

This is the 2nd Affidavit of
Kang Yu Canning Zou in this case
and was made on December 12, 2023



No H230802
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN

BANK OF MONTREAL

PETITIONER

AND

HARO-THURLOW STREET PROJECT LIMITED PARTNERSHIP,
HARO AND THURLOW GP LTD., HARLOW HOLDINGS LTD.,
1104227 B.C. LTD., CLOUDBREAK HOLDINGS LTD.,
CM (CANADA) ASSET MANAGEMENT CO. LTD.,
FORSEED HARO HOLDINGS LTD., 1115830 B.C. LTD.,
TERRAPOINT DEVELOPMENTS LTD., KANG YU ZOU,
WEI DONG, WEI ZOU, XIA YU and
TREASURE BAY HK LIMITED

RESPONDENTS

AFFIDAVIT

I, Kang Yu Canning Zou, of 1200 – 1021 West Hastings Street, Vancouver, British Columbia,
MAKE OATH AND SAY AS FOLLOWS:

1. I am a director of the following entities, each of which is a respondent in this proceeding, namely, Haro and Thurlow GP Ltd. (“**HT GP**”), which is the general partner of Haro-Thurlow Street Project Limited Partnership (“**HT LP**”), Harlow Holdings Ltd. (“**Harlow Holdings**” and, with HT LP and HT GP, the “**Borrowers**”), 1104227 B.C. Ltd. (“**1104**”), Cloudbreak Holdings Ltd. (“**Cloudbreak**”), CM (Canada) Asset Management Co. Ltd. (“**CM**”) and 1115830 B.C. Ltd. (“**1115**”, and with 1104, Cloudbreak and CM, the “**CM Guarantors**”). I am also named personally as a respondent. As such, I have personal knowledge of the matters herein after deposed to, except where stated to be on information from an informant, in which case because of my belief in the voracity of the informant I identify, I believe both the information and the resulting statement I make to be true.

This is Exhibit " A " referred to in the
Affidavit of KANG TU CANINE 200
sworn (or affirmed) before me at

Vancouver, B.C.
this 12 day of December 2023.



A Commissioner/Notary Public for the
Province of British Columbia

TITLE SEARCH PRINT

2023-12-07, 16:08:53

2

File Reference:

Requestor: Andrew Li

Declared Value \$10500000

****CURRENT AND CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CA5839783
From Title Number	CA5171666
Application Received	2017-02-27
Application Entered	2017-03-08
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	WEI DONG, BANK CLERK 1690 ROXBURGH CRESCENT VANCOUVER, BC V6M 1G9
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	010-994-327
Legal Description:	LOT 1 BLOCK 889 DISTRICT LOT 526 PLAN 6011
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	BB826183
Registration Date and Time:	2008-01-25 14:59
Registered Owner:	ROYAL BANK OF CANADA
Cancelled By:	CA5891944
Cancelled Date:	2017-03-27
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

2023-12-07, 16:08:53

File Reference:

Requestor: Andrew Li

Declared Value \$10500000

Corrections

NONE

This is Exhibit " B ." referred to in the
 Affidavit of KANG YU CANDIUG 200.
 sworn (or affirmed) before me at
Vancouver B.C.
 this 12 day of December 2023.

[Signature]
 A Commissioner/Notary Public for the
 Province of British Columbia

This is Exhibit "C" referred to in the
Affidavit of Karla Yu Carranza et al.
sworn (or affirmed) before me at
Vancouver B.C.
this 12 day of December 2023.

[Signature]
A Commissioner/Notary Public for the
Province of British Columbia

TITLE SEARCH PRINT

2023-12-07, 16:07:45

Requestor: Andrew Li

File Reference:

Declared Value \$17288000

****CURRENT AND CANCELLED INFORMATION SHOWN****

Land Title District VANCOUVER
Land Title Office VANCOUVER

Title Number CA6818959
From Title Number CA4737938

Application Received 2018-05-25

Application Entered 2018-06-01

Registered Owner in Fee Simple
Registered Owner/Mailing Address: KANG YU ZOU, BUSINESS PERSON
WEI ZOU, SELF-EMPLOYED
1833 WEST 17TH AVENUE
VANCOUVER, BC
V6J 2M9
AS JOINT TENANTS

Taxation Authority Vancouver, City of

Description of Land
Parcel Identifier: 008-915-008
Legal Description:
LOT 27 BLOCK 4 DISTRICT LOT 140 PLAN 6583

Legal Notations
NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA6818960
FILED 2018-05-25

SUBJECT TO PROVISOS, SEE CROWN GRANT 169917L

Charges, Liens and Interests

Nature: COVENANT
Registration Number: BJ177970
Registration Date and Time: 1995-06-19 13:11
Registered Owner: CITY OF VANCOUVER
Remarks: SECTION 215, LTA
Cancelled By: CA9010707
Cancelled Date: 2021-05-17

TITLE SEARCH PRINT

2023-12-07, 16:07:45

File Reference:

Requestor: Andrew Li

Declared Value \$17288000

Nature: STATUTORY RIGHT OF WAY
 Registration Number: BJ177971
 Registration Date and Time: 1995-06-19 13:11
 Registered Owner: CITY OF VANCOUVER
Cancelled By: CA9010708
Cancelled Date: 2021-05-17

Nature: EQUITABLE INTEREST
 Registration Number: BJ177972
 Registration Date and Time: 1995-06-19 13:11
 Registered Owner: CITY OF VANCOUVER
Cancelled By: CA9010709
Cancelled Date: 2021-05-17

Nature: MORTGAGE
 Registration Number: CA4737939
 Registration Date and Time: 2015-10-13 13:38
 Registered Owner: THE TORONTO-DOMINION BANK
Cancelled By: CA6906101
Cancelled Date: 2018-07-03

Nature: MORTGAGE
 Registration Number: CA7756881
 Registration Date and Time: 2019-09-19 10:28
 Registered Owner: BANK OF MONTREAL

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA7756882
 Registration Date and Time: 2019-09-19 10:28
 Registered Owner: BANK OF MONTREAL

Nature: CLAIM OF BUILDERS LIEN
 Registration Number: CA9684654
 Registration Date and Time: 2022-01-31 15:46
 Registered Owner: G BAAZ TRUCKING LTD.
Cancelled By: CA9854028
Cancelled Date: 2022-04-13

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

File Reference:

Declared Value \$17288000

2023-12-07, 16:07:45

Requestor: Andrew Li

Corrections

NONE

This is Exhibit " D " referred to in the
Affidavit of KANG YU CHANG 2011
sworn (or affirmed) before me at
Vancouver, B.C.
this 12 day of December 2022.

[Signature]
A Commissioner/Notary Public for the
Province of British Columbia

Disclaimer

This information is obtained from various sources and is determined as of the specific dates set out in the Assessment Act. As a result, BC Assessment cannot warrant that it is current or accurate, and provides it for your convenience only. Use of this information without verification from original sources is at your own risk.

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Report Date: Dec 07, 2023 **Report Time:** 04:08:17 PM
Folio: **For:** PC51012

Roll Year: 2023 **Roll Number:** 001-635-019-38-0000
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 001 - Point Grey
Property Address: 4770 DRUMMOND DR VANCOUVER BC V6T 1B4

Owner Name: KANG YU ZOU/WEI **# of Owners:** 2
ZOU
Owner Address: 1833 17TH AVE W VANCOUVER BC V6J 2M8

Document No: CA6818959
PID: 008-915-008
Legal Description: LOT 27, BLOCK 4, PLAN VAP6583, DISTRICT LOT 140, NEW WESTMINSTER LAND DISTRICT

2023 Value

Property Class	Land	Improvement	
Residential	\$10511000	\$170000	
			Total Actual Value:
			\$10681000

2022 Value

Property Class	Land	Improvement	
Residential	\$10364000	\$1991000	
			Total Actual Value:
			\$12355000

2021 Value

Property Class	Land	Improvement	
Residential	\$9861000	\$2835000	
			Total Actual Value:
			\$12696000

Manual Class: 0187 - 2 STY SFD - After 1990 - Custom
Actual Use: 000 - Single Family Dwelling
Tenure: 01 - Crown-Granted
ALR:
Land Dimension: .875 **Land Dimension Type:** Acres

Sales:

Number	Description
#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 May 2018. This was a CASH sale and the price was 17,288,000. The document # was CA6818959.
#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 13 Oct 2015. This was a CASH sale and the price was 14,850,000. The document # was CA4737938.
#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 29 Dec 2003. This was a CASH sale and the price was 3,300,000. The document # was BV539347.
#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 31 Jan 1995. This was a CASH sale and the price was 3,050,000. The document # was BJ32010.
#5	A SINGLE PROPERTY, IMPROVED SALE occurred on 20 May 1993. This was a CASH sale and the price was 2,880,000. The document # was BG169676.
#6	A SINGLE PROPERTY, IMPROVED SALE occurred on 02 Nov 1987. This was a CASH sale and the price was 775,000. The document # was R113123.

Additional Owners:

No Additional Owners

Associated PIDs:

This is Exhibit "E." referred to in the Affidavit of KORLA YU (AKN204 200 sworn (or affirmed) before me at

Vancouver B.C. this 12 day of December 2027.

[Signature]

A Commissioner/Notary Public for the Province of British Columbia

MORTGAGE - PART 1 Province of British Columbia

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.

Laura June Marie Smith IFIK71	Digitally signed by Laura June Marie Smith IFIK71 Date: 2019.09.19 09:42:23 -07'00'
-------------------------------------	----------------------------------------------------------------------------------------------

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

Christie Smith, Paralegal of Fasken Martineau DuMoulin LLP

Barrister and Solicitor
 2900 - 550 Burrard Street
 Vancouver BC V6C 0A3
 Document Fees: \$148.32

Phone No. 604.631.3131
 Client No. 11565
 File No. 314716.1

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID] [legal description]
008-915-008 LOT 27 BLOCK 4 DISTRICT LOT 140 PLAN 6583

STC? YES

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

KANG YU ZOU
WEI ZOU
 1833 WEST 17TH AVENUE
 VANCOUVER BRITISH COLUMBIA
AS JOINT TENANTS V6J 2M9 CANADA

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

BANK OF MONTREAL
 A Canadian Chartered Bank, having a Branch and Postal Address of
 9th Floor, 595 Burrard Street
 Vancouver BRITISH COLUMBIA
 CANADA V7X 1L7

5. PAYMENT PROVISIONS:

(a) Principal Amount: \$7,500,000.00	(b) Interest Rate: PLoC Rate plus/minus -2.500% per annum	(c) Interest Adjustment Date: N/A	Y	M	D
(d) Interest Calculation Period: MONTHLY	(e) Payment Dates: N/A	(f) First Payment Date: N/A			
(g) Amount of each periodic payment: N/A	(h) <i>Interest Act</i> (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 <input checked="" type="checkbox"/> NO <input type="checkbox"/> If YES, page and paragraph number: MT940005, Paragraph 9.04	(k) Place of payment: POSTAL ADDRESS IN ITEM 4	(l) Balance Due Date: ON DEMAND			

6. MORTGAGE contains floating charge on land ?
YES NO

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

8. INTEREST MORTGAGED:
Fee Simple
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: MT940005
(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:

N/A

11. PRIOR ENCUMBRANCES PERMITTED BY LENDER:

Covenant BJ177970
Statutory Right of Way BJ177971
Equitable Interest BJ177972

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)

Brandon Yuan-Sheng Chu
Barrister & Solicitor of Ontario
Unit 11E Building C
Jin-Yuan-Shi-Dai Commercial Centre
Haidian, Beijing, China 100097
86-10-8886-1666

Execution Date

Y	M	D
19	08	23

Borrower(s) Signature(s)

WEI ZOU

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.

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

Carmine Boskovich

Barrister & Solicitor

Fasken Martineau DuMoulin LLP
2900 - 550 Burrard Street
Vancouver, BC V6C 0A3
604-631-4831

Y	M	D
19	08	07

KANG YU ZOU

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.