



IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

ROMSPEN INVESTMENT CORPORATION

PETITIONER

AND:

CONIAN DEVELOPMENTS (LA VODA) INC., CONIAN DEVELOPMENTS (LA VODA II) INC., CONIAN DEVELOPMENTS INC., B.C. CURRENCY EXCHANGE INC., RANA WASIF KHALIQ, ROBINA KHAN, AJIT SINGH GILL, PACIFIC EDGE FORMING 2016 LTD., KUZCO LIGHTING INC., GRAESTONE READY MIX INC., TTF SCAFFOLDING INC., E.S.R. ELECTRIC LTD., MIDVALLEY REBAR LTD., MEGA CRANES LTD., EXCHANGE BANK OF CANADA, WEST COAST STEEL LTD., DULAI ROOFING LTD., AAA PLUMBING & HEATING LTD., RONA INC., KC'S PUMPING SERVICES INCORPORATED, RITU KARMA ENTERPRISES CORP., D.J. MASONARY LTD. aka D.J. MASONRY LTD., W.S. FIRE PROTECTION LTD., ACTIVE PHARMA INC., NARINDER KHEHRA aka NARINDER KKHEHRA, PEAK DISPOSAL SERVICES INC., SIDHU IQBAL SINGH, NINDERPAL SINGH SIDHU, KING STONE SLINGER LTD., TIDES CONSULTING LTD., PRO-FIT STRUCTURES (2007) LTD., MSD ENGINEERING INC., WEDLER ENGINEERING LLP, BARNETT DEMBEK ARCHITECTS INC., and CBA ENTERPRISES LTD.

RESPONDENTS

AFFIDAVIT

I, Melissa Taylor, Legal Administrative Assistant, care of 200-2955 Gladwin Road, Abbotsford, British Columbia, AFFIRM THAT:

- I am a Legal Administrative Assistant employed by the law firm Baker Newby LLP, lawyers for the Application Respondents AAA Plumbing & Heating Ltd., D.J. Masonary Ltd. aka D.J. Masonry Ltd., Pacific Edge Forming 2016 Ltd., Pro-Fit Structures (2007) Ltd., and Team Security & Protection Services Ltd. in this proceeding, and as such have personal knowledge of the matters hereinafter deposed to, save and except where stated to be made upon information and belief, and as to such matters, I verily believe them to be true.
- Attached and marked as **Exhibit "A"** to this my Affidavit is a copy of a BC Assessment Roll Report for the La Voda I Lands.

3. Attached and marked collectively as **Exhibit "B"** to this my Affidavit are copies of BC Assessment Roll Reports for the La Voda II Lands.

AFFIRMED BEFORE ME at the City of)
Abbotsford, in the Province of British)
Columbia, this 9th day of October, 2020.)
)
)

A Commissioner for taking Affidavits within)
the Province of British Columbia)

M Taylor

Melissa Taylor

ADNAN N. HABIB
Lawyer
#200-2955 Gladwin Road
Abbotsford, B.C. V2T 5T4
Tel: 604 852 3646
Fax: 604-852-5194

This is Exhibit " A " referred to in the Page 1 of 2 001
 affidavit of Melissa Taylor
 Sworn or Affirmed before me at Abbotsford
 in the Province of British Columbia, this 9
 day of October, 2020

Assessment Roll Report

Disclaimer

This information is obtained from various sources and is determined as of the specific dates set out in the Assessment Act. As a result, BC Assessment cannot warrant that it is current or accurate, and provides it for your convenience only. Use of this information without verification from original sources is at your own risk.

A Commissioner for taking Affidavits
 within the Province of British Columbia

©BC Assessment

Report Date: May 06, 2020 **Report Time:** 04:18:09 PM
Folio: 660270001 **For:** PE59693
Roll Year: 2020 **Roll Number:** 2150-00063-5
Area: 14 **Jurisdiction:** 326
School District: 36
Neighbourhood: 012 - North Whalley/Bridgeview
Property Address: 11075/11077 RAVINE RD SURREY BC V3T 3X5
Owner Name: CONIAN DEVELOPMENTS (LA VODA) INC **# of Owners:** 1
Owner Address: 10469 125B ST SURREY BC V3V 5A8
Document No: CA7242616
PID: 030-337-020
Legal Description: Lot 1, Block 5N, Plan EPP73667, Section 15, Range 2W, New Westminster Land District

2020 Value

Property Class	Land	Improvement
Residential	\$8056000	\$18022000

Total Actual Value:
\$26078000

2019 Value

Property Class	Land
Residential	\$7384000

Total Actual Value: \$7384000

2018 Value

Property Class	Land
Residential	\$6042000

Total Actual Value: \$6042000

Manual Class: D702 - Strata Apartment - Frame
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted
ALR:
Land Dimension: 1.233 **Land Dimension Type:** Acres

Sales:	Number	Description
	#1	A NON-SALE occurred on 11 Dec 2018. The document # was CA7242616.
	#2	A NON-SALE occurred on 16 Nov 2017. The document # was CA6448015.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report

Disclaimer

This information is obtained from various sources and is determined as of the specific dates set out in the Assessment Act. As a result, BC Assessment cannot warrant that it is current or accurate, and provides it for your convenience only. Use of this information without verification from original sources is at your own risk.

©BC Assessment

Report Date: Oct 07, 2020 **Report Time:** 01:19:55 PM
Folio: 8076 **For:** PD45591
Roll Year: 2020 **Roll Number:** 2150-64504-X
Area: 14 **Jurisdiction:** 326
School District: 36
Neighbourhood: 911 - Multi-Family Development Land
Property Address: 11037 RAVINE RD SURREY BC V3T 3X5
Owner Name: CONIAN DEVELOPMENTS **# of Owners:** 1
 (LA VODA II) INC
Owner Address: C/O THE BOWRA GROUP INC - IN TRUST 430-505 BARRARD ST
 PO BOX 72 VANCOUVER BC V7X 1M3
Document No: CA7263179
PID: 007-131-895
Legal Description: Lot 80, Block 5N, Plan NWP34840, Section 15, Range 2W, New Westminster Land District, Except Plan PCL H (BYLAW PL 87031)

2020 Value
Property Class **Land**
 Residential \$2786000
Total Actual Value: \$2786000

2019 Value
Property Class **Land**
 Residential \$2554000
Total Actual Value: \$2554000

2018 Value
Property Class **Land**
 Residential \$2090000
Total Actual Value: \$2090000

This is Exhibit " B " referred to in the affidavit of Melissa Taylor Sworn or Affirmed before me at Abbotsford in the Province of British Columbia, this 9 day of October, 2020

 A Commissioner for taking Affidavits within the Province of British Columbia

Manual Class:
Actual Use: 051 - Multi-Family (Vacant)
Tenure: 01 - Crown-Granted
ALR:
Land Dimension: 22339 **Land Dimension Type:** Square Feet

Sales:	Number	Description
	#1	A MULTIPLE PROPERTY, VACANT SALE occurred on 20 Dec 2018. This was a CASH sale and the price was 3,004,619. The document # was CA7263179.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 31 Jul 2012. This was a CASH sale and the price was 1,243,772. The document # was CA2690935.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 19 Jul 2006. This was a CASH sale and the price was 850,000. The document # was BA402567.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 29 Nov 2002. This was a CASH sale and the price was 338,500. The document # was BT442302.
	#5	A SINGLE PROPERTY, IMPROVED SALE occurred on 06 Oct 2000. This was a CASH sale and the price was 55,660. The document # was BP240502.

004

#6 A NON-SALE occurred on 22 Feb 1994. The document # was
BH58909.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report

Disclaimer

This information is obtained from various sources and is determined as of the specific dates set out in the Assessment Act. As a result, BC Assessment cannot warrant that it is current or accurate, and provides it for your convenience only. Use of this information without verification from original sources is at your own risk.

©BC Assessment

Report Date: Oct 07, 2020 **Report Time:** 01:20:42 PM
Folio: 8076 **For:** PD45591
Roll Year: 2020 **Roll Number:** 2150-04016-5
Area: 14 **Jurisdiction:** 326
School District: 36
Neighbourhood: 012 - North Whalley/Bridgeview
Property Address: 11049 RAVINE RD SURREY BC V3T 3X5
Owner Name: CONIAN DEVELOPMENTS **# of Owners:** 1
 (LA VODA II) INC
Owner Address: C/O THE BOWRA GROUP INC - IN TRUST 430-505 BARRARD ST
 PO BOX 72 VANCOUVER BC V7X 1M3
Document No: CA7263185
PID: 011-422-220
Legal Description: Lot 5, Block 5N, Plan NWP9739, Section 15, Range 2W, New Westminster Land District

2020 Value
Property Class **Land**
 Residential \$2757000
Total Actual Value: \$2757000

2019 Value
Property Class **Land**
 Residential \$2528000
Total Actual Value: \$2528000

2018 Value
Property Class **Land**
 Residential \$2068000
Total Actual Value: \$2068000

Manual Class:
Actual Use: 051 - Multi-Family (Vacant)
Tenure: 01 - Crown-Granted
ALR:
Land Dimension: 21981 **Land Dimension Type:** Square Feet

Sales:	Number	Description
	#1	A MULTIPLE PROPERTY, VACANT SALE occurred on 20 Dec 2018. This was a CASH sale and the price was 2,963,105. The document # was CA7263185.
	#2	A MULTIPLE PROPERTY, VACANT SALE occurred on 31 Jul 2012. This was a CASH sale and the price was 1,223,013. The document # was CA2690959.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 30 Mar 2006. This was a CASH sale and the price was 488,000. The document # was BA483354.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 14 Jun 2004. This was a CASH sale and the price was 56,593. The document # was BW259371.
	#5	A SINGLE PROPERTY, IMPROVED SALE occurred on 30 May 1991. This was a CASH sale and the price was 348,500. The document # was BE80687.

#6 A SINGLE PROPERTY, IMPROVED SALE occurred on 15 Aug 1989. This was a CASH sale and the price was 270,000. The document # was AC198241.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report

Disclaimer

This information is obtained from various sources and is determined as of the specific dates set out in the Assessment Act. As a result, BC Assessment cannot warrant that it is current or accurate, and provides it for your convenience only. Use of this information without verification from original sources is at your own risk.

©BC Assessment

Report Date: Oct 07, 2020 **Report Time:** 01:21:18 PM
Folio: 8076 **For:** PD45591
Roll Year: 2020 **Roll Number:** 2150-02020-8
Area: 14 **Jurisdiction:** 326
School District: 36
Neighbourhood: 012 - North Whalley/Bridgeview
Property Address: 11069 RAVINE RD SURREY BC V3T 3X5
Owner Name: CONIAN DEVELOPMENTS **# of Owners:** 1
 (LA VODA II) INC
Owner Address: C/O THE BOWRA GROUP INC - IN TRUST 430-505 BARRARD ST
 PO BOX 72 VANCOUVER BC V7X 1M3
Document No: CA7263183
PID: 001-427-288
Legal Description: Lot 3, Block 5N, Plan NWP9739, Section 15, Range 2W, New Westminster Land District

2020 Value
Property Class Land
 Residential \$3167000
Total Actual Value: \$3167000

2019 Value
Property Class Land
 Residential \$2903000
Total Actual Value: \$2903000

2018 Value
Property Class Land
 Residential \$2375000
Total Actual Value: \$2375000

Manual Class:
Actual Use: 051 - Multi-Family (Vacant)
Tenure: 01 - Crown-Granted
ALR:
Land Dimension: 26396 **Land Dimension Type:** Square Feet

Sales:	Number	Description
	#1	A MULTIPLE PROPERTY, VACANT SALE occurred on 20 Dec 2018. This was a CASH sale and the price was 3,517,511. The document # was CA7263183.
	#2	A MULTIPLE PROPERTY, VACANT SALE occurred on 31 Jul 2012. This was a CASH sale and the price was 1,468,564. The document # was CA2691037.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 29 Mar 2006. This was a CASH sale and the price was 450,000. The document # was BA364123.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 22 Dec 1997. This was a CASH sale and the price was 204,300. The document # was BL430125.
	#5	A NON-SALE occurred on 14 Mar 1985. The document # was Y42236E.

#6 A NON-SALE occurred on 11 Nov 1911. The document # was 282561E.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report

Disclaimer

This information is obtained from various sources and is determined as of the specific dates set out in the Assessment Act. As a result, BC Assessment cannot warrant that it is current or accurate, and provides it for your convenience only. Use of this information without verification from original sources is at your own risk.

©BC Assessment

Report Date: Oct 07, 2020 **Report Time:** 01:21:48 PM
Folio: 8076 **For:** PD45591
Roll Year: 2020 **Roll Number:** 2150-00006-4
Area: 14 **Jurisdiction:** 326
School District: 36
Neighbourhood: 012 - North Whalley/Bridgeview
Property Address: 11054 132 ST SURREY BC
Owner Name: CONIAN DEVELOPMENTS **# of Owners:** 1
 (LA VODA II) INC
Owner Address: C/O THE BOWRA GROUP INC - IN TRUST 430-505 BURRARD ST
 PO BOX 72 VANCOUVER BC V7X 1M3
Document No: CA7263180
PID: 000-674-672
Legal Description: Lot 1, Block 5N, Plan NWP8791, Section 15, Range 2W, New Westminster Land District, Except Plan PT DEDICATED ROAD ON PL LMP41027

2020 Value
Property Class **Land**
 Residential \$752000
Total Actual Value: \$752000

2019 Value
Property Class **Land**
 Residential \$689000
Total Actual Value: \$689000

2018 Value
Property Class **Land**
 Residential \$564000
Total Actual Value: \$564000

Manual Class:
Actual Use: 051 - Multi-Family (Vacant)
Tenure: 01 - Crown-Granted
ALR:
Land Dimension: 3164 **Land Dimension Type:** Square Feet

Sales:

Number	Description
#1	A MULTIPLE PROPERTY, VACANT SALE occurred on 20 Dec 2018. This was a CASH sale and the price was 590,140. The document # was CA7263180.
#2	A MULTIPLE PROPERTY, VACANT SALE occurred on 31 Jul 2012. This was a CASH sale and the price was 161,328. The document # was CA2690991.
#3	A SINGLE PROPERTY, VACANT SALE occurred on 12 Feb 2008. This was a CASH sale and the price was 75,000. The document # was BB633464.
#4	A NON-SALE occurred on 17 Feb 1999. The document # was BN36701.

Additional Owners: **Associated PIDs:**
 No Additional Owners

Assessment Roll Report**Disclaimer**

This information is obtained from various sources and is determined as of the specific dates set out in the Assessment Act. As a result, BC Assessment cannot warrant that it is current or accurate, and provides it for your convenience only. Use of this information without verification from original sources is at your own risk.

©BC Assessment

Report Date: Oct 07, 2020 **Report Time:** 01:22:14 PM
Folio: 8076 **For:** PD45591
Roll Year: 2020 **Roll Number:** 2150-01008-2
Area: 14 **Jurisdiction:** 326
School District: 36
Neighbourhood: 012 - North Whalley/Bridgeview
Property Address: 11066 132 ST SURREY BC
Owner Name: CONIAN DEVELOPMENTS **# of Owners:** 1
(LA VODA II) INC
Owner Address: C/O THE BOWRA GROUP INC - IN TRUST 430-505 BURRARD ST
PO BOX 72 VANCOUVER BC V7X 1M3
Document No: CA7263181
PID: 011-362-588
Legal Description: Lot 2, Block 5N, Plan NWP8791, Section 15, Range 2W, New
Westminster Land District, Except Plan PT DEDICATED ROAD ON
PL LMP41027

2020 Value
Property Class **Land**
Residential \$973000
Total Actual Value: \$973000

2019 Value
Property Class **Land**
Residential \$892000
Total Actual Value: \$892000

2018 Value
Property Class **Land**
Residential \$730000
Total Actual Value: \$730000

Manual Class:
Actual Use: 051 - Multi-Family (Vacant)
Tenure: 01 - Crown-Granted
ALR:
Land Dimension: 4333 **Land Dimension Type:** Square Feet

Sales:	Number	Description
	#1	A MULTIPLE PROPERTY, VACANT SALE occurred on 20 Dec 2018. This was a CASH sale and the price was 702,628. The document # was CA7263181.
	#2	A MULTIPLE PROPERTY, VACANT SALE occurred on 31 Jul 2012. This was a CASH sale and the price was 211,150. The document # was CA2691025.
	#3	A SINGLE PROPERTY, VACANT SALE occurred on 12 Feb 2008. This was a CASH sale and the price was 75,000. The document # was BB633465.
	#4	A NON-SALE occurred on 17 Feb 1999. The document # was BN36702.

Additional Owners:
No Additional Owners

Associated PIDs:

Assessment Roll Report

Disclaimer

This information is obtained from various sources and is determined as of the specific dates set out in the Assessment Act. As a result, BC Assessment cannot warrant that it is current or accurate, and provides it for your convenience only. Use of this information without verification from original sources is at your own risk.

©BC Assessment

Report Date: Oct 07, 2020 **Report Time:** 01:22:38 PM
Folio: 8076 **For:** PD45591
Roll Year: 2020 **Roll Number:** 2150-03020-2
Area: 14 **Jurisdiction:** 326
School District: 36
Neighbourhood: 012 - North Whalley/Bridgeview
Property Address: 11057 RAVINE RD SURREY BC V3T 3X5
Owner Name: CONIAN DEVELOPMENTS **# of Owners:** 1
 (LA VODA II) INC
Owner Address: C/O THE BOWRA GROUP INC - IN TRUST 430-505 BURRARD ST
 PO BOX 72 VANCOUVER BC V7X 1M3
Document No: CA7263184
PID: 011-422-203
Legal Description: Lot 4, Block 5N, Plan NWP9739, Section 15, Range 2W, New Westminster Land District

2020 Value
Property Class Land
 Residential \$2935000
Total Actual Value: \$2935000

2019 Value
Property Class Land
 Residential \$2691000
Total Actual Value: \$2691000

2018 Value
Property Class Land
 Residential \$2201000
Total Actual Value: \$2201000

Manual Class:
Actual Use: 051 - Multi-Family (Vacant)
Tenure: 01 - Crown-Granted
ALR:
Land Dimension: 24200 **Land Dimension Type:** Square Feet

Sales:	Number	Description
	#1	A MULTIPLE PROPERTY, VACANT SALE occurred on 20 Dec 2018. This was a CASH sale and the price was 3,240,308. The document # was CA7263184.
	#2	A MULTIPLE PROPERTY, VACANT SALE occurred on 31 Jul 2012. This was a CASH sale and the price was 1,346,381. The document # was CA2691004.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 29 Mar 2006. This was a CASH sale and the price was 650,000. The document # was BA364124.
	#4	A NON-SALE occurred on 15 Aug 1976. The document # was M80781E.
	#5	A NON-SALE occurred on 11 Nov 1911. The document # was 281167E.

Additional Owners:

Associated PIDs:

No Additional Owners

Assessment Roll Report

Disclaimer

This information is obtained from various sources and is determined as of the specific dates set out in the Assessment Act. As a result, BC Assessment cannot warrant that it is current or accurate, and provides it for your convenience only. Use of this information without verification from original sources is at your own risk.

©BC Assessment

Report Date:	Oct 07, 2020	Report Time:	01:23:01 PM
Folio:	8076	For:	PD45591
Roll Year:	2020	Roll Number:	2150-02006-3
Area:	14	Jurisdiction:	326
School District:	36		
Neighbourhood:	012 - North Whalley/Bridgeview		
Property Address:	11080 132 ST SURREY BC		
Owner Name:	CONIAN DEVELOPMENTS (LA VODA II) INC	# of Owners:	1
Owner Address:	C/O THE BOWRA GROUP INC - IN TRUST 430-505 BURREARD ST PO BOX 72 VANCOUVER BC V7X 1M3		
Document No:	CA7263182		
PID:	011-362-596		
Legal Description:	Lot 3, Block 5N, Plan NWP8791, Section 15, Range 2W, New Westminster Land District, Except Plan PT DEDICATED ROAD ON PL LMP41027		

2020 Value

Property Class	Land	
Residential	\$246000	Total Actual Value: \$246000

2019 Value

Property Class	Land	
Residential	\$226000	Total Actual Value: \$226000

2018 Value

Property Class	Land	
Residential	\$185000	Total Actual Value: \$185000

Manual Class:
Actual Use: 051 - Multi-Family (Vacant)
Tenure: 01 - Crown-Granted
ALR:
Land Dimension: 1038 **Land Dimension Type:** Square Feet

Sales:	Number	Description
	#1	A MULTIPLE PROPERTY, VACANT SALE occurred on 20 Dec 2018. This was a CASH sale and the price was 331,685. The document # was CA7263182.
	#2	A MULTIPLE PROPERTY, VACANT SALE occurred on 31 Jul 2012. This was a CASH sale and the price was 45,788. The document # was CA2691059.
	#3	A SINGLE PROPERTY, VACANT SALE occurred on 12 Feb 2008. This was a CASH sale and the price was 75,000. The document # was B8633466.
	#4	A NON-SALE occurred on 17 Feb 1999. The document # was BN36703.

Additional Owners:
 No Additional Owners

Associated PIDs:

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

ROMSPEN INVESTMENT CORPORATION

PETITIONER

AND:

CONIAN DEVELOPMENTS (LA VODA) INC., CONIAN DEVELOPMENTS (LA VODA II) INC., CONIAN DEVELOPMENTS INC., B.C. CURRENCY EXCHANGE INC., RANA WASIF KHALIQ, ROBINA KHAN, AJIT SINGH GILL, PACIFIC EDGE FORMING 2016 LTD., KUZCO LIGHTING INC., GRAESTONE READY MIX INC., TTF SCAFFOLDING INC., E.S.R. ELECTRIC LTD., MIDVALLEY REBAR LTD., MEGA CRANES LTD., EXCHANGE BANK OF CANADA, WEST COAST STEEL LTD., DULAI ROOFING LTD., AAA PLUMBING & HEATING LTD., RONA INC., KC'S PUMPING SERVICES INCORPORATED, RITU KARMA ENTERPRISES CORP., D.J. MASONRY LTD. aka D.J. MASONRY LTD., W.S. FIRE PROTECTION LTD., ACTIVE PHARMA INC., NARINDER KHEHRA aka NARINDER KKHEHRA, PEAK DISPOSAL SERVICES INC., SIDHU IQBAL SINGH, NINDERPAL SINGH SIDHU, KING STONE SLINGER LTD., TIDES CONSULTING LTD., PRO-FIT STRUCTURES (2007) LTD., MSD ENGINEERING INC., WEDLER ENGINEERING LLP, BARNETT DEMBEK ARCHITECTS INC., and CBA ENTERPRISES LTD.

RESPONDENTS

AFFIDAVIT #1 OF MELISSA TAYLOR

Adnan N. Habib
BAKER NEWBY LLP
#200 – 2955 Gladwin Road
Abbotsford, BC V2T 5T4
Tel: (604) 852-3646, Fax: (604) 852-5194