



NO. S-244252
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

THE UNITED STATES LIFE INSURANCE COMPANY IN THE CITY OF NEW YORK,
and
AMERICAN HOME ASSURANCE COMPANY

PETITIONERS

AND:

SCREO I METROTOWN INC., and SCREO I METROTOWN L.P.

RESPONDENTS

AFFIDAVIT

I, **CHELSEA DENTON**, of 250 Howe Street, 20th Floor, Vancouver, British Columbia,
Legal Assistant, SWEAR (OR AFFIRM) THAT:

1. I am employed by the law firm of Dentons Canada LLP ("**Dentons**"), solicitors for Alvarez & Marsal Canada Inc. (the "**Receiver**"), and as such have personal knowledge of the matters herein deposed to, except those facts which I say are based upon information and belief and as to those facts I truly believe them to be true.
2. Attached hereto and marked as **Exhibit "A"** is a true copy of the Title Search Print for the Land that is subject matter of this proceeding.

SWORN (OR AFFIRMED) BEFORE ME at
Vancouver, BC, on 25/OCT/2024

A Commissioner for taking Affidavits within
British Columbia



CHELSEA DENTON

JORDAN D. SCHULTZ
Barrister & Solicitor
DENTONS CANADA LLP
20th Floor, 250 Howe Street
Vancouver, B.C. V6C 3R8
Telephone (604) 687-4460

TITLE SEARCH PRINT

File Reference: 529227-26

2024-10-25, 14:01:26

Requestor: Chelsea Denton

****CURRENT AND 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	CA8907640 CA7388729 CA7388730
Application Received	2021-04-09
Application Entered	2021-04-21
Registered Owner in Fee Simple Registered Owner/Mailing Address:	SCREO I METROTOWN INC., INC.NO. A0108847 121 KING STREET WEST, SUITE 200 TORONTO, ON M5H 3T9
Taxation Authority	Burnaby, City of
Description of Land Parcel Identifier: Legal Description:	031-357-881 LOT 1 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP107270
Legal Notations	HERETO IS ANNEXED EASEMENT Y176437 OVER PART (PLAN 70589) OF LOT 2 PLAN 68123 PART FORMERLY PARCEL A PLAN BCP25051 HERETO IS ANNEXED EASEMENT Y176438 OVER PART (PLAN 70589) OF THE COMMON PROPERTY STRATA PLAN NW2189 PART FORMERLY LOT 2 PLAN 68123 NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA7388733 FILED 2019-03-12

This is Exhibit "A" referred to in the
affidavit of Chelsea Denton
sworn before me at Vancouver, BC
this 25 day of October 2024
.....
A Commissioner for taking Affidavits
for British Columbia

TITLE SEARCH PRINT

File Reference: 529227-26

2024-10-25, 14:01:26

Requestor: Chelsea Denton

Charges, Liens and Interests

Nature: EASEMENT
Registration Number: X68811
Registration Date and Time: 1984-06-22 14:05
Remarks: APPURTENANT TO LOT 1 PLAN 68123
MODIFIED BY Y111605
PART FORMERLY LOT 2 PLAN 68123

Nature: EASEMENT
Registration Number: Y111605
Registration Date and Time: 1985-07-12 12:06
Remarks: MODIFICATION OF X68811
APPURTENANT TO LOT 1 PLAN 68123
PART FORMERLY LOT 2 PLAN 68123

Nature: EASEMENT
Registration Number: Y175966
Registration Date and Time: 1985-10-30 14:38
Remarks: PLAN 70589
APPURTENANT TO LOT 1 PLAN 68123

Nature: EASEMENT
Registration Number: Y176437
Registration Date and Time: 1985-10-30 14:38
Remarks: PLAN 70589
APPURTENANT TO COMMON PROPERTY
STRATA PLAN NW2189

Nature: EASEMENT
Registration Number: Y176438
Registration Date and Time: 1985-10-30 14:38
Remarks: PLAN 70589
APPURTENANT TO LOTS 1 AND 2 PLAN 68123

TITLE SEARCH PRINT

File Reference: 529227-26

2024-10-25, 14:01:26

Requestor: Chelsea Denton

Nature: MORTGAGE
Registration Number: CA7388731
Registration Date and Time: 2019-03-12 10:06
Registered Owner: THE UNITED STATES LIFE INSURANCE COMPANY IN THE CITY OF
NEW YORK
AS TO AN UNDIVIDED 423/1000 INTEREST
Registered Owner: AMERICAN HOME ASSURANCE COMPANY
AS TO AN UNDIVIDED 408/1000 INTEREST
Transfer Number: CA7388731 TRANSFERRED TO CB407686
Registered Owner: AIG INSURANCE COMPANY OF CANADA
INCORPORATION NO. A0033849
AS TO AN UNDIVIDED 169/1000 INTEREST
Transfer Number: CA7388731 TRANSFERRED TO CB407686
Registered Owner: AMERICAN HOME ASSURANCE COMPANY
AS TO AN UNDIVIDED 577/1000 INTEREST
Transfer Number: CB407686

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7388732
Registration Date and Time: 2019-03-12 10:06
Registered Owner: THE UNITED STATES LIFE INSURANCE COMPANY IN THE CITY OF
NEW YORK
AS TO AN UNDIVIDED 423/1000 INTEREST
Registered Owner: AMERICAN HOME ASSURANCE COMPANY
AS TO AN UNDIVIDED 408/1000 INTEREST
Transfer Number: CA7388732 TRANSFERRED TO CB407687
Registered Owner: AIG INSURANCE COMPANY OF CANADA
INCORPORATION NO. A0033849
AS TO AN UNDIVIDED 169/1000 INTEREST
Transfer Number: CA7388732 TRANSFERRED TO CB407687
Registered Owner: AMERICAN HOME ASSURANCE COMPANY
AS TO AN UNDIVIDED 577/1000 INTEREST
Transfer Number: CB407687

Nature: MORTGAGE
Registration Number: CA9245030
Registration Date and Time: 2021-08-03 11:57
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001

Nature: ASSIGNMENT OF RENTS
Registration Number: CA9245031
Registration Date and Time: 2021-08-03 11:57
Registered Owner: WESTMOUNT WEST SERVICES INC.
INCORPORATION NO. BC1195001

TITLE SEARCH PRINT

File Reference: 529227-26

2024-10-25, 14:01:26

Requestor: Chelsea Denton

Nature: PRIORITY AGREEMENT
Registration Number: CA9261135
Registration Date and Time: 2021-08-09 13:01
Remarks: GRANTING CA7388731 PRIORITY OVER CA9245030 AND CA9245031

Nature: PRIORITY AGREEMENT
Registration Number: CA9261136
Registration Date and Time: 2021-08-09 13:01
Remarks: GRANTING CA7388732 PRIORITY OVER CA9245030 AND CA9245031

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections

CR56793 CHARGE OWNER NAME CORRECTED CA7388732 2023-01-11 14:03:06