



This is the 1st Affidavit of LIISA WILDER in this case and was made on JANUARY 14, 2020

H-200039 No. 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.
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, LIISA WILDER, of 2900 – 595 Burrard Street, in the City of Vancouver, in the Province of British Columbia, AFFIRM THAT:

1. I am a paralegal with Owen Bird Law Corporation, solicitors for the petitioner, PEOPLES TRUST COMPANY, and as such 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. Capitalized terms are as defined in the petition.
3. Attached as Exhibit "A" is a Title Search Print for the Lands.
4. Attached as Exhibit "B" is a Personal Property Registry Search for the respondent, CENSORIO GROUP (HASTINGS & CARLETON) HOLDINGS LTD.
5. Attached as Exhibit "C" is a Personal Property Registry Search for the respondent, PETER CENSORIO (also known as PETER ANTHONY CENSORIO and PETER ANTHONY CENSORIO).
6. Attached as Exhibit "D" is a Personal Property Registry Search for the respondent, STRADA 39 TRUST.

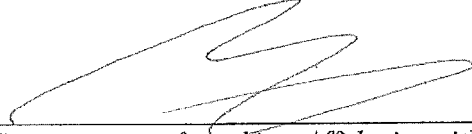
AFFIRMED BEFORE ME at Vancouver,)
 British Columbia, this 14 day of January,)
 2020.)


 _____)
 A Commissioner for taking Affidavits within)
 British Columbia)


 _____)
 LIISA WILDER)

ANTHONY R. ANDERSON
Barrister & Solicitor
 P.O. Box 49130
 2900-595 BURRARD STREET
 VANCOUVER, B.C. V7X 1J5
 (604) 691-7528

This is Exhibit "A" referred to in the Affidavit of LIISA WILDER sworn before me at Vancouver, B.C., this 14th day of January, 2020.



A Commissioner for taking Affidavits within British Columbia

ANTHONY R. ANDERSON
Barrister & Solicitor
P.O. Box 49130
2900-595 BURRARD STREET
VANCOUVER, B.C. V7X 1J5
(604) 691-7528

TITLE SEARCH PRINT

File Reference: 22880-0112

2020-01-13, 15:09:26

Requestor: Liisa Wilder

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	SECTION 98 LAND TITLE ACT
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	CA5281004 CA5118667 CA5118668
Application Received	2016-06-22
Application Entered	2016-06-28
Registered Owner in Fee Simple Registered Owner/Mailing Address:	CENSORIO GROUP (HASTINGS & CARLETON) HOLDINGS LTD., INC.NO. BC0905871 2ND FLOOR, 4723 HASTINGS STREET BURNABY, BC V5C 2K8
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	029-877-555 LOT 1 DISTRICT LOT 121 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP56644
Legal Notations	HERETO IS ANNEXED EASEMENT CA3072253 OVER PARCEL A (EXP PLAN 11233) OF LOTS 29 AND 30 BLOCK 7 DISTRICT LOT 121 GROUP 1 NWD PLAN 1054 NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA5335526 FILED 2016-07-12 HERETO IS ANNEXED EASEMENT CA6058173 OVER LOT 32 PLAN 1054

TITLE SEARCH PRINT

File Reference: 22880-0112

2020-01-13, 15:09:26

Requestor: Liisa Wilder

Charges, Liens and Interests

Nature: EASEMENT
 Registration Number: CA3072254
 Registration Date and Time: 2013-04-11 10:40
 Remarks: PART FORMERLY PARCEL "A" (EXPLANATORY PLAN 14860)
 LOTS 29 AND 30 BLOCK 7 DISTRICT LOT 121 GROUP 1
 NEW WESTMINSTER DISTRICT PLAN 1054
 APPURTENANT TO PARCEL A (EXP PLAN 11233) OF LOTS
 29 AND 30 BLOCK 7 DISTRICT LOT 121 GROUP 1 NWD
 PLAN 1054

Nature: COVENANT
 Registration Number: CA5281006
 Registration Date and Time: 2016-06-22 15:25
 Registered Owner: CITY OF BURNABY

Nature: COVENANT
 Registration Number: CA5281008
 Registration Date and Time: 2016-06-22 15:25
 Registered Owner: CITY OF BURNABY

Nature: COVENANT
 Registration Number: CA5281010
 Registration Date and Time: 2016-06-22 15:25
 Registered Owner: CITY OF BURNABY

Nature: COVENANT
 Registration Number: CA5281012
 Registration Date and Time: 2016-06-22 15:25
 Registered Owner: CITY OF BURNABY

Nature: COVENANT
 Registration Number: CA5281014
 Registration Date and Time: 2016-06-22 15:25
 Registered Owner: CITY OF BURNABY

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA5281016
 Registration Date and Time: 2016-06-22 15:25
 Registered Owner: CITY OF BURNABY
 Remarks: PART IN PLAN EPP61155

Nature: COVENANT
 Registration Number: CA5281018
 Registration Date and Time: 2016-06-22 15:25
 Registered Owner: CITY OF BURNABY

TITLE SEARCH PRINT

File Reference: 22880-0112

2020-01-13, 15:09:26

Requestor: Liisa Wilder

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA5281020
 Registration Date and Time: 2016-06-22 15:25
 Registered Owner: CITY OF BURNABY
 Remarks: PART IN PLAN EPP56645

Nature: EASEMENT
 Registration Number: CA6058174
 Registration Date and Time: 2017-06-09 13:33
 Remarks: APPURTENANT TO LOT 32 PLAN 1054

Nature: MORTGAGE
 Registration Number: CA6245585
 Registration Date and Time: 2017-08-24 12:05
 Registered Owner: PEOPLES TRUST COMPANY
 INCORPORATION NO. A0033943

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA6245586
 Registration Date and Time: 2017-08-24 12:05
 Registered Owner: PEOPLES TRUST COMPANY
 INCORPORATION NO. A0033943

Nature: MORTGAGE
 Registration Number: CA6245684
 Registration Date and Time: 2017-08-24 12:24
 Registered Owner: BANCORP GROWTH MORTGAGE FUND II LTD.
 INCORPORATION NO. BC0856914
 BANCORP BALANCED MORTGAGE FUND II LTD.
 INCORPORATION NO. BC0856913
 BANCORP FINANCIAL SERVICES INC.
 INCORPORATION NO. BC0712503
 Remarks: MODIFIED BY CA7557828

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA6245685
 Registration Date and Time: 2017-08-24 12:24
 Registered Owner: BANCORP GROWTH MORTGAGE FUND II LTD.
 INCORPORATION NO. BC0856914
 BANCORP BALANCED MORTGAGE FUND II LTD.
 INCORPORATION NO. BC0856913
 BANCORP FINANCIAL SERVICES INC.
 INCORPORATION NO. BC0712503
 Remarks: MODIFIED BY CA7557829

TITLE SEARCH PRINT

2020-01-13, 15:09:26

File Reference: 22880-0112

Requestor: Liisa Wilder

Nature: PRIORITY AGREEMENT
 Registration Number: CA6246768
 Registration Date and Time: 2017-08-24 15:16
 Remarks: GRANTING CA6245585 PRIORITY OVER CA6245684 AND CA6245685

Nature: PRIORITY AGREEMENT
 Registration Number: CA6246769
 Registration Date and Time: 2017-08-24 15:16
 Remarks: GRANTING CA6245586 PRIORITY OVER CA6245684 AND CA6245685

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA6438021
 Registration Date and Time: 2017-11-10 13:21
 Registered Owner: SHAW CABLESYSTEMS LIMITED
 INCORPORATION NO. A0075382

Nature: STATUTORY RIGHT OF WAY
 Registration Number: CA6555970
 Registration Date and Time: 2018-01-09 15:03
 Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Nature: PRIORITY AGREEMENT
 Registration Number: CA6555971
 Registration Date and Time: 2018-01-09 15:03
 Remarks: GRANTING CA6555970 PRIORITY OVER CA6245585, CA6245586, CA6245684 AND CA6245685

Nature: MORTGAGE
 Registration Number: CA7219414
 Registration Date and Time: 2018-11-29 15:58
 Registered Owner: PK CAPITAL LTD.
 INCORPORATION NO. BC1073031

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA7219415
 Registration Date and Time: 2018-11-29 15:58
 Registered Owner: PK CAPITAL LTD.
 INCORPORATION NO. BC1073031

Nature: PRIORITY AGREEMENT
 Registration Number: CA7392238
 Registration Date and Time: 2019-03-13 15:43
 Remarks: GRANTING CA6245585 PRIORITY OVER CA7219414 AND CA7219415

TITLE SEARCH PRINT

2020-01-13, 15:09:26

File Reference: 22880-0112

Requestor: Liisa Wilder

Nature: PRIORITY AGREEMENT
 Registration Number: CA7392239
 Registration Date and Time: 2019-03-13 15:43
 Remarks: GRANTING CA6245586 PRIORITY OVER CA7219414 AND CA7219415

Nature: MODIFICATION
 Registration Number: CA7557828
 Registration Date and Time: 2019-06-13 12:25
 Remarks: MODIFICATION OF CA6245684

Nature: MODIFICATION
 Registration Number: CA7557829
 Registration Date and Time: 2019-06-13 12:25
 Remarks: MODIFICATION OF CA6245685

Nature: PRIORITY AGREEMENT
 Registration Number: CA7558004
 Registration Date and Time: 2019-06-13 13:09
 Remarks: GRANTING CA6245684 AND CA7557828 PRIORITY OVER CA7219414 AND CA7219415

Nature: PRIORITY AGREEMENT
 Registration Number: CA7558005
 Registration Date and Time: 2019-06-13 13:09
 Remarks: GRANTING CA6245685 AND CA7557829 PRIORITY OVER CA7219414 AND CA7219415

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: CA7750158
 Registration Date and Time: 2019-09-16 14:27
 Registered Owner: ALL CANADIAN INVESTMENT CORPORATION

Nature: CLAIM OF BUILDERS LIEN
 Registration Number: CA7847746
 Registration Date and Time: 2019-11-01 12:15
 Registered Owner: FBM CANADA GSD, INC.
 INCORPORATION NO. A0093560

Nature: CLAIM OF BUILDERS LIEN
 Registration Number: CA7883860
 Registration Date and Time: 2019-11-22 09:35
 Registered Owner: MEDINA CONCRETE SERVICES LTD.
 INCORPORATION NO. BC0839535

TITLE SEARCH PRINT

File Reference: 22880-0112

2020-01-13, 15:09:26

Requestor: Liisa Wilder

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CA7914853
Registration Date and Time:	2019-12-06 14:18
Registered Owner:	TUCUVAN CONSTRUCTION LTD. INCORPORATION NO. BC1190571

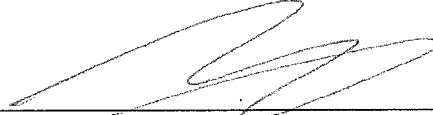
Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CA7929493
Registration Date and Time:	2019-12-13 15:49
Registered Owner:	OMNI DRYWALL LTD INCORPORATION NO. BC0910734

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

This is Exhibit "B" referred to in the Affidavit of LIISA WILDER sworn before me at Vancouver, B.C., this 14th day of January, 2020.



A Commissioner for taking Affidavits within British Columbia

ANTHONY R. ANDERSON

Barrister & Solicitor

P.O. Box 49130

2900-595 BARRARD STREET

VANCOUVER, B.C. V7X 1J5

(604) 691-7528

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Page: 1

BC OnLine: PPRS SEARCH RESULT 2020/01/09
 Lterm: XPSP0054 For: PR50365 OWEN BIRD LAW CORPORATION 13:58:48

Index: BUSINESS DEBTOR

Search Criteria: CENSORIO GROUP (HASTINGS & CARLETON)

***** P P S A S E C U R I T Y A G R E E M E N T *****

Reg. Date: AUG 15, 2017 Reg. Length: 4 YEARS
 Reg. Time: 12:45:19 Expiry Date: AUG 15, 2021
 Base Reg. #: 205924K Control #: D4719312

This registration was selected and included for your protection
 because of close proximity to your search criteria.

Block#

S0001 Secured Party: PEOPLES TRUST COMPANY
 14TH FLOOR - 888 DUNSMUIR ST
 VANCOUVER B.C. V6C 3K4

=D0001 Base Debtor: CENSORIO GROUP (HASTINGS & CARLETON)
 (Business) HOLDINGS LTD
 800-885 WEST GEORGIA STREET
 VANCOUVER B.C. V6C 3H1

D0002 Bus. Debtor: PETER CENSORIO, IN HIS CAPACITY AS
 THE SOLE TRUSTEE OF STRADA 39 TRUST
 4723 HASTINGS STREET
 VANCOUVER B.C. V5C 2K8

D0003 Bus. Debtor: STRADA 39 TRUST
 4723 HASTINGS STREET
 VANCOUVER B.C. V5C 2K8

D0004 Bus. Debtor: STRADA 39 TRUST TRUST
 4723 HASTINGS STREET
 VANCOUVER B.C. V5C 2K8

D0005 Ind. Debtor: CENSORIO PETER Birthdate:
 4723 HASTINGS STREET
 VANCOUVER B.C. V5C 2K8

General Collateral:

AS TO CENSORIO GROUP (HASTINGS & CARLTON) HOLDINGS LTD;
 ALL OF THE PRESENT AND AFTER-ACQUIRED GOODS, CHATTEL PAPER,
 INTANGIBLES, INSTRUMENTS, DOCUMENTS OF TITLE, INVESTMENT PROPERTIES

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AND MONEY OF THE DEBTOR NOW OR HEREAFTER SITUATE ON OR USED IN CONNECTION WITH OR ARISING FROM OR OUT OF THE REAL PROPERTY (AS DEFINED HEREIN) AND ALL PROCEEDS, RENEWALS, AND ACCRETIONS AND SUBSTITUTIONS OF ANY OF THE FOREGOING COLLATERAL.

AN ASSIGNMENT OF ALL RIGHTS UNDER ALL CONTRACTS INCLUDING BUT NOT LIMITED TO BUILDING OR DEVELOPMENT PERMITS, CONSTRUCTION CONTRACTS AND CONTRACTS FOR THE PROVISION OF SERVICES RELATING TO THE DEVELOPMENT OF THE REAL PROPERTY AND ALL PROCEEDS, RENEWALS, AND ACCRETIONS AND SUBSTITUTIONS OF ANY OF THE FOREGOING COLLATERAL.

AN ASSIGNMENT OF ALL RIGHTS UNDER ALL CONTRACTS OF PURCHASE AND SALE, DEPOSITS AND SALES PROCEEDS RECEIVED FROM PROSPECTIVE PURCHASERS IN CONNECTION WITH SALES OF INDIVIDUAL STRATA LOTS COMPRISING THE REAL

Continued on Page 2

Search Criteria: CENSORIO GROUP (HASTINGS & CARLETON)

Page: 2

PROPERTY AND ALL PROCEEDS, RENEWALS, AND ACCRETIONS AND SUBSTITUTIONS OF ANY OF THE FOREGOING COLLATERAL.

AS TO PETER CENSORIO AND PETER CENSORIO IN HIS CAPACITY AS THE SOLE TRUSTEE OF STRADA 30 TRUST:

ALL OF THE PRESENT AND AFTER-ACQUIRED GOODS, CHATTEL PAPER, INTANGIBLES, INSTRUMENTS, DOCUMENTS OF TITLE, INVESTMENT PROPERTIES AND MONEY OF THE DEBTOR AND ALL PROCEEDS, RENEWALS, AND ACCRETIONS AND SUBSTITUTIONS OF ANY OF THE FOREGOING COLLATERAL.

AN ASSIGNMENT OF ALL DEBTS AND LIABILITIES PRESENT AND FUTURE OF CENSORIO GROUP (HASTINGS & CARLTON) HOLDINGS LTD TO THE DEBTORS AND EITHER OF THEM AND ALL PROCEEDS, RENEWALS, AND ACCRETIONS AND SUBSTITUTIONS OF ANY OF THE FOREGOING COLLATERAL.

TERMS USED IN THE ABOVE GENERAL COLLATERAL DESCRIPTIONS WHICH ARE DEFINED IN THE PERSONAL PROPERTY SECURITY ACT OF BRITISH COLUMBIA OR THE REGULATIONS MADE THEREUNDER SHALL HAVE THOSE DEFINED MEANINGS.

REAL PROPERTY AS NOTED IN THE ABOVE GENERAL COLLATERAL DESCRIPTIONS MEANS THAT PROPERTY HAVING A CIVIC ADDRESS OF 4223 - 4225 HASTINGS STREET, BURNABY, B.C., LEGALLY DESCRIBED AS PID: 029-877-555, LOT 1 DISTRICT LOT 121 GROUP 1 NWD PLAN EPP56644.

Registering

Party: OWEN BIRD LAW CORPORATION
 BOX 49130 2900-595 BURRARD ST.
 VANCOUVER BC V7X 1J5

***** P P S A S E C U R I T Y A G R E E M E N T *****

Reg. Date: AUG 24, 2017

Reg. Length: 5 YEARS

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Reg. Time: 12:30:20
Base Reg. #: 227051K

Expiry Date: AUG 24, 2022
Control #: D4740849

This registration was selected and included for your protection because of close proximity to your search criteria.

Block#

S0001 Secured Party: BANCORP GROWTH MORTGAGE FUND II LTD
1420 - 1090 WEST GEORGIA ST
VANCOUVER BC V6E 3V7

S0002 Secured Party: BANCORP BALANCED MORTGAGE FUND II LTD
1420 - 1090 WEST GEORGIA ST
VANCOUVER BC V6E 3V7

S0003 Secured Party: BANCORP FINANCIAL SERVICES INC.
1420 1090 WEST GEORGIA STREET
VANCOUVER BC V6E 3V7

=D0001 Base Debtor: CENSORIO GROUP (HASTINGS & CARLETON)
(Business) HOLDINGS LTD.
800 - 885 WEST GEORGIA STREET
VANCOUVER BC V6C 3H1

D0002 Bus. Debtor: STRADA 39 TRUST
4723 HASTINGS STREET
BURNABY BC V5C 2K8

Continued on Page 3

Search Criteria: CENSORIO GROUP (HASTINGS & CARLETON)

Page: 3

D0003 Bus. Debtor: PETER CENSORIO, IN HIS CAPACITY OF
TRUSTEE OF THE STRADA 39 TRUST
4723 HASTINGS STREET
BURNABY BC V5C 2K8

D0004 Ind. Debtor: CENSORIO PETER Birthdate:
4723 HASTINGS STREET
BURNABY BC V5C 2K8

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General Collateral:

ALL OF THE PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY OF THE DEBTOR
AND AN UNCRYSTALLIZED FLOATING CHARGE ON LAND.

Registering

Party: RICHARDS BUELL SUTTON LLP
700 - 401 WEST GEORGIA STREET
VANCOUVER BC V6B 5A1

----- A M E N D M E N T / O T H E R C H A N G E -----

Reg. #: 302437K

Reg. Date: SEP 28, 2017

Reg. Time: 17:04:21

Control #: D4817679

Base Reg. Type: PPSA SECURITY AGREEMENT

Base Reg. #: 227051K

Base Reg. Date: AUG 24, 2017

Details Description:

SUBORDINATION AGREEMENT IN FAVOUR OF:
SERIN INVESTMENTS LTD.
CLARION PROPERTY CORPORATION
G.I.H. PROPERTIES LTD.
BARRY CHARLES HOLDINGS LTD.
BECISON HOLDINGS CORPORATION
SANDRA CHAPPELL
CREST CAPITAL CORPORATION
WITH RESPECT TO THEIR FINANCING STATEMENT
FILED UNDER BASE REGISTRATION NO. 302370K AS THE
SAME RELATES TO THE PROPERTY AT 4255 HASTINGS STREET,
BURNABY, BC AND 4257 HASTINGS STREET, BURNABY, BC
LEGALLY DESCRIBED AS: PID 011-936-851 LOT 24 BL 7
DL 121 GP 1 NWD PLAN 1054 AND PID 001-223-780
LOT 23 BL 7 DL 121 GP 1 NWD PLAN 1054

Registering

Party: LINDSAY KENNEY LLP
1800 -401 WEST GEORGIA STREET
VANCOUVER B.C. V6B 5A1

***** P P S A S E C U R I T Y A G R E E M E N T *****

Reg. Date: AUG 24, 2017

Reg. Length: 5 YEARS

Reg. Time: 12:58:15

Expiry Date: AUG 24, 2022

Base Reg. #: 227177K

Control #: D4740981

This registration was selected and included for your protection
because of close proximity to your search criteria.

Block#

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Continued on Page 4

Search Criteria: CENSORIO GROUP (HASTINGS & CARLETON)

Page: 4

S0001 Secured Party: BANCORP GROWTH MORTGAGE FUND II LTD
1420 - 1090 WEST GEORGIA ST
VANCOUVER BC V6E 3V7

S0002 Secured Party: BANCORP BALANCED MORTGAGE FUND II LTD
1420 - 1090 WEST GEORGIA ST
VANCOUVER BC V6E 3V7

S0003 Secured Party: BANCORP FINANCIAL SERVICES INC.
1420 1090 WEST GEORGIA STREET
VANCOUVER BC V6E 3V7

=D0001 Base Debtor: CENSORIO GROUP (HASTINGS & CARLETON)
(Business) HOLDINGS LTD.
800 - 885 WEST GEORGIA STREET
BURNABY BC V6C 3H1

General Collateral:

ALL OF THE DEBTORS' PRESENT AND FUTURE RIGHT TITLE AND INTEREST IN AND PROCEEDS FROM ALL CONSTRUCTION CONTRACTS INCLUDING PROJECT MANAGEMENT CONTRACTS AND RELATED PERMITS INCLUDING ALL APPROVALS, LICENSES, BUILDING PERMITS, DEVELOPMENT PERMITS, DEMOLITION PERMITS, EXCAVATION PERMITS AND CONSTRUCTION PERMITS, ALL SECURITY, SURETY DEPOSITS, LETTERS OF CREDIT, BONDS, AND ANY OTHER DEPOSITS AND OTHER MONEY AND OTHER CASH SECURITY INCLUDING, WITHOUT LIMITATION, LATECOMER FEES AND ASSOCIATED FEES PAID TO ANY GOVERNMENTAL AUTHORITIES OR ANY OTHER PERSON, ALL PLANS, SPECIFICATIONS AND ARCHITECTURAL DRAWINGS, AND SPECIFICATIONS, ENGINEERING PLANS AND SPECIFICATIONS, PLUMBING PLANS, LANDSCAPING PLANS AND INTERIOR DESIGN PLANS, ALL POLICIES OF INSURANCE INCLUDING THOSE RELATING TO BUILDER'S RISK, COURSE OF CONSTRUCTION, HAZARD, DAMAGE, RENTAL, INCOME-LOSS, PUBLIC LIABILITY, ALL BONDS, INCLUDING PERFORMANCE, LABOUR AND MATERIAL PAYMENT BONDS AND ALL EQUIPMENT LEASES AND CONTRACTS, ALL OF WHICH NOW AND IN THE FUTURE RELATE TO THE DEVELOPMENT LOCATED UPON THE LANDS AT 4233 HASTINGS STREET, BURNABY, BC AND LEGALLY DESCRIBED AS:

PARCEL IDENTIFIER 029-877-555
LOT 1 DISTRICT LOT 121 GROUP 1 NWD PLAN EPP56644

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(THE "LANDS") (AS SUCH LEGAL DESCRIPTION MAY BE MODIFIED AS A CONSEQUENCE OF SUBDIVISION, CONSOLIDATION, STRATIFICATION OR OTHER MODIFICATION TO THE WHOLE OR ANY PORTION OF THE LANDS).

Registering

Party: RICHARDS BUELL SUTTON LLP
700 - 401 WEST GEORGIA STREET
VANCOUVER BC V6B 5A1

***** P P S A S E C U R I T Y A G R E E M E N T *****

Reg. Date: AUG 24, 2017 Reg. Length: 5 YEARS
Reg. Time: 12:58:34 Expiry Date: AUG 24, 2022
Base Reg. #: 227179K Control #: D4740975

This registration was selected and included for your protection because of close proximity to your search criteria.

Block#

Continued on Page 5

Search Criteria: CENSORIO GROUP (HASTINGS & CARLETON)

Page: 5

S0001 Secured Party: BANCORP GROWTH MORTGAGE FUND II LTD
1420 - 1090 WEST GEORGIA ST
VANCOUVER BC V6E 3V7

S0002 Secured Party: BANCORP BALANCED MORTGAGE FUND II LTD
1420 - 1090 WEST GEORGIA ST
VANCOUVER BC V6E 3V7

S0003 Secured Party: BANCORP FINANCIAL SERVICES INC.
1420 1090 WEST GEORGIA STREET
VANCOUVER BC V6E 3V7

=D0001 Base Debtor: CENSORIO GROUP (HASTINGS & CARLETON)
(Business) HOLDINGS LTD.
800 - 885 WEST GEORGIA STREET
VANCOUVER BC V6C 3H1

General Collateral:

ALL OF THE DEBTOR'S PRESENT AND FUTURE RIGHT TITLE AND INTEREST IN AND TO ALL CONTRACTS OF PURCHASE AND SALE INCLUDING ALL MONEY, CHEQUES AND INSTRUMENTS, DEPOSITS, BUILDERS LIEN HOLDBACKS AND PROCEEDS OF

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SALE NOW OR IN THE FUTURE DEPOSITED, LODGED OR LEFT WITH THE DEBTOR OR ITS AGENT, SOLICITORS OR BANKERS OR, BY AGREEMENT, ANY THIRD PARTY, INCLUDING ESCROW AGENTS, ON ACCOUNT OF OR AS A CREDIT TOWARD THE PURCHASE OF AN INTEREST IN THE LANDS LOCATED AT 8223 HASTINGS STREET, BURNABY, BC AND LEGALLY DESCRIBED AS:

PARCEL IDENTIFIER 029-877-555
LOT 1 DISTRICT LOT 121 GROUP 1 NWD PLAN EPP56644

(THE "LANDS") (AS SUCH LEGAL DESCRIPTION MAY BE MODIFIED AS A CONSEQUENCE OF SUBDIVISION, CONSOLIDATION, STRATIFICATION OR OTHER MODIFICATION TO THE WHOLE OR ANY PORTION OF THE LANDS).

Registering

Party: RICHARDS BUELL SUTTON LLP
700 - 401 WEST GEORGIA STREET
VANCOUVER BC V6B 5A1

***** P P S A S E C U R I T Y A G R E E M E N T *****

Reg. Date: NOV 29, 2018	Reg. Length: 5 YEARS
Reg. Time: 16:24:32	Expiry Date: NOV 29, 2023
Base Reg. #: 182826L	Control #: D5714823

This registration was selected and included for your protection because of close proximity to your search criteria.

Block#

S0001 Secured Party: PK CAPITAL LTD.
#142-1020 MAINLAND STREET
VANCOUVER BC V6B 2T5

=D0001 Base Debtor: CENSORIO GROUP (HASTINGS & CARLETON)
(Business) HOLDINGS LTD.
4723 HASTINGS STREET, 2ND FL.
BURNABY BC V5C 2K8

Continued on Page 6

Search Criteria: CENSORIO GROUP (HASTINGS & CARLETON)

Page: 6

General Collateral:

ALL PRESENT AND AFTER-ACQUIRED REAL AND PERSONAL PROPERTY OF THE DEBTOR, INCLUDING WITHOUT LIMITATION:

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ALL ACCOUNTS, DEBTS, DEMANDS AND AMOUNTS DUE OR BECOMING DUE WHETHER OR NOT EARNED BY PERFORMANCE, INCLUDING RENTS, ACCOUNTS RECEIVABLE AND BOOK DEBTS AND CLAIMS UNDER POLICIES OF INSURANCE; AND ALL CONTRACTS, SECURITY INTERESTS, GUARANTEES, INDEMNITIES, COVENANTS FOR PAYMENT AND OTHER RIGHTS AND BENEFITS IN RESPECT THEREOF;
 ALL INTANGIBLES, INCLUDING CONTRACT RIGHTS, GOODWILL, PATENTS, TRADE MARKS, COPYRIGHTS AND OTHER INTELLECTUAL PROPERTY, LICENCES AND ALL OTHER CHOSSES IN ACTION OF EVERY KIND WHETHER NOW OR HEREAFTER DUE;
 ALL DOCUMENTS OF TITLE, WHETHER NEGOTIABLE OR NON-NEGOTIABLE, INCLUDING ALL WAREHOUSE RECEIPTS AND BILLS OF LADING;
 ALL BILLS, NOTES, CHEQUES, LETTERS OF CREDIT AND OTHER INSTRUMENTS;
 ALL BOOKS, ACCOUNTS, FINANCIAL STATEMENTS, INVOICES, LETTERS, PAPERS, DOCUMENTS AND OTHER RECORDS IN ANY FORM; AND
 ALL PERSONAL PROPERTY AND FIXTURES IN ANY FORM DERIVED DIRECTLY OR INDIRECTLY FROM ANY DEALING WITH ANY OF THE FOREGOING INCLUDING RIGHTS TO INSURANCE PAYMENTS AND ANY OTHER PAYMENTS REPRESENTING INDEMNITY OR COMPENSATION FOR LOSS OR DAMAGE TO THE FOREGOING.

Registering

Party: MCMILLAN LLP
 1500-1055 WEST GEORGIA STREET
 VANCOUVER BC V6E 4N7

----- A M E N D M E N T / O T H E R C H A N G E -----

Reg. #: 416238L

Reg. Date: APR 04, 2019

Reg. Time: 15:02:57

Control #: D5952809

Base Reg. Type: PPSA SECURITY AGREEMENT

Base Reg. #: 182826L

Base Reg. Date: NOV 29, 2018

Details Description:


SUBORDINATION AGREEMENT IN FAVOUR OF PEOPLES TRUST COMPANY WITH RESPECT TO ITS FINANCING STATEMENT FILED UNDER NUMBER 205924K ON AUGUST 15, 2017 AS THE SAME RELATES PROPERTY LOCATED AT 4223 - 4225 HASTINGS STREET, BURNABY, BC (LEGALLY DESCRIBED AS PID: 029-877-555, LOT 1 DISTRICT LOT 121 GROUP 1 NWD PLAN EPP56644).

Registering

Party: OWEN BIRD LAW CORPORATION
 BOX 49130 2900-595 BURNARD ST.
 VANCOUVER BC V7X 1J5

***** P P S A S E C U R I T Y A G R E E M E N T *****

This is Exhibit "C" referred to in the Affidavit of
LIISA WILDER sworn before me at Vancouver,
B.C., this 14th day of January, 2020.



*A Commissioner for taking Affidavits within British
Columbia*

ANTHONY R. ANDERSON

Barrister & Solicitor

P.O. Box 49130

2900-595 BURRARD STREET

VANCOUVER, B.C. V7X 1J5

(604) 691-7528

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Page: 1

BC OnLine: PPRS SEARCH RESULT 2020/01/09
 Lterm: XPSP0054 For: PR50365 OWEN BIRD LAW CORPORATION 14:03:39

Index: INDIVIDUAL DEBTOR

Search Criteria: CENSORIO PETER

***** P P S A S E C U R I T Y A G R E E M E N T *****

Reg. Date: MAY 29, 2012 Reg. Length: 5 YEARS
 Reg. Time: 11:58:31 Expiry Date: MAY 29, 2022
 Base Reg. #: 764423G Control #: D1197404

*** Expiry date includes subsequent registered renewal(s).

Block#

S0001 Secured Party: ALL CANADIAN INVESTMENT CORPORATION
 825 LAKESHORE DR SW
 SALMON ARM BC V1E 1E4

=D0001 Base Debtor: CENSORIO PETER
 (Individual) 2410 CHARLES STREET Birthdate:
 VANCOUVER BC V5K 2Z9

General Collateral:

ALL INDEBTEDNESS, PRESENT AND FUTURE, DIRECT AND INDIRECT, ABSOLUTE AND CONTINGENT OF CHISA PROPERTIES LTD. TO THE DEBTOR AND ALL PROCEEDS INCLUDING, WITHOUT LIMITATION, ALL GOODS, INVESTMENT PROPERTY, INSTRUMENTS, DOCUMENTS OF TITLE, CHATTEL PAPER, INTANGIBLES AND MONEY (ALL AS DEFINED IN THE PERSONAL PROPERTY SECURITY ACT, ANY REGULATIONS THEREUNDER AND ANY AMENDMENTS THERETO).

Registering

Party: KOFFMAN KALEF LLP
 1900 - 885 W. GEORGIA STREET
 VANCOUVER BC V6C 3H4

----- R E N E W A L -----

Reg. #: 273745I Reg. Date: NOV 05, 2014
 Reg. Life: 5 YEARS Reg. Time: 13:26:52
 Control #: D2744554

Base Reg. Type: PPSA SECURITY AGREEMENT
 Base Reg. #: 764423G Base Reg. Date: MAY 29, 2012

Registering

Party: KOFFMAN KALEF LLP
 1900 - 885 W. GEORGIA STREET

01477704.TXT
VANCOUVER BC V6C 3H4

***** P P S A S E C U R I T Y A G R E E M E N T *****

Reg. Date: FEB 28, 2017 Reg. Length: 5 YEARS
Reg. Time: 10:36:54 Expiry Date: FEB 28, 2022
Base Reg. #: 848520J Control #: D4352991

Block#

S0001 Secured Party: BANCORP GROWTH MORTGAGE FUND II LTD
1420 - 1090 WEST GEORGIA ST
VANCOUVER BC V6E 3V7

Continued on Page 2

Search Criteria: CENSORIO

PETER

Page: 2

S0002 Secured Party: BANCORP BALANCED MORTGAGE FUND II LTD
1420 - 1090 WEST GEORGIA ST
VANCOUVER BC V6E 3V7

S0003 Secured Party: BANCORP FINANCIAL SERVICES INC.
1420 1090 WEST GEORGIA STREET
VANCOUVER BC V6E 3V7

D0001 Base Debtor: ALTEZZA PROPERTIES LTD.
(Business) 800 - 885 WEST GEORGIA STREET
VANCOUVER BC V6C 3H1

D0002 Bus. Debtor: CENSORIO GROUP (HASTINGS & SPERLING)
HOLDINGS LTD.
800 - 885 WEST GEORGIA STREET
VANCOUVER BC V6C 3H1

D0003 Bus. Debtor: CENSORIO GROUP (HASTINGS & BETA)
PROPERTIES LTD.
800 - 885 WEST GEORGIA STREET
VANCOUVER BC V6C 3H1

D0004 Bus. Debtor: CHISA PROPERTIES LTD.
800 - 885 WEST GEORGIA STREET
VANCOUVER BC V6C 3H1

D0005 Bus. Debtor: CHISA HOLDINGS LTD.

Page 2

01477704.TXT
 800 - 885 WEST GEORGIA STREET
 VANCOUVER BC V6C 3H1

=D0006 Ind. Debtor: CENSORIO PETER Birthdate:
 2410 CHARLES STREET
 VANCOUVER BC V5K 2Z9

General Collateral:

ALL OF THE PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY OF THE DEBTORS
 AND AN UNCRYSTALLIZED FLOATING CHARGE ON LAND.

Registering

Party: RICHARDS BUELL SUTTON LLP
 700 - 401 WEST GEORGIA STREET
 VANCOUVER BC V6B 5A1

----- A M E N D M E N T / O T H E R C H A N G E -----

Reg. #: 302433K Reg. Date: SEP 28, 2017
 Reg. Time: 16:57:12
 Control #: D4817675

Base Reg. Type: PPSA SECURITY AGREEMENT
 Base Reg. #: 848520J Base Reg. Date: FEB 28, 2017

Details Description:

SUBORDINATION AGREEMENT IN FAVOUR OF:
 SERIN INVESTMENTS LTD.
 CLARION PROPERTY CORPORATION
 G.I.H. PROPERTIES LTD.
 BARRY CHARLES HOLDINGS LTD.
 BECISON HOLDINGS CORPORATION

Continued on Page 3

Search Criteria: CENSORIO PETER Page: 3

SANDRA CHAPPELL
 CREST CAPITAL CORPORATION
 WITH RESPECT TO THEIR FINANCING STATEMENT
 FILED UNDER BASE REGISTRATION NO. 302370K AS THE
 SAME RELATES TO THE PROPERTY AT 4255 HASTINGS STREET,
 BURNABY, BC AND 4257 HASTINGS STREET, BURNABY, BC
 LEGALLY DESCRIBED AS: PID 011-936-851 LOT 24 BL 7
 DL 121 GP 1 NWD PLAN 1054 AND PID 001-223-780
 LOT 23 BL 7 DL 121 GP 1 NWD PLAN 1054

01477704.TXT

Registering

Party: LINDSAY KENNEY LLP
 1800 -401 WEST GEORGIA STREET
 VANCOUVER B.C. V6B 5A1

----- A M E N D M E N T / O T H E R C H A N G E -----

Reg. #: 349135K

Reg. Date: OCT 20, 2017

Reg. Time: 12:46:25

Control #: D4865229

Base Reg. Type: PPSA SECURITY AGREEMENT

Base Reg. #: 848520J

Base Reg. Date: FEB 28, 2017

Details Description:

SUBORDINATION AGREEMENT IN FAVOUR OF PEOPLES TRUST COMPANY

General Collateral:

*** ADDED ***

SUBORDINATION AGREEMENT IN FAVOUR OF PEOPLES TRUST COMPANY WITH
 RESPECT TO ITS FINANCING STATEMENT FILED IN THE PERSONAL PROPERTY
 REGISTRY UNDER NUMBER 205924K ON AUGUST 15, 2017 AS THE SAME
 RELATES TO PROPERTY LOCATED AT 4223 - 4225 HASTINGS STREET, BURNABY,
 BC (LEGALLY DESCRIBED AS PID: 029-877-555, LOT 1 DISTRICT LOT 121
 GROUP 1 NWD PLAN EPP56644).

Registering

Party: OWEN BIRD LAW CORPORATION
 BOX 49130 2900-595 BURNARD ST.
 VANCOUVER BC V7X 1J5

----- P A R T I A L D I S C H A R G E -----

Reg. #: 620650L

Reg. Date: JUL 08, 2019

Reg. Time: 11:24:31

Control #: D6160950

Base Reg. Type: PPSA SECURITY AGREEMENT

Base Reg. #: 848520J

Base Reg. Date: FEB 28, 2017

General Collateral:

** DELETED **

PID: 029-636-876 STRATA LOT 9 DISTRICT LOT 122 GROUP 1 NEW WESTMINSTER
 DISTRICT STRATA PLAN EPS2787 & PID: 029-636-884 STRATA LOT 10 DISTRICT
 LOT 122 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2787

Registering

Party: FORBES BOYLE LAMBERT LAW CORPORATION
 215 - 8171 COOK ROAD
 RICHMOND BC V6Y 3T8

01477704.TXT

Continued on Page 4

Search Criteria: CENSORIO

PETER

Page: 4

***** P P S A S E C U R I T Y A G R E E M E N T *****

Reg. Date: AUG 15, 2017 Reg. Length: 4 YEARS
Reg. Time: 12:45:19 Expiry Date: AUG 15, 2021
Base Reg. #: 205924K Control #: D4719312

Block#

S0001 Secured Party: PEOPLES TRUST COMPANY
14TH FLOOR - 888 DUNSMUIR ST
VANCOUVER B.C. V6C 3K4

D0001 Base Debtor: CENSORIO GROUP (HASTINGS & CARLETON)
(Business) HOLDINGS LTD
800-885 WEST GEORGIA STREET
VANCOUVER B.C. V6C 3H1

D0002 Bus. Debtor: PETER CENSORIO, IN HIS CAPACITY AS
THE SOLE TRUSTEE OF STRADA 39 TRUST
4723 HASTINGS STREET
VANCOUVER B.C. V5C 2K8

D0003 Bus. Debtor: STRADA 39 TRUST
4723 HASTINGS STREET
VANCOUVER B.C. V5C 2K8

D0004 Bus. Debtor: STRADA 39 TRUST TRUST
4723 HASTINGS STREET
VANCOUVER B.C. V5C 2K8

=D0005 Ind. Debtor: CENSORIO PETER Birthdate:
4723 HASTINGS STREET
VANCOUVER B.C. V5C 2K8

General Collateral:

AS TO CENSORIO GROUP (HASTINGS & CARLTON) HOLDINGS LTD:
ALL OF THE PRESENT AND AFTER-ACQUIRED GOODS, CHATTEL PAPER,
INTANGIBLES, INSTRUMENTS, DOCUMENTS OF TITLE, INVESTMENT PROPERTIES
AND MONEY OF THE DEBTOR NOW OR HEREAFTER SITUATE ON OR USED IN
CONNECTION WITH OR ARISING FROM OR OUT OF THE REAL PROPERTY (AS

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DEFINED HEREIN) AND ALL PROCEEDS, RENEWALS, AND ACCRETIONS AND SUBSTITUTIONS OF ANY OF THE FOREGOING COLLATERAL.
 AN ASSIGNMENT OF ALL RIGHTS UNDER ALL CONTRACTS INCLUDING BUT NOT LIMITED TO BUILDING OR DEVELOPMENT PERMITS, CONSTRUCTION CONTRACTS AND CONTRACTS FOR THE PROVISION OF SERVICES RELATING TO THE DEVELOPMENT OF THE REAL PROPERTY AND ALL PROCEEDS, RENEWALS, AND ACCRETIONS AND SUBSTITUTIONS OF ANY OF THE FOREGOING COLLATERAL.
 AN ASSIGNMENT OF ALL RIGHTS UNDER ALL CONTRACTS OF PURCHASE AND SALE, DEPOSITS AND SALES PROCEEDS RECEIVED FROM PROSPECTIVE PURCHASERS IN CONNECTION WITH SALES OF INDIVIDUAL STRATA LOTS COMPRISING THE REAL PROPERTY AND ALL PROCEEDS, RENEWALS, AND ACCRETIONS AND SUBSTITUTIONS OF ANY OF THE FOREGOING COLLATERAL.
 AS TO PETER CENSORIO AND PETER CENSORIO IN HIS CAPACITY AS THE SOLE TRUSTEE OF STRADA 30 TRUST:
 ALL OF THE PRESENT AND AFTER-ACQUIRED GOODS, CHATTEL PAPER,

Continued on Page 5

Search Criteria: CENSORIO

PETER

Page: 5

INTANGIBLES, INSTRUMENTS, DOCUMENTS OF TITLE, INVESTMENT PROPERTIES AND MONEY OF THE DEBTOR AND ALL PROCEEDS, RENEWALS, AND ACCRETIONS AND SUBSTITUTIONS OF ANY OF THE FOREGOING COLLATERAL.
 AN ASSIGNMENT OF ALL DEBTS AND LIABILITIES PRESENT AND FUTURE OF CENSORIO GROUP (HASTINGS & CARLTON) HOLDINGS LTD TO THE DEBTORS AND EITHER OF THEM AND ALL PROCEEDS, RENEWALS, AND ACCRETIONS AND SUBSTITUTIONS OF ANY OF THE FOREGOING COLLATERAL.
 TERMS USED IN THE ABOVE GENERAL COLLATERAL DESCRIPTIONS WHICH ARE DEFINED IN THE PERSONAL PROPERTY SECURITY ACT OF BRITISH COLUMBIA OR THE REGULATIONS MADE THEREUNDER SHALL HAVE THOSE DEFINED MEANINGS.
 REAL PROPERTY AS NOTED IN THE ABOVE GENERAL COLLATERAL DESCRIPTIONS MEANS THAT PROPERTY HAVING A CIVIC ADDRESS OF 4223 - 4225 HASTINGS STREET, BURNABY, B.C., LEGALLY DESCRIBED AS PID: 029-877-555, LOT 1 DISTRICT LOT 121 GROUP 1 NWD PLAN EPP56644.

Registering

Party: OWEN BIRD LAW CORPORATION
 BOX 49130 2900-595 BURRARD ST.
 VANCOUVER BC V7X 1J5

***** P P S A S E C U R I T Y A G R E E M E N T *****

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Reg. Date: AUG 24, 2017 Reg. Length: 5 YEARS
 Reg. Time: 12:30:20 Expiry Date: AUG 24, 2022
 Base Reg. #: 227051K Control #: D4740849

Block#

S0001 Secured Party: BANCORP GROWTH MORTGAGE FUND II LTD
 1420 - 1090 WEST GEORGIA ST
 VANCOUVER BC V6E 3V7

S0002 Secured Party: BANCORP BALANCED MORTGAGE FUND II LTD
 1420 - 1090 WEST GEORGIA ST
 VANCOUVER BC V6E 3V7

S0003 Secured Party: BANCORP FINANCIAL SERVICES INC.
 1420 1090 WEST GEORGIA STREET
 VANCOUVER BC V6E 3V7

D0001 Base Debtor: CENSORIO GROUP (HASTINGS & CARLETON)
 (Business) HOLDINGS LTD.
 800 - 885 WEST GEORGIA STREET
 VANCOUVER BC V6C 3H1

D0002 Bus. Debtor: STRADA 39 TRUST
 4723 HASTINGS STREET
 BURNABY BC V5C 2K8

D0003 Bus. Debtor: PETER CENSORIO, IN HIS CAPACITY OF
 TRUSTEE OF THE STRADA 39 TRUST
 4723 HASTINGS STREET
 BURNABY BC V5C 2K8

=D0004 Ind. Debtor: CENSORIO PETER Birthdate:
 4723 HASTINGS STREET
 BURNABY BC V5C 2K8

Continued on Page 6

Search Criteria: CENSORIO PETER Page: 6

General Collateral:

ALL OF THE PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY OF THE DEBTOR
 AND AN UNCRYSTALLIZED FLOATING CHARGE ON LAND.

01477704.TXT

Registering

Party: RICHARDS BUELL SUTTON LLP
700 - 401 WEST GEORGIA STREET
VANCOUVER BC V6B 5A1

----- A M E N D M E N T / O T H E R C H A N G E -----

Reg. #: 302437K

Reg. Date: SEP 28, 2017

Reg. Time: 17:04:21

Control #: D4817679

Base Reg. Type: PPSA SECURITY AGREEMENT

Base Reg. #: 227051K

Base Reg. Date: AUG 24, 2017

Details Description:

SUBORDINATION AGREEMENT IN FAVOUR OF:
SERIN INVESTMENTS LTD.
CLARION PROPERTY CORPORATION
G.I.H. PROPERTIES LTD.
BARRY CHARLES HOLDINGS LTD.
BECISON HOLDINGS CORPORATION
SANDRA CHAPPELL
CREST CAPITAL CORPORATION
WITH RESPECT TO THEIR FINANCING STATEMENT
FILED UNDER BASE REGISTRATION NO. 302370K AS THE
SAME RELATES TO THE PROPERTY AT 4255 HASTINGS STREET,
BURNABY, BC AND 4257 HASTINGS STREET, BURNABY, BC
LEGALLY DESCRIBED AS: PID 011-936-851 LOT 24 BL 7
DL 121 GP 1 NWD PLAN 1054 AND PID 001-223-780
LOT 23 BL 7 DL 121 GP 1 NWD PLAN 1054

Registering

Party: LINDSAY KENNEY LLP
1800 -401 WEST GEORGIA STREET
VANCOUVER B.C. V6B 5A1

***** P P S A S E C U R I T Y A G R E E M E N T *****

Reg. Date: SEP 28, 2017

Reg. Length: 5 YEARS

Reg. Time: 16:15:41

Expiry Date: SEP 28, 2022

Base Reg. #: 302370K

Control #: D4817571

Block#

S0001 Secured Party: SERIN INVESTMENTS LTD.
400 - 545 CLYDE AVENUE
WEST VANCOUVER BC V7T 1C5

S0002 Secured Party: CLARION PROPERTY CORPORATION

01477704.TXT
 505 - 1195 WEST BROADWAY
 VANCOUVER BC V6H 3X5

S0003 Secured Party: G.I.H. PROPERTIES LTD.
 3805 - 667 HOWE STREET
 VANCOUVER BC V6C 0B5

Continued on Page 7

Search Criteria: CENSORIO PETER Page: 7

S0004 Secured Party: BARRY CHARLES HOLDINGS LTD.
 1292 VENABLES STREET
 VANCOUVER BC V6A 4B4

S0005 Secured Party: BECISON HOLDINGS CORPORATION
 1661 WEST 5TH AVENUE
 VANCOUVER BC V6J 1N5

S0006 Secured Party: SANDRA CHAPPELL
 206 - 1168 HAMILTON STREET
 VANCOUVER BC V6B 2S2

S0007 Secured Party: CREST CAPITAL CORPORATION
 104 - 3920 NORLAND AVENUE
 BURNABY BC V5G 4K7

D0001 Base Debtor: CENSORIO GROUP (HASTINGS & MADISON)
 (Business) HOLDINGS LTD.
 4723 HASTINGS STREET
 BURNABY BC V5C 2K8

D0002 Bus. Debtor: CENSORIO PACIFIC (HASTINGS & MADISON)
 LIMITED PARTNERSHIP
 4723 HASTINGS STREET
 BURNABY BC V5C 2K8

=D0003 Ind. Debtor: CENSORIO PETER Birthdate:
 186 MACDONALD AVENUE
 BURNABY BC V5C 4M5

D0004 Ind. Debtor: GOU HONG LIN Birthdate:
 4931 MARIPOSA COURT
 RICHMOND BC V7V 3Z2

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D0005 Ind. Debtor: GOU ANNA HONG-LIN
 4931 MARIPOSA COURT Birthdate:
 RICHMOND BC V7V 3Z2

General Collateral:

AS TO CENSORIO GROUP (HASTINGS & MADISON) HOLDINGS
 LTD., CENSORIO PACIFIC (HASTINGS & MADISON) LIMITED
 PARTNERSHIP, PETER CENSORIO, HONG LIN GOU &
 ANNA HONG-LIN GOU:

*

ALL OF THE PRESENT AND AFTER-ACQUIRED GOODS, CHATTEL PAPER,
 INTANGIBLES, INSTRUMENTS, DOCUMENTS OF TITLE, INVESTMENT
 PROPERTIES AND MONEY OF THE DEBTORS AND OF EACH DEBTORS,
 NOW OR HEREAFTER SITUATE ON OR USED IN CONNECTION WITH OR
 ARISING FROM OR OUT OF THE REAL PROPERTY (AS DEFINED BELOW)
 AND ALL PROCEEDS THAT ARE GOODS, CHATTEL PAPER, INTANBIGLES,
 INSTRUMENTS, DOCUMENTS OF TITLE, INVESTMENT PROPERTIES OR
 MONEY. TERMS USED IN THIS GENERAL COLLATERAL DESCRIPTION
 WHICH ARE DEFINED IN THE PERSONAL PROERTY SECURITY ACT OR THE
 REGULATIONS MADE THEREUNDER SHALL HAVE THOSE DEFINED MEANINGS.

Continued on Page 8

Search Criteria: CENSORIO

PETER

Page: 8

&

THE TERM "REAL PROPERTY" AS USED HEREIN REFERS TO PROPERTY
 HAVING THE CIVIC ADDRESS AND LEGAL DESCRIPTION AS FOLLOWS:

*

4255 HASTINGS STREET, BURNABY, BC
 4257 HASTINGS STREET, BURNABY, BC

&

PID 011-936-851 LOT 24 BL 7 DL 121 GP 1 NWD PLAN 1054
 PID 001-223-780 LOT 23 BL 7 DL 121 GP 1 NWD PLAN 1054

*

AS TO CENSORIO GROUP (HASTINGS & MADISON) HOLDINGS
 LTD. AND CENSORIO PACIFIC (HASTINGS & MADISON) LIMITED
 PARTNERSHIP:

*

AN ASSIGNMENT OF ALL RIGHTS AND BENEFITS UNDER ALL PERMITS
 AND PLANS INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION OF

01477704.TXT

THE BUILDING OR BUILDINGS LOCATED OR TO BE LOCATED AT AND OR ON THE REAL PROPERTY.

*

AS TO PETER CENSORIO, HONG LIN GOU AND ANNA HONG-LIN GOU:

*

POSTPONEMENT OF CLAIMS AND ASSIGNMENT OF MONIES BY THE DEBTORS IN FAVOUR OF THE SECURED PARTY OF ALL CLAIMS AND MONIES INCLUDING WITHOUT LIMITATION ALL INDEBTEDNESS, PRESENT AND FUTURE, DIRECT AND INDIRECT, ABSOLUTE AND CONTINGENT OF ANY OF CENSORIO GROUP (HASTINGS & MADISON) HOLDINGS LTD. AND CENSORIO PACIFIC (HASTINGS & MADISON) LIMITED PARTNERSHIP OWING TO THE DEBTORS, OR ANY ONE OR ALL OF THEM, AND ALL PROCEEDS INCLUDING, WITHOUT LIMITATION, ALL GOODS, SECURITIES, INSTRUMENTS, DOCUMENTS OF TITLE, CHATTEL PAPER, INTANGIBLES AND MONEY (ALL AS DEFINED IN THE PERSONAL PROPERTY SECURITY ACT, ANY REGULATIONS THEREUNDER AND AMENDMENTS THERETO).

Registering

Party: LINDSAY KENNEY LLP
1800 -401 WEST GEORGIA STREET
VANCOUVER B.C. V6B 5A1

***** P P S A S E C U R I T Y A G R E E M E N T *****

Reg. Date: JUL 26, 2018 Reg. Length: 4 YEARS
Reg. Time: 16:07:59 Expiry Date: JUL 26, 2022
Base Reg. #: 921880K Control #: D5448776

Block#

S0001 Secured Party: BANCORP GROWTH MORTGAGE FUND II LTD.
STE. 1420-1080 WEST GEORGIA ST
VANCOUVER B.C. V6E 3V7

S0002 Secured Party: BANCORP BALANCED MORTGAGE FUND II LTD.
STE. 1420-1080 WEST GEORGIA ST
VANCOUVER B.C. V6E 3V7

S0003 Secured Party: BANCORP FINANCIAL SERVICES INC.
STE. 1420-1080 WEST GEORGIA ST
VANCOUVER B.C. V6E 3V7

Continued on Page 9

D0001 Base Debtor: ISCHIA INVESTMENTS (1310 NANAIMO)
 (Business) HOLDINGS LTD
 215 - 8171 COOK ROAD
 RICHMOND B.C. V6Y 3T8

D0002 Bus. Debtor: ISCHIA INVESTMENTS (1310 NANAIMO)
 LIMITED PARTNERSHIP
 215 - 8171 COOK ROAD
 RICHMOND B.C. V6Y 3T8

D0003 Bus. Debtor: ISCHIA INVESTMENTS (1310 NANAIMO) G
 P INC
 215 - 8171 COOK ROAD
 RICHMOND B.C. V6Y 3T8

D0004 Bus. Debtor: AQ PACIFIC SUN CAPITAL INC
 215 - 8171 COOK ROAD
 RICHMOND B.C. V6Y 3T8

D0005 Bus. Debtor: PACIFIC SUN (CG/AG) REAL ESTATE
 HOLDINGS CORP
 215 - 8171 COOK ROAD
 RICHMOND B.C. V6Y 3T8

D0006 Bus. Debtor: AQ PACIFIC SUN GROUP (CAPITAL)
 VENTURE INC
 215 - 8171 COOK ROAD
 RICHMOND B.C. V6Y 3T8

D0007 Bus. Debtor: GOU GROUP (CAPITAL) VENTURE INC
 #2008-5511 HOLLYBRIDGE WAY
 RICHMOND B.C. V7C 0A3

D0008 Bus. Debtor: PETER CENSORIO, IN HIS CAPACITY AS
 THE SOLE TRUSTEE OF STRADA 39 TRUST
 215 - 8171 COOK ROAD
 RICHMOND B.C. V6Y 3T8

D0009 Bus. Debtor: STRADA 39 TRUST
 215 - 8171 COOK ROAD
 RICHMOND B.C. V6Y 3T8

D0010 Bus. Debtor: STRADA 39 TRUST TRUST
 215 - 8171 COOK ROAD
 RICHMOND B.C. V6Y 3T8

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D0011	Ind. Debtor: GOU 4931 MARIPOSA COURT RICHMOND	HONG B.C. V7C 3Z2	LIN Birthdate:
D0012	Ind. Debtor: GOU 4931 MARIPOSA COURT RICHMOND	ANNA B.C. V7C 3Z2	HONG-LIN Birthdate:
D0013	Ind. Debtor: GOU 4931 MARIPOSA COURT RICHMOND	ANNA B.C. V7C 3Z2	HONGLIN Birthdate:

Continued on Page 10

Search Criteria: CENSORIO PETER Page: 10

D0014	Ind. Debtor: GOU 4931 MARIPOSA COURT RICHMOND	ANNA B.C. V7C 3Z2	Birthdate:
D0015	Ind. Debtor: GOU 4931 MARIPOSA COURT RICHMOND	HONGLIN B.C. V7C 3Z2	Birthdate:
=D0016	Ind. Debtor: CENSORIO 186 MACDONALD AVENUE BURNABY	PETER B.C. V5C 4M5	Birthdate:

General Collateral:

ALL OF THE PRESENT AND AFTER-ACQUIRED PERSONAL OF THE DEBTORS AND OF EACH DEBTOR AND AN UNCRYSTALLIZED FLOATING CHARGE ON LAND.
AS TO ISCHIA INVESTMENTS (1310 NANAIMO) HOLDINGS LTD AND ISCHIA INVESTMENTS (1310 NANAIMO) LIMITED PARTNERSHIP:
A SECURITY INTEREST IN MONIES IN THE PRINCIPAL SUM OF \$374,875.00 PLUS INTEREST THEREON NOW OR HEREAFTER ON DEPOSIT WITH AND PLEDGED TO THE SECURED PARTY TO SECURE A LOAN TO THE DEBTOR FROM THE SECURED PARTY, AND ALL PROCEEDS, RENEWALS, AND ACCRETIONS AND SUBSTITUTIONS OF ANY OF THE FOREGOING COLLATERAL.
AS TO ISCHIA INVESTMENTS (1310 NANAIMO) G P INC, GOU GROUP (CAPITAL) VENTURE INC, AQ PACIFIC SUN GROUP (CAPITAL) VENTURE INC, AQ PACIFIC SUN CAPITAL INC, PACIFIC SUN (CG/AG) REAL ESTATE HOLDINGS CORP, PETER CENSORIO IN HIS CAPACITY AS THE SOLE TRUSTEE OF STRADA 39 TRUST, PETER CENSORIO AND HONG LIN GOU (ALSO KNOWN AS ANNA HONG LIN GOU,

01477704.TXT

ANNA HONGLIN GOU, HONGLIN GOU AND ANNA GOU):
 AN ASSIGNMENT OF ALL DEBTS AND LIABILITIES PRESENT AND FUTURE OF
 ISCHIA INVESTMENTS (1310 NANAIMO) HOLDINGS LTD, ISCHIA INVESMTENTS
 (1310 NANAIMO) LIMITED PARTNERSHIP AND ISCHIA INVESTMENTS (1310
 NANAIMO) G P INC AND ANY OF THEM TO THE DEBTORS AND ANY OF THEM AND
 ALL PROCEEDS, RENEWALS, AND ACCRETIONS AND SUBSTITUTIONS OF ANY OF
 THE FOREGOING COLLATERAL.

AS TO ISCHIA INVESMTENTS (1310 NANAIMO) LIMITED PARTNERSHIP AND AS
 TO ISCHIA INVESTMENTS (1310 NANAIMO) G P INC:

AN ASSIGNMENT OF ALL DEBTS AND LIABILITIES PRESENT AND FUTURE OF
 ISCHIA INVESTMENTS (1310 NANAIMO) HOLDINGS LTD TO THE DEBTORS AND
 EITHER OF THEM AND ALL PROCEEDS, RENEWALS, AND ACCRETIONS AND
 SUBSTITUTIONS OF ANY OF THE FOREGOING COLLATERAL.

TERMS USED IN THE ABOVE GENERAL COLLATERAL DESCRIPTIONS WHICH ARE
 DEFINED IN THE PERSONAL PROPERTY SECURITY ACT OF BRITISH COLUMBIA OR
 THE REGULATIONS MADE THEREUNDER SHALL HAVE THOSE DEFINED MEANINGS.

Registering

Party: OWEN BIRD LAW CORPORATION
 BOX 49130 2900-595 BURRARD ST.
 VANCOUVER BC V7X 1J5

----- A M E N D M E N T / O T H E R C H A N G E -----

Reg. #: 088219L

Reg. Date: OCT 15, 2018

Reg. Time: 09:57:18

Control #: D5609367

Base Reg. Type: PPSA SECURITY AGREEMENT

Base Reg. #: 921880K

Base Reg. Date: JUL 26, 2018

Continued on Page 11

Search Criteria: CENSORIO

PETER

Page: 11

Details Description:

ADDITION OF GENERAL COLLATERAL TO CORRECT PREVIOUS
 COLLATERAL DESCRIPTION

General Collateral:

*** ADDED ***

ALL OF THE PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE
 DEBTORS AND OF EACH DEBTOR AND AN UNCRYSTALLIZED FLOATING CHARGE
 ON LAND.

01477704.TXT

Registering

Party: OWEN BIRD LAW CORPORATION
 BOX 49130 2900-595 BURRARD ST.
 VANCOUVER BC V7X 1J5

***** P P S A S E C U R I T Y A G R E E M E N T *****

Reg. Date: MAR 07, 2019 Reg. Length: 5 YEARS
 Reg. Time: 08:22:14 Expiry Date: MAR 07, 2024
 Base Reg. #: 356306L Control #: D5891695

Block#

S0001 Secured Party: DURHAM CAPITAL MANAGEMENT INC.
 401 QUEENS QUAY WEST, UNIT 709
 TORONTO ON M5V 2Y2

D0001 Base Debtor: BETA HEIGHTS HOLDINGS INC
 (Business) 8171 COOK ROAD, SUITE 215
 RICHMOND BC V6Y 3T8

D0002 Bus. Debtor: CHISA HOLDINGS LTD
 4547 HASTINGS ST., SUITE 215
 BURNABY BC V5C 2K3

D0003 Bus. Debtor: BETA HEIGHTS GP INC
 8171 COOK ROAD, SUITE 215
 RICHMOND BC V6Y 3T8

D0004 Bus. Debtor: BETA HEIGHTS LIMITED PARTNERSHIP
 8171 COOK ROAD, SUITE 215
 RICHMOND BC V6Y 3T8

D0005 Bus. Debtor: CENSORIO DEVELOPMENT CORP
 4547 HASTINGS ST., SUITE 201
 BURNABY BC V5C 2K3

=D0006 Ind. Debtor: CENSORIO PETER ANTHONY
 186 MACDONALD AVENUE Birthdate:
 BURNABY BC V5C 4M5

D0007 Ind. Debtor: GOU HONG LIN
 4931 MARIPOSA COURT Birthdate:
 RICHMOND BC V7C 3Z2

D0008 Ind. Debtor: GOU ANNA HONGLIN
 4931 MARIPOSA COURT Birthdate:
 RICHMOND BC V7C 3Z2

01477704.TXT

Continued on Page 12

Search Criteria: CENSORIO

PETER

Page: 12

General Collateral:

ALL OF THE DEBTORS' PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY AND AN UNCRYSTALLIZED FLOATING CHARGE ON LAND.

Registering

Party: LAWSON LUNDELL LLP
1600 925 WEST GEORGIA STREET
VANCOUVER BC V6C 3L2

***** P P S A S E C U R I T Y A G R E E M E N T *****

Reg. Date: APR 16, 2019 Reg. Length: 5 YEARS
Reg. Time: 14:20:27 Expiry Date: APR 16, 2024
Base Reg. #: 439672L Control #: D5976599

Block#

- S0001 Secured Party: PAVILION INVESTMENTS INC.
29219 MARSH MCCORMICK ROAD
ABBOTSFORD BC V4X 2B4
- D0001 Base Debtor: CENSORIO GROUP (HASTINGS & MADISON)
(Business) HOLDINGS LTD.
4723 HASTINGS STREET
BURNABY BC V5C 2K8
- D0002 Bus. Debtor: CENSORIO PACIFIC (HASTINGS & MADISON)
LIMITED PARTNERSHIP
4723 HASTINGS STREET
BURNABY BC V5C 2K8
- =D0003 Ind. Debtor: CENSORIO PETER Birthdate:
186 MACDONALD AVENUE BC V5C 4M5
BURNABY
- D0004 Ind. Debtor: GOU HONG LIN Birthdate:
4931 MARIPOSA COURT BC V7V 3Z2
RICHMOND
- D0005 Ind. Debtor: GOU ANNA HONG-LIN

01477704.TXT
 4931 MARIPOSA COURT Birthdate:
 RICHMOND BC V7V 3Z2

General Collateral:

AS TO CENSORIO GROUP (HASTINGS & MADISON) HOLDINGS
 LTD., CENSORIO PACIFIC (HASTINGS & MADISON) LIMITED
 PARTNERSHIP, PETER CENSORIO, HONG LIN GOU & ANNA HONG-LIN GOU:

.
 ALL OF THE PRESENT AND AFTER-ACQUIRED GOODS, CHATTEL PAPER,
 INTANGIBLES, INSTRUMENTS, DOCUMENTS OF TITLE, INVESTMENT
 PROPERTIES AND MONEY OF THE DEBTORS AND OF EACH DEBTORS,
 NOW OR HEREAFTER SITUATE ON OR USED IN CONNECTION WITH OR
 ARISING FROM OR OUT OF THE REAL PROPERTY (AS DEFINED BELOW)
 AND ALL PROCEEDS THAT ARE GOODS, CHATTEL PAPER, INTANBIGLES,
 INSTRUMENTS, DOCUMENTS OF TITLE, INVESTMENT PROPERTIES OR
 MONEY. TERMS USED IN THIS GENERAL COLLATERAL DESCRIPTION
 WHICH ARE DEFINED IN THE PERSONAL PROERTY SECURITY ACT OR THE
 REGULATIONS MADE THEREUNDER SHALL HAVE THOSE DEFINED MEANINGS.

Continued on Page 13

Search Criteria: CENSORIO

PETER

Page: 13

THE TERM "REAL PROPERTY" AS USED HEREIN REFERS TO PROPERTY
 HAVING THE CIVIC ADDRESS AND LEGAL DESCRIPTION AS FOLLOWS:

.
 4255 HASTINGS STREET, BURNABY, BC
 4257 HASTINGS STREET, BURNABY, BC

.
 PID 011-936-851 LOT 24 BL 7 DL 121 GP 1 NWD PLAN 1054
 PID 001-223-780 LOT 23 BL 7 DL 121 GP 1 NWD PLAN 1054

.
 AS TO CENSORIO GROUP (HASTINGS & MADISON) HOLDINGS
 LTD. AND CENSORIO PACIFIC (HASTINGS & MADISON) LIMITED
 PARTNERSHIP:

.
 AN ASSIGNMENT OF ALL RIGHTS AND BENEFITS UNDER ALL PERMITS
 AND PLANS INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION OF
 THE BUILDING OR BUILDINGS LOCATED OR TO BE LOCATED AT AND OR
 ON THE REAL PROPERTY.

.
 AS TO PETER CENSORIO, HONG LIN GOU AND ANNA HONG-LIN GOU:

.
 POSTPONEMENT OF CLAIMS AND ASSIGNMENT OF MONIES BY THE DEBTORS

01477704.TXT

IN FAVOUR OF THE SECURED PARTY OF ALL CLAIMS AND MONIES INCLUDING WITHOUT LIMITATION ALL INDEBTEDNESS, PRESENT AND FUTURE, DIRECT AND INDIRECT, ABSOLUTE AND CONTINGENT OF ANY OF CENSORIO GROUP (HASTINGS & MADISON) HOLDINGS LTD. AND CENSORIO PACIFIC (HASTINGS & MADISON) LIMITED PARTNERSHIP OWING TO THE DEBTORS, OR ANY ONE OR ALL OF THEM, AND ALL PROCEEDS INCLUDING, WITHOUT LIMITATION, ALL GOODS, SECURITIES, INSTRUMENTS, DOCUMENTS OF TITLE, CHATTEL PAPER, INTANGIBLES AND MONEY (ALL AS DEFINED IN THE PERSONAL PROPERTY SECURITY ACT, ANY REGULATIONS THEREUNDER AND AMENDMENTS THERETO).

Registering

Party: LINDSAY KENNEY LLP
1800 -401 WEST GEORGIA STREET
VANCOUVER B.C. V6B 5A1

***** P P S A S E C U R I T Y A G R E E M E N T *****

Reg. Date: NOV 01, 2019	Reg. Length: 5 YEARS
Reg. Time: 07:13:35	Expiry Date: NOV 01, 2024
Base Reg. #: 867154L	Control #: D6411913

Block#

S0001 Secured Party: G.I.H. PROPERTIES LTD.
P.O. BOX 18027
VANCOUVER BC V6M 4L3

S0002 Secured Party: YORK VENTURES LTD.
104 - 3920 NORLAND AVENUE
BURNABY BC V5G 4K7

S0003 Secured Party: BARRY CHARLES HOLDINGS LTD.
1292 VENABLES STREET
VANCOUVER BC V6A 484

Continued on Page 14

Search Criteria: CENSORIO

PETER

Page: 14

S0004 Secured Party: HI-GROVE HOLDINGS (1995) LTD.
203 - 31136 PEARDONVILLE RD.
ABBOTSFORD BC V2T 6K7

Page 18

01477704.TXT

D0001 Base Debtor: 1288 DEVELOPMENT LTD.
(Business) 2008 - 5511 HOLLYBRIDGE WAY
RICHMOND BC V7C 4B3

D0002 Bus. Debtor: SUNTEC HOLDINGS CORPORATION
2008 - 5511 HOLLYBRIDGE WAY
RICHMOND BC V7C 4B3

D0003 Bus. Debtor: CENSORIO PACIFIC (KELOWNA) LIMITED
PARTNERSHIP
215 - 8171 COOK ROAD
RICHMOND BC V6Y 3T8

D0004 Bus. Debtor: CENSORIO GROUP (KELOWNA) GENERAL
PARTNER INC.
215 - 8171 COOK ROAD
RICHMOND BC V6Y 3T8

D0005 Bus. Debtor: CENSORIO PACIFIC (HAMMOND RD) LIMITED
PARTNERSHIP
215 - 8171 COOK ROAD
RICHMOND BC V6Y 3T8

D0006 Bus. Debtor: CENSORIO GROUP (HAMMOND RD) GP INC.
215 8171 COOK ROAD
RICHMOND BC V6Y 3T8

D0007 Ind. Debtor: GOU HONG LIN
2008 - 5511 HOLLYBRIDGE WAY Birthdate: 66MAY11
RICHMOND BC V7C 4B3

=D0008 Ind. Debtor: CENSORIO PETER ANTHONY
4723 HASTINGS STREET Birthdate: 69MAY12
BURNABY BC V5C 2K8

General Collateral:

THE DEBTOR GRANTS TO THE SECURED PARTY A SECURITY INTEREST IN ALL OF
THE DEBTOR'S PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY.

Registering

Party: BRIDGEHOUSE LAW LLP
900 - 900 WEST HASTINGS ST.
VANCOUVER BC V6C 1E5

***** P P S A S E C U R I T Y A G R E E M E N T *****

Reg. Date: NOV 01, 2019

Reg. Length: 5 YEARS

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Reg. Time: 07:44:48
Base Reg. #: 867258L

Expiry Date: NOV 01, 2024
Control #: D6412054

Block#

S0001 Secured Party: DIANE RAUCH
C/O 300 - 750 CAMBIE STREET
VANCOUVER BC V6B 0A2

Continued on Page 15

Search Criteria: CENSORIO

PETER

Page: 15

S0002 Secured Party: JEFFREY RAUCH
C/O 300 - 750 CAMBIE STREET
VANCOUVER BC V6B 0A2

S0003 Secured Party: GERHARD RAUCH
C/O 300 - 750 CAMBIE STREET
VANCOUVER BC V6B 0A2

S0004 Secured Party: HELGA RAUCH
C/O 300 - 750 CAMBIE STREET
VANCOUVER BC V6B 0A2

D0001 Base Debtor: SUNTEC HOLDINGS CORPORATION
(Business) 2008 - 5511 HOLLYBRIDGE WAY
RICHMOND BC V7C 4B3

D0002 Bus. Debtor: CENSORIO PACIFIC (KELOWNA) LIMITED
PARTNERSHIP
215 - 8171 COOK ROAD
RICHMOND BC V6Y 3T8

D0003 Bus. Debtor: CENSORIO GROUP (KELOWNA) GENERAL
PARTNER INC.
215 - 8171 COOK ROAD
RICHMOND BC V6Y 3T8

D0004 Ind. Debtor: GOU HONG LIN
2008 - 5511 HOLLYBRIDGE WAY Birthdate: 66MAY11
RICHMOND BC V7C 4B3

=D0005 Ind. Debtor: CENSORIO PETER ANTHONY
4723 HASTINGS STREET Birthdate: 69MAY12
BURNABY BC V5C 2K8

Page 20

01477704.TXT

General Collateral:

THE DEBTOR GRANTS TO THE SECURED PARTY A SECURITY INTEREST IN ALL OF THE DEBTOR'S PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY.

Registering

Party: BRIDGEHOUSE LAW LLP
 900 - 900 WEST HASTINGS ST.
 VANCOUVER BC V6C 1E5

***** P P S A S E C U R I T Y A G R E E M E N T *****

Reg. Date: NOV 21, 2019 Reg. Length: 5 YEARS
 Reg. Time: 12:10:26 Expiry Date: NOV 21, 2024
 Base Reg. #: 906167L Control #: D6451732

Block#

S0001 Secured Party: PAVILION INVESTMENTS INC.
 C/O 29219 MARSH MCCORMICK RD.
 ABBOTSFORD BC V4X 2B4

S0002 Secured Party: RODNEY GRANT KENYON
 C/O SUITE 300 - 750 CAMBIE ST.
 VANCOUVER BC V6B 0A2

Continued on Page 16

Search Criteria: CENSORIO

PETER

Page: 16

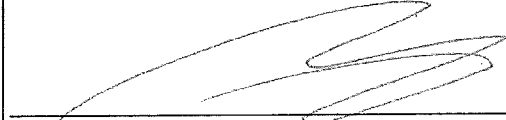
S0003 Secured Party: ALAN LONG
 C/O 3RD FL., 510 BURNARD ST.
 VANCOUVER BC V6C 3P9

S0004 Secured Party: MANDATE MANAGEMENT CORPORATION
 UNIT 505 - 1195 WEST BROADWAY
 VANCOUVER BC V6H 3X5

D0001 Base Debtor: CENSORIO GROUP (HASTINGS & MADISON)
 (Business) HOLDINGS LTD.
 215 - 8171 COOK ROAD
 RICHMOND BC V6Y 3T8

D0002 Bus. Debtor: CENSORIO PACIFIC (HASTINGS & MADISON)
 LIMITED PARTNERSHIP

This is Exhibit "D" referred to in the Affidavit of
LIISA WILDER sworn before me at Vancouver,
B.C., this 14th day of January, 2020.



*A Commissioner for taking Affidavits within British
Columbia*

ANTHONY R. ANDERSON
Barrister & Solicitor
P.O. Box 49130
2900-595 BURRARD STREET
VANCOUVER, B.C. V7X 1J5
(604) 691-7528

01477707.TXT

Page: 1

BC OnLine: PPRS SEARCH RESULT 2020/01/09
Lterm: XPSP0054 For: PR50365 OWEN BIRD LAW CORPORATION 14:04:55

Index: BUSINESS DEBTOR

Search Criteria: STRADA 39 TRUST

***** P P S A S E C U R I T Y A G R E E M E N T *****

Reg. Date: OCT 30, 2015 Reg. Length: 5 YEARS
Reg. Time: 14:41:53 Expiry Date: OCT 30, 2020
Base Reg. #: 928912I Control #: D3414254

Block#

S0001 Secured Party: BANCORP GROWTH MORTGAGE FUND II LTD
1420 - 1090 WEST GEORGIA ST
VANCOUVER BC V6E 3V7

D0001 Base Debtor: PETER CENSORIO, IN HIS CAPACITY AS
(Business) TRUSTEE OF THE STRATA 39 TRUST
2410 CHARLES STREET
VANCOUVER BC V5K 2Z9

=D0002 Bus. Debtor: STRADA 39 TRUST
2410 CHARLES STREET
VANCOUVER BC V5K 2Z9

General Collateral:

ALL PRESENT AND FUTURE INDEBTEDNESS OF ALTEZZA PROPERTIES LTD. TO THE DEBTOR AND ALL ACCOUNTS RECEIVABLE ARISING THEREFROM. ALL PROCEEDS THEREOF AND THEREFROM CONSISTING OF ALL GOODS, INTANGIBLES, INVESTMENT PROPERTY, DOCUMENTS OF TITLE, INSTRUMENTS, CHATTEL PAPER AND MONEY.

Registering

Party: RICHARDS BUELL SUTTON LLP
700 - 401 WEST GEORGIA STREET
VANCOUVER BC V6B 5A1

***** P P S A S E C U R I T Y A G R E E M E N T *****

Reg. Date: OCT 30, 2015 Reg. Length: 5 YEARS
Reg. Time: 14:44:34 Expiry Date: OCT 30, 2020
Base Reg. #: 928922I Control #: D3414891

Block#

S0001 Secured Party: BANCORP GROWTH MORTGAGE FUND II LTD

01477707.TXT
 1420 - 1090 WEST GEORGIA ST
 VANCOUVER BC V6E 3V7

D0001 Base Debtor: PETER CENSORIO, IN HIS CAPACITY AS
 (Business) TRUSTEE OF THE STRATA 39 TRUST
 2410 CHARLES STREET
 VANCOUVER BC V5K 2Z9

=D0002 Bus. Debtor: STRADA 39 TRUST
 2410 CHARLES STREET
 VANCOUVER BC V5K 2Z9

Continued on Page 2

Search Criteria: STRADA 39 TRUST

Page: 2

General Collateral:

ALL PRESENT AND FUTURE INDEBTEDNESS OF CENSORIO GROUP (HASTINGS &
 SPERLING) HOLDINGS LTD. TO THE DEBTOR AND ALL ACCOUNTS RECEIVABLE
 ARISING THEREFROM. ALL PROCEEDS THEREOF AND THEREFROM CONSISTING OF
 ALL GOODS, INTANGIBLES, INVESTMENT PROPERTY, DOCUMENTS OF TITLE,
 INSTRUMENTS, CHATTEL PAPER AND MONEY.

Registering

Party: RICHARDS BUELL SUTTON LLP
 700 - 401 WEST GEORGIA STREET
 VANCOUVER BC V6B 5A1

***** P P S A S E C U R I T Y A G R E E M E N T *****

Reg. Date: OCT 30, 2015 Reg. Length: 5 YEARS
 Reg. Time: 14:46:45 Expiry Date: OCT 30, 2020
 Base Reg. #: 928927I Control #: D3414898

Block#

S0001 Secured Party: BANCORP GROWTH MORTGAGE FUND II LTD
 1420 - 1090 WEST GEORGIA ST
 VANCOUVER BC V6E 3V7

D0001 Base Debtor: PETER CENSORIO, IN HIS CAPACITY AS
 (Business) TRUSTEE OF THE STRATA 39 TRUST
 2410 CHARLES STREET
 VANCOUVER BC V5K 2Z9

Page 2

01477707.TXT

=D0002 Bus. Debtor: STRADA 39 TRUST
2410 CHARLES STREET
VANCOUVER BC V5K 2Z9

General Collateral:

ALL PRESENT AND FUTURE INDEBTEDNESS OF CENSORIO GROUP (HASTINGS & BETA) PROPERTIES LTD. TO THE DEBTOR AND ALL ACCOUNTS RECEIVABLE ARISING THEREFROM. ALL PROCEEDS THEREOF AND THEREFROM CONSISTING OF ALL GOODS, INTANGIBLES, INVESTMENT PROPERTY, DOCUMENTS OF TITLE, INSTRUMENTS, CHATTEL PAPER AND MONEY.

Registering

Party: RICHARDS BUELL SUTTON LLP
700 - 401 WEST GEORGIA STREET
VANCOUVER BC V6B 5A1

***** P P S A S E C U R I T Y A G R E E M E N T *****

Reg. Date: FEB 28, 2017	Reg. Length: 5 YEARS
Reg. Time: 10:37:27	Expiry Date: FEB 28, 2022
Base Reg. #: 848522J	Control #: D4353029

Block#

S0001 Secured Party: BANCORP GROWTH MORTGAGE FUND II LTD
1420 - 1090 WEST GEORGIA ST
VANCOUVER BC V6E 3V7

S0002 Secured Party: BANCORP BALANCED MORTGAGE FUND II LTD
1420 - 1090 WEST GEORGIA ST
VANCOUVER BC V6E 3V7

Continued on Page 3

Search Criteria: STRADA 39 TRUST

Page: 3

S0003 Secured Party: BANCORP FINANCIAL SERVICES INC.
1420 1090 WEST GEORGIA STREET
VANCOUVER BC V6E 3V7

D0001 Base Debtor: PETER CENSORIO, IN HIS CAPACITY AS
(Business) TRUSTEE OF THE STRADA 39 TRUST
2410 CHARLES STREET
VANCOUVER BC V5K 2Z9

01477707.TXT

=D0002 Bus. Debtor: STRADA 39 TRUST
2410 CHARLES STREET
VANCOUVER BC V5K 2Z9

General Collateral:

ALL PRESENT AND FUTURE INDEBTEDNESS OF CENSORIO GROUP (HASTINGS & BETA) PROPERTIES LTD. TO THE DEBTOR AND ALL ACCOUNTS RECEIVABLE ARISING THEREFROM. ALL PROCEEDS THEREOF AND THEREFROM CONSISTING OF ALL GOODS, INTANGIBLES, INVESTMENT PROPERTY, DOCUMENTS OF TITLE, INSTRUMENTS, CHATTEL PAPER AND MONEY.

Registering

Party: RICHARDS BUELL SUTTON LLP
700 - 401 WEST GEORGIA STREET
VANCOUVER BC V6B 5A1

***** P P S A S E C U R I T Y A G R E E M E N T *****

Reg. Date: FEB 28, 2017	Reg. Length: 5 YEARS
Reg. Time: 10:37:47	Expiry Date: FEB 28, 2022
Base Reg. #: 848523J	Control #: D4353021

Block#

S0001 Secured Party: BANCORP GROWTH MORTGAGE FUND II LTD
1420 - 1090 WEST GEORGIA ST
VANCOUVER BC V6E 3V7

S0002 Secured Party: BANCORP BALANCED MORTGAGE FUND II LTD
1420 - 1090 WEST GEORGIA ST
VANCOUVER BC V6E 3V7

S0003 Secured Party: BANCORP FINANCIAL SERVICES INC.
1420 1090 WEST GEORGIA STREET
VANCOUVER BC V6E 3V7

D0001 Base Debtor: PETER CENSORIO, IN HIS CAPACITY AS
(Business) TRUSTEE OF THE STRADA 39 TRUST
2410 CHARLES STREET
VANCOUVER BC V5K 2Z9

=D0002 Bus. Debtor: STRADA 39 TRUST
2410 CHARLES STREET
VANCOUVER BC V5K 2Z9

01477707.TXT

Continued on Page 4

Search Criteria: STRADA 39 TRUST

Page: 4

General Collateral:

ALL PRESENT AND FUTURE INDEBTEDNESS OF CENSORIO GROUP (HASTINGS & SPERLING) HOLDINGS LTD. TO THE DEBTOR AND ALL ACCOUNTS RECEIVABLE ARISING THEREFROM. ALL PROCEEDS THEREOF AND THEREFROM CONSISTING OF ALL GOODS, INTANGIBLES, INVESTMENT PROPERTY, DOCUMENTS OF TITLE, INSTRUMENTS, CHATTEL PAPER AND MONEY.

Registering

Party: RICHARDS BUELL SUTTON LLP
700 - 401 WEST GEORGIA STREET
VANCOUVER BC V6B 5A1

***** P P S A S E C U R I T Y A G R E E M E N T *****

Reg. Date: FEB 28, 2017	Reg. Length: 5 YEARS
Reg. Time: 10:38:02	Expiry Date: FEB 28, 2022
Base Reg. #: 848524J	Control #: D4353004

Block#

S0001 Secured Party: BANCORP GROWTH MORTGAGE FUND II LTD
1420 - 1090 WEST GEORGIA ST
VANCOUVER BC V6E 3V7

S0002 Secured Party: BANCORP BALANCED MORTGAGE FUND II LTD
1420 - 1090 WEST GEORGIA ST
VANCOUVER BC V6E 3V7

S0003 Secured Party: BANCORP FINANCIAL SERVICES INC.
1420 1090 WEST GEORGIA STREET
VANCOUVER BC V6E 3V7

D0001 Base Debtor: PETER CENSORIO, IN HIS CAPACITY AS
(Business) TRUSTEE OF THE STRADA 39 TRUST
2410 CHARLES STREET
VANCOUVER BC V5K 2Z9

=D0002 Bus. Debtor: STRADA 39 TRUST
2410 CHARLES STREET
VANCOUVER BC V5K 2Z9

Page 5

01477707.TXT

General Collateral:

ALL PRESENT AND FUTURE INDEBTEDNESS OF ALTEZZA PROPERTIES LTD. TO THE DEBTORS AND ALL ACCOUNTS RECEIVABLE ARISING THEREFROM. ALL PROCEEDS THEREOF AND THEREFROM CONSISTING OF ALL GOODS, INTANGIBLES, INVESTMENT PROPERTY, DOCUMENTS OF TITLE, INSTRUMENTS, CHATTEL PAPER AND MONEY.

Registering

Party: RICHARDS BUELL SUTTON LLP
700 - 401 WEST GEORGIA STREET
VANCOUVER BC V6B 5A1

***** P P S A S E C U R I T Y A G R E E M E N T *****

Reg. Date: AUG 15, 2017 Reg. Length: 4 YEARS
Reg. Time: 12:45:19 Expiry Date: AUG 15, 2021
Base Reg. #: 205924K Control #: D4719312

Block#

Continued on Page 5

Search Criteria: STRADA 39 TRUST

Page: 5

S0001 Secured Party: PEOPLES TRUST COMPANY
14TH FLOOR - 888 DUNSMUIR ST
VANCOUVER B.C. V6C 3K4

D0001 Base Debtor: CENSORIO GROUP (HASTINGS & CARLETON)
(Business) HOLDINGS LTD
800-885 WEST GEORGIA STREET
VANCOUVER B.C. V6C 3H1

D0002 Bus. Debtor: PETER CENSORIO, IN HIS CAPACITY AS
THE SOLE TRUSTEE OF STRADA 39 TRUST
4723 HASTINGS STREET
VANCOUVER B.C. V5C 2K8

=D0003 Bus. Debtor: STRADA 39 TRUST
4723 HASTINGS STREET
VANCOUVER B.C. V5C 2K8

D0004 Bus. Debtor: STRADA 39 TRUST TRUST
4723 HASTINGS STREET
VANCOUVER B.C. V5C 2K8

01477707.TXT

D0005 Ind. Debtor: CENSORIO PETER
 4723 HASTINGS STREET Birthdate:
 VANCOUVER B.C. V5C 2K8

General Collateral:

AS TO CENSORIO GROUP (HASTINGS & CARLTON) HOLDINGS LTD:
 ALL OF THE PRESENT AND AFTER-ACQUIRED GOODS, CHATTEL PAPER,
 INTANGIBLES, INSTRUMENTS, DOCUMENTS OF TITLE, INVESTMENT PROPERTIES
 AND MONEY OF THE DEBTOR NOW OR HEREAFTER SITUATE ON OR USED IN
 CONNECTION WITH OR ARISING FROM OR OUT OF THE REAL PROPERTY (AS
 DEFINED HEREIN) AND ALL PROCEEDS, RENEWALS, AND ACCRETIONS AND
 SUBSTITUTIONS OF ANY OF THE FOREGOING COLLATERAL.
 AN ASSIGNMENT OF ALL RIGHTS UNDER ALL CONTRACTS INCLUDING BUT NOT
 LIMITED TO BUILDING OR DEVELOPMENT PERMITS, CONSTRUCTION CONTRACTS
 AND CONTRACTS FOR THE PROVISION OF SERVICES RELATING TO THE
 DEVELOPMENT OF THE REAL PROPERTY AND ALL PROCEEDS, RENEWALS, AND
 ACCRETIONS AND SUBSTITUTIONS OF ANY OF THE FOREGOING COLLATERAL.
 AN ASSIGNMENT OF ALL RIGHTS UNDER ALL CONTRACTS OF PURCHASE AND SALE,
 DEPOSITS AND SALES PROCEEDS RECEIVED FROM PROSPECTIVE PURCHASERS IN
 CONNECTION WITH SALES OF INDIVIDUAL STRATA LOTS COMPRISING THE REAL
 PROPERTY AND ALL PROCEEDS, RENEWALS, AND ACCRETIONS AND SUBSTITUTIONS
 OF ANY OF THE FOREGOING COLLATERAL.
 AS TO PETER CENSORIO AND PETER CENSORIO IN HIS CAPACITY AS THE SOLE
 TRUSTEE OF STRADA 30 TRUST:
 ALL OF THE PRESENT AND AFTER-ACQUIRED GOODS, CHATTEL PAPER,
 INTANGIBLES, INSTRUMENTS, DOCUMENTS OF TITLE, INVESTMENT PROPERTIES
 AND MONEY OF THE DEBTOR AND ALL PROCEEDS, RENEWALS, AND ACCRETIONS
 AND SUBSTITUTIONS OF ANY OF THE FOREGOING COLLATERAL.
 AN ASSIGNMENT OF ALL DEBTS AND LIABILITIES PRESENT AND FUTURE OF
 CENSORIO GROUP (HASTINGS & CARLTON) HOLDINGS LTD TO THE DEBTORS AND
 EITHER OF THEM AND ALL PROCEEDS, RENEWALS, AND ACCRETIONS AND
 SUBSTITUTIONS OF ANY OF THE FOREGOING COLLATERAL.
 TERMS USED IN THE ABOVE GENERAL COLLATERAL DESCRIPTIONS WHICH ARE
 DEFINED IN THE PERSONAL PROPERTY SECURITY ACT OF BRITISH COLUMBIA OR
 THE REGULATIONS MADE THEREUNDER SHALL HAVE THOSE DEFINED MEANINGS.

Continued on Page 6

Search Criteria: STRADA 39 TRUST

Page: 6

REAL PROPERTY AS NOTED IN THE ABOVE GENERAL COLLATERAL DESCRIPTIONS
 MEANS THAT PROPERTY HAVING A CIVIC ADDRESS OF 4223 - 4225 HASTINGS
 STREET, BURNABY, B.C., LEGALLY DESCRIBED AS PID: 029-877-555, LOT 1
 DISTRICT LOT 121 GROUP 1 NWD PLAN EPP56644.

Page 7

01477707.TXT

Registering

Party: OWEN BIRD LAW CORPORATION
 BOX 49130 2900-595 BURNARD ST.
 VANCOUVER BC V7X 1J5

***** P P S A S E C U R I T Y A G R E E M E N T *****

Reg. Date: AUG 24, 2017 Reg. Length: 5 YEARS
 Reg. Time: 12:30:20 Expiry Date: AUG 24, 2022
 Base Reg. #: 227051K Control #: D4740849

Block#

S0001 Secured Party: BANCORP GROWTH MORTGAGE FUND II LTD
 1420 - 1090 WEST GEORGIA ST
 VANCOUVER BC V6E 3V7

S0002 Secured Party: BANCORP BALANCED MORTGAGE FUND II LTD
 1420 - 1090 WEST GEORGIA ST
 VANCOUVER BC V6E 3V7

S0003 Secured Party: BANCORP FINANCIAL SERVICES INC.
 1420 1090 WEST GEORGIA STREET
 VANCOUVER BC V6E 3V7

D0001 Base Debtor: CENSORIO GROUP (HASTINGS & CARLETON)
 (Business) HOLDINGS LTD.
 800 - 885 WEST GEORGIA STREET
 VANCOUVER BC V6C 3H1

=D0002 Bus. Debtor: STRADA 39 TRUST
 4723 HASTINGS STREET
 BURNABY BC V5C 2K8

D0003 Bus. Debtor: PETER CENSORIO, IN HIS CAPACITY OF
 TRUSTEE OF THE STRADA 39 TRUST
 4723 HASTINGS STREET
 BURNABY BC V5C 2K8

D0004 Ind. Debtor: CENSORIO PETER Birthdate:
 4723 HASTINGS STREET
 BURNABY BC V5C 2K8

General Collateral:

ALL OF THE PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY OF THE DEBTOR
 AND AN UNCRYSTALLIZED FLOATING CHARGE ON LAND.

Registering

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Party: RICHARDS BUELL SUTTON LLP
700 - 401 WEST GEORGIA STREET
VANCOUVER BC V6B 5A1

Continued on Page 7

Search Criteria: STRADA 39 TRUST

Page: 7

----- A M E N D M E N T / O T H E R C H A N G E -----

Reg. #: 302437K

Reg. Date: SEP 28, 2017

Reg. Time: 17:04:21

Control #: D4817679

Base Reg. Type: PPSA SECURITY AGREEMENT

Base Reg. #: 227051K

Base Reg. Date: AUG 24, 2017

Details Description:

SUBORDINATION AGREEMENT IN FAVOUR OF:
SERIN INVESTMENTS LTD.
CLARION PROPERTY CORPORATION
G.I.H. PROPERTIES LTD.
BARRY CHARLES HOLDINGS LTD.
BECISON HOLDINGS CORPORATION
SANDRA CHAPPELL
CREST CAPITAL CORPORATION
WITH RESPECT TO THEIR FINANCING STATEMENT
FILED UNDER BASE REGISTRATION NO. 302370K AS THE
SAME RELATES TO THE PROPERTY AT 4255 HASTINGS STREET,
BURNABY, BC AND 4257 HASTINGS STREET, BURNABY, BC
LEGALLY DESCRIBED AS: PID 011-936-851 LOT 24 BL 7
DL 121 GP 1 NWD PLAN 1054 AND PID 001-223-780
LOT 23 BL 7 DL 121 GP 1 NWD PLAN 1054

Registering

Party: LINDSAY KENNEY LLP
1800 -401 WEST GEORGIA STREET
VANCOUVER B.C. V6B 5A1

***** P P S A S E C U R I T Y A G R E E M E N T *****

Reg. Date: JUL 26, 2018

Reg. Length: 4 YEARS

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Reg. Time: 16:07:59
Base Reg. #: 921880K

Expiry Date: JUL 26, 2022
Control #: D5448776

Block#

S0001 Secured Party: BANCORP GROWTH MORTGAGE FUND II LTD.
STE. 1420-1080 WEST GEORGIA ST
VANCOUVER B.C. V6E 3V7

S0002 Secured Party: BANCORP BALANCED MORTGAGE FUND II
LTD.
STE. 1420-1080 WEST GEORGIA ST
VANCOUVER B.C. V6E 3V7

S0003 Secured Party: BANCORP FINANCIAL SERVICES INC.
STE. 1420-1080 WEST GEORGIA ST
VANCOUVER B.C. V6E 3V7

D0001 Base Debtor: ISCHIA INVESTMENTS (1310 NANAIMO)
(Business) HOLDINGS LTD
215 - 8171 COOK ROAD
RICHMOND B.C. V6Y 3T8

Continued on Page 8

Search Criteria: STRADA 39 TRUST

Page: 8

D0002 Bus. Debtor: ISCHIA INVESTMENTS (1310 NANAIMO)
LIMITED PARTNERSHIP
215 - 8171 COOK ROAD
RICHMOND B.C. V6Y 3T8

D0003 Bus. Debtor: ISCHIA INVESTMENTS (1310 NANAIMO) G
P INC
215 - 8171 COOK ROAD
RICHMOND B.C. V6Y 3T8

D0004 Bus. Debtor: AQ PACIFIC SUN CAPITAL INC
215 - 8171 COOK ROAD
RICHMOND B.C. V6Y 3T8

D0005 Bus. Debtor: PACIFIC SUN (CG/AG) REAL ESTATE

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HOLDINGS CORP
 215 - 8171 COOK ROAD
 RICHMOND B.C. V6Y 3T8

D0006 Bus. Debtor: AQ PACIFIC SUN GROUP (CAPITAL)
 VENTURE INC
 215 - 8171 COOK ROAD
 RICHMOND B.C. V6Y 3T8

D0007 Bus. Debtor: GOU GROUP (CAPITAL) VENTURE INC
 #2008-5511 HOLLYBRIDGE WAY
 RICHMOND B.C. V7C 0A3

D0008 Bus. Debtor: PETER CENSORIO, IN HIS CAPACITY AS
 THE SOLE TRUSTEE OF STRADA 39 TRUST
 215 - 8171 COOK ROAD
 RICHMOND B.C. V6Y 3T8

=D0009 Bus. Debtor: STRADA 39 TRUST
 215 - 8171 COOK ROAD
 RICHMOND B.C. V6Y 3T8

D0010 Bus. Debtor: STRADA 39 TRUST TRUST
 215 - 8171 COOK ROAD
 RICHMOND B.C. V6Y 3T8

D0011 Ind. Debtor: GOU HONG LIN
 4931 MARIPOSA COURT Birthdate:
 RICHMOND B.C. V7C 3Z2

D0012 Ind. Debtor: GOU ANNA HONG-LIN
 4931 MARIPOSA COURT Birthdate:
 RICHMOND B.C. V7C 3Z2

D0013 Ind. Debtor: GOU ANNA HONGLIN
 4931 MARIPOSA COURT Birthdate:
 RICHMOND B.C. V7C 3Z2

D0014 Ind. Debtor: GOU ANNA
 4931 MARIPOSA COURT Birthdate:
 RICHMOND B.C. V7C 3Z2

Continued on Page 9

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Search Criteria: STRADA 39 TRUST

Page: 9

D0015	Ind. Debtor: GOU	HONGLIN	Birthdate:
	4931 MARIPOSA COURT		
	RICHMOND	B.C. V7C 3Z2	
D0016	Ind. Debtor: CENSORIO	PETER	Birthdate:
	186 MACDONALD AVENUE		
	BURNABY	B.C. V5C 4M5	

General Collateral:

ALL OF THE PRESENT AND AFTER-ACQUIRED PERSONAL OF THE DEBTORS AND OF EACH DEBTOR AND AN UNCRYSTALLIZED FLOATING CHARGE ON LAND.

AS TO ISCHIA INVESTMENTS (1310 NANAIMO) HOLDINGS LTD AND ISCHIA INVESTMENTS (1310 NANAIMO) LIMITED PARTNERSHIP:

A SECURITY INTEREST IN MONIES IN THE PRINCIPAL SUM OF \$374,875.00 PLUS INTEREST THEREON NOW OR HEREAFTER ON DEPOSIT WITH AND PLEDGED TO THE SECURED PARTY TO SECURE A LOAN TO THE DEBTOR FROM THE SECURED PARTY, AND ALL PROCEEDS, RENEWALS, AND ACCRETIONS AND SUBSTITUTIONS OF ANY OF THE FOREGOING COLLATERAL.

AS TO ISCHIA INVESTMENTS (1310 NANAIMO) G P INC, GOU GROUP (CAPITAL) VENTURE INC, AQ PACIFIC SUN GROUP (CAPITAL) VENTURE INC, AQ PACIFIC SUN CAPITAL INC, PACIFIC SUN (CG/AG) REAL ESTATE HOLDINGS CORP, PETER CENSORIO IN HIS CAPACITY AS THE SOLE TRUSTEE OF STRADA 39 TRUST, PETER CENSORIO AND HONG LIN GOU (ALSO KNOWN AS ANNA HONG LIN GOU, ANNA HONGLIN GOU, HONGLIN GOU AND ANNA GOU):

AN ASSIGNMENT OF ALL DEBTS AND LIABILITIES PRESENT AND FUTURE OF ISCHIA INVESTMENTS (1310 NANAIMO) HOLDINGS LTD, ISCHIA INVESTMENTS (1310 NANAIMO) LIMITED PARTNERSHIP AND ISCHIA INVESTMENTS (1310 NANAIMO) G P INC AND ANY OF THEM TO THE DEBTORS AND ANY OF THEM AND ALL PROCEEDS, RENEWALS, AND ACCRETIONS AND SUBSTITUTIONS OF ANY OF THE FOREGOING COLLATERAL.

AS TO ISCHIA INVESTMENTS (1310 NANAIMO) LIMITED PARTNERSHIP AND AS TO ISCHIA INVESTMENTS (1310 NANAIMO) G P INC:

AN ASSIGNMENT OF ALL DEBTS AND LIABILITIES PRESENT AND FUTURE OF ISCHIA INVESTMENTS (1310 NANAIMO) HOLDINGS LTD TO THE DEBTORS AND EITHER OF THEM AND ALL PROCEEDS, RENEWALS, AND ACCRETIONS AND SUBSTITUTIONS OF ANY OF THE FOREGOING COLLATERAL.

TERMS USED IN THE ABOVE GENERAL COLLATERAL DESCRIPTIONS WHICH ARE DEFINED IN THE PERSONAL PROPERTY SECURITY ACT OF BRITISH COLUMBIA OR THE REGULATIONS MADE THEREUNDER SHALL HAVE THOSE DEFINED MEANINGS.

Registering

Party: OWEN BIRD LAW CORPORATION
 BOX 49130 2900-595 BURNARD ST.
 VANCOUVER BC V7X 1J5

No. _____
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
ANTHONEY 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.,
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. 22880/0112