



FORM 109 (RULE 22-2 (2) AND (7))

This is the 1st affidavit
of Alex En Hwa Ng in this case
and was made on August 20, 2024

No. H-230320
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

LANYARD INVESTMENTS INC. as general partner of LFC
KESEF-B21 LIMITED PARTNERSHIP
FISGARD CAPITAL CORPORATION

Petitioners

And

AC NANAIMO INVESTMENT GP LTD.
AC NANAIMO INVESTMENT LIMITED PARTNERSHIP
AC NANAIMO NOMINEE LTD. formerly known as ANSEN
NANAIMO 26 DEVELOPMENT BARE TRUSTEE LTD.
COROMANDEL HOLDINGS LTD.
ZHEN YU ZHONG also known as ZHENYU ZHONG
JUN CHAO MO also known as JUNCHAO MO
ALIGN BC PROPERTIES CORP. formerly known as
VIVAGRAND DEVELOPMENT CORP.
ZHONG LIANG
XINTAI LIU
YING LIANG
CHENMING LI
JOHN DOE
ALL TENANTS OR OCCUPIERS OF THE SUBJECT LANDS
AND PREMISES

Respondents

AFFIDAVIT

I, Alex En Hwa Ng, Licensed Insolvency Trustee, and Chartered Insolvency and
Restructuring Professional, of the City of Vancouver, in the Province of British Columbia,
SWEAR THAT:

1. D. Manning & Associates Inc. was appointed Receiver Manager (the “Receiver”) in respect of the assets, undertakings and property of AC Nanaimo Investment Limited Partnership and AC Nanaimo Nominee Ltd., formerly known as Ansen Nanaimo 26 Development Bare Trustee Ltd. (the “Debtors”) relating to the Debtors’ Properties (as defined in the accompanying Notice of Application), pursuant to the Order of the Honourable Justice Forth pronounced August 23, 2023 (the “Receivership Order”).


2. I am an employee of the Receiver and as such I 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.

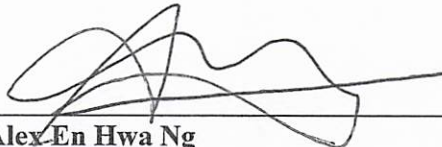
3. I have read the Receiver’s First Report, dated November 14, 2023, the Receiver’s Second Report, dated December 6, 2023, the Receiver’s Third Report, dated December 12, 2023 and the Receiver’s Fourth and Final Report dated July 23, 2024 (the “Receiver’s Fourth Report”) and they accurately reflect the activities of the Receiver (collectively, the “Reports”).

4. I have been administering this receivership for the Receiver.

5. The professional fees and summary of receivership activities as set out in the Receiver’s Fourth Report accurately reflect the efforts and time of the employees of the Receiver to date. Further, in my opinion all disbursements incurred by the Receiver for that time period were reasonable and necessary.

6. I make this Affidavit in support of an application that the Receiver’s accounts and activities be approved as presented, and that the Receiver be discharged.

SWORN BEFORE ME at the City of)
Vancouver in the Province of British)
Columbia, this 20 day of August, 2024.)
)
)
)
)
A Commissioner for taking Affidavits)
within British Columbia)
)



Alex En Hwa Ng

WILLIAM CHOO
*A Commissioner for Taking Affidavits
for the Province of British Columbia*
Suite 520, 625 Howe Street
Vancouver, B.C. V6C 2T6
Appointment Expires: May 31, 2025

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PREMISES

Respondents

AFFIDAVIT

OWEN BIRD LAW CORPORATION
P.O. Box 1
Vancouver Centre II
2900 - 733 Seymour Street
Vancouver, BC V6B 0S6
Attention: Heather A. Frydenlund
File No. 23024-0137