

Vancouver

23-Jun-20

REGISTRY

Form 109 (Rule 22-2 (2) and (7) )

This is the 1st Affidavit  
of Nicholas De Santis in this case  
And was made on 17 June 2020.

No. H 200039  
Vancouver Registry

*In the Supreme Court of British Columbia*

Between

PEOPLES TRUST COMPANY

Petitioner

and

CENSORIO GROUP (HASTING & CARLETON) HOLDINGS LTD.  
PETER CENSARIO also known as PETER ANTHONY CENSORIA and PETER ANTHONY  
CENSORIO,  
STRADA 39 TRUST,  
BANCORP BALANCED GROWTH MORTGAGE II FUND LTD.,  
BANCORP BALANCED MORTGAGE FUND II LTD.,  
PK CAPITAL LTD.,  
ALL CANADIAN INVESTMENT CORPORATION,  
FBM CANADA GSD INC.,  
MEDINA CONCRETE SERVICES LTD.,  
TUCUVAN CONSTRUCTION LTD.,  
ONMI DRYWALL LTD.,  
1223293 B.C. LTD.,  
RAHUL GLASS LTD.,  
SERIN INVESTMENTS LTD.,  
CLARION PROEPRTY CORPORATION  
G.I.H. PROPERTIES LTD.,  
BARRY CHARLES HOLDINGS LTD.  
BECISION HOLDING CORPORATION  
SANDRA CHAPPELL  
CREST CAPITAL CORPORATION  
DURHAM CAPITAL MANAGEMENT INC.  
YORK VENTURES LTD.,  
DIANE RAUCH,  
JEFFREY RAUCH,  
HELGA RAUCH,  
PAVILION INVESTMENTS INC.,

RODNEY GRANT KENYON,  
ALAN LONG,  
MANDATE MANAGEMENT CORPORATION

Respondents

**AFFIDAVIT**

I, Nicholas De Santis, of Vancouver, British Columbia, Teacher, SWEAR (OR AFFIRM) THAT:

1. On or about July 12, 2016, I entered into a pre-sale purchase agreement with Censorio Holdings Ltd., to purchase proposed strata lot # 25, for the purchase price of 419,900.00. (the "Agreement")
2. The size of the condo is 629 square feet as depicted in the Agreement.
3. At the time I understood the purchase price per square foot to be \$668.00, attached hereto and Marked **Exhibit "A"** is a copy of the New Sales Memo evidencing same.
4. At the time I intended to use the condo as my primary residence, and first home, It is still my intention to reside in the unit as soon as it is finished.
5. My attention was directed to the development by my Realtor, Cosmo Spagnuolo of Royal LePage Sterling Realty.

SWORN (OR AFFIRMED) BEFORE  
ME at Vancouver, British Columbia  
On 17 June, 2020.



A commissioner for taking affidavits  
For British Columbia

**MAX WOLINSKY**  
Barrister & Solicitor  
**Murphy & Company LLP**  
203-815 Hornby Street  
Vancouver, BC V6Z 2E6



Nicholas De Santis  
Nicholas

# censoric

## NEW SALES MEMO

To:	PETER CENSORIO	Copies:	S. Jones
From:	KRISTINA VAN HOMBEECK		TS. AR
Subject:	NEW SALE - Carleton		DZ. PH
STATUS:	<b>FIRM</b>	Date:	13-Sep-16

**PROJECT:** Carleton  
**PURCHASER:** DE SANTIS  
**STRATA LOT:** 25  
**UNIT #:** 408  
**ADDRESS:** 4227 Hastings St.  
**MODEL:** 1G  
**PURCHASE PRICE:** **\$419,900**  
**INCENTIVE VALUE:** \$0 feature brick wall  
**OTHER DISCOUNTS:** \$0  
**PURCHASER UPGRADES:** \$0  
**NET SALES PRICE:** **\$419,900**  
**PRICE / SF:** \$668 /sf  
**OTP DATE:** 12-Jul-16  
**FIRM DATE:** 18-Jul-16  
**ANTICIPATED CONSTRUCTION COMPLETION:** TBC  
**ANTICIPATED PURCHASER COMPLETION:** TBC

This is Exhibit "A" referred to  
 In the Affidavit of  
Nicholas De Santis  
 Sworn(Affirmed) before me this 17 Day of June 2020  
  
 \_\_\_\_\_  
 A commissioner for taking Oaths in British Columbia

**MAX WOLINSKY**  
 Barrister & Solicitor  
**Murphy & Company LLP**  
 203-815 Hornby Street  
 Vancouver, BC V6Z 2E6

**MARKETING FIRM:**  
**Commission:**

**REALTOR:** Cosmo Spagnuolo  
**Commission:** \$ 6,973.84