



This is the 1st Affidavit
of Ricci Cheung in this case
and was made on July 2, 2024

No. H240524
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

HSBC BANK CANADA

PETITIONER

AND:

WHITEWATER CONCRETE LTD. et al

RESPONDENTS

AFFIDAVIT

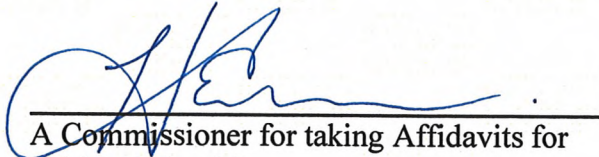
I, RICCI CHEUNG, of 2900 – 550 Burrard Street, Vancouver British Columbia, AFFIRM,
THAT:

1. I am a legal assistant in the law firm of Fasken Martineau DuMoulin LLP, solicitors for the Petitioner, and as such have personal knowledge of the facts hereinafter deposed to, save where stated to be on information and belief, and where so stated I verily believe them to be true.
2. Attached hereto as **Exhibit "A"** is a copy of the BC Assessment Report for the land legally described as:

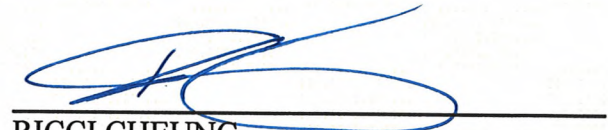
PID: 024-337-285
Parcel 1 District Lot 433 Group 1
New Westminster District Plan LMP39524
3. Attached hereto as **Exhibit "B"** is a copy of the BC Assessment Report for the land legally described as:

PID: 023-895-128
Lot 3 District Lot 67 Group 1
New Westminster District Plan LMP35071

AFFIRMED, BEFORE ME at Vancouver,
British Columbia, on July 2, 2024.



A Commissioner for taking Affidavits for
British Columbia



RICCI CHEUNG

HEIDI N. ESSLINGER
Barrister & Solicitor
Fasken Martineau DuMoulin LLP
2900 - 550 Burrard Street
Vancouver, BC V6C 0A3
604 631 4885

BC ASSESSMENT

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

27222 LOUGHEED HWY MAPLE RIDGE V2W 1M4

Area-Jurisdiction-Roll: 15-312-94748-0001-0

**Total value \$30,027,000**

2024 assessment as of July 1, 2023

| | |
|---------------------|--------------|
| Land | \$19,374,000 |
| Buildings | \$10,653,000 |
| Previous year value | \$28,137,000 |
| Land | \$19,374,000 |
| Buildings | \$8,763,000 |

Property information

| | |
|------------------------|--------------------|
| Year built | 2000 |
| Description | Warehouse, Storage |
| Bedrooms | 2 |
| Baths | |
| Carpports | |
| Garages | |
| Land size | 9.315 Acres |
| First floor area | |
| Second floor area | |
| Basement finish area | |
| Strata area | |
| Building storeys | 2 |
| Gross leasable area | 77,450 |
| Net leasable area | |
| No. of apartment units | |

Comments

Property has more than one structure; Property Details may be for multiple structures

Legal description and parcel ID

PARCEL 1, PLAN LMP39524, DISTRICT LOT 433, GROUP 1, NEW WESTMINSTER LAND DISTRICT

PID: 024-337-285

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

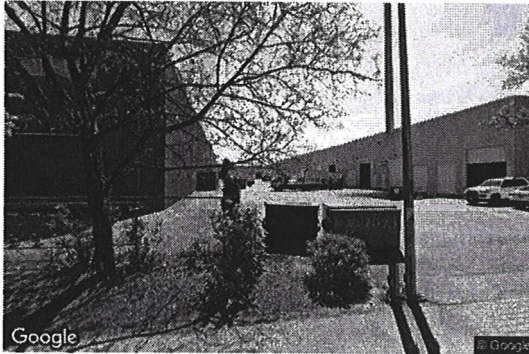
This is Exhibit A referred to in the
affidavit of Ricci Cheung
made before me on this 2
day of July 20 24
[Signature]
A Commissioner for taking
Affidavits for British Columbia

BC ASSESSMENT

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

145 GOLDEN DR COQUITLAM V3K 6T1

Area-Jurisdiction-Roll: 10-305-06545-013



Total value **\$25,117,000**

2024 assessment as of July 1, 2023

Land \$24,264,000

Buildings \$853,000

Previous year value \$24,338,000

Land \$23,208,000

Buildings \$1,130,000

Property information

Year built 1997

Description Garage, Service

Bedrooms

Baths

Carports

Garages

Land size 6.647 Acres

First floor area

Second floor area

Basement finish area

Strata area

Building storeys 1

Gross leasable area 7,270

Net leasable area

No. of apartment units

Legal description and parcel ID

LOT 3, PLAN LMP35071, DISTRICT LOT 67, NEW WESTMINSTER LAND DISTRICT

PID: 023-895-128

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

This is Exhibit B referred to in the affidavit of Ricci Cheung

made before me on this 2

day of July 20 24

AK
A Commissioner for taking Affidavits for British Columbia

No. H240524
Vancouver Registry

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FASKEN MARTINEAU DU MOULIN LLP

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Matter No: 245056.00323