



THIS IS THE 1st AFFIDAVIT
OF AZADEH KHARAZMI IN THIS PROCEEDING
AND WAS MADE ON MARCH 1, 2024

NO. H-230574
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

ATRIUM MORTGAGE INVESTMENT CORPORATION

PETITIONER

AND:

MARVEL DEVELOPMENTS (LIONS GATE VILLAGE) LTD.
RAHIM FAKHARI
FERESHTEH AMIN

RESPONDENTS

AFFIDAVIT

I, Azadeh Kharazmi, of 2300 – 550 Burrard Street, Vancouver, British Columbia,
Paralegal, SWEAR THAT:

1. I am employed by Gowling WLG (Canada) LLP ("Gowling WLG"), the lawyers for the Petitioner, and I have personal knowledge of the facts and matters deposed to in this Affidavit, except where the same are stated to be on information and belief, in which case I believe them to be true.
2. This is a foreclosure proceeding. The Petitioner owns the first mortgage (the "Mortgage") of the lands and premises which are the subject of this proceeding (the "Lands").
3. Order Nisi was made on September 14, 2023 with a redemption period which will expire on March 11, 2024. I am advised by the Petitioner that certain rents have been received and applied to the Mortgage but the Mortgage is still outstanding.

4. The Lands are a development parcel within the District of North Vancouver's Lower Capilano Marine Village Centre Implementation Plan area. I am instructed that the Petitioner wishes to list the Lands for sale immediately with a commercial real estate broker with experience in marketing and selling development parcels in Metro Vancouver. If a reasonable offer is obtained to purchase the Lands then I am instructed that the Petitioner intends to present that offer to this Honourable Court for approval.

SWORN BEFORE ME at
Vancouver, British Columbia
on March 1, 2024

A Commissioner for taking Affidavits
for British Columbia

JONATHAN B. ROSS
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GOWLING WLG (CANADA) LLP

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604-891-2778

Attention: Jonathan Ross

jbr/azk
file number V57637