

Vancouver

23-Jun-20

REGISTRY

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

This is the 1st Affidavit  
of Patrick Hunter in this case  
and was made on 19 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

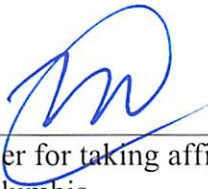
Respondents

**AFFIDAVIT**

I, Patrick Hunter, of North Vancouver, British Columbia, Jr. Development Manager SWEAR (OR AFFIRM) THAT:

1. On or about May 30, 2017, I entered into a pre-sale purchase agreement with Censorio Holdings Ltd., to purchase proposed strata lot # 1 for the purchase price of \$784,900.00. (the "Agreement")
2. The size of the condo is 1103 square feet as depicted in the Agreement.
3. At the time I understood the purchase price per square foot to be \$689.00, 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, since the time of signing the agreement and its related delays I have purchased elsewhere; I intend to use the suite to house a friend's university aged child.
5. At the time of the agreement I was an employee of the developer, as such I understood that my purchase price was at or above market value, I understood market value at the time to be approximately \$689.00 per square foot.
6. I am eager to complete the purchase as soon as possible.

SWORN (OR AFFIRMED) BEFORE  
ME at Vancouver, British Columbia  
On 19 June, 2020.



\_\_\_\_\_  
A commissioner for taking affidavits  
For British Columbia

  
\_\_\_\_\_  
Patrick Hunter

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

## NEW SALES MEMO

<b>To:</b>	PETER CENSORIO	<b>Copies:</b>	S. Jones    ML
<b>From:</b>	KRISTINA VAN HOMBEECK		DZ            AR
<b>Subject:</b>	NEW SALE - Carleton		PH
<b>STATUS:</b>	<b>FIRM</b>	<b>Date:</b>	6-Jun-17

**PROJECT:** Carleton  
**PURCHASER:** HUNTER  
**STRATA LOT:** 1  
**UNIT #:** 101  
**ADDRESS:** 4227 Hastings St.  
**MODEL:** 2A  
**PURCHASE PRICE:** **\$784,900**  
**INCENTIVE VALUE:**  
**OTHER DISCOUNTS:** \$5,000      Dec Allowance  
**PURCHASER UPGRADES:**  
**NET SALES PRICE:** \$779,900  
**PRICE / SF:** \$689      /sf  
**OTP DATE:** 30-May-17  
**FIRM DATE:** 6-Jun-17  
**ANTICIPATED CONSTRUCTION COMPLETION:** TBC  
**ANTICIPATED PURCHASER COMPLETION:** TBC

This is Exhibit "A" referred to  
In the Affidavit of

*Patricia Hunter*

Sworn(Affirmed) before me this 19 Day of June 2020

*[Signature]*

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:**

**Commission:**