



This is the 4th affidavit
of Ashley Kumar in this case
and was made on June 26, 2026

No. S-240493
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

FOX ISLAND DEVELOPMENT LTD. AND ADVANCED VENTURE
HOLDING CO., LTD.

PETITIONERS

AND:

KENSINGTON UNION BAY PROPERTIES NOMINEE LTD. (FORMERLY
KNOWN AS 34083 YUKON INC.), KENSINGTON UNION BAY
PROPERTIES LIMITED PARTNERSHIP, KENSINGTON UNION BAY
PROPERTIES GP LTD., INTERNATIONAL TRADE CENTRE
PROPERTIES LTD., SUNWINS ENTERPRISE LTD., MO YEUNG CHING
also known as MICHAEL CHING, MO YEUNG PROPERTIES LTD., SFT
DIGITAL HOLDINGS 30 LTD., HOTEL VERSANTE LTD., BEEM CREDIT
UNION, MORTEQ LENDING CORP., CHUN YU LIU, 1307510 B.C. LTD.,
JEFFREY RAUCH, RCC HOLDINGS LTD. AND HEUNG KEI SUNG

RESPONDENTS

AFFIDAVIT

I, Ashley Kumar, Legal Assistant of Suite 2700 - 1133 Melville Street, Vancouver, British
Columbia, MAKE OATH AND SAY AS FOLLOWS:

1. I am an employee of the firm of DLA Piper (Canada) LLP, solicitor for the Applicant,
1483610 B.C. Ltd., in this action. I have personal knowledge of the facts and matters

hereinafter deposed to in this Affidavit, except where they are stated to be made upon information and belief and where so stated I verily believe them to be true.

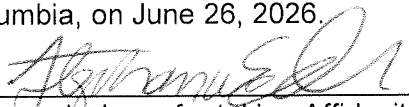
2. Attached and marked as **Exhibit "A"** is a true copy of a letter correspondence from Real Estate Management & Investment ("REMI") to MacDonald Commercial Real Estate Services Ltd..
3. Attached and marked as **Exhibit "B"** is a true copy of a letter correspondence from REMI to Citybase Management Ltd. ("**Citybase**") dated June 10, 2026.
4. Attached and marked as **Exhibit "C"** is a true copy of an email chain between REMI and Citybase commencing on June 18, 2026, along with its attachment.
5. Attached and marked as **Exhibit "D"** is a true copy certificate of title obtained on February 25, 2026, in respect of the lands legally described as:

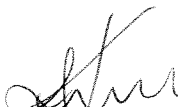
PID: 029-611-598

Lot 1 Section 21 Block 5 North Range 6 West New Westminster District

Plan EPP37734 Except Air Space Plan EPP7.

SWORN BEFORE ME at Vancouver, British Columbia, on June 26, 2026.


A Commissioner for taking Affidavits for British Columbia.


ASHLEY KUMAR

Stephanie Ovens
Barrister & Solicitor
DLA Piper (Canada) LLP
1133 Melville Street, Suite 2700
Vancouver, BC V6E 4E5
604.687.9444

This is **Exhibit "A"** referred to in the 4th
Affidavit of Ashley Kumar sworn before me
at Vancouver, British Columbia, on this
76, day of June, 2026.



A Commissioner for taking Affidavits for
British Columbia



REMI

REAL ESTATE MANAGEMENT
SOLUTIONS

Unit 202, 2047 199 Street - Langley BC V2Y 0E2 www.remirealty.ca

T 604.510-9944 F 604.510-9943 Fraser Valley T 855.510-9944

Via email: hbhatti@macdonaldpm.com

MacDonald Commercial Real Estate Services Ltd.
1827 West 5th Avenue,
Vancouver BC V6J 1P5

Attention: Harvir Bhatti

Dear Harvir,

RE: Removal of Foodstuffs from Cooler and Freezer on P5 of Remainder

We are writing on behalf of the Remainder Owner, Strata Plan EPP37734 – International Trade Center.

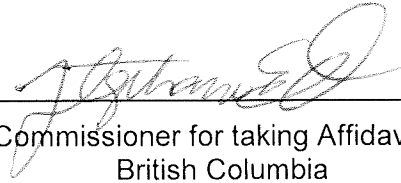
This letter is served upon you as formal notice of the requirement to remove all the foodstuff from the freezer in room P509 (north side) and the cooler in the service room (south side). We are giving until May 30th, 2026 to do so or it will be removed for you.

Note that room P509 is described as the commercial boiler room in the strata plan however it is currently housing a large walk-in freezer.

Sincerely,
REMI Realty Inc.
Agent of The Owners, Strata Plan EPP37734

Trevor Bock
Strata Manager

This is **Exhibit "B"** referred to in the 4th
Affidavit of Ashley Kumar sworn before me
at Vancouver, British Columbia, on this
26, day of June, 2026.

A handwritten signature in cursive script, appearing to read "J. [unclear] [unclear]", is written over a horizontal line.

A Commissioner for taking Affidavits for
British Columbia



REMI

REAL ESTATE MANAGEMENT
INCORPORATED

Unit 207, 2047 129 Street, Surrey, BC V2Y 0E2 www.remirealty.ca
 Tel: 604-510-9944 Fax: 604-510-9943 Fraser Valley Tel: 603-510-9944

Via email: rickytam@citybase.ca

June 10th, 2026

Citybase Management Ltd.
 #1410 - 1200 W 73rd Avenue
 Vancouver, BC V6P 6G5

Attention: Ricky Tam

Dear Ricky,

RE: Removal of foodstuff from cooler and freezer on P5 of Remainder

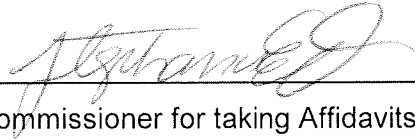
We are writing on behalf of the Remainder Owner, Strata Plan, EPP37734 – International Trade Center.

This letter is served upon you as formal notice of the requirement to provide the lease agreement with the previous owner or remove all foodstuff from the freezer in room P509 (North Side) and the cooler in the service room (South Side). We are giving until June 17th, 2026, to comply, after which time the locks will be cut and the foodstuff removed.

Sincerely,
REMI Realty Inc.
 Agent of The Owners, Strata Plan EPP37734

Trevor Bock
 Strata Manager

This is **Exhibit " C "** referred to in the 4th
Affidavit of Ashley Kumar sworn before me
at Vancouver, British Columbia, on this
26, day of June, 2026.

A handwritten signature in cursive script, appearing to read "Alghamir", is written over a horizontal line.

A Commissioner for taking Affidavits for
British Columbia

Mersich, Anthony

From: Pushpinder Riat <pushpinder.riat@versantehotel.com>
Sent: Monday, June 22, 2026 2:55 PM
To: su.cedarmanagement
Subject: FW: Club & ITC p5 fridge & freezer lease agreement

Importance: High

FYI:

From: ITCRemainder@remirealty.ca
Sent: June 22, 2026 1:48 PM
To: Pushpinder Riat
Subject: FW: Club & ITC p5 fridge & freezer lease agreement
Importance: High

Hi Pushpinder,

Just wanted to double check that the hotel doesn't know anything about this. We also can't access the P509 Freezer Room and neither can CityBase. We also can't access S102 which is the southern bike room, that's currently being used for storage.

Thanks,



Trevor Bock (he/him) | Strata Manager
REMI Realty Inc.
Burnaby | Langley
Head Office: Unit 202, 8047 – 199 Street, Langley B.C.
V2Y 0E2
T: 604-530-9944 | Toll-Free: 1-855-530-9944
www.remirealty.ca

From: Ricky Tam <rickytam@citybase.ca>
Sent: June 22, 2026 1:41 PM
To: ITCRemainder@remirealty.ca
Cc: Yoyo Chiu <yoyochiu@citybase.ca>; Management <management@itcrichmond.com>
Subject: Re: Club & ITC p5 fridge & freezer lease agreement
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Trevor,

I hope you had a good weekend.

Further to our correspondence dated June 18, we note that you confirmed the proposed lock-cutting action had been placed on hold. However, we have since been informed that the lock has now been changed.

Could you please confirm whether your contractor or trade changed the lock? If so, we request that the keys be provided to the occupant to ensure their continued access and use of the space. You may contact Douglas directly to arrange for key handover or to facilitate access at your earliest convenience.

Your prompt clarification and response would be greatly appreciated.

Cheers,

Best regards,

Ricky Tam

MBA, BArch, PMP

Senior Strata Manager

Citybase Management Ltd.

#1410 - 1200 W 73rd Avenue, Vancouver BC, V6P 6G5

Tel: 604-708-8998 Fax: 604-708-9982

Website: www.citybase.ca Email: rickytam@citybase.ca

This email and any attachments are intended only for the named recipient and may contain confidential and/or privileged material. Any unauthorized copying, dissemination or other use by a person other than the named recipient of this communication is prohibited. If you received this in error or are not named as a recipient, please notify the sender and destroy all copies of this email immediately.

** Note: Please check your spam folder periodically to ensure no important messages were accidentally filtered **

From: ITCRemainder@remirealty.ca <ITCRemainder@remirealty.ca>

Sent: Thursday, June 18, 2026 2:51 PM

To: Ricky Tam <rickytam@citybase.ca>

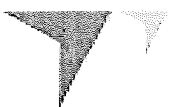
Cc: Yoyo Chiu <yoyochiu@citybase.ca>; ITCRemainder@remirealty.ca <ITCRemainder@remirealty.ca>

Subject: RE: Club & ITC p5 fridge & freezer lease agreement

Hi Ricky,

Thanks for the information. We will hold off on doing anything with the freezer and cooler until we can review this.

Regards,



Trevor Bock (he/him) | Strata Manager
REMI Realty Inc.
Burnaby | Langley
Head Office: Unit 202, 8047 – 199 Street, Langley B.C.
 V2Y 0E2
 T: 604-530-9944 | Toll-Free: 1-855-530-9944
www.remirealty.ca



From: Ricky Tam <rickytam@citybase.ca>
Sent: June 18, 2026 2:36 PM
To: ITCRemainder@remirealty.ca
Cc: Yoyo Chiu <yoyochiu@citybase.ca>
Subject: Club & ITC p5 fridge & freezer lease agreement
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Trevor,

We have finally been able to reach the owner, and they have provided the attached lease agreement regarding the use of the fridge and freezer room.

In light of this information, please suspend any actions related to the removal of the lock and any belongings stored within the room until further review.

Cheers,

Best regards,

Ricky Tam
 MBA, BArch, PMP
 Senior Strata Manager
Citybase Management Ltd.
 #1410 - 1200 W 73rd Avenue, Vancouver BC, V6P 6G5
 Tel: 604-708-8998 Fax: 604-708-9982
 Website: www.citybase.ca Email: rickytam@citybase.ca

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**** Note: Please check your spam folder periodically to ensure no important messages were accidentally filtered ****

COMMERCIAL LEASE AGREEMENT

(Walk-In Cooler & Freezer Conversion)

Effective Date: January 1, 2021

1. PARTIES

Landlord: International Trade Centre Properties Ltd. ("Landlord")

Tenant: Club Versante Management Ltd. ("Tenant")

2. PREMISES

Rooms P503 (Service Room) and P509 (Commercial Boiler Room) located on P5 of the International Trade Centre, 8477 Bridgeport Road, Richmond, BC, as shown on Drawing A-2.05 (Level 5, Rev. 18) prepared by GBL Architects Inc., attached hereto as Schedule "A" (the "Premises").

Landlord confirms that as of the Commencement Date, Room P503 and P509 were vacant and not housing active boiler or mechanical systems.

3. TERM

The term of this Lease is fifteen (15) years commencing January 1, 2021 and expiring December 31, 2035.

4. RENT

Tenant shall pay nominal rent of \$1.00 per year.

In consideration of the rent-free use of the Premises, Tenant shall invest approximately CAD \$200,000 in tenant improvements ("TI Work") to convert the Premises into one (1) walk-in cooler and one (1) walk-in

freezer, including installation of all refrigeration equipment, panels, compressors, mechanical systems and associated infrastructure at Tenant's sole cost.

5. OWNERSHIP OF IMPROVEMENTS

All installed improvements and refrigeration equipment shall remain under Tenant's operational control during the Term. Upon expiration of the Term (unless renewed), all such improvements and equipment shall automatically vest in and become the property of Landlord without compensation to Tenant.

6. USE

The Premises shall be used solely for commercial food storage.

7. PERMITS & COMPLIANCE

Tenant shall obtain all necessary municipal permits and approvals, comply with Building Code and Fire Code requirements, and bear all construction and compliance costs.

8. MAINTENANCE & UTILITIES

Tenant shall maintain all refrigeration systems, pay all utilities relating to operation, and maintain appropriate insurance coverage.

9. EARLY TERMINATION BY LANDLORD

If Landlord terminates this Lease prior to December 31, 2035 (other than due to Tenant default), Landlord shall pay Tenant CAD \$200,000 representing Tenant's TI investment. Such payment must be made prior to termination taking effect.

10. NO EARLY TERMINATION BY TENANT

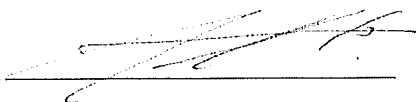
Tenant shall not terminate this Lease prior to expiry without Landlord's written consent.

11. RENEWAL DISCUSSION

In the fourteenth (14th) year of the Term, the parties agree to negotiate in good faith regarding renewal terms and rental rates. This clause does not create an automatic right of renewal.

SIGNATURES

Landlord: International Trade Centre Properties Ltd.

Authorized Signatory: 

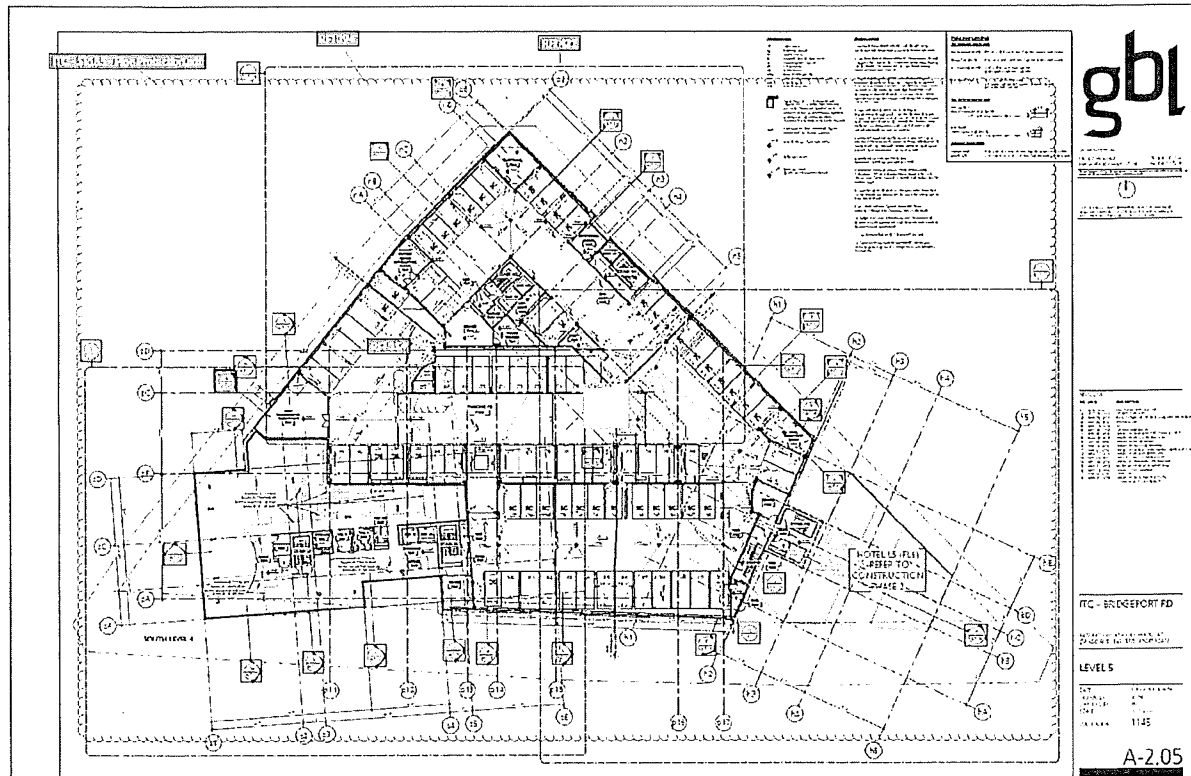
Date: Jan. 1. 2021

Tenant: Club Versante Management Ltd.

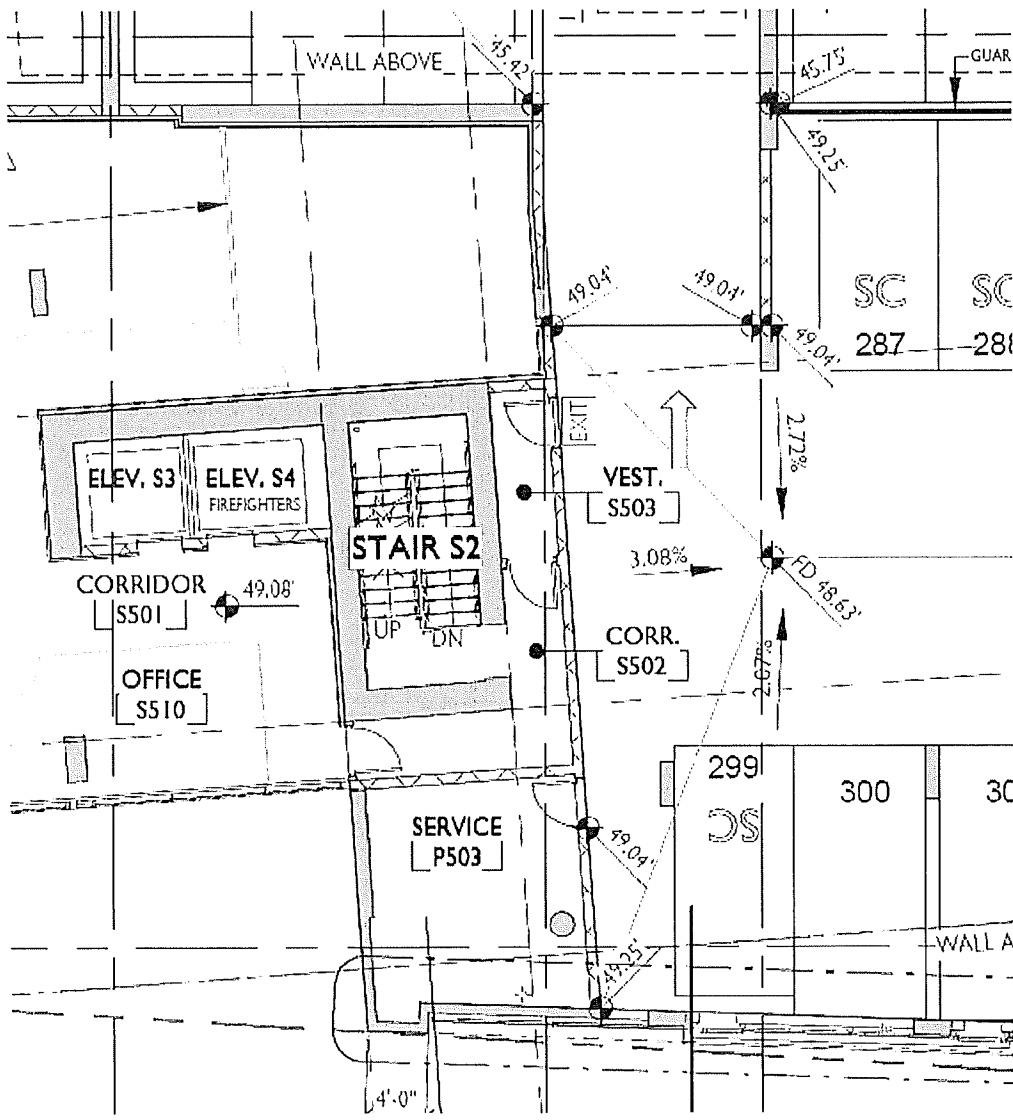
Authorized Signatory: Chung Lin Ching

Date: Jan 1, 2021

Schedule A

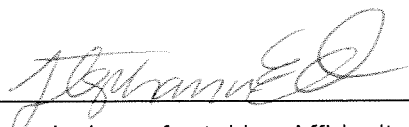


Chung Lin Ching



Chung Lin Ching

This is **Exhibit "D"** referred to in the 4th
Affidavit of Ashley Kumar sworn before me
at Vancouver, British Columbia, on this
26, day of June, 2026.

A handwritten signature in black ink, appearing to read "J. G. [unclear]", written over a horizontal line.

A Commissioner for taking Affidavits for
British Columbia

TITLE SEARCH PRINT

File Reference: 117708-00001

2026-02-25, 12:30:24

Requestor: Jennifer Trump

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

Title Issued Under	SECTION 98 LAND TITLE ACT
Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	BB3057826
From Title Number	CA4521075
Application Received	2019-05-29
Application Entered	2019-05-29
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	INTERNATIONAL TRADE CENTER PROPERTIES LTD., INC.NO. BC0909412 SUITE 500 - NORTH TOWER, 5811 COONEY ROAD RICHMOND, BC V6X 3M1
Taxation Authority	Richmond, City of
Description of Land	
Parcel Identifier:	029-611-598
Legal Description:	LOT 1 SECTION 21 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN EPP37734 EXCEPT AIR SPACE PLAN EPP73985
Legal Notations	
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE CA4675411	
HERETO IS ANNEXED EASEMENT CA7519726 OVER AIR SPACE PARCEL 1 AIR SPACE PLAN EPP73985	
HERETO IS ANNEXED EASEMENT CA7519729 OVER AIR SPACE PARCEL 2 AIR SPACE PLAN EPP73985	
HERETO IS ANNEXED EASEMENT CA7519732 OVER AIR SPACE PARCEL 3 AIR SPACE PLAN EPP73985	

TITLE SEARCH PRINT

File Reference: 117708-00001

2026-02-25, 12:30:24

Requestor: Jennifer Trump

HERETO IS ANNEXED EASEMENT CA7519735 OVER AIR SPACE PARCEL 4 AIR SPACE
PLAN EPP73985

HERETO IS ANNEXED EASEMENT CA7519738 OVER AIR SPACE PARCEL 5 AIR SPACE
PLAN EPP73985

HERETO IS ANNEXED EASEMENT CA7519744 OVER AIR SPACE PARCEL 3 AIR SPACE
PLAN EPP73985

HERETO IS ANNEXED EASEMENT CA7519753 OVER AIR SPACE PARCEL 1 AIR SPACE
PLAN EPP73985

HERETO IS ANNEXED EASEMENT CA7519756 OVER AIR SPACE PARCEL 2 AIR SPACE
PLAN EPP73985

HERETO IS ANNEXED EASEMENT CA7519759 OVER AIR SPACE PARCEL 3 AIR SPACE
PLAN EPP73985

HERETO IS ANNEXED EASEMENT CA7519762 OVER AIR SPACE PARCEL 4 AIR SPACE
PLAN EPP73985

HERETO IS ANNEXED EASEMENT CA7519765 OVER AIR SPACE PARCEL 5 AIR SPACE
PLAN EPP73985

HERETO IS ANNEXED EASEMENT CA7519771 OVER AIR SPACE PARCEL 1 AIR SPACE
PLAN EPP73985

HERETO IS ANNEXED EASEMENT CA7519774 OVER AIR SPACE PARCEL 2 AIR SPACE
PLAN EPP73985

HERETO IS ANNEXED EASEMENT CA7519777 OVER AIR SPACE PARCEL 3 AIR SPACE
PLAN EPP73985

HERETO IS ANNEXED EASEMENT CA7519780 OVER AIR SPACE PARCEL 4 AIR SPACE
PLAN EPP73985

HERETO IS ANNEXED EASEMENT CA7519783 OVER AIR SPACE PARCEL 5 AIR SPACE
PLAN EPP73985

ZONING REGULATION AND PLAN UNDER
THE AERONAUTICS ACT (CANADA)
FILED 10.2.1981 UNDER NO. T17084
PLAN NO. 61216

TITLE SEARCH PRINT

File Reference: 117708-00001

2026-02-25, 12:30:24

Requestor: Jennifer Trump

Charges, Liens and Interests

Nature: STATUTORY RIGHT OF WAY
Registration Number: BT115254
Registration Date and Time: 2002-04-10 09:12
Registered Owner: TELUS COMMUNICATIONS INC.
INCORPORATION NO. A55547
Remarks: INTER ALIA
PART FORMERLY LOT 215 PLAN 35992 EXCEPT
PLAN LMP52694

Nature: COVENANT
Registration Number: CA4521086
Registration Date and Time: 2015-07-08 16:29
Registered Owner: CITY OF RICHMOND
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4521087
Registration Date and Time: 2015-07-08 16:29
Registered Owner: CITY OF RICHMOND
Remarks: INTER ALIA
PART SHOWN HATCHED ON PLAN EPP37735

Nature: COVENANT
Registration Number: CA4521090
Registration Date and Time: 2015-07-08 16:29
Registered Owner: CITY OF RICHMOND
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4521091
Registration Date and Time: 2015-07-08 16:29
Registered Owner: VANCOUVER AIRPORT AUTHORITY
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4521094
Registration Date and Time: 2015-07-08 16:29
Registered Owner: CITY OF RICHMOND
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA4521096
Registration Date and Time: 2015-07-08 16:29
Registered Owner: CITY OF RICHMOND
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 117708-00001

2026-02-25, 12:30:24

Requestor: Jennifer Trump

Nature: COVENANT
Registration Number: CA4521098
Registration Date and Time: 2015-07-08 16:29
Registered Owner: CITY OF RICHMOND
Remarks: INTER ALIA

Nature: UNDERSURFACE AND OTHER EXC & RES
Registration Number: BB4082797
Registration Date and Time: 2015-07-14 10:42
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: INTER ALIA
SECTION 50 LAND ACT, SE CA4521070 AND SECTION 35
COMMUNITY CHARTER
RIGHT OF RESUMPTION CANCELLED, SEE CA4534004
PART FORMERLY PLAN EPP35118

Nature: COVENANT
Registration Number: CA4534005
Registration Date and Time: 2015-07-14 17:09
Registered Owner: CITY OF RICHMOND
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4534006
Registration Date and Time: 2015-07-14 17:09
Registered Owner: CITY OF RICHMOND
Remarks: INTER ALIA
PART SHOWN BOLD ON PLAN EPP37735
MODIFIED BY CA6375693

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4956045
Registration Date and Time: 2016-01-28 15:22
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4958591
Registration Date and Time: 2016-01-29 11:05
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4958592
Registration Date and Time: 2016-01-29 11:05
Registered Owner: TELUS COMMUNICATIONS INC.
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 117708-00001

2026-02-25, 12:30:24

Requestor: Jennifer Trump

Nature: COVENANT
 Registration Number: CA5952698
 Registration Date and Time: 2017-04-26 14:47
 Registered Owner: CITY OF RICHMOND
 Remarks: INTER ALIA

Nature: COVENANT
 Registration Number: CA6153362
 Registration Date and Time: 2017-07-18 12:03
 Registered Owner: CITY OF RICHMOND
 Remarks: INTER ALIA

Nature: MODIFICATION
 Registration Number: CA6375693
 Registration Date and Time: 2017-10-17 10:08
 Remarks: INTER ALIA
 MODIFICATION OF CA4534006

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA7251895
 Registration Date and Time: 2018-12-14 11:44
 Registered Owner: PKM CANADA (JET FUEL) INC.
 INCORPORATION NO. BC0077166
 CHANGE OF ADDRESS FILED, SEE CB2073765
 Transfer Number: CA8733691
 Remarks: PART IN PLAN EPP81217

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA7464923
 Registration Date and Time: 2019-04-25 15:28
 Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
 INCORPORATION NO. BC0746680
 Remarks: INTER ALIA
 MODIFIED BY CA7585857

Nature: COVENANT
 Registration Number: CA7464924
 Registration Date and Time: 2019-04-25 15:28
 Registered Owner: FORTISBC ALTERNATIVE ENERGY SERVICES INC.
 INCORPORATION NO. BC0746680
 Remarks: INTER ALIA
 MODIFIED BY CA7585858

TITLE SEARCH PRINT

File Reference: 117708-00001

2026-02-25, 12:30:24

Requestor: Jennifer Trump

Nature: COVENANT
 Registration Number: CA7493463
 Registration Date and Time: 2019-05-09 15:33
 Registered Owner: CITY OF RICHMOND
 Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA7493464
 Registration Date and Time: 2019-05-09 15:33
 Registered Owner: CITY OF RICHMOND
 Remarks: PART IN PLAN EPP88548

Nature: EASEMENT
 Registration Number: CA7519741
 Registration Date and Time: 2019-05-24 14:52
 Remarks: APPURTENANT TO AIR SPACE PARCELS 1 TO 5 AIR SPACE
 PLAN EPP73985

Nature: EASEMENT
 Registration Number: CA7519750
 Registration Date and Time: 2019-05-24 14:52
 Remarks: APPURTENANT TO AIR SPACE PARCELS 1 TO 5 AIR SPACE
 PLAN EPP73985

Nature: EASEMENT
 Registration Number: CA7519768
 Registration Date and Time: 2019-05-24 14:52
 Remarks: APPURTENANT TO AIR SPACE PARCELS 1 TO 5
 AIR SPACE PLAN EPP73985

Nature: EASEMENT
 Registration Number: CA7519786
 Registration Date and Time: 2019-05-24 14:52
 Remarks: APPURTENANT TO AIR SPACE PARCELS 1 TO 5 AIR SPACE
 PLAN EPP73985

Nature: EASEMENT
 Registration Number: CA7519789
 Registration Date and Time: 2019-05-24 14:52
 Remarks: APPURTENANT TO AIR SPACE PARCELS 1 AND 5 AIR SPACE
 PLAN EPP73985

Nature: EASEMENT
 Registration Number: CA7519792
 Registration Date and Time: 2019-05-24 14:52
 Remarks: APPURTENANT TO AIR SPACE PARCELS 3 AND 4 AIR SPACE
 PLAN EPP73985

TITLE SEARCH PRINT

File Reference: 117708-00001

2026-02-25, 12:30:24

Requestor: Jennifer Trump

Nature: EASEMENT
Registration Number: CA7519795
Registration Date and Time: 2019-05-24 14:52
Remarks: APPURTENANT TO AIR SPACE PARCEL 2 AIR SPACE PLAN EPP73985

Nature: EASEMENT
Registration Number: CA7519798
Registration Date and Time: 2019-05-24 14:52
Remarks: APPURTENANT TO AIR SPACE PARCELS 1 AND 5 AIR SPACE PLAN EPP73985

Nature: EASEMENT
Registration Number: CA7519807
Registration Date and Time: 2019-05-24 14:52
Remarks: APPURTENANT TO AIR SPACE PARCELS 2 AND 3 AIR SPACE PLAN EPP73985

Nature: EASEMENT
Registration Number: CA7519813
Registration Date and Time: 2019-05-24 14:52
Remarks: APPURTENANT TO AIR SPACE PARCELS 1 TO 3 AIR SPACE PLAN EPP73985

Nature: EASEMENT
Registration Number: CA7519816
Registration Date and Time: 2019-05-24 14:52
Remarks: APPURTENANT TO AIR SPACE PARCELS 4 AND 5 AIR SPACE PLAN EPP73985

Nature: EASEMENT
Registration Number: CA7519819
Registration Date and Time: 2019-05-24 14:52
Remarks: APPURTENANT TO AIR SPACE PARCELS 1 TO 3 AIR SPACE PLAN EPP73985

Nature: EASEMENT
Registration Number: CA7519822
Registration Date and Time: 2019-05-24 14:52
Remarks: APPURTENANT TO AIR SPACE PARCELS 1 TO 3 AIR SPACE PLAN EPP73985

Nature: COVENANT
Registration Number: CA7519828
Registration Date and Time: 2019-05-24 14:52
Registered Owner: CITY OF RICHMOND
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 117708-00001

2026-02-25, 12:30:24

Requestor: Jennifer Trump

Nature:	COVENANT
Registration Number:	CA7519831
Registration Date and Time:	2019-05-24 14:52
Registered Owner:	CITY OF RICHMOND
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA7519834
Registration Date and Time:	2019-05-24 14:52
Registered Owner:	CITY OF RICHMOND
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7556564
Registration Date and Time:	2019-06-13 09:26
Registered Owner:	CITY OF RICHMOND
Remarks:	INTER ALIA
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA7556567
Registration Date and Time:	2019-06-13 09:26
Registered Owner:	CITY OF RICHMOND
Remarks:	INTER ALIA
Nature:	MODIFICATION
Registration Number:	CA7585857
Registration Date and Time:	2019-06-27 09:48
Remarks:	INTER ALIA MODIFICATION OF CA7464923
Nature:	MODIFICATION
Registration Number:	CA7585858
Registration Date and Time:	2019-06-27 09:48
Remarks:	INTER ALIA MODIFICATION OF CA7464924
Nature:	COVENANT
Registration Number:	CA9040279
Registration Date and Time:	2021-05-27 12:02
Registered Owner:	CITY OF RICHMOND
Remarks:	INTER ALIA
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA9040280
Registration Date and Time:	2021-05-27 12:02
Registered Owner:	CITY OF RICHMOND
Remarks:	INTER ALIA PART ON PLAN EPP104481

TITLE SEARCH PRINT

File Reference: 117708-00001

2026-02-25, 12:30:24

Requestor: Jennifer Trump

Nature: MORTGAGE
 Registration Number: CA9394748
 Registration Date and Time: 2021-09-29 08:34
 Registered Owner: FOX ISLAND DEVELOPMENT LTD.
 INCORPORATION NO. BC1118527
 AS TO AN UNDIVIDED 25100000/33100000 INTEREST
 Registered Owner: ADVANCED VENTURE HOLDING CO., LTD.
 AS TO AN UNDIVIDED 8000000/33100000 INTEREST
 Remarks: INTER ALIA
 MODIFIED BY CB334946
 MODIFIED BY CB379003

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA9394749
 Registration Date and Time: 2021-09-29 08:34
 Registered Owner: FOX ISLAND DEVELOPMENT LTD.
 INCORPORATION NO. BC1118527
 AS TO AN UNDIVIDED 25100000/33100000 INTEREST
 Registered Owner: ADVANCED VENTURE HOLDING CO., LTD.
 AS TO AN UNDIVIDED 8000000/33100000 INTEREST
 Remarks: INTER ALIA

Nature: MODIFICATION
 Registration Number: CB334946
 Registration Date and Time: 2022-11-14 15:38
 Remarks: INTER ALIA
 MODIFICATION OF CA9394748

Nature: MODIFICATION
 Registration Number: CB379003
 Registration Date and Time: 2022-12-08 14:41
 Remarks: INTER ALIA
 MODIFICATION OF CA9394748

Nature: MORTGAGE
 Registration Number: CB940712
 Registration Date and Time: 2023-10-11 11:27
 Registered Owner: FOX ISLAND DEVELOPMENT LTD.
 INCORPORATION NO. BC1118527
 AS TO AN UNDIVIDED 2750000/5300000 INTEREST
 Registered Owner: ADVANCED VENTURE HOLDING CO., LTD.
 AS TO AN UNDIVIDED 2550000/5300000 INTEREST
 Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 117708-00001

2026-02-25, 12:30:24

Requestor: Jennifer Trump

Nature: ASSIGNMENT OF RENTS
 Registration Number: CB940713
 Registration Date and Time: 2023-10-11 11:27
 Registered Owner: FOX ISLAND DEVELOPMENT LTD.
 INCORPORATION NO. BC1118527
 AS TO AN UNDIVIDED 2750000/5300000 INTEREST
 Registered Owner: ADVANCED VENTURE HOLDING CO., LTD.
 AS TO AN UNDIVIDED 2550000/5300000 INTEREST
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CB1097592
 Registration Date and Time: 2023-12-29 12:25
 Registered Owner: HEUNG KEI SUNG
 Remarks: INTER ALIA

Nature: JUDGMENT
 Registration Number: CB1942240
 Registration Date and Time: 2025-03-24 15:30
 Registered Owner: FOX ISLAND DEVELOPMENT LTD.
 INCORPORATION NO. BC1118527
 ADVANCED VENTURE HOLDING CO., LTD.
 Remarks: INTER ALIA

Nature: EASEMENT
 Registration Number: CB2495606
 Registration Date and Time: 2025-12-03 17:10
 Remarks: PART IN PLAN EPP147906
 APPURTENANT TO AIR SPACE PARCEL 2 AIR SPACE PLAN
 EPP73985

Nature: JUDGMENT
 Registration Number: CB2564672
 Registration Date and Time: 2026-01-13 15:17
 Registered Owner: MORTEQ LENDING CORP.
 INCORPORATION NO. BC0774809
 Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

FOX ISLAND DEVELOPMENT LTD. AND ADVANCED
VENTURE HOLDING CO., LTD.

PETITIONERS

AND:

KENSINGTON UNION BAY PROPERTIES NOMINEE LTD.
(FORMERLY KNOWN AS 34083 YUKON INC.), KENSINGTON
UNION BAY PROPERTIES LIMITED PARTNERSHIP,
KENSINGTON UNION BAY PROPERTIES GP LTD.,
INTERNATIONAL TRADE CENTRE PROPERTIES LTD.,
SUNWINS ENTERPRISE LTD., MO YEUNG CHING also known
as MICHAEL CHING, MO YEUNG PROPERTIES LTD., SFT
DIGITAL HOLDINGS 30 LTD., HOTEL VERSANTE LTD., BEEM
CREDIT UNION, MORTEQ LENDING CORP., CHUN YU LIU,
1307510 B.C. LTD., JEFFREY RAUCH, RCC HOLDINGS LTD.
AND HEUNG KEI SUNG

RESPONDENTS

AFFIDAVIT

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Barristers & Solicitors
Suite 2700
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Vancouver, BC V6E 4E5

Tel. No. 604.687.9444
Fax No. 604.687.1612