

Vancouver

21-May-20

REGISTRY

FORM 109 (RULE 22-2 (2) AND (7))

This is the 1st affidavit
of Alex En Hwa Ng in this case
and was made on May 20, 2020

No. H 200039
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

PEOPLES TRUST COMPANY

Petitioner

AND:

CENSORIO GROUP (HASTINGS & CARLETON)
HOLDINGS LTD.

PETER CENSORIO also known as PETER ANTHONY CENSORIO
and PETER ANTHONY CENSORIO

STRADA 39 TRUST

BANCORP GROWTH MORTGAGE FUND II LTD.
BANCORP BALANCED MORTGAGE FUND II LTD.
BANCORP FINANCIAL SERVICES INC.

PK CAPITAL LTD.

ALL CANADIAN INVESTMENT CORPORATION
FBM CANADA GSD, INC.

MEDINA CONCRETE SERVICES LTD.

TUCUVAN CONSTRUCTION LTD.

OMNI DRYWALL LTD.

1223293 B.C. LTD.

RAHUL GLASS LTD.

SERIN INVESTMENTS LTD.

CLARION PROPERTY CORPORATION

G. I. H. PROPERTIES LTD.

BARRY CHARLES HOLDINGS LTD.

BECISON HOLDING CORPORATION

SANDRA CHAPPELL

CREST CAPITAL CORPORATION

DURHAM CAPITAL MANAGEMENT INC.

YORK VENTURES LTD.

HI-GROVE HOLDINGS (1995) LTD.

DIANE RAUCH

JEFFREY RAUCH

GERHARD RAUCH

HELGA RAUCH

PAVILION INVESTMENTS INC.

RODNEY GRANT KENYON

ALAN LONG

MANDATE MANAGEMENT CORPORATION


Respondents

AFFIDAVIT


I, Alex En Hwa Ng, Licensed Insolvency Trustee, and Chartered Insolvency and Restructuring Professional, of the City of Vancouver, in the Province of British Columbia, SWEAR THAT:

1. I am an employee of D. Manning & Associates Inc., the Receiver and Manager ("Receiver") herein and as such I have personal knowledge of the matters and facts hereinafter deposed to, except where the same are stated to be based upon information and belief, and where so stated I verily believe the same to be true.
2. I prepared the First Report of the Receiver herein and that the same accurately reflects the Receiver's position.
3. A copy of the Price List redacted from the Receiver's Report is attached hereto and marked Exhibit "A" to this my Affidavit.
4. I make this Affidavit in support of an application that the Receiver's recommendations in the First Report of the Receiver be proceeded with.

SWORN BEFORE ME at the City of
Vancouver, in the Province of British
Columbia, this 20th day of May, 2020.



A Commissioner for taking Affidavits
within British Columbia)



Alex En Hwa Ng)


WILLIAM CHOO
A Commissioner for taking Affidavits
for the Province of British Columbia
Suite 520, 625 Howe Street
Vancouver, B.C. V6C 2T6
Appointment Expires: May 31, 2022

TAB A
 Censorio Group (Hastings & Carleton) Holdings Ltd.
 Presales/Unsold Residential Strata Lots (Rennie Developer Services & Advisory)
 As at February 5, 2020

Rennie Developer Services + Advisory																
Unit Number	Strata Lot	Finished Square Feet	Gross Purchase Price	Less: Incentive	Less: Commission	Net Purchase Price	Opinion of Value Low (\$)	\$/Sqft (\$)	Opinion of Value High (\$)	\$/Sqft (\$)	Suggested List Price (\$)	\$/Sqft (\$)	95% of Suggested List Price (\$)	\$/Sqft (\$)	Rennie Listing Commission	Outside Selling Commission
101	1	1,103	784,900	5,000		779,900	809,900	734	849,900	771	839,900	761	797,905	723	17,953	11,338
102	2	816					589,900	723	629,900	772	609,900	747	579,405	710	13,037	8,798
103	3	636	404,900			404,900	499,900	786	539,900	849	509,900	802	484,405	762	10,899	7,694
104	4	572	347,900	15,000		332,900	459,900	804	499,900	874	469,900	822	446,405	780	10,044	7,252
201	5	1,122					789,900	704	829,900	740	799,900	713	759,905	677	17,098	10,896
202	12	1,139					799,900	702	839,900	737	829,900	729	788,405	692	17,739	11,228
203	6	1,019	799,900		11,391	788,509	779,900	765	809,900	795	799,900	785	759,905	746	17,098	10,896
204	11	610	399,900		6,741	393,159	489,900	803	529,900	869	499,900	820	474,905	779	10,685	7,583
205	7	740					549,900	743	589,900	797	569,900	770	541,405	732	12,182	8,356
206	10	636	404,900	5,000		399,900	499,900	785	539,900	849	519,900	817	493,905	777	11,113	7,804
207	8	707					529,900	750	569,900	806	549,900	778	522,405	739	11,754	8,135
208	9	636	400,000			400,000	499,900	786	539,900	849	519,900	817	493,905	777	11,113	7,804
301	13	1,122					809,900	722	849,900	757	819,900	731	778,905	694	17,525	11,117
302	20	1,139					819,900	720	859,900	755	849,900	746	807,405	709	18,167	11,449
303	14	1,019					799,900	785	839,900	824	829,900	814	788,405	774	17,739	11,228
304	19	610	409,900	7,000		402,900	509,900	836	549,900	901	519,900	852	493,905	810	11,113	7,804
305	15	740					569,900	770	609,900	824	589,900	797	560,405	757	12,609	8,577
306	18	607					519,900	857	549,900	906	529,900	873	503,405	829	11,327	7,915
307	16	707					549,900	778	589,900	834	569,900	806	541,405	766	12,182	8,356
308	17	636	424,900	10,000		414,900	519,900	817	549,900	865	529,900	833	503,405	792	11,327	7,915
401	21	1,122	671,900			671,900	849,900	757	889,900	793	879,900	784	835,905	745	18,808	11,780
402	27/28	1,700	1,100,000			1,100,000	1,199,900	706	1,249,900	735	1,249,900	735	1,187,405	698	26,717	15,866
403	22	1,019	699,900	9,900		690,000	829,900	814	869,900	854	859,900	844	816,905	802	18,380	11,559
405	23	740					609,900	824	649,900	878	639,900	865	607,905	821	13,678	9,129
406	26	636	424,900			424,900	559,900	880	589,900	928	579,900	912	550,905	866	12,395	8,467
407	24	707					589,900	834	629,900	891	619,900	877	588,905	833	13,250	8,909
408	25	629	419,000	5,000	6,974	407,026	559,900	890	589,900	938	579,900	922	550,905	876	12,395	8,467
Residential Strata Lots:			7,692,900	56,900	25,106	7,610,894	\$ 17,597,300		\$ 18,637,300		\$ 18,167,300		\$ 17,258,935		\$ 388,326	\$ 256,323

(note 1)

Note 1: 95% of Suggested List Price without Court Approval.

This is Exhibit "A" referred to in the
 affidavit of ALEX ENHWA NG
 sworn before me at Vancouver, BC
 this 20th day of MAY, 2020.

 A Commissioner for taking Affidavits
 within British Columbia

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HOLDINGS LTD., PETER CENSORIO also known as PETER
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STRADA 39 TRUST, BANCORP GROWTH MORTGAGE FUND II
LTD., BANCORP BALANCED MORTGAGE FUND II LTD.,
BANCORP FINANCIAL SERVICES INC., PK CAPITAL LTD., ALL
CANADIAN INVESTMENT CORPORATION, FBM CANADA GSD,
INC., MEDINA CONCRETE SERVICES LTD., TUCUVAN
CONSTRUCTION LTD., OMNI DRYWALL LTD., 1223293 B.C.
LTD., RAHUL GLASS LTD., SERIN INVESTMENTS LTD.,
CLARION PROPERTY CORPORATION, G. I. H. PROPERTIES
LTD., BARRY CHARLES HOLDINGS LTD., BECISON HOLDING
CORPORATION, SANDRA CHAPPELL, CREST CAPITAL
CORPORATION, DURHAM CAPITAL MANAGEMENT INC.,
YORK VENTURES LTD., HI-GROVE HOLDINGS (1995) LTD.,
DIANE RAUCH, JEFFREY RAUCH, GERHARD RAUCH, HELGA
RAUCH, PAVILION INVESTMENTS INC., RODNEY GRANT
KENYON, ALAN LONG and MANDATE MANAGEMENT
CORPORATION

AFFIDAVIT

OWEN BIRD LAW CORPORATION
P.O. Box 49130
Three Bentall Centre
2900 - 595 Burrard Street
Vancouver, BC V7X 1J5
Attention: Alan A. Frydenlund, Q.C.
File No. 23024-0093