



L. Garcea #1  
15/June/2020

NO. H200039  
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, Luigi Garcea, c/o 1550 – 1185 West Georgia Street, Vancouver, British Columbia, AFFIRM THAT:

1. I am the director of Marketing, Partnerships & Provincial TCP Program at BC Construction Safety Alliance.
2. On July 22, 2016, my wife, Cheryl Serraglio, and I entered into a presale contract (the "**Contract**") to purchase an apartment ("**Unit 402**") in the Carleton by Censorio.
3. My wife and I were among the first purchasers in the Carleton. We learned of the development when my wife's mother purchased a unit in the Beta, another Censorio development in Burnaby Heights, in July 2015. My wife assisted her mother with the purchase and was introduced to Peter Censorio through that process. Neither my wife nor I had any prior connection to or relationship with Peter Censorio or his companies.
4. Our purchase of Unit 402 was an arms-length transaction.
5. My wife and I did not use a realtor in connection with the purchase of Unit 402.
6. When we purchased Unit 402, construction had not yet started on the Carleton. As a result, we were able to work with Peter Censorio to purchase a completely custom 1,700 square foot home that combined what was originally planned as two separate strata lots (a 2 bed – 2 bath unit and a 1 bed – 1 bath unit). Floor plans of these original units and of the redesigned Unit 402 are attached as **Exhibit "A"** to this affidavit.
7. This customization was a major factor in our purchase of Unit 402, as there are no comparable apartments ordinarily available on the market.
8. We purchased Unit 402 as our long-term retirement residence. We wanted to downsize and purchase in a new building in North Burnaby, close to our work and aging parents, with easy access to groceries, transportation, and other amenities. We needed a three-bedroom unit with two parking spaces that was suitable for a family of four adults. We also needed an accessible single-floor unit that could accommodate our aging parents if necessary. It is extremely difficult if not impossible to find a similar unit in the area that meets these criteria.
9. Prior to signing the Contract, we signed a separate contract with i3 Design Group Ltd. ("**i3 Design**") on June 23, 2016 for upgrades and customizations to Unit 402. Attached as **Exhibit "B"** to this affidavit is a copy of the i3 Design contract.
10. We had negotiated the total price of \$1,150,000 for the combined Unit 402, including all upgrades, prior to signing both the i3 Design contract and the presale Contract. We were told by Peter Censorio that the upgrades and customizations had to be arranged with and purchased through i3 Design, even though our understanding was

that the amount paid to i3 Design formed part of the purchase price for Unit 402 and that the work and upgrades set out in the i3 Design contract, which includes all appliances, are items that would ordinarily be performed and supplied by the developer.

11. We paid \$50,000 to i3 Design on June 23, 2016 for the upgrades. Attached as **Exhibit "C"** to this affidavit is a copy of an online banking printout that shows our cheque was deposited on June 24, 2016. We paid this amount to ensure that we would receive exactly what we had specified regarding the layout and upgrades to Unit 402.

12. An initial version of the first page of the Contract, attached as **Exhibit "D"** to this affidavit, noted that the \$50,000 paid to i3 Design formed part of the purchase price for Unit 402. The subsequent version of the Contract that was ultimately signed by Censorio Group does not reference the payment to i3 Design. The Contract was re-drafted at Peter Censorio's direction as he stated that he did not want i3 Design mentioned on the Contract.

13. On July 21, 2016 we paid the \$55,000 deposit under the Contract to Clark Wilson LLP in trust.

14. Since signing the Contract, my wife and I have been involved in all aspects of the design and customization of Unit 402. The apartment is completely customized to our specifications. We worked with Censorio Group to create the floor plan for the combined unit to ensure that the doorways and layout were accessible for walkers and wheelchairs. We hand-picked all appliances as well as various fixtures and finishings.

15. In August 2016, we met with Arbutus Closets to design the custom closets included in the i3 Design upgrades.

16. We initially expected the Carleton and Unit 402 to be completed by August 2018 based on what we had been told by Peter Censorio.

17. Based on this expectation, we sold our home in March 2017 and have been renting it back from the purchasers for \$3,000 per month. We negotiated an 18-month lease as a term of the transaction.

18. After signing the Contract, we received periodic updates and a series of amended disclosure statements from Censorio Group extending the expected completion date. We signed and returned an acknowledgement of receipt for each of the six amended disclosure statements.

19. On March 21, 2018 we had a status update and decision-making meeting with Kristina Van Hombreeck of Censorio Group. At this meeting we confirmed the specifications for the appliances and other upgrades to Unit 402. We also did a walk-through to specify the placement of all light switches, electrical outlets, and wiring for home entertainment. Attached as **Exhibit "E"** to this affidavit is the agenda for this meeting.

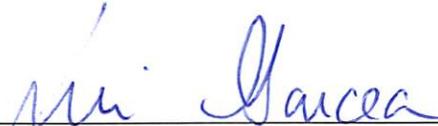
20. On April 23, 2018 we signed an addendum to the Contract setting out the items agreed to at the March 21, 2018 meeting.
21. In March 2018 we purchased custom light fixtures and fans for Unit 402 at a total cost of \$4,968.64 as these items are not included in the Contract. These items are currently being stored in our living room.
22. On March 30, 2018 we were given final floor plan drawings and measurements. Based on this information, we proceeded to purchase all new furniture specific to the dimensions of Unit 402 at a total cost of \$28,263.82.
23. At that time, we still believed that we would be moving into Unit 402 in August 2018, based on the repeated assurances made to us by Peter Censorio and others at the Censorio Group.
24. The furniture we purchased for Unit 402 is currently in storage.
25. Our 18-month lease expired as of September 2018. We are currently renting month-to-month and have no certainty as to how long our lease will continue. Our lives have been put on hold for four years while we have waited for construction to complete.
26. The monthly updates from Censorio Group stopped in June 2019. After that, we did not hear anything regarding the status of construction for several months.
27. On September 26, 2019 we received an invoice from MEC Mechanical Inc. for \$29,064.00 for the installation of our upgraded heating and air conditioning system. Although the contract for HVAC work at the Carleton was between MEC Mechanical and the developer, Peter Censorio requested that we pay MEC Mechanical directly for the work performed in Unit 402. We paid the MEC Mechanical invoice in full on October 10, 2019. The invoice, our cheque, and MEC Mechanical's receipt are attached as **Exhibit "F"** to this affidavit.
28. On December 10, 2019 we received an email from Kristina Van Hombeeck at Censorio Group notifying us that the outside date on the Contract was January 31, 2019 and asking us to extend the outside date to February 29, 2020. We signed an addendum for the extension on December 24, 2019 as requested. We noticed that the terms had been revised so that the Contract would not automatically terminate if the new outside date was not met. We understood that only we as the purchasers could terminate the Contract.
29. After receiving Kristina's email on December 10, we reached out to Censorio Group to see if we could inspect the progress on Unit 402.
30. We were last in Unit 402 on December 14, 2019 when we met with Peter Censorio for a walk through. Peter Censorio advised us that further work would not proceed until additional funding was secured.

31. According to the first report of the Receiver, construction stopped on December 17, 2019. We were not made aware of this until February 7, 2020 when we received an email from Censorio Group notifying us that the Receiver had been appointed.

32. If our Contract is disclaimed and Unit 402 is sold to a new purchaser, we will be out of pocket over \$110,000 for the upgrades and furnishings we purchased, and the new purchaser will obtain the benefit of approximately \$80,000 worth of work and appliances we paid for.

33. We have the funds available to close on the purchase of Unit 402 immediately.

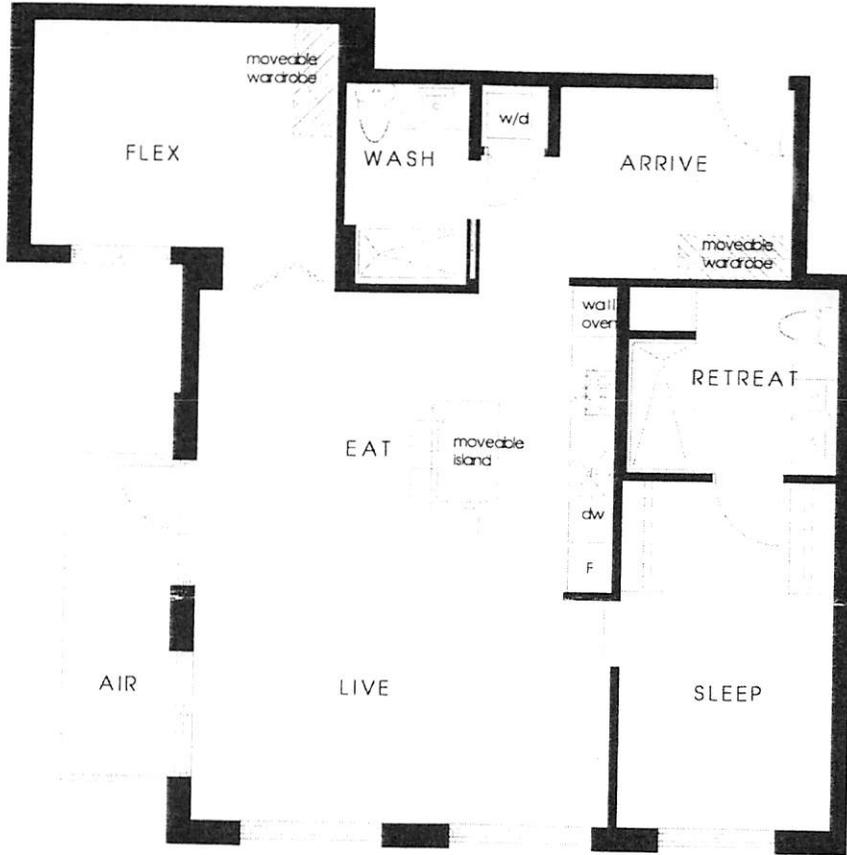
SWORN BEFORE ME at City of )  
Vancouver, Province of British Columbia, )  
on the 15<sup>th</sup> day of June, 2020 )  
)  
)  
 )  
)  
A Commissioner for taking affidavits for )  
British Columbia )

  
\_\_\_\_\_  
**LUIGI GARCEA**

**JORIE LES**  
*Barrister & Solicitor*  
**ALLEN & McMILLAN LLP**  
1650 - 1185 W. GEORGIA STREET  
VANCOUVER, B.C. V6E 4E8

This is Exhibit "A" referred to in the Affidavit of L. Garcea sworn (or affirmed) before me at Vancouver, B.C. this 15 day of June, 2020.

*[Signature]*  
A commissioner for taking affidavits for British Columbia

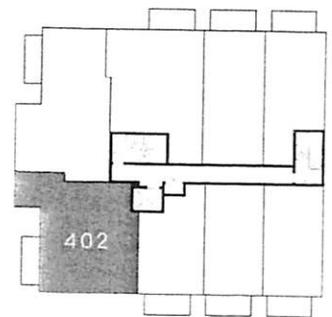


## UNIT 402

2 bed - 2 bath

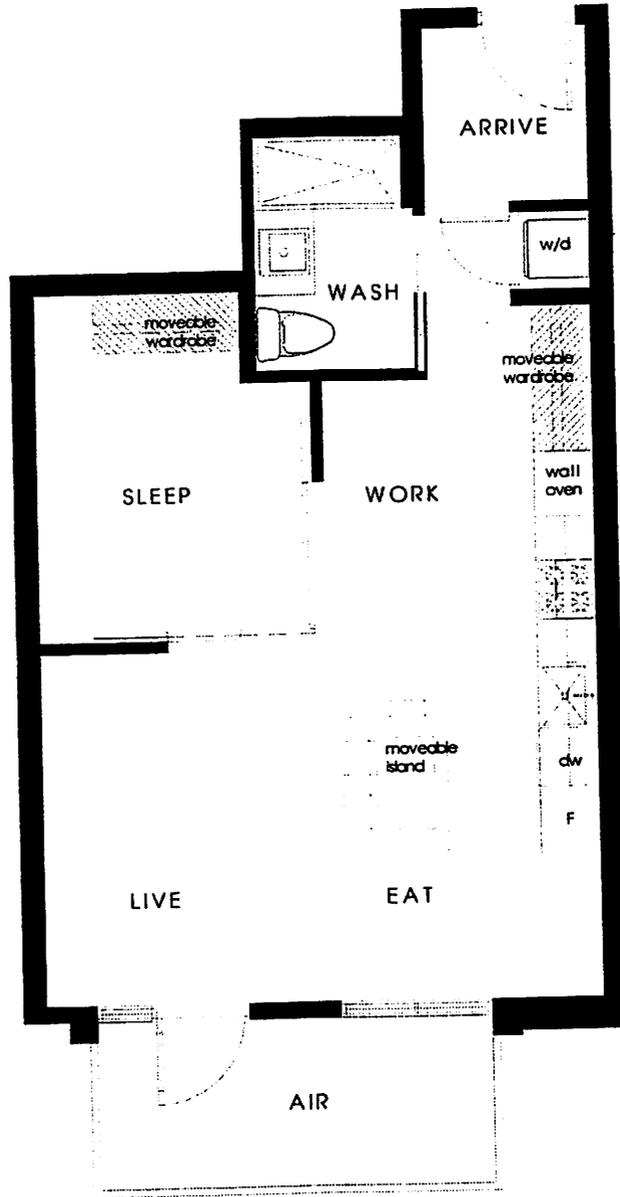
1119 sq.ft.

(exterior 70 sq.ft.)



LEVEL 4

*Are there any?  
Extra parking stalls?  
Price? \$  
Dishwasher? \$*

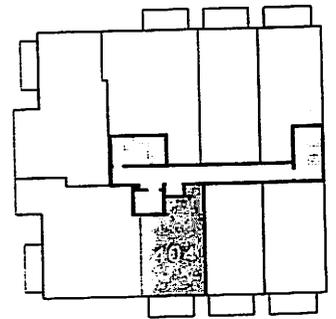


UNIT 404

1bed - 1bath

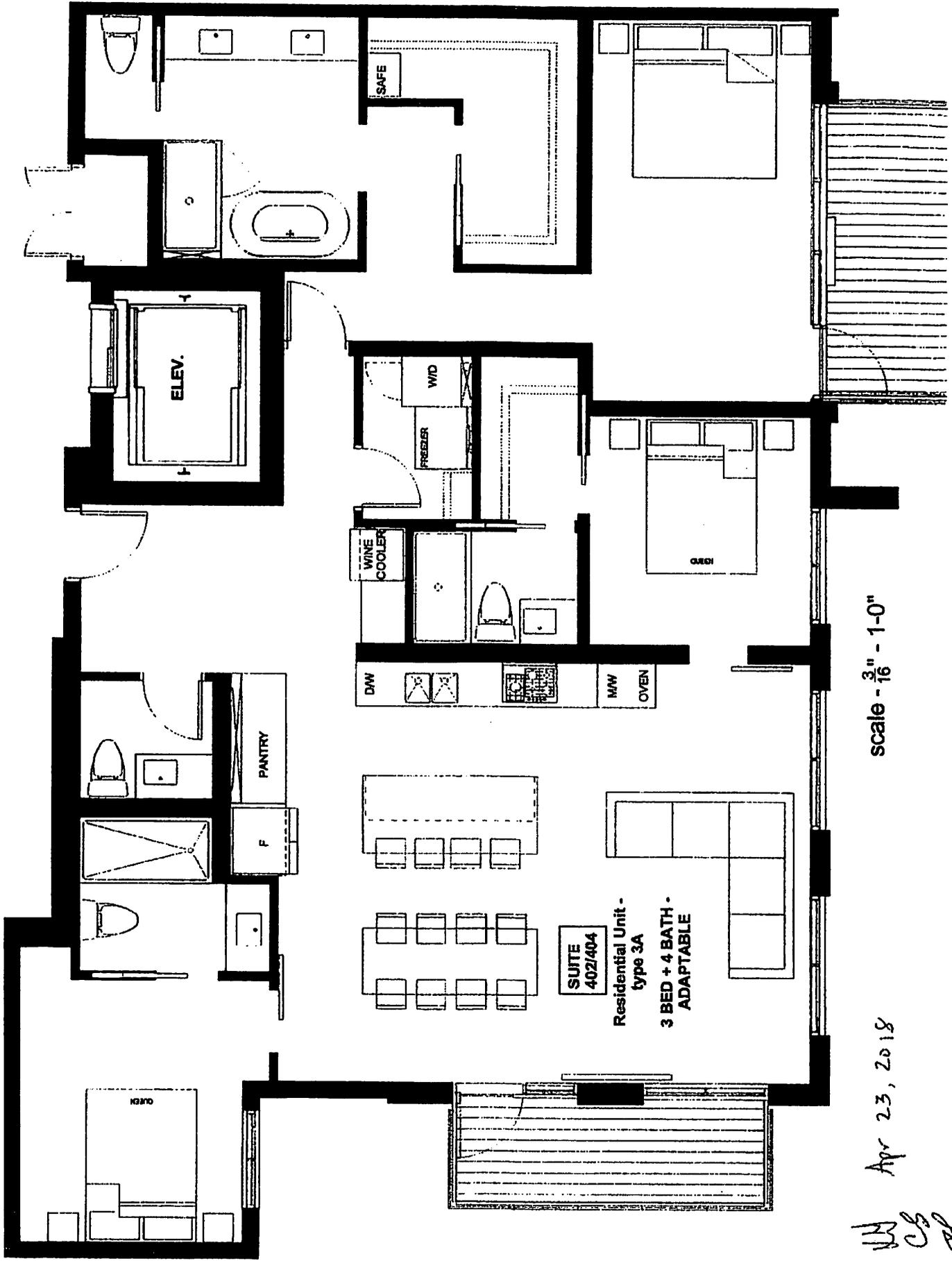
591 sq.ft.

(exterior 74 sq.ft.)



LEVEL 4

CAUTION: This floor plan is a representation of the proposed unit layout and is not intended to be used as a contract. All dimensions and room layouts are subject to change without notice. For more information, please contact the sales office.



**SUITE  
402/404**

**Residential Unit -  
type 3A  
3 BED + 4 BATH -  
ADAPTABLE**

scale - 3/16" = 1'-0"

WJ  
CS  
APC  
Apr 23, 2018

4



2410 Charles Street  
Vancouver BC | V5K 2Z9  
p. 604.662.8008 | f. 604.662.8078  
e. [interiordesign@i3design.ca](mailto:interiordesign@i3design.ca) | w. [www.i3design.ca](http://www.i3design.ca)

June 14, 2016

Lui & Cheryl Garcea  
4618 Highlawn Drive  
Burnaby, BC

Attention: Lui & Cheryl

Dear Lui & Cheryl

**Re: Architectural Design Services**

Thank you for the opportunity to provide you with our fee proposal to provide consultant services for your custom condominium located in the Carleton project by CENSORIO. i3 design group ltd has based this proposal on initial discussions with you both in our office. The home will be aprx 1,710 sq.ft.

Should you have any questions, please do not hesitate to give me a call.



Grant Miller  
Director - Home Design

This is Exhibit " B " referred to in the  
Affidavit of L. Garcea  
sworn (or affirmed) before me at  
Vancouver B.C.  
this 15 day of June 2020.  
A commissioner for taking affidavits for  
British Columbia

## **PROPOSAL FOR DESIGN & DRAFTING SERVICES**

**Project:** Custom Condominium  
Burnaby, BC

**SCOPE OF WORK – CUSTOM ARCHITECTURAL PACKAGE** **\$50,000.00**

i3 Design Group is pleased to provide the following proposal for architectural design services. Please note the actual contract amount will depend on the final sq.ft. of the home. This is an estimate only.

### **☉ ● ● PRE-DESIGN PHASE**

In the pre-design phase, i3 Design Group will provide:

1. Preliminary concept review of combining 2 unit types
2. Floor plan schematic meeting

### **☉ ● ● DESIGN PHASE**

In the design phase, i3 Design Group will provide for each lot:

1. Floor plan
2. Kitchen requirements
3. Master Bedroom/Ensuite

### **☉ ● ● SPECIFICATION PHASE**

In the drafting phase, i3 Design Group will provide unit specification set to include:

1. Appliance upgrade package; to include wine fridge
2. Plumbing upgrade

● ● ● **Additional Services**

If requested i3 Design will provide additional services further to the scope of services and fees described above. Additional consulting time will be charged on an hourly basis at the rates listed below:

Design Associate	\$150.00
CAD (Architectural Technologist)	\$ 85.00

● ● ● **Revisions to Drawings**

Once drawings have been approved or signed off by the client, any revisions requested shall be invoiced hourly at the rates indicated above.

Note: i3 Design Group shall consider drawings and specifications approved

- once direction has been received from the client to issue for construction, or
- if no requests for changes from the client are received within a period of 30 days from date issued

● ● ● **Payment and Reimbursable Expenses**

100% of the Fee's will be invoiced upon execution of the contract.

Invoices are due upon receipt and interest will be charged on overdue accounts (over 30 days) at the rate of 12½% per month, compounded monthly.

Expenses will be reimbursed over and above the listed fees and will be passed on at a cost plus a 10% administration fee. These out of pocket expenses may include:

- The cost of parking and mileage to and from meetings
- Should meetings be held out of the GVRD area, the cost of travel, accommodations, car rental, meals, miscellaneous & sundry expenses will be charged to you at our cost plus 10%.
- Meeting time will be charged at the rates outlined in fees.
- Travel time will be charged at 50% of normal fee's
- Long distance phone and fax calls
- Printing, binding and reproduction of documents
- Courier charges
- Graphic supplies or materials.
- Film and processing.

●●● **Project Timeline**

Should the project, for reasons beyond the control of i3 Design, become inactive prior to the completion of this contract, all fees and disbursements for work to date shall be become due and payable. Reactivation of the project may be subject to additional start-up fees and any changes to previous work would be invoiced hourly.

Should the project, for any reasons beyond the control of i3 design, run more than 30 days past the anticipated completion of this contract, all fees and disbursements for work to date shall be become due and payable as of the 31<sup>st</sup> day. The project may also be subject to additional fees associated with the date change and any changes to previous work would be invoiced hourly.

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**Requirements of Client**

The Client shall provide full information regarding the requirements for the project including the Client's design objectives, constraints, and requirements for areas, facilities and items outlined in the Scope of Work, as well as all cost consulting information required in connection with the Project.

The Client shall provide the designer with a complete and final set of survey drawings.

The Client shall pay the contract fees as set out herein.

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To confirm your acceptance of this proposal, we kindly request that you countersign as indicated and return a copy of this proposal to our office. Receipt of a signed copy will be our authorization to proceed and is required before any work will be performed by i3 Design Group.

Yours truly,

**i3 Design Group Ltd.**



Grant Miller  
Director-Home Design

**Acceptance**

Agreed and accepted this 23 day of June, 2016

At Burnaby, British Columbia

Per: Lui Garcea  
Lui Garcea

Per: Cheryl Serraglio  
Cheryl Serraglio



	402	404 COMBO		+/-	cost p/u	extra
Pocket Door	1	1	5		3 200	600
Bi-Fold Accordion	1					0
Barn door Single	1		1			0
Barn door double						0
Corner pocket door		1				0
Swing Door	2	1	4		1 200	200
Cabinetry lineal per ft	22	17	45		6 250	1500
• Island	1	1	1		1 1500	1500
Shower	2	1	3			0
✓ Soaker Tub & Standing faucet			1		1 3000	3000
Bathroom	2	1	4		1 2000	2000
Vanity Sink	3	1	5		1 150	150
Toilet	2	1	4		1 250	250
• washer/dryer	1	1	1		1 350	600
• wall oven	1	1	1		1 500	500
• cooktop	1	1	1		1 -800	-800
• Hoodfan	1	1	1		1 -500	-500
• d/w	1	1	1		1 600	600
• sink	1	1	1			150
• Fridge	1	1	1		1 1650	1650
✓ Freezer			1		1 1100	1100
✓ wine fridge			1		1 8149.99	8149.99
Black out Blinds throughout						2500
interior wall finish	62	18	180		100 50	5000
Drop Ceilings						0
Tile Area	340	170	520		10 35	350
✓ Custom Closet Organizers			3			6500
Consultant changes						
Mechanical						2500
Electrical						2500
Code						1500
Structural						2500
Architectural						3500
Legal						1500
					sub	48999.99



Close

This is Exhibit " C " referred to in the Affidavit of L. Garcea sworn (or affirmed) before me at Vancouver, B.C. this 15 day of June 2020.

A commissioner for taking affidavits for British Columbia

View Item Online

Important Notice

Please Print this page before you close it.

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If you have a question or a concern about this item please send us a secure message by clicking on Investigate this Item below. We will respond within 24 hours. If your inquiry is urgent, please contact us at 1 800 769-2555.

Investigate This Item

Front

MRS. SERRAOLIO OR MR. GARCEA  
4618 HIGHLAWN DR  
BURNABY BC V5C 3S8

813

DATE 2016-06-23  
Y Y Y Y M M D D

PAY TO THE ORDER OF i3 design \$ 50,000<sup>00</sup>/<sub>100</sub>  
Fifty thousand 00/100 DOLLARS

ROYAL BANK OF CANADA  
HASTINGS & KENSINGTON BRANCH  
8570 E HASTINGS ST.  
BURNABY, BC V5B 1S2

MEMO \_\_\_\_\_

*[Signature]*

⑆ B 1 3 ⑆ ⑆ 00440 ⑆ 003 ⑆ 5 2 8 ⑆ 5 6 7 ⑆ ⑆ ⑆ ⑆ 000 50000000 ⑆

Back

Printer ID# 1021

80580-002  
SCOTIABANK  
THE HEIGHTS  
VANCOUVER, BC  
JUN 24 2016  
80580-002

Deposit to the Credit of  
i3 DESIGN GROUP LTD.  
BLT. 80580  
TR # 80580-002 ACC. 000285-17

Endorsement - Signature or Stamp

BACKVERIFIED

This is Exhibit "D" referred to in the  
Affidavit of L. Garcea  
sworn (or affirmed) before me at  
Vancouver, B.C.  
this 15 day of June, 2020.



A commissioner for taking affidavits for  
British Columbia

# CARLETON

## Offer to Purchase and Agreement of Purchase and Sale - Residential Strata Lot

**VENDOR:**  
Censorio Group (Hastings & Carleton) Holdings Ltd.  
4723 Hastings Street  
Burnaby, BC V5C 2K8

**VENDOR'S SOLICITORS:**  
Clark Wilson LLP  
#900 - 885 West Georgia Street  
Vancouver, B.C. V6C 3H1

**PURCHASER:**  
Full Name: Cheryl Serraglio  
(Mr. Miss Ms. Mrs.)  
Occupation: Secretary  
Address: 4618 Highlawn Drive  
City: Burnaby  
Province: BC Postal Code: V5C 3S8  
Tel: 604-816-7737 Bus: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Full Name: Luigi Garcea  
(Mr. Miss Ms. Mrs.)  
Occupation: Marketing Director  
Address: 4618 Highlawn Drive  
City: Burnaby  
Province: BC Postal Code: V5C 3S8  
Tel: 604-996-1522 Bus: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

THE PURCHASER HEREBY OFFERS, and if this Offer to Purchase is accepted by the Vendor agrees, to purchase from the Vendor strata lot no. 27/28 (the "Strata Lot") shown on the preliminary strata plan (the "Preliminary Strata Plan") attached as an exhibit to the Disclosure Statement (defined in paragraph 3.1 of Schedule "A" attached hereto) and which is currently assigned suite no. 402/404 in the development (the "Development") known as or to be known as "Carleton" and to be constructed on lands municipally or to be municipally described as 4223 Hastings Street, Burnaby, British Columbia, on a portion of lands presently legally described as Parcel Identifier: 029-877-555, Lot 1 District Lot 121 Group 1 New Westminster District Plan EPP56644 (the "Lands"), for the Purchase Price (defined below) and on the terms and conditions contained herein, including the terms and conditions contained in Schedule "A" and any other schedules and addenda attached hereto.

### 1.01 PURCHASE PRICE AND DEPOSITS

The purchase price (the "Purchase Price") for the Strata Lot (not including Goods and Services Tax ("GST") or any other applicable value added or sales tax) is:  
which Purchase Price will be paid by the Purchaser in lawful money of Canada as follows:

WJ CS  
WJ CS

- a) a deposit (the "Initial Deposit") equal to ~~5%~~ \$50,000.00 of the Purchase Price payable within 7 DAYS of the Offer by the Purchaser to the Vendor of Acceptance by the Vendor.
- b) a further deposit (the "Second Deposit") equal to 5% of the Purchase Price payable on or before 201 SEE PREVIOUS 13 DESIGN PACKAGE - dated June 23, 2016 (the Initial Deposit and the Second Deposit collectively, the "Deposit"); and
- c) the balance (the "Balance") of the Purchase Price, subject to adjustments described herein, payable on the Completion Date (as hereinafter defined in paragraph 5.1 of Schedule "A" hereto):

\$ 1,100,000.00  
\$ 50,000.00  
\$ 50,000.00  
\$ 1,000,000.00

All deposits comprising the Deposit will be payable by cheque, certified cheque or bank draft to "Clark Wilson LLP, 'in trust'". The Purchaser acknowledges that, in addition to all other remedies available to the Vendor, any payment made by the Purchaser that is returned for non-sufficient funds will be subject to a service charge equal to the amount charged by the applicable financial institution.

### 1.02 The Purchase Price includes the following equipment, appliances and furnishings:

- |                      |                              |                                  |
|----------------------|------------------------------|----------------------------------|
| [a] one refrigerator | [d] one dishwasher           | [g] <u>See Attached Addendum</u> |
| [b] one oven/range   | [e] window blinds or rollers | [h] _____                        |
| [c] one washer/dryer | [f] one microwave            | [i] _____                        |

1.03 The Purchaser certifies to the Vendor that he/she/they is/are  is/are not  [check one] a non-resident of Canada under the Income Tax Act (Canada).

1.04 Completion, Possession and Adjustment Dates: See paragraph 5 of Schedule "A" attached hereto.

1.05 Parking: The Strata Lot will include 2 parking stall(s), 2 storage locker(s) and / or 2 bicycle locker(s), as described in the Disclosure Statement. The Purchaser acknowledges that any parking stall provided may have limited overhead capacity and/or may be suitable for a small car only. The Vendor reserves the right to allocate the parking stall, storage locker and/or bicycle locker in its sole discretion without consultation with the Purchaser.

*\* This was the original contract:  
Deposits were: \$50,000.00  
+ \$50,000.00*

INITIALS	
<u>WJ</u>	Vendor



### Meeting Agenda

DISTRIBUTION		PRESENT:	CC:
PETER CENSORIO	CENSORIO	<input type="checkbox"/>	<input checked="" type="checkbox"/>
KRISTINA VAN HOMBEECK	CENSORIO REALTY GROUP	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SHERRY KELLY	CENSORIO CUSTOMER CARE	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HUGO DUSSAULT	CENSORIO CONSTRUCTION INC	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DEREK DALLA-ZANNA	CENSORIO	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PATRICK HUNTER	CENSORIO DEVELOPMENT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LUIGI GARCEA		<input checked="" type="checkbox"/>	<input type="checkbox"/>
CHERYL SERRAGLIO		<input checked="" type="checkbox"/>	<input type="checkbox"/>
FROM:	KRISTINA VAN HOMBEECK		
SUBJECT:	402+404 4223 HASTINGS STREET		
DATE	MARCH 21 <sup>ST</sup> 2018.		

- A. Updating and confirming all appliances
- B. Suite 402- Garcea Residence Package
- C. Closet Organizer Drawings & Confirmation of Floorplan
- D. Black-out blinds
- E. Power-Walk through
- F. Ceiling fans, light fixtures, gun safe logistics
- G. Changing both SL's to Unit Number to 402
- H. Updating additional terms to reflect finalized changes

This is Exhibit " E " referred to in the Affidavit of L. Garcea sworn (or affirmed) before me at Van couver, B.C. this 15 day of June 2020.

  
 A commissioner for taking affidavits for British Columbia

MINUTES

MARCH 21, 2018

1 HR

CENSORIO HEAD OFFICE

---

<b>MEETING CALLED BY</b>	Kristina Van Hombeeck
<b>TYPE OF MEETING</b>	Status Update Meeting/ Decision Making Meeting
<b>FACILITATOR</b>	Kristina Van Hombeeck
<b>NOTE TAKER</b>	Kristina Van Hombeeck
<b>TIMEKEEPER</b>	Kristina Van Hombeeck
<b>ATTENDEES</b>	Luigi Garcea, Cheryl Serraglio, Kristina Van Hombeeck, Patrick Hunter, Hugo Dussault, Derek Dalla-Zanna

Agenda topics

[KRISTINA]

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**DISCUSSION    Updating and confirming all appliances**  
 -confirming all appliances are up to date and accurate

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**CONCLUSIONS**    Appliances were confirmed to be correct. Specific product numbers to be included for each appliance in "Additional Terms"

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<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Update Additional Terms	Kristina Van Hombeeck	April 1 <sup>st</sup> (pending on information)
Confirm if the toilets are "American Standard Toilet" or Duravit	Kristina Van Hombeeck	March 23, 2018

[KRISTINA]

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**DISCUSSION    Suite 402- Garcea Residence Package**  
 -confirming all specifications in this package are up to date and accurate

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**CONCLUSIONS**    The package is up to date and correct, only further clarification is needed for the type of toilet.

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<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Confirm and update if necessary	Kristina Van Hombeeck	March 23, 2018.

**DISCUSSION Closet Organizer Drawings & Confirmation of Floorplan**

**CONCLUSIONS** Master bedroom has been approved. The organizer in the second bedroom needs to have a section that can facilitate longer clothes.

The storage room cannot facilitate the large organizer other options to be presented. Closed Shelving only.

the closet organizer should extend into the area with the gun safe as it is an extension of the walk-in closet

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Finalize second bedroom organizer + Closed shelving in storage room	Derek Dalla-Zanna	TBA
Changes to floorplan as discussed in meeting	Derek Dalla-Zanna	April 1 <sup>st</sup> (pending)

[LISA]

**DISCUSSION Black-out blinds**

**CONCLUSIONS** Black out blinds to be implemented throughout the suite. Style No: SW700, Color: V40 ONYX Openness: Blackout.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Included exact specification in additional terms	Kristina Van Hombeeck	TBA

[HUGO]

**DISCUSSION Power-Walk through**

Powerwalk-through to be conducted with CCI at time of ruffin stage.

Dimmer lights

**CONCLUSIONS** During this walk-through CCI and Lui & Cheryl will identify preferred plug locations and dimmer lights.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
CCI + Purchaser Ruffin Walk-Through	Hugo Dussault	TBA

# CENSORIO

[Hugo + Kristina]

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**DISCUSSION Ceiling fans, light fixtures, gun safe logistics**

Fan & light locations. Logistics.

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**CONCLUSIONS** Fan + Light Fixture in Master bedroom. Fan in ensuite & light. Fan in second bedroom. Fixture in kitchen over island.

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**ACTION ITEMS**

Floorplan with lights and fixture location to be included in additional terms.

Vendor agrees to provide purchaser 1 months' notice as to when ceiling fans, light fixtures and gun safe are needed.

**PERSON RESPONSIBLE**

Derek Dalla- Zanna & Kristina Van Hombeeck

Hugo Dussault & Kristina Van Hombeeck

**DEADLINE**

TBA

TBA

[PATRICK]

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**DISCUSSION Changing both SL's to Unit Number to 402**

-avoids confusion for the future

-owners still have the ability to separate units if they want to eventually separate and sell

-Censorio will ensure that separate unit numbers will be available to them in the future

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**CONCLUSIONS** -Cheryl and Lui agree to the above.

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**ACTION ITEMS**

N/A

**PERSON RESPONSIBLE**
**DEADLINE**

[KRISTINA]

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**DISCUSSION Updating additional terms to reflect finalized changes.**


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**CONCLUSIONS** Once all is finalized the additional terms will be updated as per terms.

Items that need further clarification:

-plug in parking stalls for Bike

-barn doors for both bedrooms

-type of storage unit for storage room

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**ACTION ITEMS**

Terms to include in updated additional terms:

- Black Paint Feature Wall in each bedroom. Provide Cheryl with options of Black, exact specification to be included in additional terms.

-6 fobs to be included in purchase price

**PERSON RESPONSIBLE**

Kristina Van Hombeeck

**DEADLINE**

TBA



1936 Powell Street  
 Vancouver, BC V5L 1J3  
 604-298-8383

# Invoice

Date	Invoice #
9/26/2019	3780

Invoice To
Lui Garcea

This is Exhibit "F" referred to in the Affidavit of L. Garcea sworn (or affirmed) before me at Vancouver, B.C. this 15 day of June, 2020.

A commissioner for taking affidavits for British Columbia

P.O. No.	Terms	Project
	Net 30	

Qty	Description	Rate	Amount
	Carleton - 4223 Hastings Street Unit 402/404 Suite Upgrade Heating/Cooling System Unit: \$24,980.00 To upgrade to a slimline airconditioning unit: \$2,700. (This includes tub colour credit)	27,680.00	27,680.00

MRS. SERRAGLIO OR MR. GARCEA 001

DATE 2019-10-01  
 Y Y Y Y M M D D

PAY TO THE ORDER OF MEC Mechanical Inc. \$ 29,064<sup>00</sup>/<sub>100</sub>

Twenty Nine Thousand & Sixty Four <sup>00</sup>/<sub>100</sub> DOLLARS

ROYAL BANK OF CANADA  
 HASTINGS & KENSINGTON BRANCH  
 6570 E HASTINGS ST.  
 BURNABY, BC V5B 1S2  
 MEMO Invoice # 3780

Security features included. Details on back.

MP

⑈00⑈ ⑆00440⑈003⑆528⑈567⑈⑈

### Sales Tax Summary

Overdue accounts subject to 2% monthly interest.	GST@5.0%	1,384.00
	Total Tax	1,384.00

**Total** \$29,064.00

17

# Payment Receipt

MEC MECHANICAL INC.  
1936 Powell Street  
Vancouver, BC V5L 1J3

**Received From:**

Lui Garcea  
Lui Garcea

<b>Date Received</b>	10/01/2019	<b>Payment Amount</b>	\$29,064.00
<b>Payment Method</b>	Cheque		
<b>Cheque/Ref. No.</b>	001		

**Invoices Paid**

<u>Date</u>	<u>Number</u>	<u>Amount Applied</u>
09/26/2019	3780	-\$29,064.00

