



This is the 1<sup>st</sup> affidavit of W. Yang in this case and was made on 20/FEB/2026

NO. S-241456  
VANCOUVER REGISTRY

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

IN THE MATTER OF THE RECEIVERSHIP OF

MAHINDRA JEWELLERS LTD., SURREY GOLD JEWELLERS LTD., 786SD ESTATE LTD., MG 786 ENTERPRISES LTD., 1237647 B.C. LTD., 1257271 B.C. LTD., HEERA JEWELLERS INC., P. SONA JEWELLERS INC., RCJ JEWELLERS INC.


**AFFIDAVIT**

I, **WEN-SHIH YANG**, of 250 Howe Street, 20<sup>th</sup> Floor, Vancouver, BC, Paralegal, AFFIRM THAT:

1. I am employed by the law firm of Dentons Canada LLP, solicitors for BDO Canada Limited, in its capacity as court appointed receiver and manager (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. The defined terms herein have the same meaning as those in the Notice of Application dated February 20, 2026.
3. Now shown to me and attached hereto as **Exhibit "A"** is a copy of the current title search, as at February 20, 2026 with respect to the subject property.

I swear this affidavit in support of the Receiver's application to approve the sale of the Property.


AFFIRMED BEFORE ME at Vancouver, BC, on 20/FEB/2026.

  
A Commissioner for taking Affidavits within British Columbia

  
WEN-SHIH YANG

**CHLOE DUCLUZEAU**  
*Barrister & Solicitor*  
**DENTONS CANADA LLP**  
20th Floor, 250 Howe Street  
Vancouver, B.C. V6C 3R8  
Telephone: 604-687-4460

This is **Exhibit "A"** referred to in the affidavit of W. Yang affirmed before me at Vancouver, BC this 20<sup>th</sup> day of February, 2026.



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A Commissioner for taking Affidavits  
For British Columbia

**TITLE SEARCH PRINT**

2026-02-20, 10:58:44

File Reference: 542874-000020

Requestor: Dannis Yang

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

**Land Title District** NEW WESTMINSTER  
**Land Title Office** NEW WESTMINSTER

**Title Number** CA9022035  
**From Title Number** CA8788661

**Application Received** 2021-05-19

**Application Entered** 2021-05-29

**Registered Owner in Fee Simple**  
**Registered Owner/Mailing Address:** 1257271 B.C. LTD., INC.NO. BC1257271  
13906-35A AVENUE  
SURREY, BC  
V4P 1L1

**Taxation Authority** Abbotsford, City of  
Clearbrook Waterworks District

**Description of Land**  
**Parcel Identifier:** 005-237-211  
**Legal Description:**  
LOT 240 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 54324

**Legal Notations**  
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL  
GOVERNMENT ACT, SEE BB1499394

AIRPORT ZONING PLAN 22467

ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA) FILED  
22.06.1983 UNDER NO. W90088 PLAN NO. 66201

**Charges, Liens and Interests**  
**Nature:** LAND USE CONTRACT  
**Registration Number:** L26094  
**Registration Date and Time:** 1975-04-11 14:13  
**Registered Owner:** DISTRICT OF MATSQUI  
**Remarks:** MUNICIPAL ACT SECTION 702A

**TITLE SEARCH PRINT**

File Reference: 542874-000020

2026-02-20, 10:58:44  
Requestor: Dannis Yang

Nature: STATUTORY RIGHT OF WAY  
Registration Number: BH288460  
Registration Date and Time: 1994-08-03 09:09  
Registered Owner: BC TEL

Nature: MORTGAGE  
Registration Number: CB23946  
Registration Date and Time: 2022-06-22 14:37  
Registered Owner: CANADIAN IMPERIAL BANK OF COMMERCE

Nature: ASSIGNMENT OF RENTS  
Registration Number: CB23947  
Registration Date and Time: 2022-06-22 14:37  
Registered Owner: CANADIAN IMPERIAL BANK OF COMMERCE

Nature: MORTGAGE  
Registration Number: CB1595161  
Registration Date and Time: 2024-09-13 13:45  
Registered Owner: 1243387 B.C. LTD.  
INCORPORATION NO. BC1243387

Nature: ASSIGNMENT OF RENTS  
Registration Number: CB1595162  
Registration Date and Time: 2024-09-13 13:45  
Registered Owner: 1243387 B.C. LTD.  
INCORPORATION NO. BC1243387

Nature: MORTGAGE  
Registration Number: CB1671628  
Registration Date and Time: 2024-10-24 14:10  
Registered Owner: LANYARD INVESTMENTS INC.  
INCORPORATION NO. A0050007

Nature: ASSIGNMENT OF RENTS  
Registration Number: CB1671629  
Registration Date and Time: 2024-10-24 14:10  
Registered Owner: LANYARD INVESTMENTS INC.  
INCORPORATION NO. A0050007

Nature: PRIORITY AGREEMENT  
Registration Number: CB1672048  
Registration Date and Time: 2024-10-24 16:13  
Remarks: GRANTING CB1671628 PRIORITY OVER CB1595161 AND  
CB1595162

