million, our client accepted the price, following negotiations, based on the current market, the advice of its realtor, and after seeking the input of the Monitor and your office. It is our clients' view that the sale price reflects the market price and that there is a real risk of market prices continuing to

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decline in the short term. We expect the realtor can provide more detail with respect to the basis for the opinion it communicated to our client.

No relationship to Buyer

4. We confirm our client has no connection or interest, directly or indirectly, in the Buyer.

Property Taxes

5. As you are aware, there are arrears of property taxes on the Altezza properties that are the subject of the above-noted sale, as well as on the Sperling Property, against which your client also has a mortgage. These property taxes have not been paid in full for the past several years because the revenues of the properties have been insufficient to do so, however they have been paid in part on an ongoing basis.

Our office has communicated this fact to you on several occasions, including Mr. Gehlen's email to you of November 30, 2018 and the cash flow statements provided to you on October 24, 2018. As explained, the properties' income has been insufficient to cover all expenses, and has been directed to more urgent payments than property taxes – for example, the monthly payments to Bancorp which have prevented that loan from going into foreclosure.

6. The monthly revenues from the Altezza properties currently total \$21,208.07, comprising rent, common area maintenance (which is scheduled for annual adjustment in October), and recoverable property tax. These revenues are currently being applied toward operating costs (\$4,238.68) and the first mortgage (\$11,968.00), with the balance of \$5,001.39 being paid toward property taxes.

Prior to the Beta property sale in late June, which substantially reduced the second (Bancorp) mortgage, payments were being made to that loan (for example, in the monthly amount of approximately \$3,597.15 as set out in the cash flow statements delivered to you last year). This resulted in only partial payments towards property tax, and the accrual of arrears which are set to be paid off upon closing of the above-noted sale.

7. The City of Burnaby has not currently taken any steps to initiate a property tax sale. Our client has been in contact with the City of Burnaby with respect to tax arrears, and has been advised that, generally, if the balance of 2017 property taxes (totaling \$34,345 for Altezza and \$38,341 for Sperling) are not paid by September 30, the City of Burnaby will be in a position to hold a tax sale, after which there would be one year to redeem, by paying the entire tax sale amount plus a 6.5% interest rate. However, the city has indicated they are prepared to take no steps and to wait for this sale to close to see the property taxes paid.

Sperling property taxes

8. The Sperling property is in a similar financial situation to Altezza, having directed the bulk of revenue towards the first and second mortgages, and making only partial payments towards property tax. The mortgages on the Altezza properties secure the same loans from the first and second lenders as do the mortgages on the Sperling property. For this reason, we propose that the outstanding property taxes of both Altezza and Sperling be paid out of the proceeds of the above-noted sale (totaling \$136,125.17 for the Altezza properties and \$145,409.46 for Sperling), in order to avoid any intervention by the city, or any unnecessary added fees, interest, or penalties. With the mortgages discharged on closing, Sperling will then be in a financial position to keep property taxes fully paid going forwards.

Should you have any additional questions, do not hesitate to follow up with our office.

Yours truly,

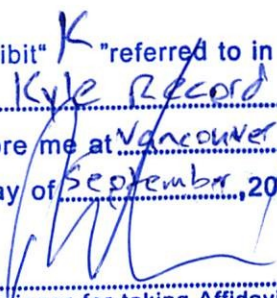
GEHLEN DABBS

Per:

Kalev A. Anniko

KA:

This is Exhibit "K" referred to in the
 affidavit of Kyle Record
 sworn before me at Vancouver
 this 6 day of September, 2019


 A Commissioner for taking Affidavits
 for British Columbia

LOAN STATEMENT

Altezza (Hastings & Beta)
1st Mortgage

Loan \$8,045,494.82
Rate 12%
Per Diem 2,645.0942

DATE	ADVANCES REPAYMENTS	PRINCIPAL	PRINCIPAL & INTEREST	INTEREST	INTEREST PAYMENT	INTEREST OWING
16-Feb-10	100,000.00	100,000.00	100,000.00			
31-Mar-10		100,000.00	101,413.70	1,413.70		1,413.70
30-Apr-10	2,200,000.00	2,300,000.00	2,302,400.00	986.30		2,400.00
30-Jun-10		2,300,000.00	2,300,000.00	46,126.03	48,526.03 -	0.00
30-Sep-10		2,300,000.00	2,300,000.00	69,567.12	69,567.12	0.00
31-Dec-10		2,300,000.00	2,369,567.12	69,567.12		69,567.12
3-Mar-11	50,000.00	2,350,000.00	2,466,449.32	46,882.19		116,449.32
20-Apr-11	20,000.00	2,370,000.00	2,523,534.25	37,084.93		153,534.25
6-May-11	150,000.00	2,520,000.00	2,686,001.10	12,466.85		166,001.10
25-May-11	53,000.00	2,573,000.00	2,754,742.47	15,741.37		181,742.47
16-Jun-11	723,419.86	3,296,419.86	3,496,772.52	18,610.19		200,352.66
30-Jun-11		3,296,419.86	3,511,945.08	15,172.56		215,525.22
4-Jul-11		3,296,419.86	3,216,280.10	4,335.02	300,000.00 -	80,139.76
16-Aug-11	500,000.00	3,796,419.86	3,762,881.54	46,601.44	-	33,538.32
7-Sep-11	250,000.00	4,046,419.86	4,040,340.58	27,459.04	-	6,079.28
22-Sep-11	382,000.00	4,428,419.86	4,442,295.53	19,954.95		13,875.67
30-Sep-11		4,428,419.86	4,428,419.86	11,647.35	25,523.02 -	0.00
15-Nov-11	1,260,419.86	3,168,000.00	3,234,972.26	66,972.27		66,972.26
29-Nov-11	401,964.00	3,569,964.00	3,651,517.74	14,581.48		81,553.74
19-Dec-11	450,000.00	4,019,964.00	4,124,991.48	23,473.74		105,027.48
25-Jan-12	450,000.00	4,469,964.00	4,623,891.86	48,900.38		153,927.86
27-Feb-12	315,000.00	4,784,964.00	4,987,387.91	48,496.05		202,423.91
26-Mar-12	85,022.00	4,869,986.00	5,116,457.80	44,047.89		246,471.80
30-Jun-12		4,869,986.00	5,270,162.56	153,704.76		400,176.56
15-Aug-12	200,000.00	5,069,986.00	5,543,812.76	73,650.20		473,826.76
30-Sep-12		5,069,986.00	5,620,487.62	76,674.86		550,501.62
12-Oct-12		5,069,986.00	5,340,489.75	20,002.14	300,000.00	270,503.75
28-Nov-12	150,000.00	5,219,986.00	5,568,831.46	78,341.70		348,845.46

5-Dec-12	300,000.00	5,519,986.00	5,880,844.57	12,013.12		360,858.57
21-Dec-12	200,000.00	5,719,986.00	6,109,881.21	29,036.64		389,895.21
11-Jan-13	50,000.00	5,769,986.00	6,199,372.62	39,491.41		429,386.62
22-Jan-13	50,000.00	5,819,986.00	6,270,239.42	20,866.80		450,253.42
1-Feb-13	50,000.00	5,869,986.00	6,339,373.62	19,134.20		469,387.62
14-Feb-13	30,000.00	5,899,986.00	6,394,461.78	25,088.16		494,475.78
27-Feb-13	40,000.00	5,939,986.00	6,459,678.16	25,216.38		519,692.16
14-Mar-13	460,000.00	6,399,986.00	6,948,971.24	29,293.08		548,985.24
27-Mar-13	50,000.00	6,449,986.00	7,026,324.61	27,353.36		576,338.61
15-Apr-13	65,000.00	6,514,986.00	7,131,614.93	40,290.32		616,628.93
30-Jun-13		6,514,986.00	7,294,400.33	162,785.40		779,414.33
30-Sep-13		6,514,986.00	7,491,456.35	197,056.01		976,470.35
30-Sep-13 Capitalize Interest	976,470.35	7,491,456.35	7,491,456.35	0.00	976,470.35 -	0.00
30-Sep-13 4719	140,906.62	7,350,549.73	7,350,549.73	0.00	-	0.00
Transfer to Agnes & 30-Sep-13 Elliot	316,189.92	7,034,359.81	7,034,359.81	0.00	-	0.00
Transfer to Hastings 30-Sep-13 6715	14.39	7,034,345.42	7,034,345.42	0.00	-	0.00
Transfer from Hastings 30-Sep-13 4227	2,300.00	7,036,645.42	7,036,645.42	0.00	-	0.00
10-Dec-13		7,036,645.42	7,010,747.46	164,252.65	190,150.61 -	25,897.96
30-Sep-14 Capitalize Interest	654,246.84	7,690,892.26	7,690,892.26	680,144.80	654,246.84 -	0.00
Transfer to Agnes & 2-Dec-14 Elliot	2,000,000.00	5,690,892.26	5,850,188.55	159,296.29		159,296.29
31-Dec-14		5,690,892.26	5,904,446.92	54,258.37		213,554.66
31-Mar-15		5,690,892.26	6,072,834.96	168,388.04		381,942.70
31-May-15		5,690,892.26	6,186,964.64	114,129.67		496,072.38
30-Sep-15 Capitalize Interest	724,331.73	6,415,223.99	6,415,223.99	228,259.35	724,331.73 -	0.00
31-Dec-15		6,415,223.99	6,609,262.54	194,038.56		194,038.55
30-Sep-16 Capitalize Interest	770,357.04	7,185,581.03	7,185,581.03	576,318.48	770,357.04 -	0.00
31-Dec-16		7,185,581.03	7,402,326.42	216,745.40		216,745.39
30-Sep-17 Capitalize Interest	859,913.79	8,045,494.82	8,045,494.82	643,168.40	859,913.79	0.00
31-Jan-18		8,045,494.82	8,369,952.48	324,457.66		324,457.66
31-Mar-18		8,045,494.82	8,525,586.64	155,634.16		480,091.82
30-Jun-18		8,045,494.82	8,765,632.56	240,045.91		720,137.74
30-Sep-18		8,045,494.82	9,008,316.33	242,683.78		962,821.51
31-Dec-18		8,045,494.82	9,251,000.11	242,683.78		1,205,505.29
31-Mar-19		8,045,494.82	9,488,408.16	237,408.04		1,442,913.34
30-Jun-19		8,045,494.82	9,728,454.07	240,045.91		1,682,959.25
23-Aug-19		8,045,494.82	9,870,898.89	142,444.83		1,825,404.07

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