

Vancouver

23-Jun-20

REGISTRY

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

This is the 1st Affidavit  
of James Graham in this case  
and was made on 18 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, James Graham, of North Vancouver, British Columbia, Retired Police Officer SWEAR (OR AFFIRM) THAT:

1. On or about May 27, 2017, I entered into a pre-sale purchase agreement with Censorio Holdings Ltd., to purchase proposed strata lot # 22 for the purchase price of \$699,900.00, (the "Agreement").
2. The size of the condo is 1000 square feet as depicted in the Agreement.
3. At the time I understood the purchase price per square foot to be \$699.00, based on the selling price and the size of the lot.
4. At the time I intended to use the condo as the primary residence for one of my three university aged children.
5. I am eager to complete the purchase as soon as possible.

SWORN (OR AFFIRMED) BEFORE  
ME at Vancouver, British Columbia  
On 18 June, 2020.



A commissioner for taking affidavits  
For British Columbia

  
James Graham

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