



This is the 3rd Affidavit  
of WILLIAM CHOO in this case  
and was made on JANUARY 12, 2021

No. H200252  
Vancouver Registry

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

Between:

VANCOUVER CITY SAVINGS CREDIT UNION

Petitioner

And

371392 B.C. LTD.  
371392 B.C. LTD. doing business as DIAMOND HEAD MOTOR  
INN and DIAMOND HEAD MOTEL  
1134365 B.C. LTD.  
H.D.P. HOLDINGS INC.  
FARHEEN RAWJI  
DIPTI PANCHAL  
HITESH PANCHAL  
ALL TENANTS AND OCCUPIERS OF THE SUBJECT  
LANDS

Respondents

**AFFIDAVIT**

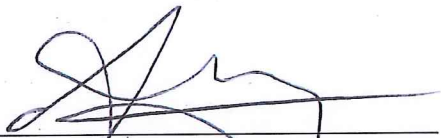
I, William Choo, of the City of Vancouver, in the Province of British Columbia, SWEAR  
THAT:

1. I am the Senior Vice President of D. Manning & Associates Inc. ("**Receiver**") and as such have personal knowledge of the facts and matters herein except where stated to be based on information and belief and where so stated I verily believe them to be true.

2. Capitalized terms are as defined in the Receiver's Notice of Application to approve the sale of the Lands.
3. This Affidavit is made further to my Affidavit #2 sworn in the within matter on December 15, 2020, to provide an update on the activity with respect to the Lands.
4. Further to the advertisement for the sale of the Lands placed in the classifieds section of the Vancouver Sun on December 9, 2020, the Receiver indeed placed another advertisement in the classifieds section of the Vancouver Sun on December 16, 2020.
5. The "For Sale" sign that was placed on the Lands on December 10, 2020 remains in the same location on the Lands to date.
6. The notice of the sale of the Lands that was posted on the Receiver's website ([www.manning-trustee.com](http://www.manning-trustee.com)) remains posted on the Receiver's website.
7. The Receiver has received over forty (40) unique expressions of interest from various parties in response to the Receiver's advertisement and marketing efforts with respect to the Lands.
8. Approximately five (5) of the interested parties have asked for and received from the Receiver further information with respect to the Lands, following their inquiries. One (1) of the interested parties is currently making arrangements to view the Lands.
9. As of the date of this my Affidavit, the Receiver has not received any further offers in addition to the offer received from Heinrichs Developments Ltd. on December 3, 2020.
10. Based on my experience as Receiver and on the nature of the inquiries received, I anticipate that there will be a competitive bid on the Lands.


11. I swear this affidavit in support of the Receiver's application for an Order approving the sale of the Lands to Heinrichs Developments Ltd.

SWORN BEFORE ME at Vancouver, )  
British Columbia, this 12th day of January, )  
2021. )  
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A Commissioner for taking Affidavits  
within British Columbia

ALEX E.H. NG  
A Commissioner for taking Affidavits  
for the Province of British Columbia

Exp now 30 2023

  
WILLIAM CHOO